



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Public Hearing Report

Meeting Date: June 13, 2022

From: Mike Knight, Assistant City Planner *JMK*

Location: South side of Interstate 64 east of Chesterfield Commons Drive

Petition: **P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties LLC):** An ordinance amending the Unified Development Code by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65 acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

SUMMARY

Johnny Y Properties LLC is requesting a zoning map amendment to the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65 acre tract of land. There are two primary purposes with this request. **The first purpose would be to delete restrictions on the fast food use including the prohibition on drive-through restaurants at the property.** The applicant states that the dining habits of customers that have developed as a result of the COVID 19 pandemic has made the availability of a drive-through critical to the success of restaurants the applicant operates. **The second purpose is to revise the Preliminary Development Plan to reduce the total square footage of the building at the property from 24,400 square feet to 11,100 square feet to accommodate the drive-through.**



Figure 1: Subject Site Aerial

SITE HISTORY

In 2007, Ordinance 2397 was approved. This ordinance re-zoned the property from a “M3” Planned Industrial District to a “PC” Planned Commercial District. The ordinance permitted one use on the property. The sole permitted use was a Restaurant, Sit Down.

In 2015, Ordinance 2905 was approved. This ordinance created a new “PC” Planned Commercial District on the subject site to add additional uses. One of the additional uses permitted by Ordinance 2905 was Restaurant, Fast Food. The use also had a series of restrictions. These restrictions include that there is no drive-through component, the restaurant must utilize non-disposable dishware, and the majority of the menu items are custom prepared to order versus pre-prepared and “racked”. A Site Development Plan was submitted to the City in May of 2017 and approved in November of 2018. Improvement Plans were submitted to the City but never approved and the site sits vacant today.

SURROUNDING LAND USES

The project is located south of I-64 in an area known as the Chesterfield Valley. To the north of I-64 are two developments known as the “The District” and “Summit Topgolf”. The project is bordered to the south by Chesterfield Airport Road, which is a major arterial roadway owned and operated by St. Louis County. Below (Figure 2) is an image of the surrounding land uses followed by a table (Table 1) identifying the common development name, associated zoning district, and description of current use.

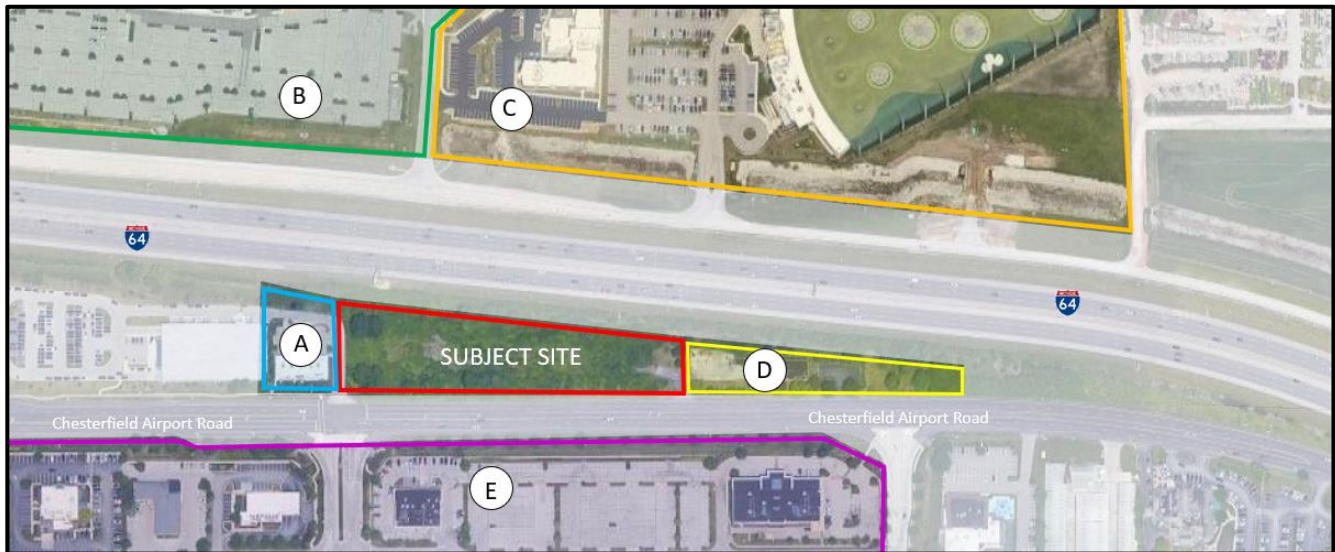


Figure 2: Surrounding Aerial

ID	Development	Zoning	Current Use
A	Chesterfield Smiles	PC	Dentist and Retail
B	The District	PC	Entertainment District
C	Summit-Topgolf	PC	Hotel and Golf Recreational Facility
D	Sachs Maintenance	M3	Warehouse Maintenance Equipment
E	Chesterfield Commons East	PC	Retail and Restaurant

Table 1: Surrounding Uses

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City's Comprehensive Plan contains the City's Land Use Plan. The Land Use Plan depicts the development patterns envisioned by and for the community. While the land use designations are not zoning districts, they provide sufficient guidance to help city officials determine which zoning districts are suitable for specific locations. The subject site and all the adjacent properties are designated Regional Commercial on the City's Land Use Plan (Figure 3).

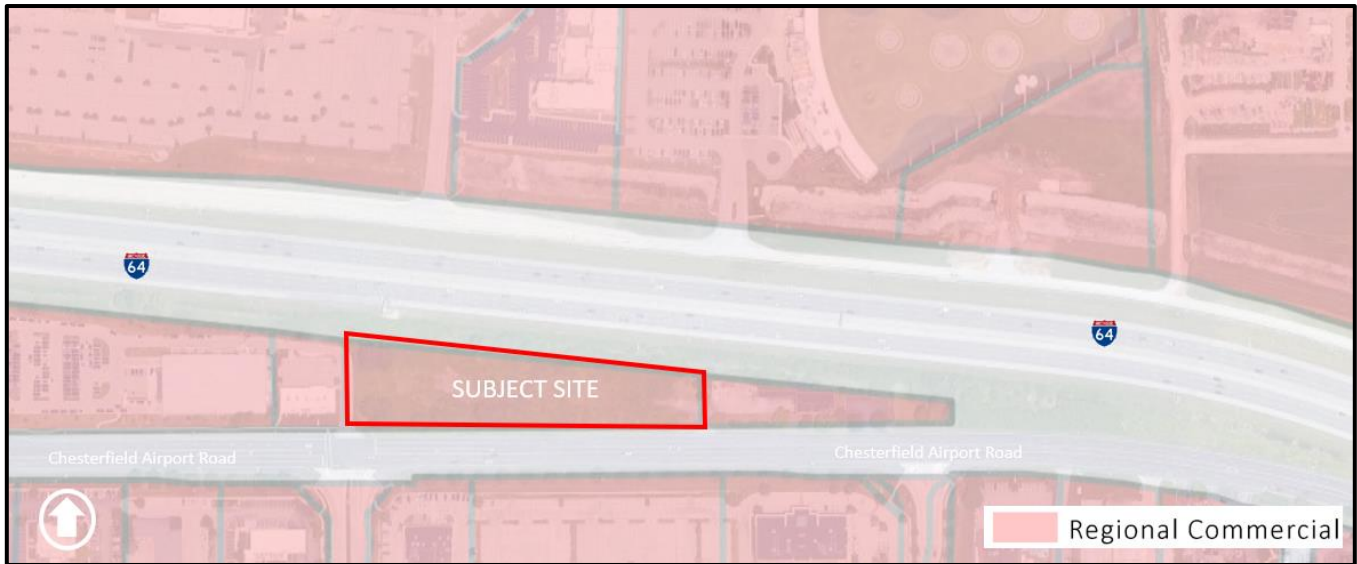


Figure 3: Comprehensive Land Use Plan

The City of Chesterfield Comprehensive Plan describes the character of the Regional Commercial land use designation:

“Areas that serve regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draw visitors from both Chesterfield and the surrounding areas”.

A series of development policies are also provided for the Regional Commercial designation. Policies relative to this proposal are below.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street
- Promote the re-invention of existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers
- Secure infrastructure for safe walking and biking between lodging and attraction centers

STAFF ANALYSIS

There are two primary purposes with this request. The first purpose would be to delete restrictions on the fast food use including the prohibition on drive-through restaurants at the property. The applicant states that the dining habits of customers that have developed as a result of the COVID 19 pandemic has made the availability of a drive-through critical to the success of restaurants the applicant operates. The second purpose is to revise the Preliminary Development Plan to reduce the total square footage of the building at the property from 24,400 square feet to 11,100 square feet to accommodate the drive-through.

Request 1 (*Remove restriction on Restaurant, Fast Food*)

The current governing ordinance has 8 permitted uses provided below.

- Coffee Shop
- Commercial Service Facility
- Office, General
- Professional and Technical Service Facility
- Restaurant, Sit Down
- Restaurant, Take Out
- Restaurant, Fast Food
- Retail Sales Establishment, Neighborhood

The governing ordinance has additional restrictions on the Restaurant, Fast Food use. This is the only use of the ordinance that has an additional restriction placed on it. A restriction states that the Fast Food is more narrowly defined as “Fast Casual”, and no drive-through component is permitted. The ordinance also states that the fast food restaurant must use non-disposable dishware, and the majority of the menu items are custom prepared to order versus pre-prepared and racked. The applicant is requesting to remove this restriction from the Restaurant, Fast Food use.

Staff is unaware of the “Fast Casual” restriction placed in any other planned district ordinance. It is important to note that the applicant for the previous zoning petition is the same applicant for the current zoning petition request. Although staff is unaware of any other parcel with the Fast Casual restriction, the Restaurant, Fast Food use is permitted in many areas of the Chesterfield Valley.

On the following page is an image (Figure 4) which outlines the surrounding developments and demarks whether the fast food use with drive-through is permitted. It is also important to recognize that there are a series of other development requirements, outside of use, that dictate if a site would be able to accommodate a drive-through restaurant. These requirements include, but are not limited to, parking requirements, vehicle stacking requirements, landscaping requirements, and access management principles all defined in the City’s Unified Development Code.



Figure 4: Restaurant Use, Fast Food Permitted/Not Permitted

Request 2 (Revise the Preliminary Development Plan)

The applicant is proposing to revise the Preliminary Development Plan to reduce the total square footage of the building at the property from 24,400 square feet to 11,100 square feet to accommodate the drive-through. The drive-through lane wraps around the western tenant building labeled as the restaurant user. The general building and parking areas are largely consistent with the previous Preliminary Development Plan with the addition of parking between the restaurant and office/retail users. All the same building setbacks, parking setbacks, height requirements and landscape requirements remain from the previous ordinance.

PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission's packet (Figure 5).

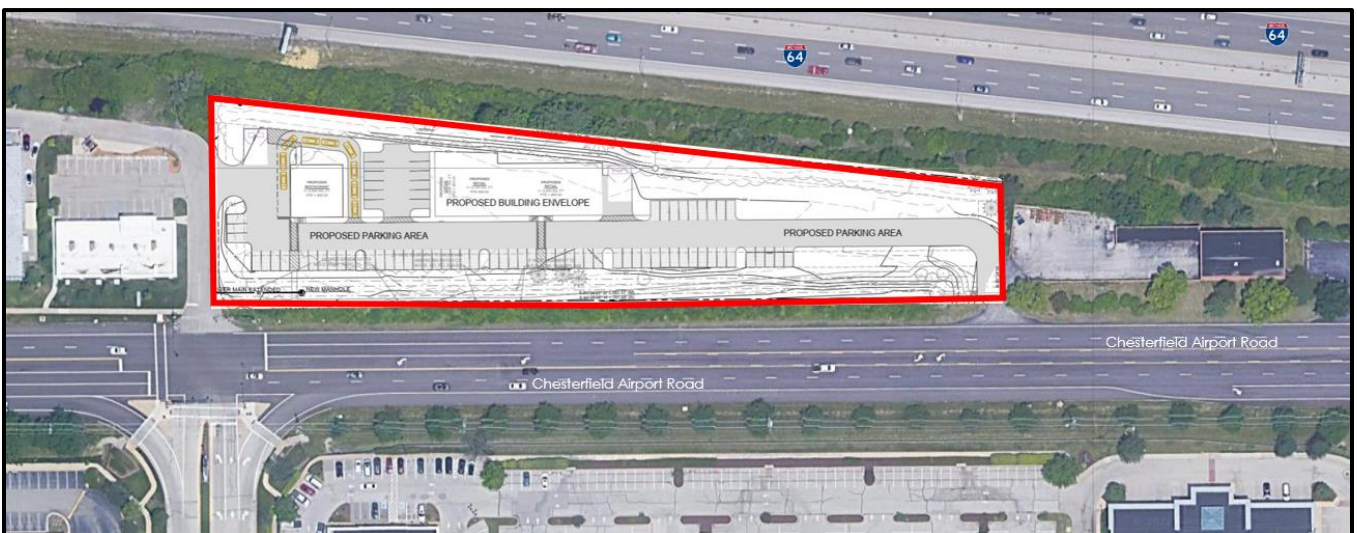


Figure 5: Preliminary Development Plan Over Aerial Image

There are two existing curb cuts supporting the site off Chesterfield Airport Road and are in the same location as the previously approved Preliminary Development Plan. The development will have cross-access to the adjacent sites to the east and west. Staff will continue to evaluate the Preliminary Development Plan associated with the zoning petition.

A Public Hearing further addressing the request will be held at the June 13th City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, Tree Stand Delineation, Preliminary Development Plan, and a Supplementary Exhibit for this petition.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Tree Stand Delineation
4. Preliminary Development Plan
5. Supplementary Exhibit



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on June 13, 2022 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties LLC): An ordinance amending the Unified Development Code by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65 acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive(17T230190)

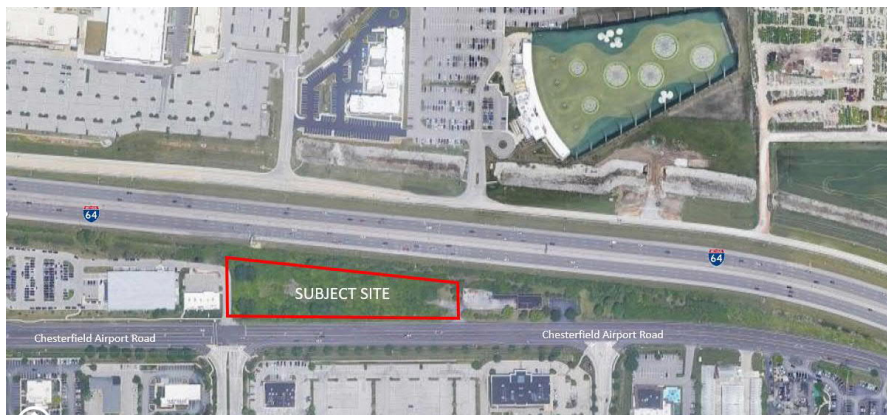
Property Description: A tract of land being Adjusted Lot C803 of Boundary Adjustment Plat as recorded in Plat Book 355 Page 647, in U.S. Survey 2031, Township 45 North, Range 4 East of the 5th P.M., City of Chesterfield, St. Louis County, Missouri.

For a list of requested uses, please contact the Assistant City Planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

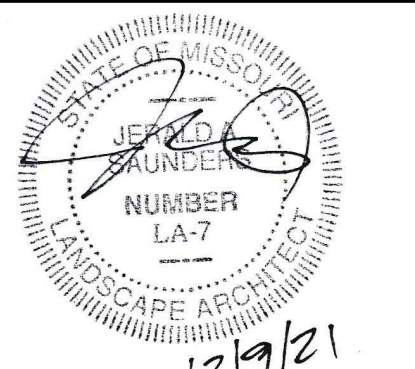
Information on this Public Hearing may be found on the City’s website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Assistant City Planner Mike Knight at 636-537-4736 or via e-mail at jknight@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



NARRATIVE STATEMENT

Johnny Y Properties LLC (“Applicant”) is requesting to amend Ordinance 2905 to delete Section I.A.2. This amendment deletes the prohibition on drive-through restaurants at the property and the requirement that a fast food restaurant be narrowly defined as a “fast casual” restaurant. Applicant intends to use a portion of the property for a restaurant with a Japanese bistro concept. The dining habits of customers that have developed as a result of the COVID 19 pandemic has made the availability of a drive-through critical to the success of restaurants of the type that Applicant operates. Takeout orders are a key component of Applicant’s success, and availability of a drive-through allows Applicant to more effectively serve takeout customers.

In connection with this amendment, Applicant is also revising the preliminary development plan to reduce the total square footage of buildings at the property from a maximum 24,400 square feet to 11,100 square feet. One building will be a standalone drive-through restaurant with a building area of about 2,500 square feet. The other will be an office/retail building of about 8,600 square feet. There will be a parking area between the two buildings.

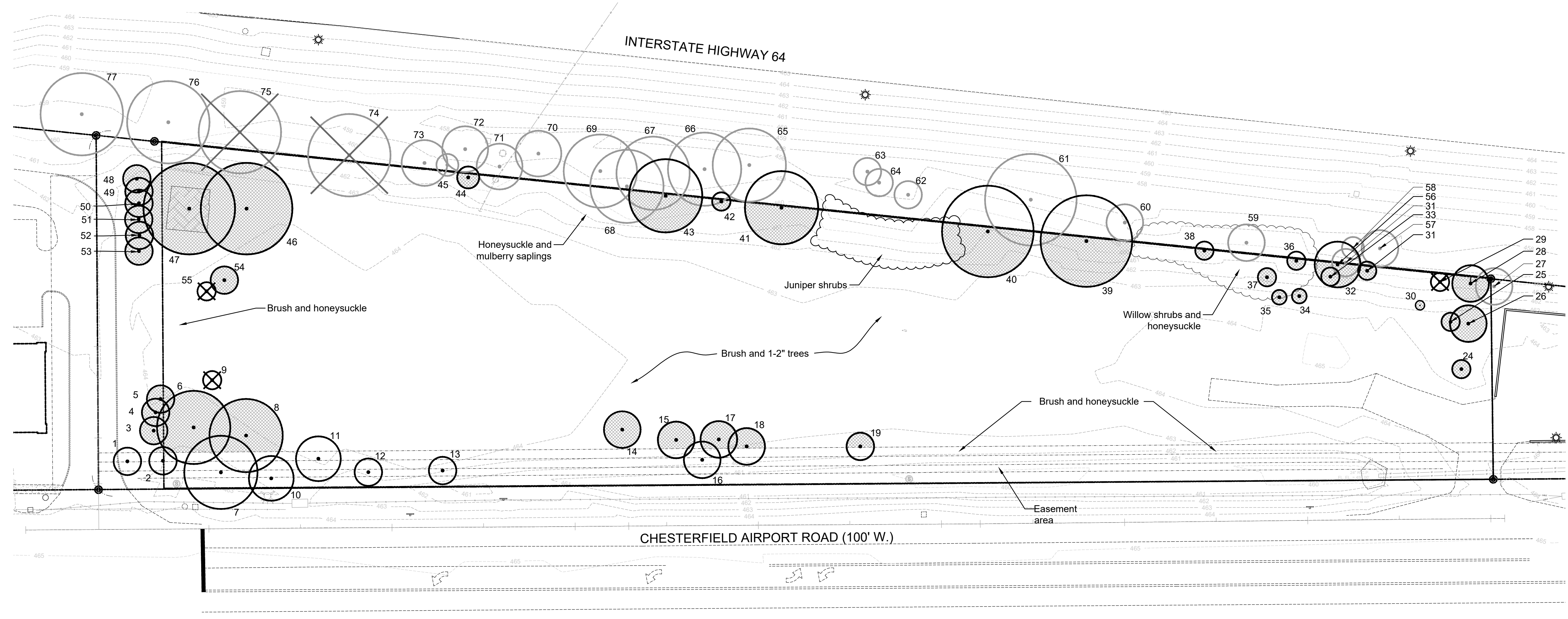


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

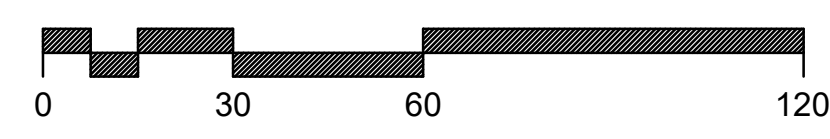
Yoon Commercial Development

16861 Chesterfield Airport Road, Chesterfield, Missouri



TREE STAND DELINEATION PLAN

SCALE 1"=30'



Site Description:

This site once had previously been planted with ornamental trees and shrubs of which many still remain but now has given way to volunteer bush honeysuckle and Mulberry.

The southwest corner of the property along Chesterfield Airport Road consists of Red Oak and White Oak ranging from 16 to 21"DBH. The understory is dominated by dense bush honeysuckle, a small population of Amur Maple along the western property line, and some Crabapple along the roadway.

The northwest corner of the property along the Hwy 40 R.O.W. features two Red Oak sizing 20 and 23"DBH with a poorly conditioned understory of Amur Maple and dense bush honeysuckle. The northern boundary consists of small Mulberry and Bush Honeysuckle with an overhanging canopy from the Hwy 40 Right-of-Way.

There are two stands of White Pine and Norway Spruce ranging in size of 8 to 12"DBH, along the southern property line and the northeast corner. Along Chesterfield Airport Road at the east entrance to the site there is a small stand of multi-stemmed Cornelian Cherry Dogwood. These are multi-stemmed at about ground level with and 6"DBH.

The interior of the site consists of overgrown grasses and forbs, and sparsely populated with 1-3" caliper Pear, Boxelder, and Mulberry trees.

The Hwy 40 R.O.W. has grown into patches of dense bush honeysuckle and volunteer Mulberry ranging in size from 1" to 9"DBH and willow shrubs. There is a slope planted in juniper shrubs. There are groupings of good conditioned Bald Cypress, poor conditioned Weeping Willow, and Crabapple.

Tree Condition Rating

- 0-Dead
- 1-In Decline
- 2-Poor
- 3-Fair
- 4-Good
- 5-Excellent

Total Canopy = 12,411 sq. ft. or 0.28 Ac.

Note: Trees located in existing Easement areas are not included in the total canopy.

Tree Inventory

Existing Tree List - Chesterfield Airport Rd: Arnold Consulting						
	Species	DBH	Condition	Canopy Diam.	Canopy Sq. Ft.	Comments
1	Amur Maple	13	2	15	0	Easement area
2	Amur Maple	10	2	15	0	Easement area
3	Amur Maple	10	2	15	177	Multi-stem
4	Amur Maple	10	2	15	177	Multi-stem
5	Amur Maple	10	2	15	177	Multi-stem
6	Pin Oak	22	4	50	1963	
7	Pin Oak	18	3	50	0	Easement area
8	Pin Oak	23	4	50	1963	
9	Ash	6	0	0	0	Dead
10	Crabapple	12	3	20	314	Easement area
11	Crabapple	12	3	20	314	Easement area
12	Swamp White Oak	18	4	28	0	Easement area
13	Swamp White Oak	20	4	28	0	Easement area
14	Swamp White Oak	18	4	28	616	
15	White Pine	14	4	20	314	
16	Norway Spruce	12	4	18	0	Easement area
17	White Pine	12	4	20	314	
18	White Pine	12	4	20	314	
19	River Birch	10	3	15	177	
24	Hornbeam	12	4	10	79	
25	Hornbeam	12	4	10	79	
26	Norway Spruce	16	4	18	254	
28	Norway Spruce	12	4	18	254	
29	White Pine	8	0	0	0	Dead
30	White Pine	3	5	4	13	
32	Mulberry	9	3	25	491	
33	Mulberry	3	3	10	79	
34	Juniper	1.5	3	4	13	B&B
35	Arborvitae	2	4	4	13	B&B
36	Mulberry	6	3	10	79	
37	Mulberry	8	3	10	79	
38	Mulberry	6	10	10	79	
39	Willow	30	2	60	2827	
40	Willow	30	1	50	1963	

Tree Inventory

	Species	DBH	Condition	Canopy Diam.	Canopy Sq. Ft.	Comments
41	Bald Cypress	32	4	50	1963	Monarch
42	Mulberry	6	3	10	79	
43	Bald Cypress	20	4	40	1257	
44	Mulberry	5	3	10	79	
46	Red Oak	23	3	50	1963	Galls
47	Red Oak	23	3	50	1963	Galls
48	Amur Maple	8	3	14	154	Multi-stem
49	Amur Maple	8	1	14	154	Multi-stem
50	Amur Maple	8	1	14	154	Multi-stem
51	Amur Maple	8	3	14	154	Multi-stem
52	Amur Maple	8	3	14	154	Multi-stem
53	Amur Maple	8	3	14	154	Multi-stem
54	Mulberry	5	3	10	79	
55	Ash	8	0	0	0	Dead
56	Mulberry	6	3	15	177	

R.O.W. Trees

	Species	DBH	Condition	Canopy	Area- Sq. Ft.	Comments
27	Norway Spruce	12	4	20	314	
31	Mulberry	10	3	10	79	Twin
45	Mulberry	5	3	10	79	
57	Mulberry	6	3	20	314	
58	Mulberry	4	3	12	113	
59	Mulberry	8	3	20	314	
60	Mulberry	6	4	20	314	
61	Willow	28	1	50	1963	Broken limbs, deadwood
62	Mulberry	6	4	15	177	
63	Pear	4	4	10	79	
64	Mulberry	4	3	15	177	
65	Bald Cypress	28	4	50	1963	
66	Bald Cypress	28	4	50	1963	
67	Bald Cypress	20	4	40	1257	
68	Bald Cypress	23	4	40	1257	
69	Bald Cypress	23	4	40	1257	
70	Crabapple	12	3	25	491	
71	Crabapple	12	3	25	491	
72	Crabapple	14	3	25	491	
73	Crabapple	14	3	25	491	
74	Willow	28	0	0	0	Dead
75	Willow	28	0	0	0	Dead
76	Willow	28	1	50	1963	Broken limbs, deadwood
77	Willow	28	1	50	1963	Broken limbs, deadwood

KEY

- Existing Individual Tree
- Existing Individual Tree in Easement Area
- Existing Individual Tree in R.O.W. (Offsite)
- Existing Tree (Dead)

Revisions:

Date	Description	No.
2-1-16	Added off-site	1
5-24-17	Tree Inventory	3
8-18-17	Plan Changes	4
9-11-17	Plan Changes	5
3-21-18	City Comments	8
8-22-18	City Comments	10
12-4-18	Mylar	11
12-9-21	Tree Inventory	12

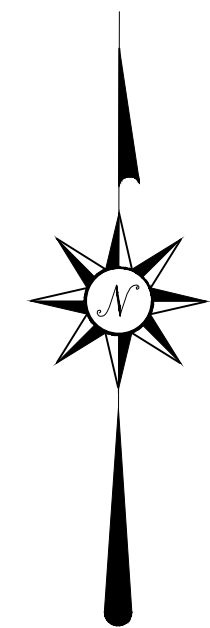
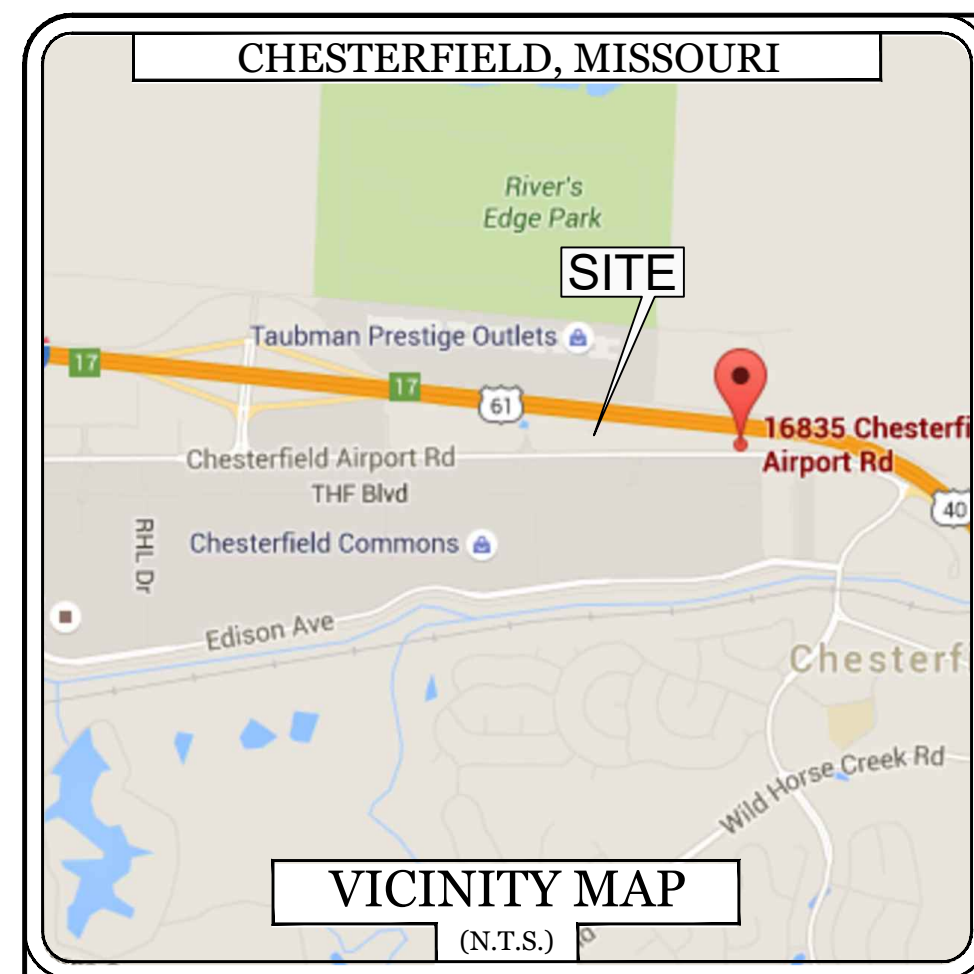
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Checked: JS



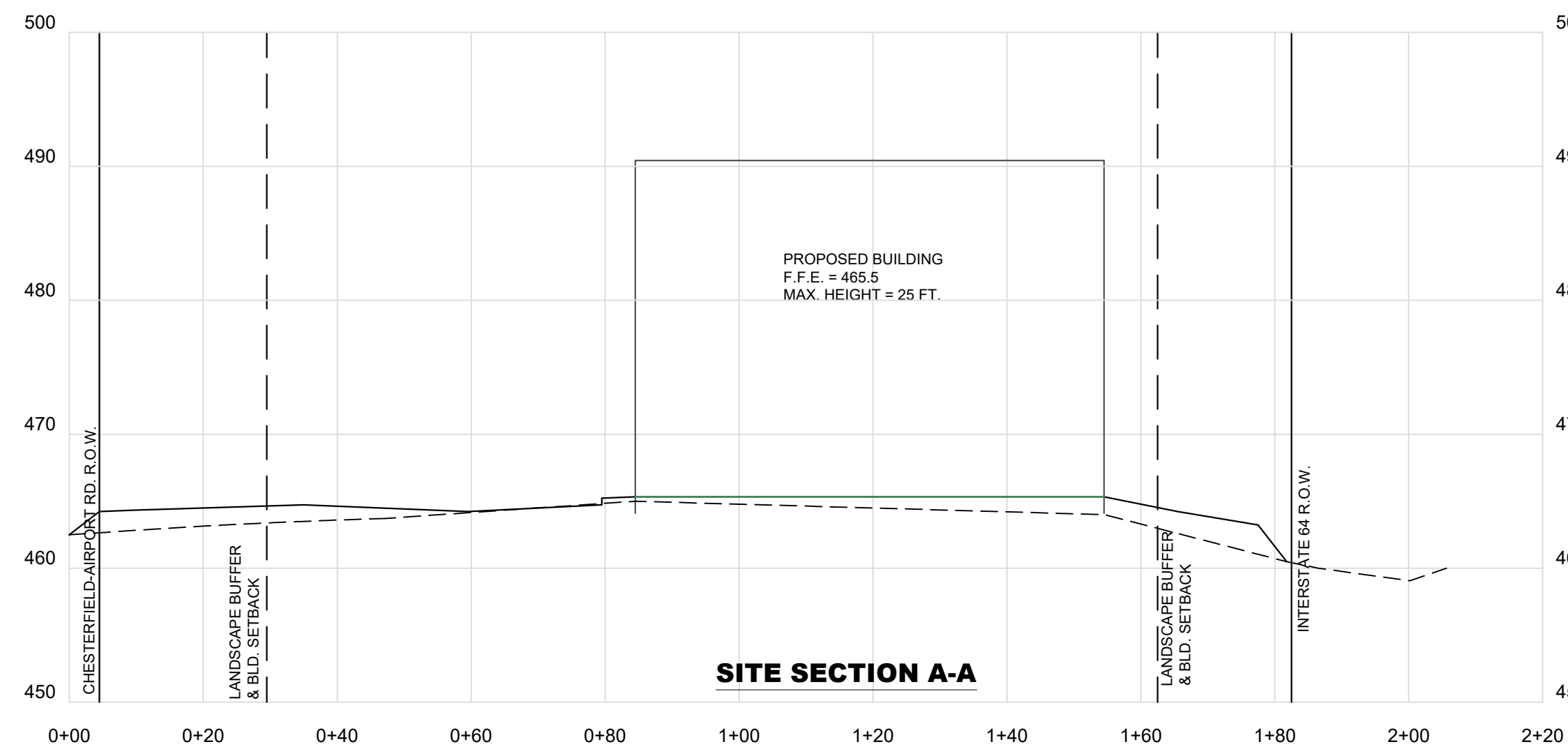
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	9/24/15
Job #:	968.001

Tree Stand Delineation & Preservation Plan Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

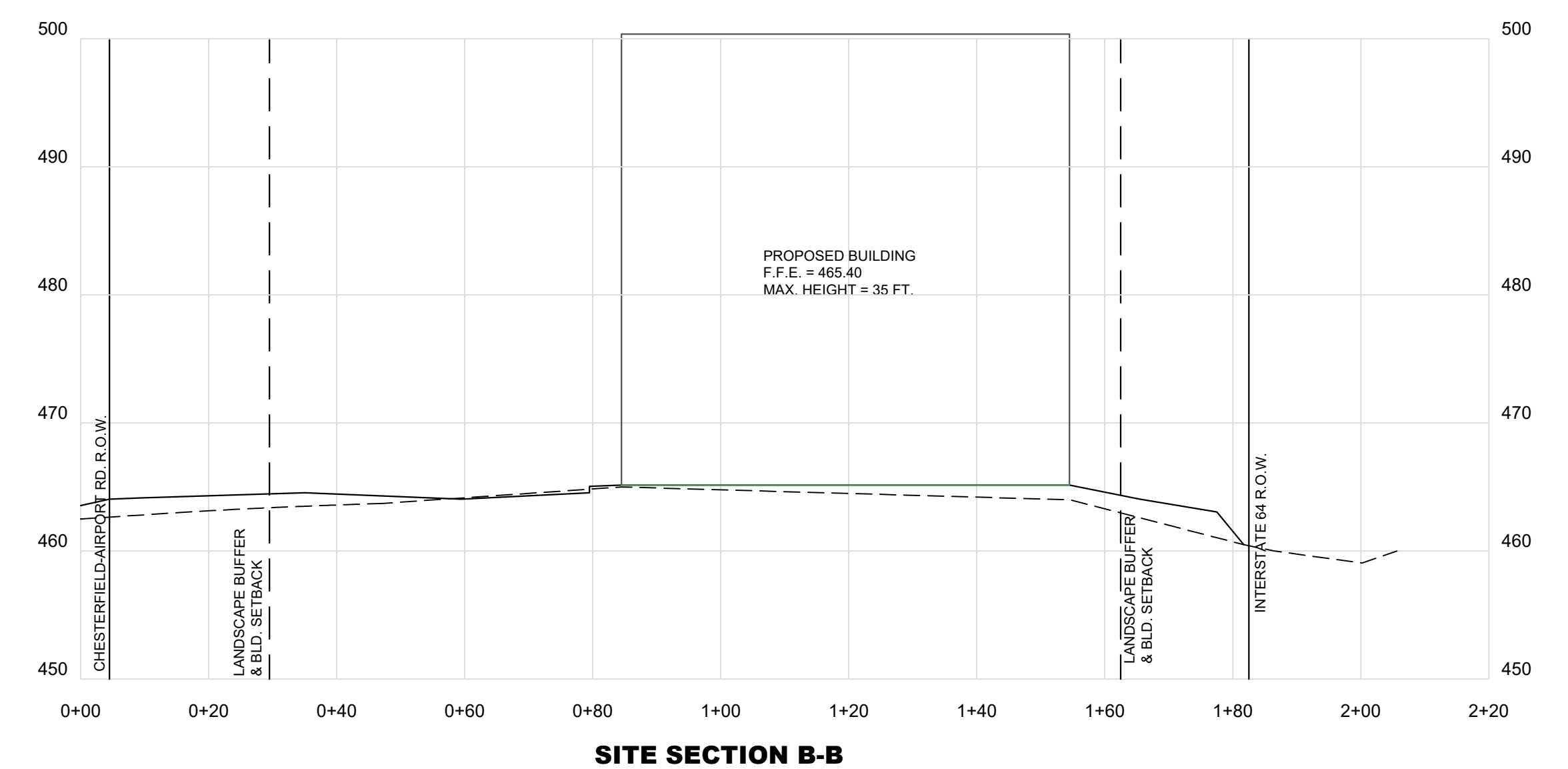


- NOTES:**
1. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
 2. THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
 4. (R) - DENOTES RECORDED DEED AND PLAT INFORMATION.
 5. (M) - DENOTES MEASURED SURVEY INFORMATION GATHERED BY 21 DESIGN GROUP.
 6. THIS SURVEY MEETS THE ACCURACY STANDARDS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 7. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.



LEGEND

- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT



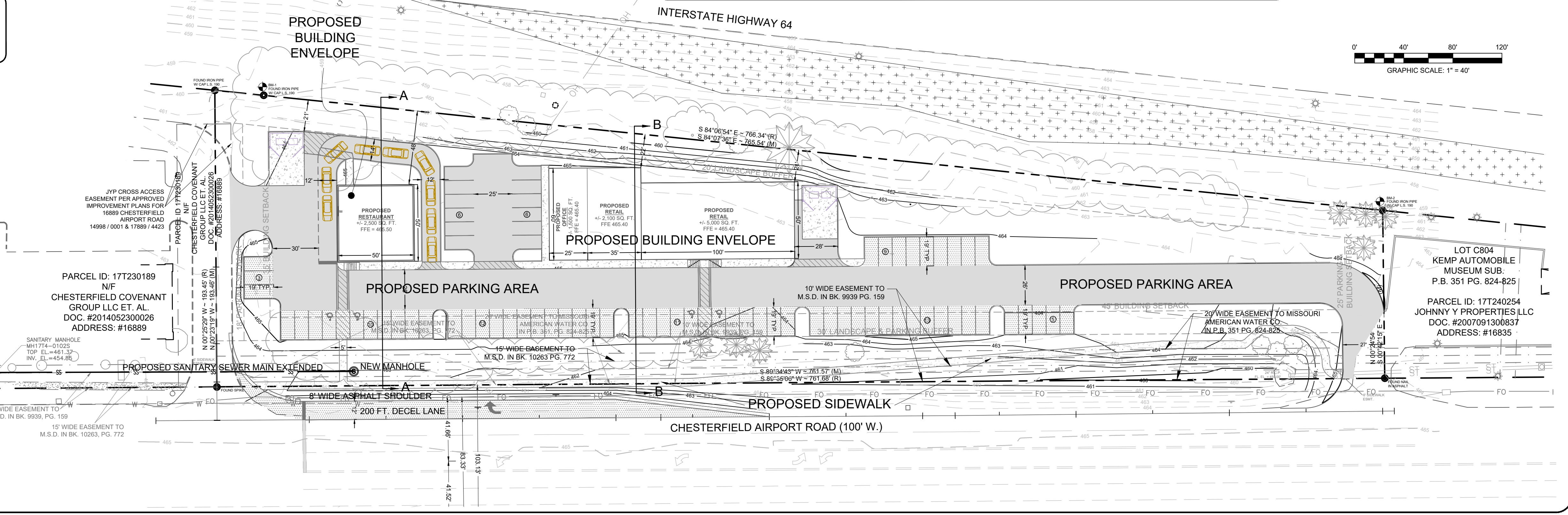
GENERAL NOTES

1. TOTAL SITE ACREAGE: +/-2.65 ACRES
2. EXISTING ZONING: PC
3. PROPOSED ZONING: PC
3. SETBACKS:
BUILDING: FRONT: 45' BUILDING SETBACK
REAR: 20' BUILDING SETBACK
SIDE (EAST): 25' BUILDING SETBACK
SIDE (WEST): 35' BUILDING SETBACK
4. THE SITE LAND USE SHALL BE COMMERCIAL.
5. THE SITE IS SERVICED BY:
WATER: MISSOURI AMERICAN WATER
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
TELEPHONE: AT&T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI
ELECTRIC: AMEREN MISSOURI ELECTRIC
GAS: LACED GAS COMPANY
6. THIS SITE FALLS WITHIN THE "UNSHADED ZONE X" AREAS OF 500 YEAR FLOOD, AREAS PF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE. AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, PER FIRM FOR ST. LOUIS MISSOURI, MAP NUMBER 29189C0168K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
7. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
8. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
9. THE PROPOSED BUILDING HEIGHT SHALL NOT EXCEED 35'.
10. THE SITE SHALL CONFORM TO THE CITY OF CHESTERFIELD STANDARDS.
11. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
12. ALL ROADWAY DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
13. NO INVESTIGATION HAS BEEN PERFORMED BY ARNOLD CONSULTING ENGINEERING SERVICES REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
14. THE DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
15. ALL PAVEMENT STRIPPING SHALL BE 4" WIDE, PAINTED YELLOW.
16. LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
17. TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
18. ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
19. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPES OF PLANTS AND SPACING.
20. ALL DISTRIBUTED AREAS INTENDED FOR GRASS SHALL BE SODDED.
21. OPEN SPACE SHALL BE A MINIMUM OF 35% OF EACH LOT FOR THE DEVELOPMENT.
22. FLOOR AREA RATIO SHALL NOT EXCEED 0.55.
23. SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3:1).

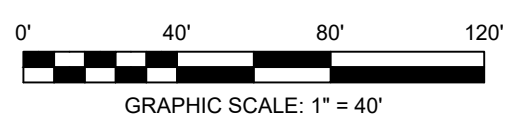
FLOODPLAIN INFORMATION
A PORTION OF THE PROPERTY SHOWN HEREON LIES IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SUMNER COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47165C0264G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.

BENCHMARK DATA:

- BENCHMARK 1
FOUND IRON PIPE W/ CAP L.S. 190
LOCATED IN THE NORTHWEST PORTION OF FIELD SURVEY
ELEV: 459.77
- BENCHMARK 2
FOUND IRON PIPE W/ CAP L.S. 190
LOCATED IN THE NORTHEAST PORTION OF FIELD SURVEY
ELEV: 459.45



- HATCH LEGEND**
- SIDEWALK
 - PROPOSED PERVIOUS PAVEMENT (WATER QUALITY TREATMENT AREA)
 - PROPOSED IMPERVIOUS PAVEMENT



REVISIONS

NO.	DESCRIPTION

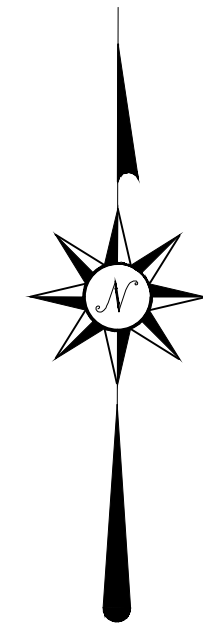
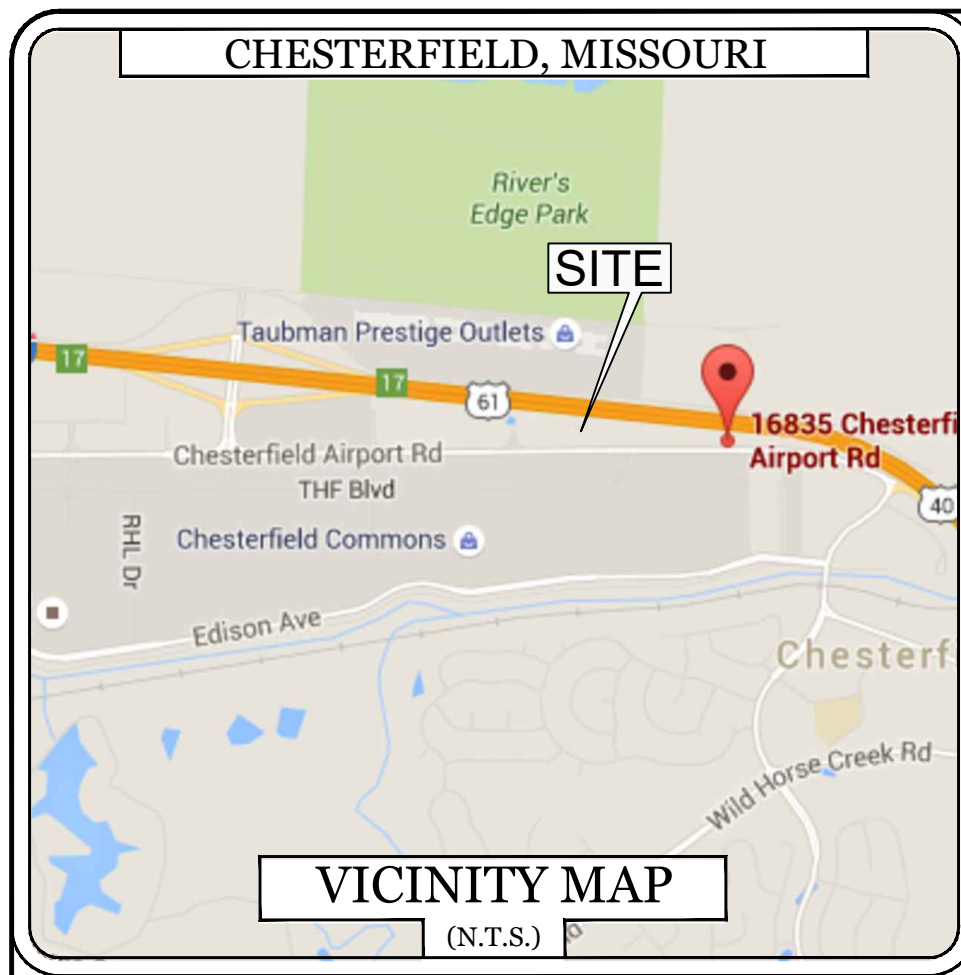
**16861 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO.**

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 21-3359-L
DATE: 5-11-2022
SCALE: 1" = 40'
DRAWN: B. McDANIEL
CHECKED: B. ZACKERY

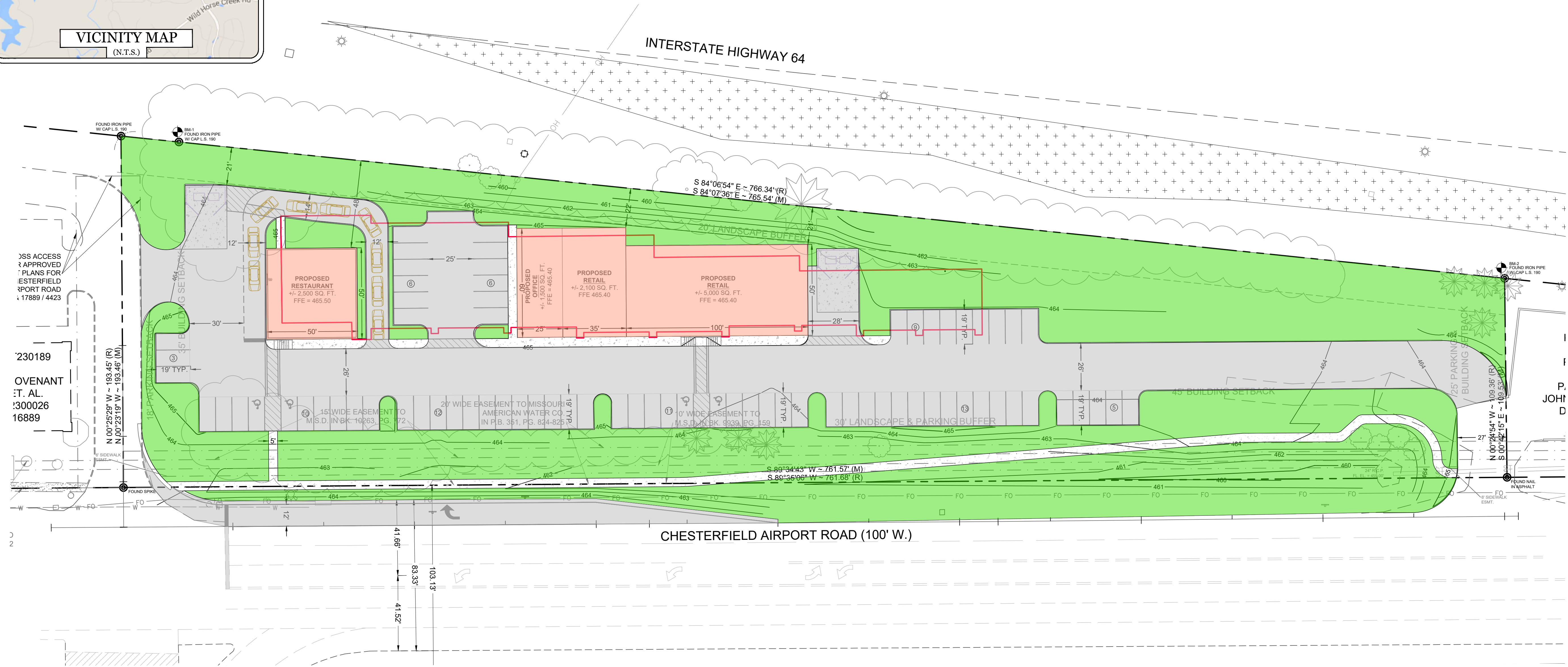
LOT C804
KEMP AUTOMOBILE MUSEUM SUB.
P.B. 351 PG. 824-825
PARCEL ID: 17T240254
JOHNNY Y PROPERTIES LLC
DOC. #2007091300837
ADDRESS: #16835

PP
PRELIMINARY PLAN



HATCH LEGEND

- PROPOSED BUILDING AREA
- PROPOSED NEW PAVED AREAS
- PROPOSED GREEN SPACE



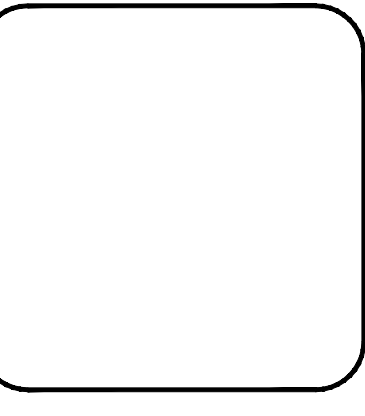
JOHN D. JOHNSON & ASSOCIATES
 17889 / 4423
 230189
 COVENANT
 1300026
 16889

REVISIONS

**16861 CHESTERFIELD
 AIRPORT ROAD
 CHESTERFIELD, MO.**

ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER: 21-3359-L
 DATE: 5-11-2022
 SCALE: 1" = 40'
 DRAWN: B. McDANIEL
 CHECKED: B. ZACKERY



EX
 SITE PLAN
 EXHIBIT

