


Planning Commission Staff Report

Meeting Date: September 12, 2022

From: Shilpi Bharti, Planner 

Location: North side of North Outer 40 Road.

Petition: **P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC)**: A request for a zoning map amendment from the “PC” Planned Commercial District to a new “PC” Planned Commercial District for 22.78 acres located on the north side of Outer 40 Road (17V630059).

SUMMARY

Gateway Studios, LLC has submitted a request for a zoning map amendment from a “PC” Planned Commercial District to a new “PC” Planned Commercial District. The petitioner is requesting to rezone the property in order to have additional uses. The submittal includes a Preliminary Development Plan, narrative statement, and outboundary survey.

SITE HISTORY

The site is part of Gateway Golf Center Subdivision. The subdivision was zoned “M3” – Planned Industrial District prior to the City’s incorporation. In 2001, the site was rezoned from “M3”- Planned Industrial District to a “PC” Planned Commercial District following the City of Chesterfield Ordinance 1723. Later in 2004, Ordinance 2105 repealed Ordinance 1723 and included one permitted use in the Attachment A. The site was developed in 2006 following Ordinance 2105. The Gateway Golf Center Subdivision consists of two properties totaling 29.07 acres in size. The applicant is rezoning one of the properties of Gateway Golf



Figure 1: Subject Site Aerial

Center Subdivision (22.78 acres in size) to a new "PC" District, the remaining portion (6.9 acres in size) of the subdivision will follow the ordinance 2105.

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by "M-3" Planned Industrial zoning districts on the north and west. Property east of the subject site is zoned "PC" Planned Commercial and falls in the Gateway Golf Center Subdivision, which will be the only site in the subdivision if the subject site (marked with red box) is rezoned to a new "PC" District. North Outer 40 Road and Interstate 64 run south of the subject site. The property on the south is zoned "PI" Planned Industrial.

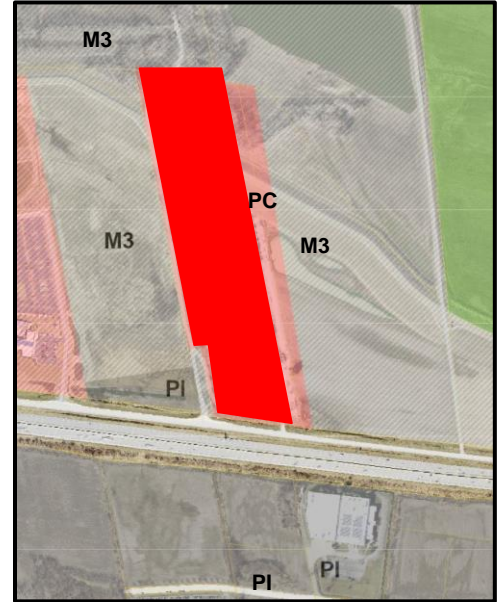


Figure 2: Zoning Map

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Regional Commercial land use. The subject site is surrounded by Regional Commercial on the east, Conservation on the north, Parks and Recreation on the west and Industrial use on the south.

The Regional Commercial area serves regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draws visitors from both Chesterfield and the surrounding areas. Primary land uses include retail, entertainment, office, lodging, and limited Office/Warehouse. Below are the development policies for Regional Commercial land use as described in the City of Chesterfield Comprehensive Plan.

- 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.
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Residential projects should be limited to areas outside of the Chesterfield Valley.



Figure 3: Land use map

PC Planned Commercial District

As per City of Chesterfield Unified Development Code, the regulations of the PC District offer a method for commercial and limited light industrial development of land that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-designed developments. There are 106 permitted uses allowed in the PC District. As per City Unified Development Code, the PC regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another.
- Promote more efficient use of land.
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments.
- Allow development, under a specifically approved design concept and site plan.

The development standards for Planned Commercial District as described under City of Chesterfield UDC are:

- Density: The maximum floor area ratio is fifty-five hundredths (0.55).
- Open space: 35%

- **Setbacks:**
 - No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated as park/recreation.
 - No parking area, internal drive, loading space, or structure shall be permitted within twenty-five (25) feet of a property line adjoining property designated as park/recreation.
 - All other setbacks shall be established by the conditions of the planned district ordinance.

REQUEST

The applicant has submitted a Preliminary Development Plan and narrative for review. As shown in the Preliminary Development Plan, the applicant is proposing development on 18.1 acres of land, marked with purple in figure 4 on the next page. The 4.68 acres of land (marked as orange in figure 4) on the north side of the property has a Levee Easement as well as a permanent hiking, biking and walking trail easement. The future regulations in the ordinance would limit activity north of the levee (4.68 acres) to align with our Comprehensive Plan. The applicant is proposing two potential buildings at a maximum 65’ feet in height. The site will be accessed from an existing private road running west of the property line. The applicant is requesting 29 uses for the proposed “PC” District that are listed below:

- Arena and Stadium; Auditorium
- Art Gallery; Art Studio
- Banquet Facility
- Recreational Facility
- Office- Dental, General, and Medical
- Bakery; Bar; Brewpub; Coffee Shop
- Grocery-Community; Grocery-neighborhood
- Restaurant-Sit Down; Restaurant- Fast Food, Drive-Thru; Restaurant -Fast Food, No Drive-Thru
- Restaurant – Take Out
- Retail Sales Establishment – Community; Retail Sales Establishment - Neighborhood
- Film drop-off and pick up stations; Film processing plant
- Financial Institution, No Drive-Thru; Financial Institution, Drive-Thru
- Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
- Professional and technical service facility
- Theatre, indoor; Theatre, Outdoor

The Development Standards requested by the applicant are:

Development Standards	PC District	Applicant Request
Maximum Height of structure	-	65 feet
Building setback from west property line	35 feet	25 feet
Parking setback from west property line	25 feet	0 feet
Building setback from east property line	-	25 feet
Parking setback from east property line	-	0 feet

Building setback from front property line	-	50 feet
Parking setback from front property line	-	50 feet
Open space	35%	35%
Density Requirement	Maximum fifty-five hundredths (0.55) FAR	Maximum fifty-five hundredths (0.55) FAR

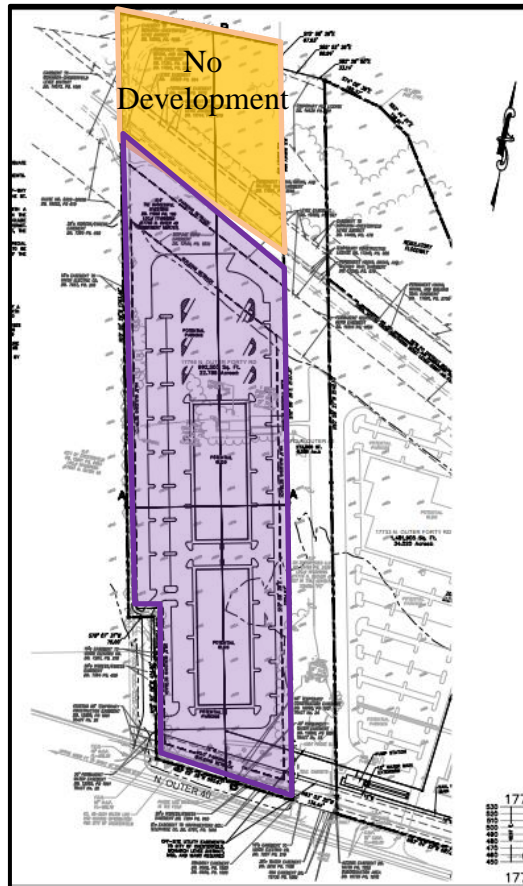


Figure 4: Preliminary Development Plan

MODIFICATION REQUEST

As per City of Chesterfield Unified Development Code, a Planned Commercial District requires a 35-foot setback from adjoining property designated as Parks & Recreation in the City Comprehensive Land Use Map. The property west of the subject site is designated as parks and recreation. The applicant has requested a 25’ ft setback and zero foot parking setback from the west boundary of the PC District. The request for modification requires 2/3 of Planning Commission vote for approval. It should be noted that the applicant has actively been coordinating with the City on revisions to existing access easements to align with the City’s desires and Staff recommends approval of the modification.

PUBLIC HEARING

A public hearing for this request was held on July 25, 2022 at which the Planning Commission raised some issues. Since the Public Hearing, the applicant has updated their proposal, provided a re-submission to the City of Chesterfield and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

ISSUES RAISED

The following is a list of items/concerns discussed at the Public Hearing which were formally addressed in writing by the applicant. Below is every issue identified followed by the applicant's response summarized in *italics*. The full response from the applicant is attached to this report.

Issue 1:

Concerns were raised about some of the proposed permitted uses. More specifically permitted uses; Arena and stadium, Grocery-Community, Grocery – Neighborhood, Financial Institution – Drive Thru, and Restaurant – Fast Food, Drive thru were discussed and recommended removing from the requested uses. Please provide an updated list of permitted uses eliminating the discussed uses.

Response: Provided updated project narrative and requested permitted uses.

Issue 2:

Discussion was held regarding an existing road/cross access easement that goes along the base of the Levee. More specifically, the discussion was that there is no existing cross access easement that leads to the middle property. City requires a cross access easement to these new developments. Please provide information on the discussed cross access easement.

Response: This Development will be secured with fencing and isolated to its own specific use. A 50' ft wide ingress/egress utility easement exists on the east side of our 17733 N. Outer 40 Road Property. In addition, a 25' wide ingress/egress easement exists along this property's western property line. The only "Cross Access" that may be considered is with the City of Chesterfield Property to the West.

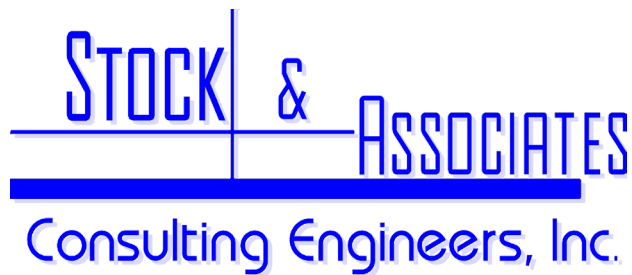
REQUEST

Staff has completed review of this petition and has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received.

Attachments

1. Response letter
2. Applicant Narrative Statement
3. Preliminary Development Plan
4. Outboundary Survey



September 1, 2022

Via Email & Hand Delivery (sbharti@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Shilpi Bharti, Planner

Re: PZ 05-2022 (17795 N. Outer 40 Road) – Response Letter
(Stock Project No. 221-7165)

Dear Shilpi,

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 8/31/2022.

Preliminary Development Plan

1. It is understood that the proposed entrance as shown on the Preliminary Plan will serve the City's property, the development, and the existing 25-foot-wide ingress/egress easement. Since there will need to be an easement on the City's property to cover this, please depict and label the proposed easement on the Preliminary Plan.

Response: A proposed Access Easement from the City of Chesterfield has been added to the Preliminary Site Development Plan.

2. For the City of Chesterfield communication line of sight, a 20-foot-wide clear zone centered on the alignment shown is required. Anything located in the clear zone would need to be under 30 feet in height. The current preliminary plan only depicts a 10-foot-wide clear zone. Please revise the plan to provide a 20-foot-wide clear zone.

Response: We have revised the Preliminary Development Plan to comply w/ 20-foot Wire Clear Zone.

September 1, 2022

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As always, we appreciate your continued assistance and support for this project. Should you have any question or comments, please feel free to call.

Sincerely,



George M. Stock, P.E.

President

CC: Mr. Jerry Kerr, Gateway Studios & Production Services (jerry.kerr@gspss.com)

Mr. Stephen Kling, Jenkins & Kling, PC (skling@jenkinskling.com)

Ms. Kate Stock Gitto, P.E., Project Manager (kate.gitto@stockassoc.com)

Enclosure: Preliminary Development Plan – Updated 9/1/2022

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this PC District shall be:
 - a. Auditorium
 - b. Art Gallery; Art Studio
 - c. Banquet Facility
 - d. Recreational Facility
 - e. Office- Dental
 - f. Office – General
 - g. Office - Medical
 - h. Bakery
 - i. Bar
 - j. Brewpub
 - k. Coffee Shop
 - l. Restaurant-Sit Down
 - m. Restaurant -Fast Food, No Drive-Thru
 - n. Restaurant – Take Out
 - o. Retail Sales Establishment – Community
 - p. Retail Sales Establishment - Neighborhood
 - q. Film drop-off and pick up stations
 - r. Film processing plant

- s. Financial Institution, No Drive-Thru;
 - t. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
 - u. Professional and technical service facility
 - v. Theatre, indoor
 - w. Theatre, Outdoor
2. Hours of Operation.
- a. Hours of operation for this "PC" District shall not be restricted.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height
- a. The maximum height of the building, structures, and screening of roof mechanical units shall not exceed sixty-five (65.0) feet.
2. Building Requirements
- a. A minimum of thirty-five percent (35%) openspace is required for this PC District.
 - b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. Structure Setbacks
- No building or structure, other than: a freestanding project identification sign, light standards, flag poles or fences will be located within the following setbacks:
- a. Fifty (50) feet from the right-of-way of N. Outer Forty Road on the South boundary of the Planned Commercial (PC) District.
 - b. The south line of the Seepage Berm Easement as recorded in DB. 13144, Pg. 1876
 - c. Twenty-five (25) feet from the east and west boundary of the PC District.
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Fifty (50) feet from the right-of-way of N. Outer Forty Road.
- b. The south line of the Levee Easement as recorded in DB. 10080, Pg. 937.
- c. Zero (0) feet from the east and west boundary of this Planned Commercial District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Cross access shall be provided to the adjoining properties as directed by the City of Chesterfield.
4. Access to St. Louis County road right-of-way and improvements within County road right-of-way (N. Outer 40 Road) shall be as directed by St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
4. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than Seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

3. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence

- may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner.
 10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
 11. The developer shall reimburse the Chesterfield Valley Mitigation Bank Program for any jurisdictional wetlands that have been identified on this site. The reimbursement is required prior to approval of a Grading Permit, Improvement Plans, or issuance of any Building Permits. The reimbursement amount is based on the total acres delineated on the site requiring mitigation and will be the proportionate share of the cost of establishment of the mitigation area.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. The City has a line of sight communication system between City Hall and the Parks Department Administration building located at 17891 N. Outer 40 Road. The development of the subject site may impact this communication system. In order for communication between the two City facilities to be maintained, a 20 foot wide clear zone is needed along the alignment shown on the aerial attached to this ordinance. Anything located within that 20 foot wide clear zone would need to be under 30 feet in height. Development of the subject site must be coordinated with the City such that the communication system is maintained.
5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Chapter 405, Article 5 of Chesterfield City Code for specific requirements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire

development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic generation assessment contributions shall be deposited with City of Chesterfield/St. Louis County prior to the issuance of building permits. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,477.85/parking space

General Office

\$825.90/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

If a portion of the developments required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2023 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition where mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the sum of \$996.57 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,161.89 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



PROJECT NARRATIVE

A Rezoning Request for 17795 N Outer Forty Road

Date: August 16, 2022

(Stock Project No. 2022-7165)

On behalf of, “J2 Management Group, LLC.”, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in rezoning a ±22.786 Acre tract of land located at 17795 N. Outer Forty Road from a “PC” Planned Commercial District (City of Chesterfield Ord. 2105) to a “PC” Planned Commercial District.

The City’s Comprehensive Plan designates this site as well as the adjacent properties to the East and West as “Regional Commercial”, which is consistent with the project request. To the South is Highway 40/N. Outer 40 Rd, and to the North is “Conservation”/Levee/Missouri River. We respectfully request the City’s consideration on this item.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings, structures, and screening of roof top mechanical units shall be sixty-five (65.0) feet.
2. Density
 - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
 - b. Open Space: a minimum open space of thirty-five percent (35%) for this PC District

Setbacks

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. Fifty (50) feet from N. Outer Forty Road right-of-way
- b. The south line of the Seepage Berm Easement as recorded in DB. 13144, Pg. 1876
- c. Twenty-five (25) feet from the east and west boundary of this Planned Commercial

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

District

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

- a. Fifty (50) feet from N. Outer Forty Road right-of-way
- b. The south line of the Levee Easement as recorded in DB. 10080, Pg. 937.
- c. Zero (0) feet from the east and west boundary of this Planned Commercial District.

Requested Permitted Uses:

PUBLIC/RECREATIONAL

1. Auditorium
2. Art Gallery, Art Studio
3. Banquet Facility
4. Recreational Facility

OFFICE

5. Office-Dental
6. Office-General
7. Office-Medical

COMMERCIAL/SALES

8. Bakery
9. Bar
10. Brewpub
11. Coffee Shop
12. Restaurant-Sit Down
13. Restaurant – Fast Food, No Drive-Thru
14. Restaurant-Take Out
15. Retail Sales Establishment – Community
16. Retail Sales Establishment – Neighborhood

SERVICE/INDUSTRIAL

17. Film drop-off and pick up stations
18. Film processing plat
19. Financial Institution, No Drive-Thru
20. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
21. Professional and technical service facility
22. Theatre, indoor
23. Theatre, Outdoor

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOOK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOORPLAN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SITE DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

LEGAL DESCRIPTION

A TRACT OF LAND CONVEYED TO THE SUCCESSFUL INVESTORS, BY DEED BOOK 11060 PAGE 195 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. 419 IN TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID THE SUCCESSFUL INVESTORS TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ON ENTERPRISES LLC, BY DEED BOOK 21458 PAGE 2420 OF SAID RECORDS, BEING ON THE NORTH RIGHT OF WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH, THENCE ALONG THE NORTH RIGHT OF SAID NORTH OUTER 40 ROAD, NORTH 83 DEGREES 03 MINUTES 25 SECONDS WEST, 416.23 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF CHESTERFIELD, BY DEED BOOK 12561 PAGE 953, OF SAID RECORDS; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF SAID CITY OF CHESTERFIELD TRACT: NORTH 10 DEGREES 52 MINUTES 29 SECONDS WEST, 414.90 FEET; SOUTH 79 DEGREES 07 MINUTES 31 SECONDS WEST, 75.00 FEET; AND NORTH 10 DEGREES 52 MINUTES 29 SECONDS WEST, 1,763.46 FEET, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO BROWNSTONE FARMS LLC, BY DEED BOOK 15466 PAGE 346, OF SAID RECORDS; THENCE SOUTH 88 DEGREES 42 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BROWNSTONE FARMS LLC TRACT, 478.19 FEET, TO THE EAST LINE OF U.S. SURVEY 419; THENCE SOUTH 10 DEGREES 58 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF U.S. SURVEY 419, A DISTANCE OF 2,204.93 FEET TO THE POINT OF BEGINNING, CONTAINING 992,550 SQUARE FEET OR 22,786 ACRES, MORE OR LESS. ACCORDING TO CALCULATIONS PERFORMED BY STOOK AND ASSOCIATES IN JULY 2022.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 43 AND 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

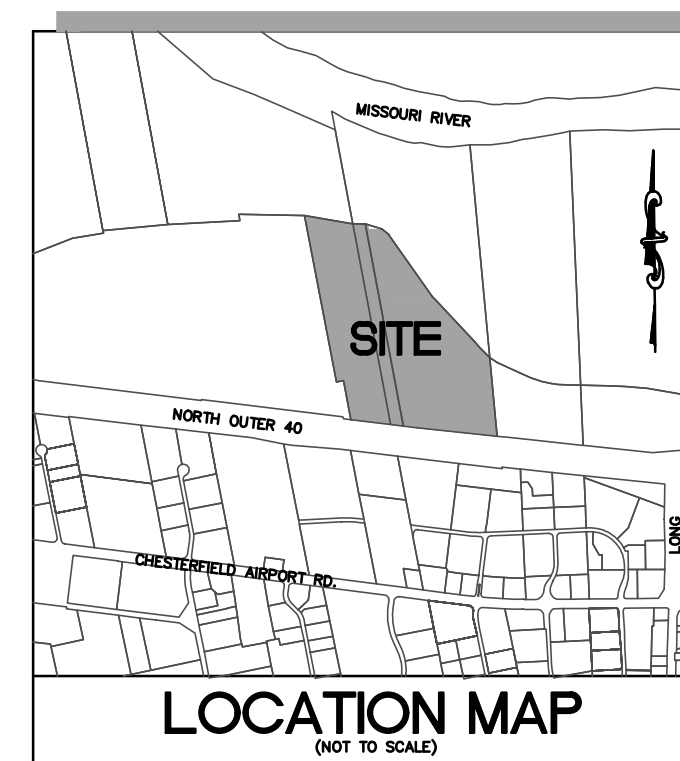
F.A.R. CALCULATION
MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:
MINIMUM 35.0% OPEN SPACE

HEIGHT:
A MAXIMUM HEIGHT OF 65.0' FEET

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:**
- FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE SEEPAGE BERM EASEMENT AS RECORDED IN DB. 13144, PG. 1876
 - TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- PARKING SETBACKS:**
- FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE LEVEE EASEMENT AS RECORDED IN DB. 10080, PG. 937
 - ZERO (0) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT



ABBREVIATIONS

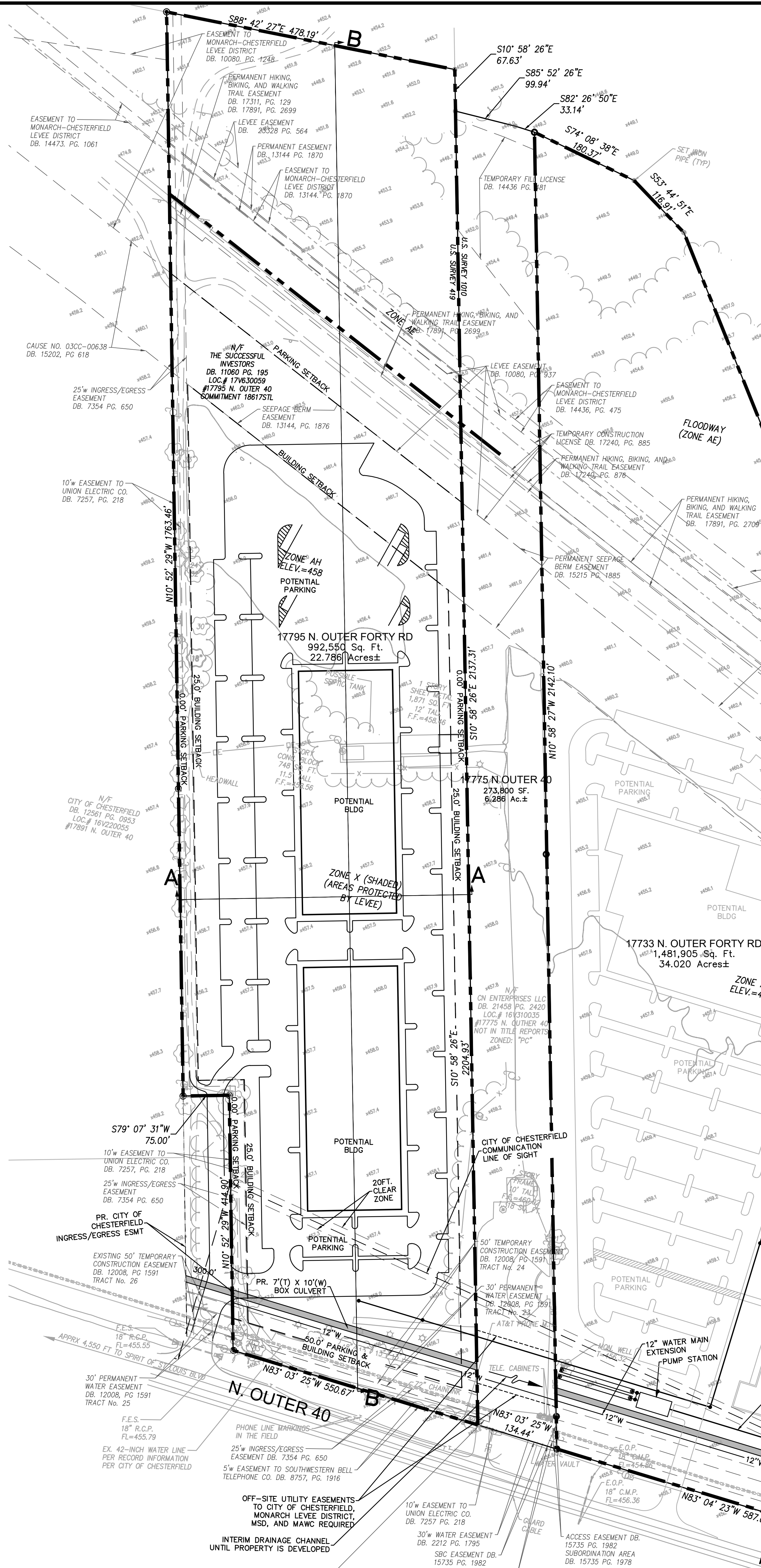
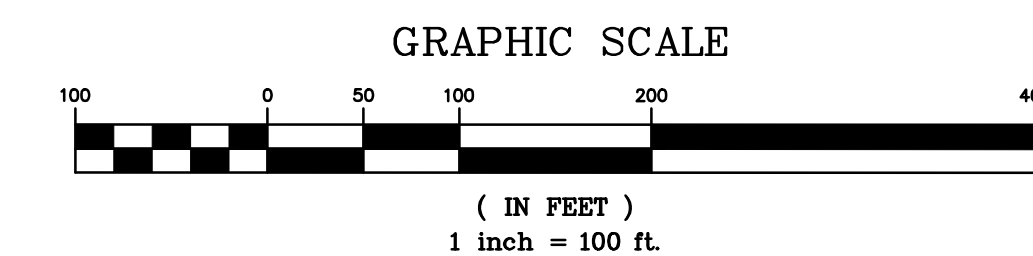
- AT&T - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFU - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- UL.F. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

SITE INFORMATION

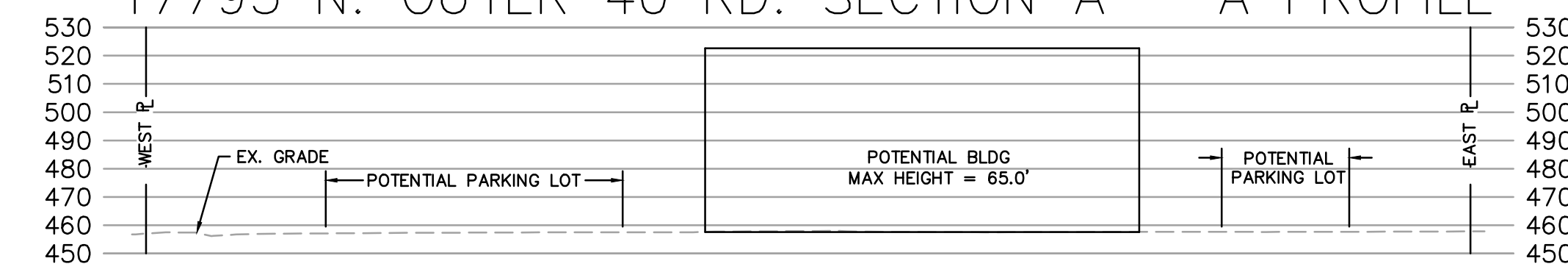
OWNER: THE SUCCESSFUL INVESTORS, LLC
OWNER (UNDER CONTRACT): J2 MANAGEMENT GROUP, LLC
ADDRESS: 17795 NORTH OUTER FORTY RD CHESTERFIELD, MO 63005
EXISTING ZONING: "PC"
PROPOSED ZONING: "PC" PLANNED COMMERCIAL
LOCATOR NO: 17V630059
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

LEGEND

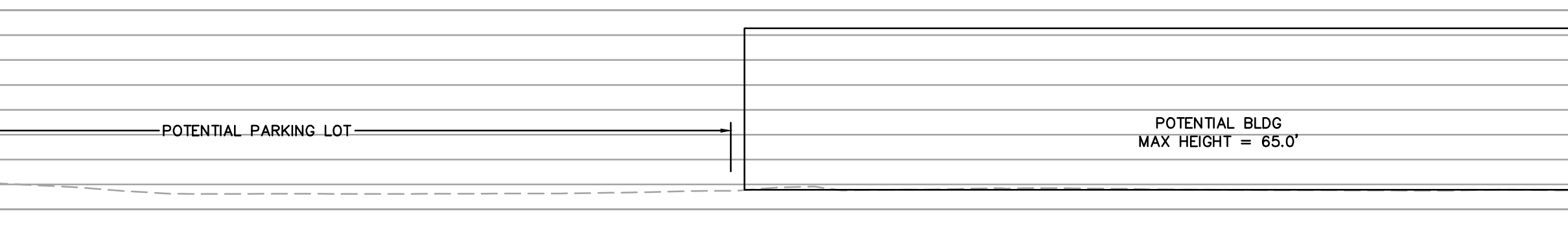
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- ACCESSIBLE PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY



17795 N. OUTER 40 RD. SECTION A - A PROFILE



17795 N. OUTER 40 RD. SECTION B - B PROFILE



ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12357 NAVD88 Elev = 461.00
Standard 100 aluminum disk stamped S-384 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 40 feet south of the centerline of Chesterfield Airport Road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY, SECTION 10.090 (ADDENDUM).

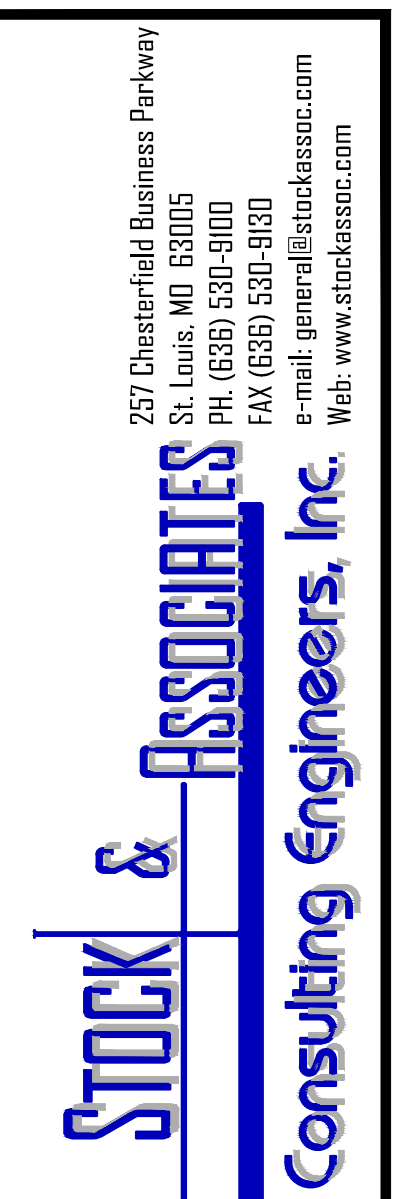
UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED FOR:

J2 MANAGEMENT GROUP, LLC C/O
GATEWAY STUDIOS & PRODUCTION SERVICES
MR. JERRY KERR VICE CHAIRMAN
PHONE: (855) 332-4777

PREPARED BY:

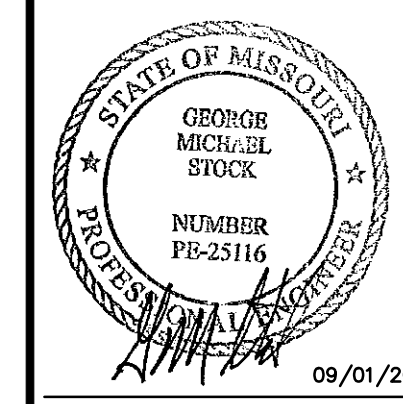


PRELIMINARY DEVELOPMENT PLAN FOR:

17795 N. OUTER FORTY ROAD

CHESTERFIELD, MISSOURI 63005

DATE:



GEORGE M. STOOK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

09/01/2022

REVISIONS:

- 2022-07-05 CITY
- 2022-08-16 CITY
- 2022-09-01 CITY

DRAW BY: K.S.G. CHECKED BY: G.M.S.

DATE: 06/09/2022 JOB NO: 2022-7165

SCALE: 1" = 40'-00"

DATE: 06/09/2022 JOB NO: 2022-7165

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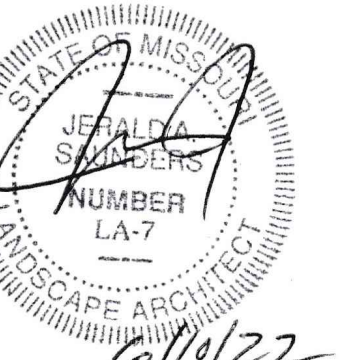
DATE: 06/09/2022 JOB NO: 2022-7165

SCALE: 1" = 40'-00"

PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:

PDP-1.0

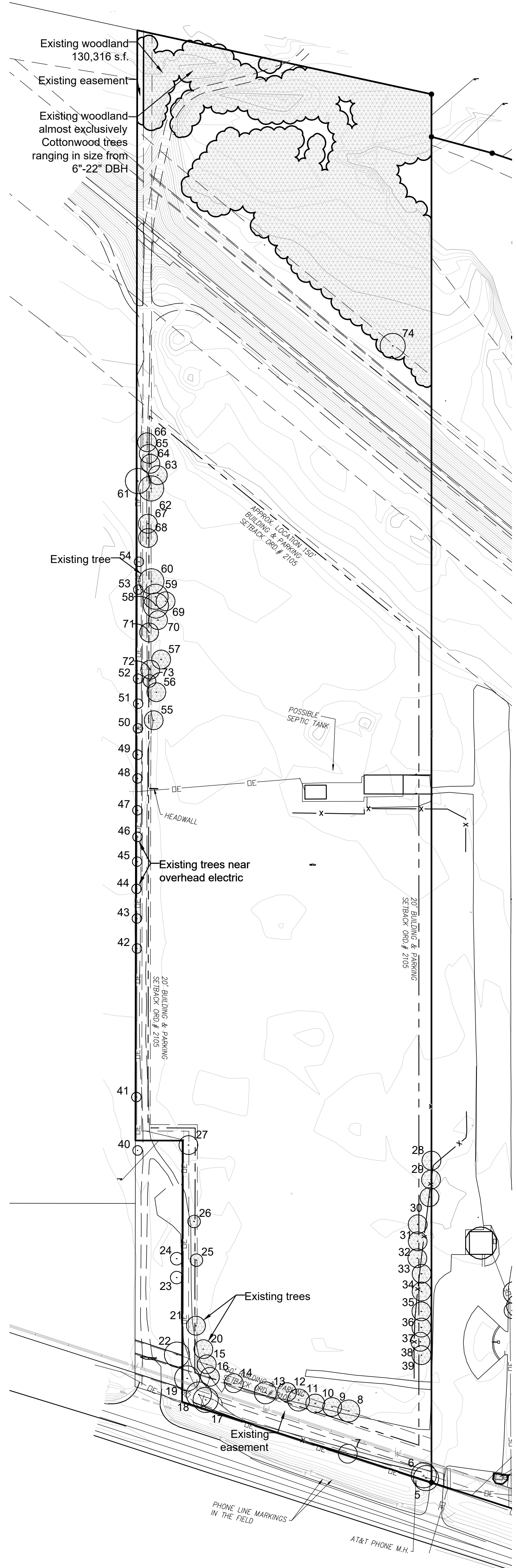


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

17795 North Outer Forty Road

Chesterfield, Missouri 63005



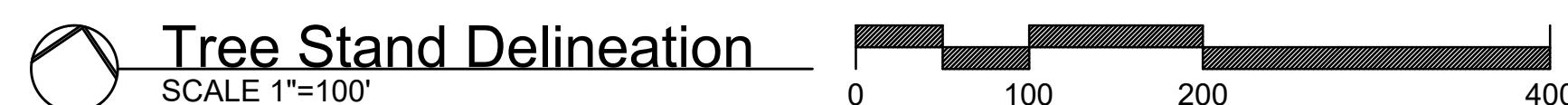
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Cottonwood	31	40	2	
2	Cottonwood	36	40	2	Easement
3	Bradford Pear	6	30	1	Easement
4	Ash	13	35	1	Half dead
5	Ash	13	30	1	Half dead
6	Ash	13	30	1	Half dead
7	Ash	18	35	1	Half dead
8	Ash	15	30	1	Half dead
9	Ash	15	35	1	Half dead
10	Mulberry	6	30	1	
11	Bradford Pear	14	30	2	
12	Bradford Pear	7	30	2	
13	Cottonwood	33	40	2	Easement
14	Cottonwood	24	40	2	Easement
15	Cottonwood	36	40	2	Easement
16	Bald Cypress	26	30	3	
17	Bald Cypress	24	30	3	
18	Bradford Pear	7	40	2	Offsite
19	Bradford Pear	6	20	1	Offsite
20	Bradford Pear	6	20	1	Offsite
21	Bradford Pear	6	20	1	
22	Bradford Pear	8	20	2	
23	Red Maple	11	30	3	Easement
24	Mulberry	8	30	2	
25	Mulberry	12	30	1	In fence
26	Mulberry	8	30	1	In fence
27	Mulberry	10	30	1	In fence
28	Mulberry	6	30	1	In fence
29	Mulberry	8	30	1	In fence
30	Mulberry	10	30	1	In fence
31	Mulberry	6	30	1	In fence
32	Mulberry	8	30	1	In fence
33	Mulberry	10	30	1	In fence
34	Mulberry	12	30	1	In fence
35	Mulberry	8	30	1	In fence
36	Mulberry	12	30	1	In fence
37	Mulberry	6	30	1	In fence
38	Mulberry	8	30	1	In fence
39	Mulberry	8	30	1	In fence
40	Crabapple	7	15	1	Offsite
41	Crabapple	6	15	1	Easement
42	Crabapple	6	15	1	Easement
43	Crabapple	6	15	1	Easement
44	Crabapple	7	15	1	Easement
45	Crabapple	6	15	1	Easement
46	Crabapple	7	15	1	Easement
47	Crabapple	7	15	1	Easement
48	Crabapple	6	15	1	Easement
49	Crabapple	6	15	1	Easement
50	Crabapple	3	15	1	Easement
51	Crabapple	7	15	2	Easement
52	Crabapple	6	15	2	Easement
53	Crabapple	7	15	2	Easement
54	Crabapple	5	15	2	Easement
55	Mulberry	22	30	2	
56	Mulberry	18	30	2	
57	Mulberry	30	30	2	
58	Cottonwood	32	40	2	
59	Cottonwood	24	40	2	
60	Cottonwood	36	40	2	
61	Cottonwood	28	40	2	Quad 20x18x18x16. easement
62	Cottonwood	28	40	2	Quad 20x18x18x16
63	Willow	12	30	1	Clump 12x12x12
64	Cottonwood	12	30	2	
65	Elm	6	30	2	
66	Honeylocust	10	30	2	
67	Willow	12	30	1	Clump 12x12x12
68	Willow	12	30	1	Clump 12x12x12
69	Mulberry	8	30	1	
70	Mulberry	9	30	1	
71	Mulberry	10	30	1	
72	Mulberry	10	30	1	
73	Boxelder	8	20	1	
74	Cottonwood	28	40	5	In woodland

Tree Condition Rating:
 Excellent 4
 Good 3
 Fair 2
 Poor 1
 Dead 0

Tree Stand Delineation Narrative
 This project site comprises a total of 22 acres and has a total of 156,024 s.f. of tree canopy which excludes permanent easement areas and offsite tree canopy area.

The Tree Stand Delineation map was completed by field inspection. There are no Monarch, state champion, or rare trees found onsite.

- Total Site Area = 992,550 s.f. (22.78 acres)
- Woodland Tree Canopy Area = 130,316 s.f. (2.99 acres)
- Individual Tree Canopy Area = 25,708 s.f. (0.59 acres)
- Total Existing Tree Canopy Area = 156,024 s.f. (3.58 acres)



Revisions:

Date	Description	No.

Drawn: KP
 Checked: RS

LOOMIS ASSOCIATES
 landscape architects + planners
 790 south 40 park drive, chesterfield, missouri 63005
 t. 636.519.8668
 www.loomis-associates.com

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

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	6/10/22
Job #:	813.099

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

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS	
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLUMINE
FT.	FEET
FND.	FOUND
C.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PB.	PLAT BOOK
PG.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SG.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERTICED CLAY PIPE
W.	WATER
(86W)	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12357 NAVD88 Elev = 461.00
Standard DWM aluminum disk stamped 31-384 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 18616STL, with an effective date of March 15, 2022, at 8:00 AM for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

The Chesterfield Group, LLC, formerly The Chesterfield Group,
a Dissolved Missouri Limited Partnership

(3) Title Commitment No. 18616STL with Schedule B-Section 2 exceptions:

Item No. 7 Subject to Reservation of an easement 50 feet wide for the purpose of ingress and egress and for public utilities according to instruments recorded in Book 7263 page 980, Book 7263 page 981, Book 7263 page 983 and Book 7263 page 985. "SHOWN"

Item No. 8 Subject to Flood Protection Levee Easement Deed granted to Monarch Chesterfield Levee District by instrument recorded in Book 10080 page 927. "SHOWN"

Item No. 9 Subject to Permanent Water Easement granted to Public Water Supply District No. 2 of St. Charles, Missouri in Cause No. 98CC-2709 of the St. Louis County Circuit Court, a certified copy of the Report of Commissioners is recorded in Book 12008 page 1591. "SHOWN"

Item No. 10 Subject to Permanent Seepage Berm Easement and Maintenance Conditions recorded in Book 13144 page 1864. "SHOWN"

Item No. 11 Subject to Permanent Easement(s) granted to Monarch-Chesterfield Levee District by instrument recorded in Book 13144 page 1883. "SHOWN"

Item No. 12 Subject to Permanent Hiking, Biking and Walking Trail Easement Agreement granted to the City of Chesterfield according to instrument recorded in Book 17891 page 2709. "SHOWN"

Item No. 13 Temporary Irrevocable License Agreement with the City of Chesterfield according to instrument recorded in Book 17891 page 2748. "NOT SHOWN" Expired.

Item No. 14 Subject to Permanent Levee Easement granted to The Monarch-Chesterfield Levee District by instrument recorded in Book 23328 page 570. "SHOWN"

Item No. 15 NOTE: The Company finds that document entitled Deed of Easement Release dated December 18, 2018 and recorded December 28, 2018 in Book 23336 page 1025. The recorded Deed of Easement Release makes no reference as to the recording information of the document intended for release. Therefore the Company makes no assertion as to the easement intended for release. "NOT SHOWN" Not a survey related item.

Commitment No. 18616STL

EXHIBIT "A"

A tract of land in U.S. Survey 1010, Township 45 and 46 North, Range 3 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the Southeast corner of a tract of land conveyed to Chesterfield Community Association, Inc., by deed recorded in Book 7236 page 934 of the St. Louis County Records, said point being also a point in the North line of New Missouri State Highway 40, 240 feet wide; thence Northwardly along the East line of said Chesterfield Community Association, Inc., property North 11 degrees 59 minutes 15 seconds West 2,142.10 feet to the Northeast corner thereof, said point being in the "Levee Line" of the Monarch Chesterfield Levee District, thence in a Southeastwardly direction along said "Levee Line" the following courses and distances: South 75 degrees 09 minutes 08 seconds East 180.37 feet, South 54 degrees 45 minutes 45 seconds East 116.91 feet, South 32 degrees 56 minutes 53 seconds East 800 feet, South 38 degrees 15 minutes 35 seconds East 55.56 feet, South 42 degrees 49 minutes 14 seconds East 571.01 feet, South 46 degrees 32 minutes 27 seconds East 102.22 feet and South 53 degrees 24 minutes 59 seconds East 137.14 feet to a point in the West line of property conveyed to Clarence E. Graefer, et al, by deed recorded in Book 6380 page 1032 of the St. Louis County Records; thence Southwardly along said West line of the Graefer property South 7 degrees 53 minutes East 802.39 feet to its intersection with the aforesaid North line of New Missouri State Highway 40; thence Westwardly along said North line along a curve to the right whose radius point bears North 05 degrees 15 minutes 12 seconds East 34,177.47 feet from the last mentioned point, a distance of 394.86 feet and North 84 degrees 05 minutes 05 seconds West 587.07 feet to the point of beginning.

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 18617STL, Revision No. 1, with an effective date of March 11, 2022, at 8:00 AM for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

The Successful Investors, a Limited Partnership

(3) Title Commitment No. 18617STL, Revision No. 1 with Schedule B-Section 2 exceptions:

Item No. 8 Subject To Reservation as to Private Road Easement recorded November 14, 1973, in Book 6699 page 1553, and as amended by Agreement recorded in Book 6699 page 1555. "SHOWN"

Item No. 9 Subject to Easement granted to Union Electric Company, by instrument recorded in Book 7257 page 218. "SHOWN"

Item No. 10 "SHOWN" Easement for ingress, egress and roadway purposes granted to Joseph J. Duerver, III, by instrument recorded in Book 7354 page 650. "SHOWN"

Item No. 11 Subject to Easement granted to Southwestern Bell Telephone Company, by instrument recorded in Book 8757 page 1916. "SHOWN"

Item No. 12 Subject to Easement granted to Monarch-Chesterfield Levee District, according to instrument recorded in Book 10080 page 937. "SHOWN"

Item No. 13 Subject to Declaration of restrictions recorded in Book 11083 page 491 and First Amendment thereto recorded in Book 21306 page 1370. "NOT SHOWN" Not Subject property (affects 17775 North Outer 40)

Item No. 14 Subject to Permanent easement granted to Monarch Chesterfield Levee District, according to instrument recorded in Book 13144 page 1870. "SHOWN"

Item No. 15 Subject to Permanent Seepage Berm Easement granted to the Monarch-Chesterfield Levee District, according to instrument recorded in Book 13144 page 1876. "SHOWN"

Item No. 16 Subject to Permanent Hiking, Biking and Walking Trail Easement granted to City of Chesterfield, according to instrument recorded in Book 17311 Page 129 and Book 17891 page 2699. "SHOWN"

Item No. 17 Subject to Amended Site Development Plan recorded in Plat Book 354 Pages 442, 443, 444 and 445. "NOT SHOWN" Not a survey related item.

Item No. 18 Terms and Provisions of Temporary Irrevocable License Agreement with the City of Chesterfield, Missouri dated March 5, 2007 and recorded May 16, 2008 in Book 17891 page 2740. "NOT SHOWN" Expired.

Item No. 19 Subject to Permanent Levee Easement granted to the Monarch-Chesterfield Levee District by instrument recorded in Book 23328 page 564. "SHOWN"

Item No. 20 Subject to Easements condemned to Public Water Supply District No. 2 under Cause No. 98CC-27093 in the Circuit Court of St. Louis County, Missouri. A certified copy of the Report of Commissioners on same being recorded in Book 12008 page 1591. "SHOWN"

Item No. 21 NOTE: The Company finds that document entitled Deed of Easement Release dated December 18, 2018 and recorded December 28, 2018 in Book 23336 page 134. The recorded Deed of Easement Release makes no reference as to the recording information of the document intended for release. Therefore the Company makes no assertion as to the easement intended for release. "NOT SHOWN" Not a survey related item.

Commitment No. 18617STL

EXHIBIT "A"

A tract of land in U.S. Survey 102, 150, and 419, being a portion of Lots 1, 2, and 3 of the Subdivision of the Spencer Tyler Estate, Lots 1 and 2 according to plat thereof recorded in Plat Book 7 page 25 of the St. Louis County (former City) Records, and Lot 3 according to plat made by Fern and Cummins in U.S. Survey 102, the plat of which is not of record, and more particularly described as follows: Beginning at an iron pipe at the intersection of the East line of Lot 1 and the North right-of-way line of New U.S. Highway 40; thence North 84 degrees 10 minutes 55 seconds West along said right-of-way 495.01 feet to an iron pipe in the East line of Lot 2; thence North 12 degrees West along the East line of Lot 2, 290.79 feet to an iron pipe (said pipe being distant North 12 degrees West, 2063.36 feet from the North line of Old U.S. Highway 40, T.R., per deed); thence South 78 degrees West 668.78 feet to an old iron pipe; thence North 12 degrees West 2007.66 feet to an iron pipe; thence South 89 degrees 49 minutes 57 seconds East 1162.33 feet to an iron pipe in the East line of Lot 1; thence South 12 degrees 05 minutes 58 seconds East along the East line of Lot 1, 2204.94 feet to the point of beginning according to survey executed by Fawcett Vogt Associates in October 1973, EXCEPTING THEREFROM that part conveyed by deed recorded in Book 7194 page 181.

GENERAL NOTES:

- Subject property is Zoned PC and M3
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone X (SHADED) (Area of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood), Flood Zone AH (Base Rate Elev = 458), and Floodway according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015. Plotted Graphically
- There are no parking stalls shown.
- Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.
- The subject property(ies) described in the above commitment are contiguous the adjoining properties, without any gaps, gores or overlaps.
- Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.
- Basis of Bearings Missouri State Plane Grid North.
- There was no evidence of any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right of way lines
- There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Certificate of Professional liability insurance to be furnished upon request

Surveyors Certification

This is to certify to:
Gateway Studios & Production Services
Old Republic National Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed during March 2020.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: _____
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

PREPARED BY:



ALTA/NSPS LAND TITLE SURVEY

N. OUTER 40

17733, 17775 & 17785 NORTH OUTER 40
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO.

WALTER J. PFLERGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1	00/00/0000-
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DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 3/21/22	JOB NO. 222-7165
M.S.D. #	BASE MAP #
S.L.C. MAT #	MAT SUP. #
M.D.N.R. #	

SHEET TITLE
ALTA/NSPS LAND
TITLE SURVEY

SHEET NO.:
SHEET #2

PREPARED FOR: GATEWAY STUDIOS & PRODUCTION SERVICES
 C/O MR. JERRY KERR
 VICE CHAIRMAN
 PHONE: (855) 332-4777