


Planning Commission Public Hearing Report

Meeting Date: September 12, 2022

From: Shilpi Bharti, Planner 

Location: North side of North Outer 40 Road.

Petition: **P.Z. 09-2022 Valley Village (Stock & Associates):** A request for a zoning map amendment from a “C8” Planned Commercial District to a “PC” Planned Commercial District for 10.9 acres located on the northwest corner of Chesterfield Airport Road & Wings of Hope Blvd (17W620312, 17W620334, 17W640091).

SUMMARY

On behalf of Chesterfield Hockey Association, Inc. c/o Staenberg Group, Stock & Associates Consulting Engineers Inc. has submitted a request for a zoning map amendment from the “C8” Planned Commercial District to a “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, Tree Stand Delineation and outboundary survey.

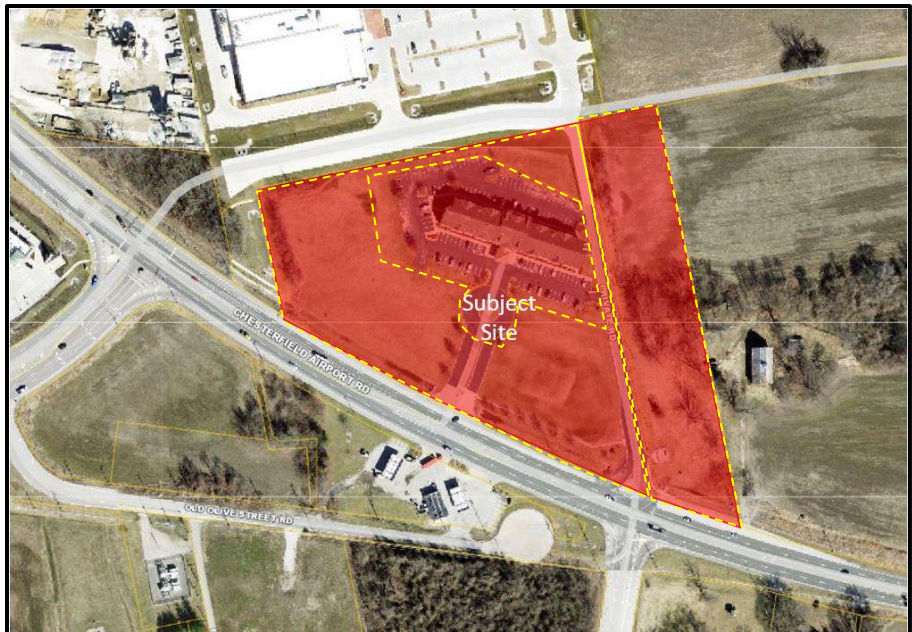


Figure 1: Subject Site Aerial

SITE HISTORY

The subject site is a subdivision named Valley Village which consists of three parcels: 18363 Chesterfield Airport Road, 18375 Chesterfield Airport Road, and 18369 Chesterfield Airport Road. The site was zoned “M3” – Planned Industrial District prior to the City’s incorporation. In 1997, the site was rezoned from “M3”- Planned Industrial District to a “C8” Planned Commercial District by City of Chesterfield Ordinance 1249. The site development concept plan was approved in 1999 and consisted of a total of seven (7)

buildings: one (1) hotel, one (1) office building, one (1) bank, one (1) restaurant, and three (3) retail buildings. The hotel was developed in 1999 at 18375 Chesterfield Airport Road. The other two parcels (18363 & 18369 Chesterfield Airport Road) sit vacant today.

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by “PC” Planned Commercial zoning districts on the north, east, south and west. Chesterfield Airport runs south of the subject site.

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. The City of Chesterfield Land Use Plan designates the subject site within the Regional Commercial land use. The subject site is surrounded by Regional Commercial on the north, south, east and west.

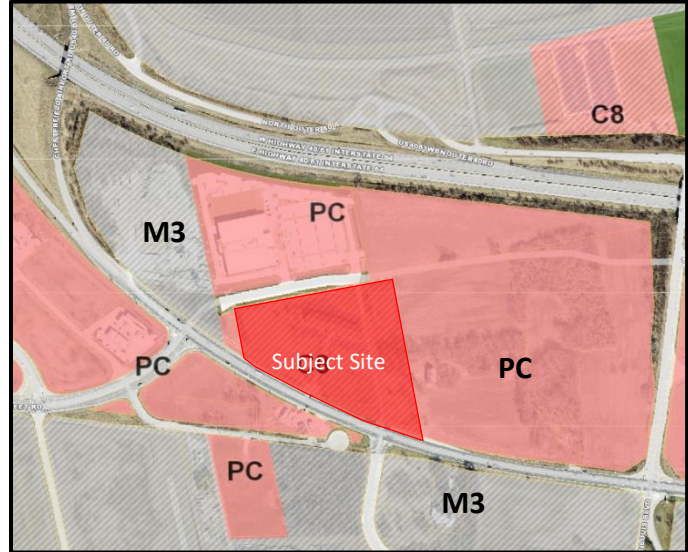


Figure 2: Zoning Map

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.

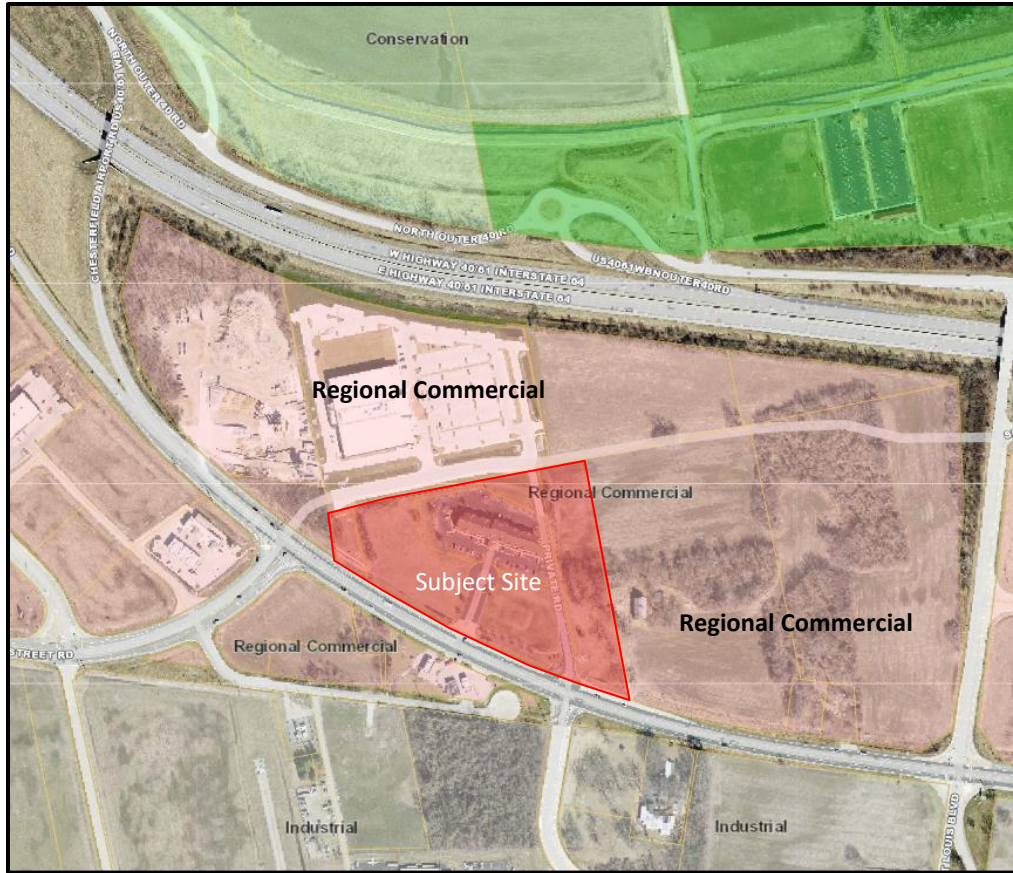


Figure 3: Land use map

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 the 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 hotel at 18375 Chesterfield Airport Road will remain in place, additional parking and potential building are proposed for 18363 Chesterfield Airport Road and 18369 Chesterfield Airport Road. New access is provided north of the subject site. The additional parking proposed on the western portion of the site intended to allow for shared use between this development and the Chesterfield Hockey Association to the north. The maximum height of the proposed building will be 45 feet. Unified Development Code of Chesterfield allows some light industrial uses within PC Districts that are located west of Long Road. The applicant is requesting 29 uses for the proposed “PC” District that are listed below:

- Animal Grooming Service
- Art Gallery; Art Studio
- Banquet Facility
- Office- Dental, General, and Medical
- Bakery; Bar; Brewpub; Coffee Shop; Coffee Shop, Drive-Thru
- 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
- Car Wash
- Car Wash, Self-Service
- Drug Store and Pharmacy; Drug Store and Pharmacy, with Drive-thru
- Financial Institution, No Drive-Thru; Financial Institution, Drive-Thru
- Hotel and Motel; Hotel and Motel-extended stay
- Warehouse, general

The Warehouse use is requested as light industrial use, allowed in the PC District.

The Development Standards requested by the applicant are:

Development Standards	PC District	Applicant Request
Maximum Height of structure	-	45 feet
Building setback from north, east, and west boundary	-	25 feet
Parking setback from north, east, and west boundary	-	24 feet (with the exception of three (3) feet from the Future Right of Way dedication of Olive Street Road.)

Building setback from south (Chesterfield Airport Road right-of-way)	-	40 feet
Parking setback from south (Chesterfield Airport Road right-of-way)	-	40 feet
Open space	35%	35%
Density Requirement	Maximum fifty-five hundredths (0.55) FAR	Maximum fifty-five hundredths (0.55) FAR

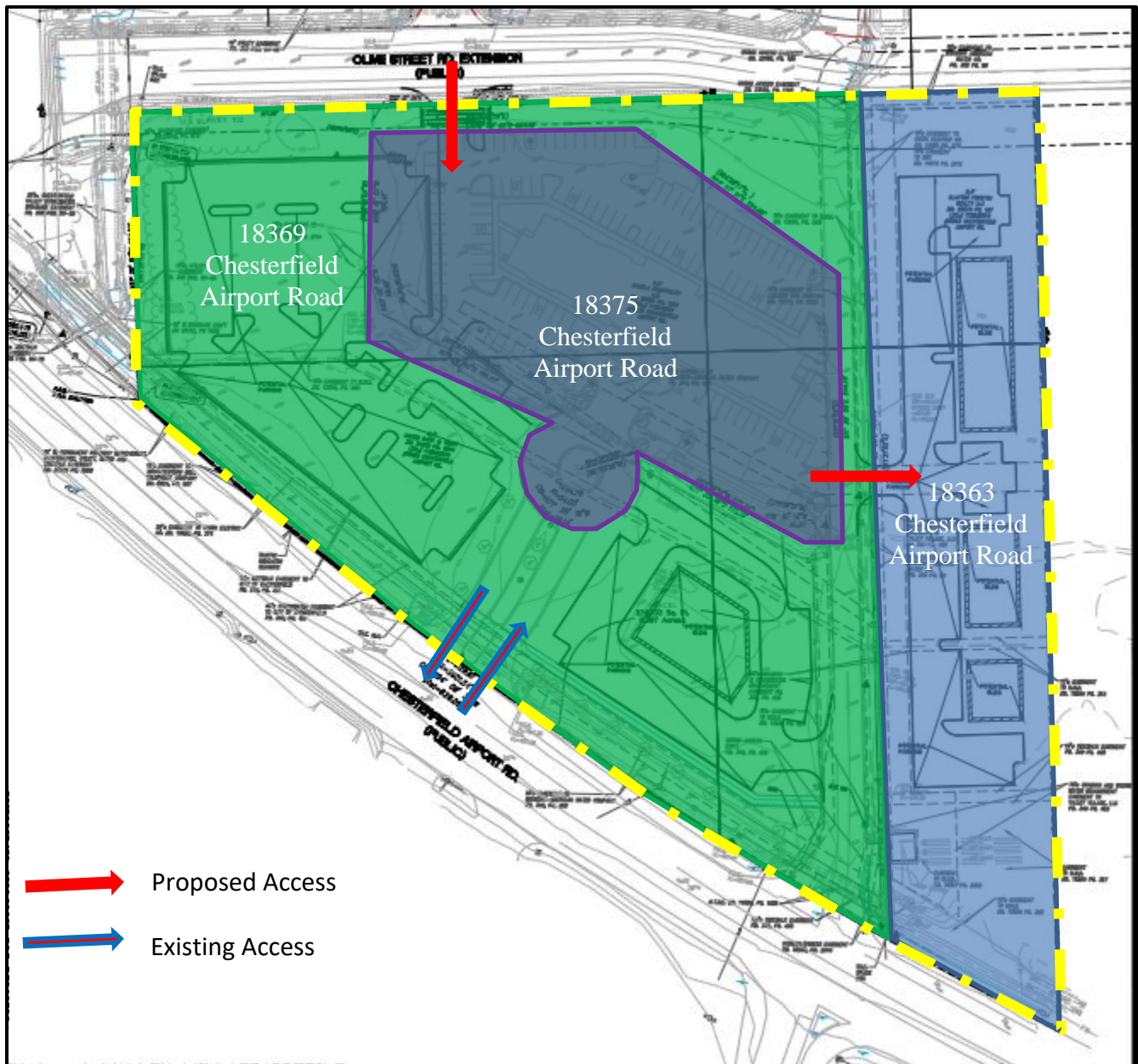


Figure 4: Preliminary Development Plan

A public hearing further addressing the request will be held at the September 12th, 2022 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner’s Narrative Statement and Preliminary Plan packet.

Attachments

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



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearing on Monday, September 12, 2022 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 09-2022 Valley Village (Stock & Associates): A request for a zoning map amendment from the “C8” Planned Commercial District to a “PC” Planned Commercial District for 10.9 acres located on the northwest corner of Chesterfield Airport Road & Wings of Hope Blvd.(17W620312, 17W620334, 17W640091).

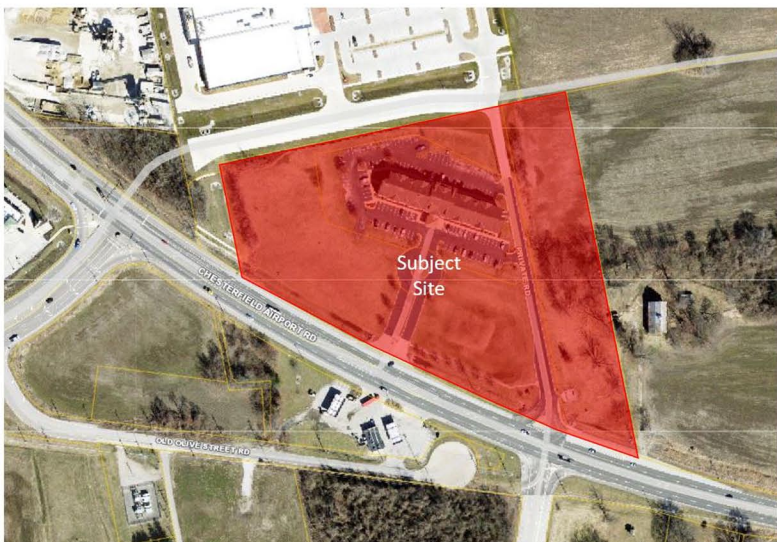
PROPERTY DESCRIPTION

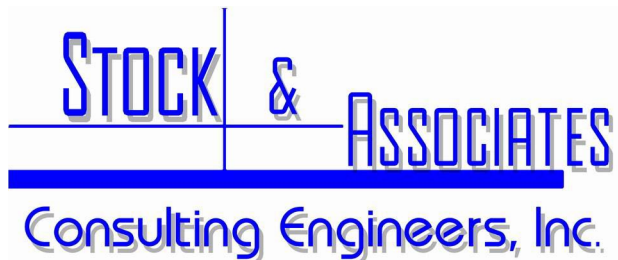
A tract of land in U.S. Survey 102 and part of LOT 6 of R.H. Stevens Farm in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows: Beginning at the intersection of the eastern line of a tract of land as conveyed to Clayton Forsyth Realty LLC by instrument recorded in Book 20873, Page 197 of the St. Louis County records with the northern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the left having a radius of 3901.54 feet; thence along said right-of-way line and said curve with an arc length of 1012.67 feet to the east line of Lot B of Chesterfield Sports Complex, a subdivision thereof as recorded in Plat Boof 369, Page 54 of above said records; thence along said eastern line, North 11 degrees 20 minutes 09 seconds West, 259.80 feet to the southern line of Olive Street Road, variable width, said point also being the northern line of above said U.S. Survey 102; thence along said survey line, North 78 degrees 36 minutes 59 seconds Est, 815.73 feet to the northeast corner of above said Clayton Forsyth Realty LLC tract; thence along the eastern line of last said tract, South 11 degrees 32 minutes 10 seconds East, 851.67 feet to the POINT OF BEGINNING. Containing 475,821 square feet or 10.923 acres, more or less.



**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 Planner Shilpi Bharti at 636.537.4743 or via e-mail at Sbharti@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.





PROJECT NARRATIVE

A Rezoning Request for 18363, 18369 & 18375 Chesterfield Airport Road

Date: July 29, 2022

(Stock Project No. 215-5542.8)

On behalf of, “Chesterfield Hockey Association, Inc.” c/o Staenberg Group, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in rezoning a comprised ±10.9 Acre tract of land located at 18363, 18369, & 18375 Chesterfield Airport Road from a “C-8” Planned Commercial District (City of Chesterfield Ord. 1249) to a “PC” Planned Commercial District. The existing 3-story Comfort Inn & Suites at 18375 Chesterfield Airport Road will be used in place, the vacant land to the west is a proposed parking lot to assist with the Maryville University Hockey Center expansion.

The City’s Comprehensive Plan designates this site as well as the adjacent properties to the North, South, East, and West as “Regional Commercial”, which is consistent with the project request. 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 and structures shall be three (3) stories or forty-five (45.0) 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. Forty (40) feet from Chesterfield Airport Road right-of-way

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

July 29, 2022

PROJECT NARRATIVE – REZONING REQUEST

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- b. Twenty-five (25) feet from the north, east, and west boundary of this Planned Commercial District
 - c. Ten (10) feet from internal lot lines within this Planned Commercial 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. Forty (40) feet from Chesterfield Airport Road right-of-way
 - b. Twenty-five (25) feet from the north, east, and west boundary of this Planned Commercial District, with the exception of three (3) feet from the Future Right-of-way dedication of Olive Street Road.
 - c. Zero (0) feet from internal lot lines within this Planned Commercial District

Requested Permitted Uses:

PUBLIC/RECREATIONAL

- 1. Animal Grooming Service
- 2. Art Gallery
- 3. Art Studio
- 4. Banquet Facility

OFFICE

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

COMMERCIAL/SALES

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

SERVICE/INDUSTRIAL

- 21. Car Wash

July 29, 2022

PROJECT NARRATIVE – REZONING REQUEST

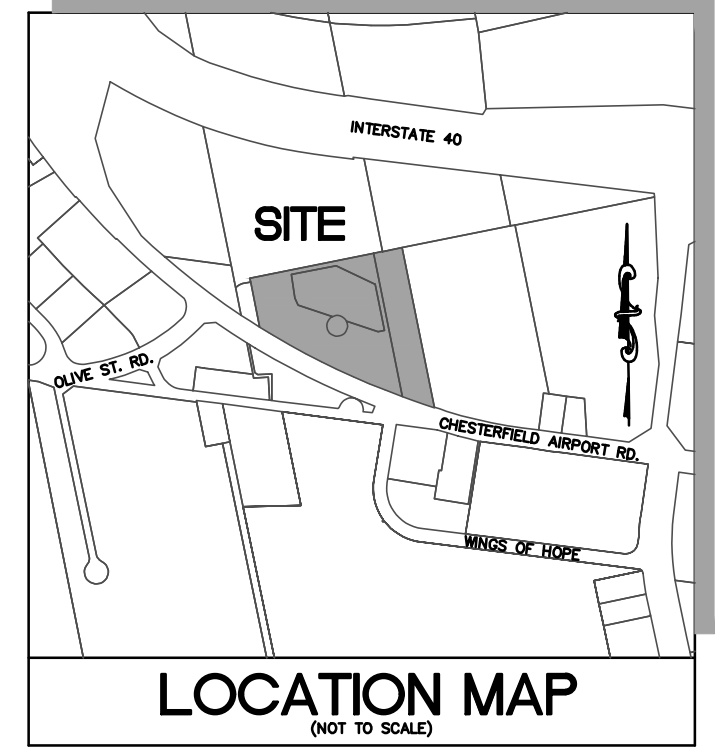
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22. Car Wash, Self-Service
23. Drug Store and Pharmacy
24. Drug Store and Pharmacy, with Drive-Thru
25. Financial Institution, No Drive-Thru
26. Financial Institution, Drive Thru
27. Hotel and Motel
28. Hotel and Motel-extended stay
29. Warehouse, general

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOT 6 OF R.H. STEVENS FARM AS PER PLAT BOOK 7 PAGE 37, AND BEING LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

- ### ABBREVIATIONS
- ATG - 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
 - LFB. - LOW FLOW BLOCKED
 - M.H. - MANHOLE
 - N/F. - NOW OR FORMERLY
 - PL. - PLAT BOOK
 - PG. - PAGE
 - PR. - PROPOSED
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - R/W. - RIGHT-OF-WAY
 - SQ. - SQUARE
 - T. - TELEPHONE CABLE
 - T.B.A. - TO BE ABANDONED
 - T.B.R. - TO BE REMOVED
 - T.B.R.A.R. - TO BE REMOVED AND REPLACED
 - TYP. - TYPICALLY
 - U.I.P. - USE IN PLACE
 - U.O.N. - UNLESS OTHERWISE NOTED
 - V.C.P. - VITRIFIED CLAY PIPE
 - W. - WATER
 - (B+W) - RIGHT-OF-WAY WIDTH



SITE INFORMATION

OWNER 18363 C.A.R.: CLAYTON FORSYTH REALTY LLC
OWNER 18369 C.A.R.: UNITED BANK TRUST
OWNER 18375 C.A.R.: KAHLEA HOSPITALITY LLC
ADDRESS: 18363, 18369 & 18375 CHESTERFIELD AIRPORT RD., CHESTERFIELD, MO 63005

EXISTING ZONING: "C8" PLANNED COMMERCIAL - ORD. 1249
PROPOSED ZONING: "PC" PLANNED COMMERCIAL
LOCATOR NO.: 17W620312, 17W620334, 17W640091
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: RICHWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 2818C00145K
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

FAR CALCULATION

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

OPEN SPACE:

MINIMUM 35.0% OPEN SPACE

HEIGHT:

A MAXIMUM HEIGHT OF 3-STORIES OR 45.0' FEET

BUILDING AND PARKING SETBACKS

STRUCTURE SETBACKS:
• FORTY (40) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
• TWENTY-FIVE (25) FEET FROM THE NORTH, EAST, WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
• TEN (10) FEET FROM INTERNAL LOT LINES WITHIN THIS PLANNED COMMERCIAL DISTRICT

PARKING SETBACKS:
• FORTY (40) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
• TWENTY-FIVE (25) FEET FROM FROM THE NORTH, EAST, WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT WITH THE EXCEPTION OF THREE (3) FEET FROM THE FUTURE RIGHT-OF-WAY DEDICATION OF OLIVE STREET ROAD.
• ZERO (0) FEET FROM INTERNAL LOT LINES WITHIN THIS PLANNED COMMERCIAL DISTRICT

- ### GENERAL NOTES
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & 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., MODOT, 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 ELEVATION 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 FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 461.44 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 SIGHT 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 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 AND PROPERTY DAMAGE(S) 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.

PROPERTY DESCRIPTIONS:

PROPERTY DESCRIPTION - 18363 CHESTERFIELD AIRPORT ROAD

A TRACT OF LAND AS CONVEYED TO CLAYTON FORSYTH REALTY LLC, BY INSTRUMENT RECORDED IN BOOK 20873, PAGE 197 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 102, BEING PART OF LOTS 5 AND 6 OF THE "SUBDIVISION OF R.H. STEVENS FARM" IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID CLAYTON FORSYTH REALTY LLC TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD, (FORMERLY U.S. FORTY); SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO UNITED BANK & TRUST BY INSTRUMENT RECORDED IN BOOK 20022, PAGE 489 OF ABOVE SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID TO UNITED BANK & TRUST TRACT, NORTH 11 DEGREES 30 MINUTES 05 SECONDS WEST, 760.73 FEET TO THE SOUTH LINE OF SAID TRACT, NORTH 78 DEGREES 36 MINUTES 56 SECONDS EAST, 158.16 FEET TO THE NORTHEAST CORNER OF SAID CLAYTON FORSYTH REALTY LLC TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT, SOUTH 11 DEGREES 32 MINUTES 10 SECONDS EAST, 851.67 FEET TO ITS INTERSECTION WITH THE NORTHEASTERN LINE OF ABOVE SAID CHESTERFIELD AIRPORT ROAD, (FORMERLY U.S. FORTY); SAID POINT ALSO BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3,901.54 FEET, AN ARC LENGTH OF 183.07 FEET AND A CHORD WHICH BEARS NORTH 71 DEGREES 35 MINUTES 43 SECONDS WEST, 183.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 127,836 SQUARE FEET OR 2.935 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - 18369 CHESTERFIELD AIRPORT ROAD

A tract of land being part of U.S. Survey 102 and part of Lot 6 of the "Subdivision of R.H. Stevens Farm", a subdivision according to the plat thereof recorded in Plat Book 7, page 37 of the St. Louis City records, in Township 45, Range 3 East, St. Louis County, Missouri and being more particularly described as follows:
Beginning at the southeast corner of Lot 6 of Chesterfield Sports Complex as recorded in Plat Book 369, Page 54 of the St. Louis County records, said point also being located on the Northeastern line of Chesterfield Airport Road, (formerly U.S. Forty); thence along said east line, North 11 degrees 20 minutes 09 seconds East, 259.80 feet to the South line of Olive Street Road, variable width as established by above said plat, said South also being the South line of U.S. Survey 371; thence along the south line of U.S. Survey 371, North 78 degrees 36 minutes 56 seconds East, (North 78 degrees 36 minutes 20 seconds East), 657.57 feet to the west line of a tract of land as conveyed to Clayton Forsyth Realty LLC, by instrument recorded in Book 20873, Page 197 of the St. Louis County records; thence along said east line South 11 degrees 30 minutes 05 seconds East, (South 11 degrees 28 minutes 53 seconds East), 760.73 feet to the Northeastern line of above said Chesterfield Airport Road, (formerly U.S. Forty); said point also being located on a curve to the left having a radius of 3,901.54 feet; thence along said northeastern line on an arc length of 829.61 feet and a chord which bears North 64 degrees 09 minutes 34 seconds West, 829.05 feet to the POINT OF BEGINNING, accepting a 2.50 acre parcel in the Northwest corner thereof described as follows:
Commencing at the southeast corner of Lot 6 of Chesterfield Sports Complex as recorded in Plat Book 369, Page 54 of the St. Louis County records, said point also being located on the Northeastern line of Chesterfield Airport Road, (formerly U.S. Forty); thence along said east line, North 11 degrees 20 minutes 09 seconds East, 259.80 feet to the South line of Olive Street Road, variable width as established by above said plat, said South also being the South line of U.S. Survey 371; thence along the south line of U.S. Survey 371, North 78 degrees 36 minutes 56 seconds East, (North 78 degrees 36 minutes 20 seconds East), 217.25 feet; thence South 08 degrees 41 minutes 09 seconds West, 23.80 feet to the POINT OF BEGINNING of the herein described tract; thence North 78 degrees 49 minutes 25 seconds East, (North 78 degrees 48 minutes 29 seconds East), 237.16 feet; thence North 71 degrees 38 minutes 16 seconds West, (North 71 degrees 39 minutes 12 seconds West), 172.19 feet to the beginning of a non-tangent curve to the right of which the radius point lies South 63 degrees 11 minutes 31 seconds West, 54.00 feet, having a central angle of 270 degrees 20 minutes 26 seconds and an arc length of 254.79 feet; thence North 71 degrees 38 minutes 16 seconds West, (North 71 degrees 39 minutes 12 seconds West), 189.27 feet; thence North 23 degrees 02 minutes 50 seconds West, (North 23 degrees 03 minutes 46 seconds West), 38.80 feet; thence North 08 degrees 41 minutes 07 seconds West, (North 08 degrees 42 minutes 03 seconds West), 124.41 feet to the POINT OF BEGINNING.
Containing 112,908 square feet or 2.592 acres, more or less.

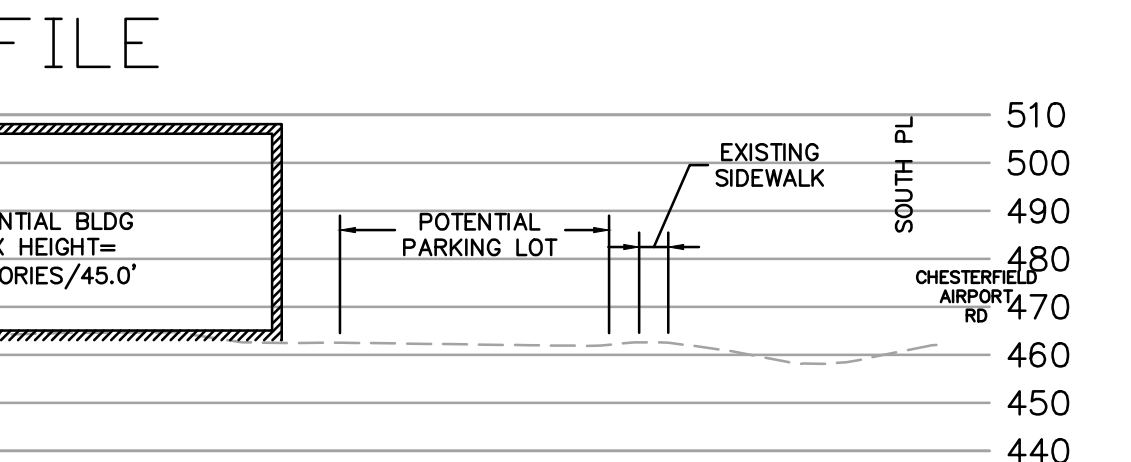
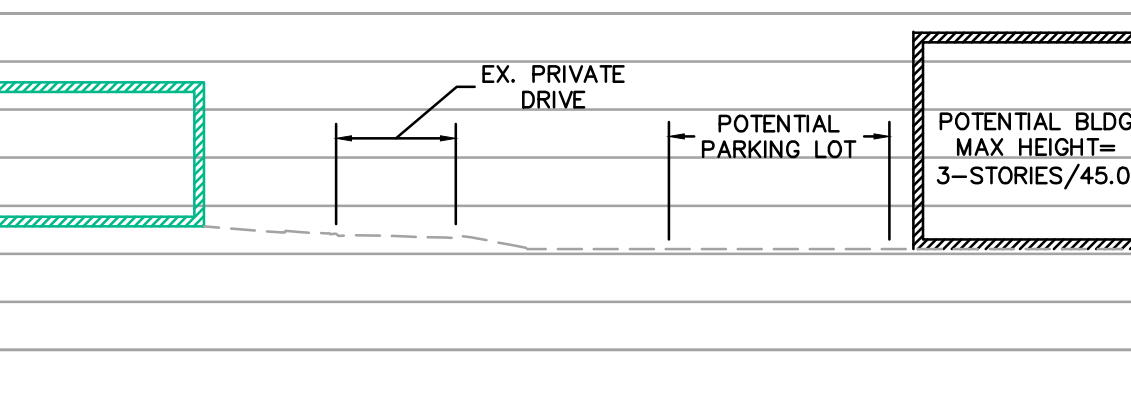
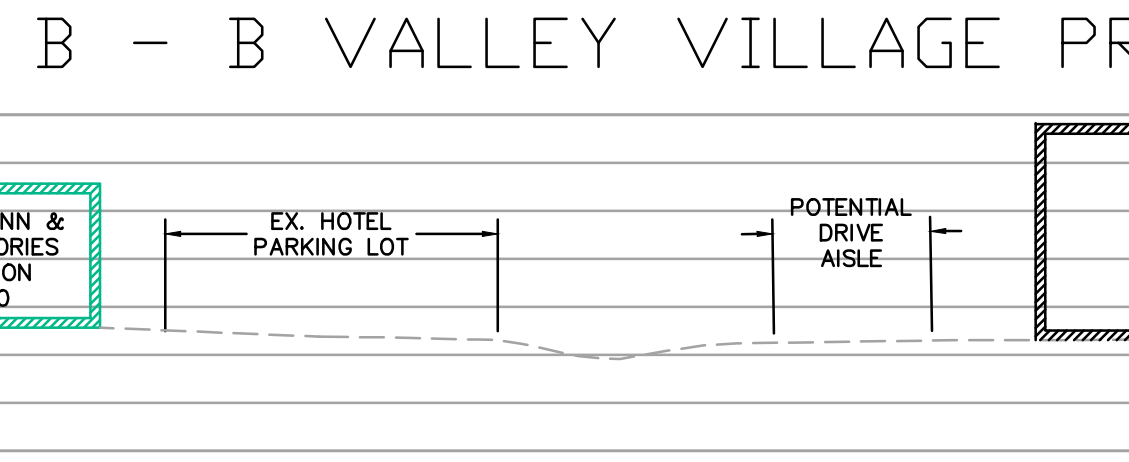
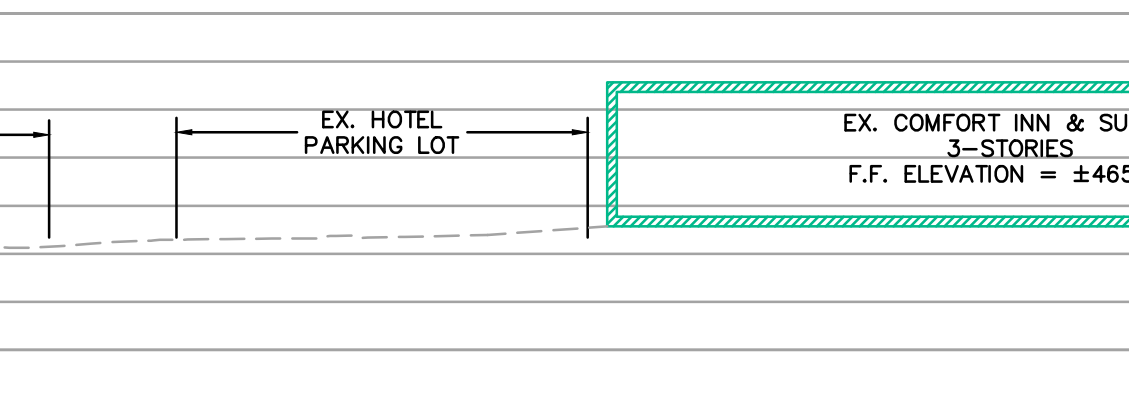
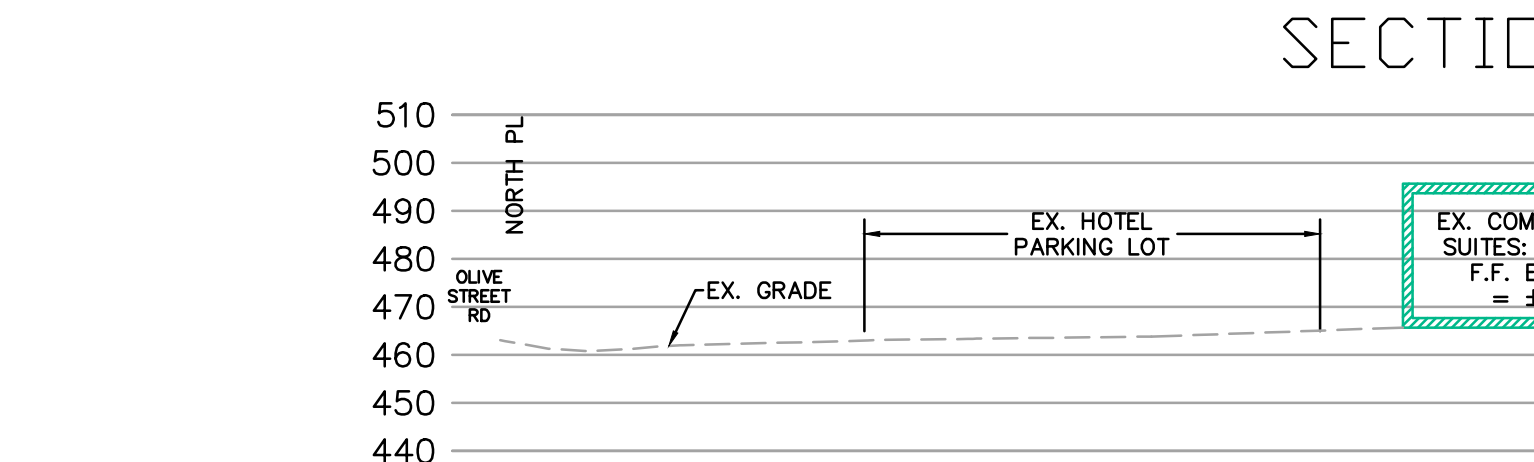
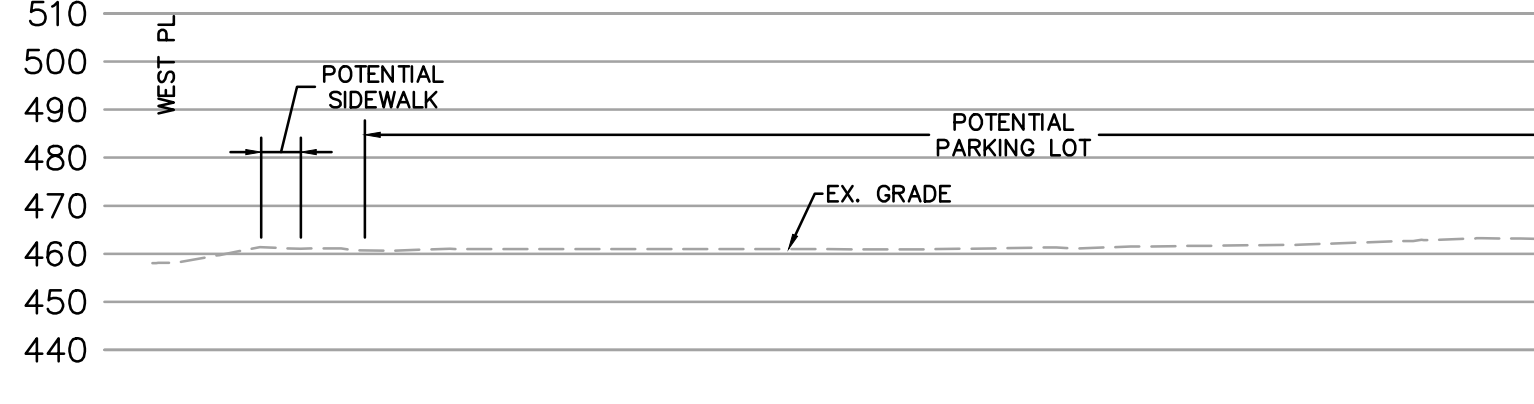
PROPERTY DESCRIPTION - 18375 CHESTERFIELD AIRPORT ROAD

A tract of land being part of U.S. Survey 102 and part of Lot 6 of the "Subdivision of R.H. Stevens Farm", a subdivision according to the plat thereof recorded in Plat Book 7, page 37 of the St. Louis City records, in Township 45, Range 3 East, St. Louis County, Missouri and being more particularly described as follows:
Commencing at the southeast corner of Lot 6 of Chesterfield Sports Complex as recorded in Plat Book 369, Page 54 of the St. Louis County records, said point also being located on the Northeastern line of Chesterfield Airport Road, (formerly U.S. Forty); thence along said east line, North 11 degrees 20 minutes 09 seconds East, 259.80 feet to the South line of Olive Street Road, variable width as established by above said plat, said South also being the South line of U.S. Survey 371; thence along the south line of U.S. Survey 371, North 78 degrees 36 minutes 56 seconds East, (North 78 degrees 36 minutes 20 seconds East), 217.25 feet; thence South 08 degrees 41 minutes 09 seconds West, 23.80 feet to the POINT OF BEGINNING of the herein described tract; thence North 78 degrees 49 minutes 25 seconds East, (North 78 degrees 48 minutes 29 seconds East), 237.16 feet; thence North 71 degrees 38 minutes 16 seconds West, (North 71 degrees 39 minutes 12 seconds West), 172.19 feet to the beginning of a non-tangent curve to the right of which the radius point lies South 63 degrees 11 minutes 31 seconds West, 54.00 feet, having a central angle of 270 degrees 20 minutes 26 seconds and an arc length of 254.79 feet; thence North 71 degrees 38 minutes 16 seconds West, (North 71 degrees 39 minutes 12 seconds West), 189.27 feet; thence North 23 degrees 02 minutes 50 seconds West, (North 23 degrees 03 minutes 46 seconds West), 38.80 feet; thence North 08 degrees 41 minutes 07 seconds West, (North 08 degrees 42 minutes 03 seconds West), 124.41 feet to the POINT OF BEGINNING.
Containing 112,908 square feet or 2.592 acres, more or less.

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 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 UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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:
CHESTERFIELD HOCKEY ASSOCIATION, INC.
P.O. BOX 335
CHESTERFIELD, MO 63006



SECTIONS
SCALE: HORIZ. = 1" = 40'
VERT. = 1" = 40'

ST. LOUIS COUNTY BENCHMARK

BENCHMARK #1122 NAVD83(2011) Elev = 463.32
PLUS NODD9 Elev = 465.47 PLUS Cut 1" on the northernmost corner of the concrete base for a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard eastbound Chesterfield Airport Road; roughly 78 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet south of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

SITE BENCHMARK

ELEV. = 463.53
1" Cut on concrete curb, 5' north of p.c. of north entrance to pump station as shown hereon.



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

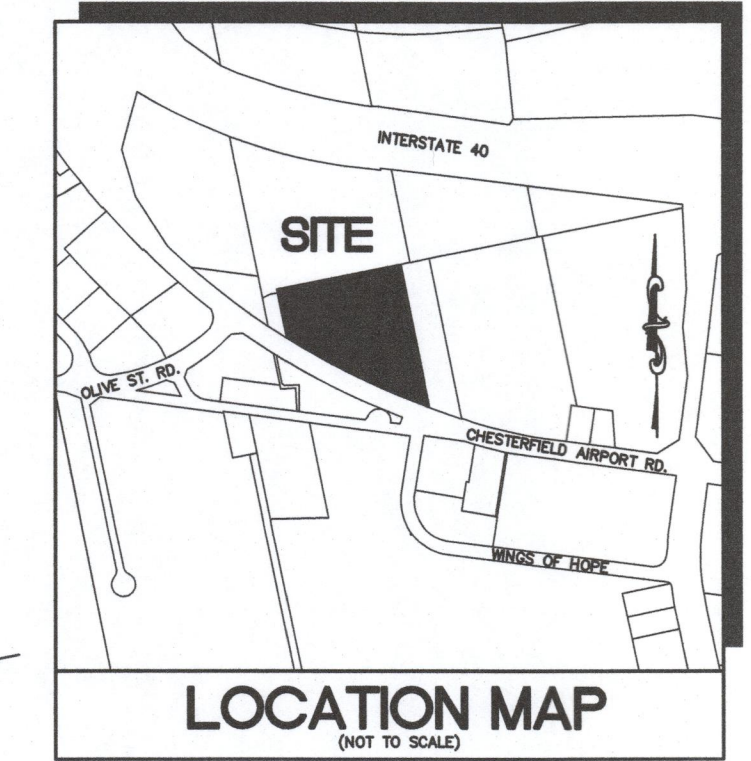
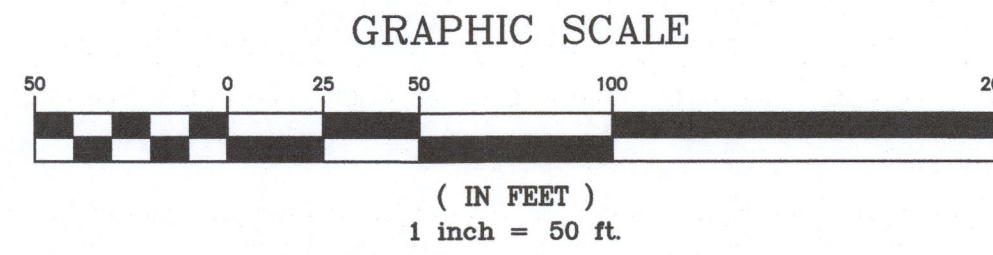
PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY VILLAGE
18363, 18369 & 18375 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005

DATE: 05/24/2022
ENGINEER: GEORGE MICHAEL STOCK
CERTIFICATE OF AUTHORITY NUMBER: PE-25116
07/29/2022

REVISIONS:
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
SHEET NO.: C1.0

OUTBOUNDARY

A TRACT OF LAND LOCATED IN U.S. SURVEY 102 AND PART OF LOT 6 OF R.H. STEVENS FARM
IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



CHESTERFIELD SPORTS COMPLEX,
PLAT BOOK 369, PAGE 54 & 8
LOT A

N/F
CHESTERFIELD HOCKEY ASSOCIATION INC
18379 CHESTERFIELD AIRPORT RD
DB. 23190, PG. 3159
17W640145

N/F
CHESTERFIELD HOCKEY ASSOCIATION INC
18379 CHESTERFIELD AIRPORT RD
DB. 23190, PG. 3159
17W640134

U.S. SURVEY 371
SOUTH LINE OF LOT 3

OLIVE STREET (VW) ROAD

U.S. SURVEY 371
U.S. SURVEY 102

LOT B

N/F
CHESTERFIELD HOCKEY ASSOCIATION INC
18379 CHESTERFIELD AIRPORT RD
DB. 23190, PG. 3159
17W640102

AREA
235,078 Sq. Ft.
5.397 Acres±

N/F
KAHELA HOSPITALITY LLC
18375 CHESTERFIELD AIRPORT RD
DB. 20284, PG. 1233
17W640091

AREA
112,908 Sq. Ft.
2.592 Acres±

N/F
UNITED BANK & TRUST
18369 CHESTERFIELD
DB. 24202, PG. 4894
17W620334

N/F
CLAYTON FORSYTH REALTY LLC
18363 CHESTERFIELD AIRPORT RD
DB. 17W620312

AREA
127,834 Sq. Ft.
2.935 Acres±

N/F
GUMBO REAL ESTATE LLC
DB. 15051 PG. 1126
LOC. # 17W430035
#18301 CHESTERFIELD AIRPORT RD.

TOTAL TRACT
475,821 Sq. Ft.
10.923 Acres±

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 102 and part of LOT 6 of R.H. Stevens Farm in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of the eastern line of a tract of land as conveyed to Clayton Forsyth Realty LLC by instrument recorded in Book 20873, Page 197 of the St. Louis County records with the northern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the left having a radius of 3901.54 feet; thence along said right-of-way line and said curve with an arc length of 1012.67 feet and a chord which bears North 65 degrees 30 minutes 13 seconds West, 1009.83 feet to the east line of Lot B of Chesterfield Sports Complex, a subdivision thereof as recorded in Plat Book 369, Page 54 of above said records; thence along said eastern line, North 11 degrees 20 minutes 09 seconds West, 259.80 feet to the southern line of Olive Street Road, variable width, said point also being the northern line of above said U.S. Survey 102; thence along said survey line, North 78 degrees 36 minutes 59 seconds East, 815.73 feet to the northeast corner of above said Clayton Forsyth Realty LLC tract; thence along the eastern line of last said tract, South 11 degrees 32 minutes 10 seconds East, 851.67 feet to the POINT OF BEGINNING.

Containing 475,821 square feet or 10.923 acres, more or less.

GENERAL NOTES:

1) Subject property is Zoned C8 Ord#1249
Setback Requirements:

Front: No building within 40' of Chesterfield Airport Road.
25' from North, East and West Property lines, 10' from internal lot lines.

Parking Setbacks:
40' from Chesterfield Airport Road
25' from North, East and West Property lines, 10' from internal lot lines.

Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (areas with reduced flood risk due to levee) according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015.

Surveyors Certification

This is to certify to that at the request of TSG Chesterfield Airport Road, LLC, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the proposed Boundary Adjustment Plat. This plan does not constitute a Property Boundary Survey.

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

By: *[Signature]*
Norbert P. Wildhaber Jr., Missouri P.L.S. No. 2008-016667

PREPARED FOR:
Chesterfield Hockey Association, Inc.
c/o The Staenberg Group
2127 Innerbelt Business Center Drive #310
St. Louis, MO 63114

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ZONING EXHIBIT

VALLEY VILLAGE

18369, 18375 & 18363 CHESTERFIELD AIRPORT ROAD



NORBERT P. WILDHABER JR. P.L.S.
MO. P.L.S. # 2008-016667
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

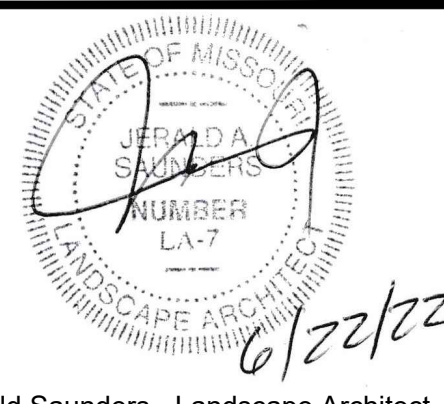
1 2022-08-23 DISTANCE CHANGE

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 8-23-2022	JOB NO. #: 215-5542
M.S.D. P. #: P-XXXXXX	BASE MAP #: XXX
S.L.C. H&T #: XXXX	H&T S.U.P. #: XXX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

ZONING EXHIBIT

SHEET NO.:

1 OF 1



Jerold Saunders - Landscape Architect
MO License # LA-007

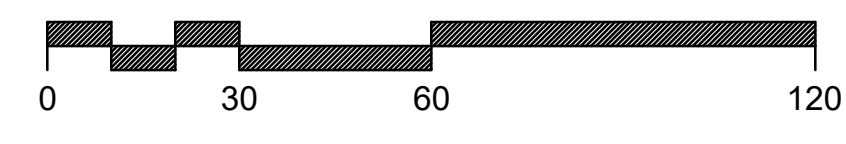
Consultants:

Valley Village
18363, 18369 & 18375 Chesterfield Airport Road
Chesterfield, Missouri 63005

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Norway Maple	7	15	Poor	Severe trunk damage
2	Green Ash	6	15	Poor	Severe dieback
3	Green Ash	11	20	Fair	Thinning
4	Green Ash	11	20	Poor	Dieback
5	Green Ash	12	20	Fair	
6	Green Ash	11	20	Poor	Dieback
7	Green Ash	11	20	Poor	Dieback
8	Crabapple	8	20	Fair	Suckers
9	Crabapple	6	15	Fair	
10	Crabapple	8	20	Fair	
11	Pear	12	20	Fair	Some trunk damage
12	Crabapple	8	15	Fair	
13	Crabapple	6	12	Poor	Limb damage
14	Pear	12	20	Fair	Trunk damage
15	Pear	12	20	Fair	Suckers
16	Pear	10	20	Fair	Lean, dead limbs
17	Crabapple	8	15	Fair	Thin
18	Crabapple	8	15	Fair	Lean
19	Crabapple	6	12	Fair	
20	Crabapple	7	15	Fair	
21	Crabapple	9	18	Good	
22	Pear	14	20	Fair	Suckers
23	Pear	14	20	Good	
24	Pear	8	20	Fair	Thin
25	Pear	10	20	Good	
26	Pear	10	18	Poor	Suckers, multi-stem
27	Norway Maple	5	15	Poor	
28	Ash	8	25	Fair	Vine covered
29	Elm	11	25	Fair	
30	Mulberry	8	25	Good	Utility trimmed
31	Cottonwood	18	30	Good	
32	Cottonwood	14	25	Fair	
33	Elm	10	20	Fair	
34	Elm	8	12	Fair	
35	Elm	8	12	Fair	
36	Elm	8	12	Fair	
37	Pecan	30	60	Fair	Large limb damage
38	Cottonwood	12	30	Fair	
39	Cottonwood	12	30	Fair	
40	Hackberry	12	30	Fair	
41	Elm	16	25	Good	
42	Elm	12	20	Poor	
43	Elm	14	20	Fair	
44	Mulberry	20	40	Fair	Multi-stem
45	Pecan	36	45	Good	Monarch
46	Maple	12	25	Good	
47	Cottonwood	16	35	Fair	
48	Mulberry	24	35	Good	Multi-stem
49	Pecan	18	40	Good	
50	Silver Maple	12	25	Poor	
51	Pecan	28	35	Fair	Significant limb damage
52	Sycamore	48	40	Dying	Near dead
53	Silver Maple	48	50	Fair	Significant limb damage
54	Willow	20	45	Good	Multi-stem
55	Hackberry	12	25	Poor	
56	Linden	2	10	Good	
57	Alianthus	8	20	Fair	Offsite

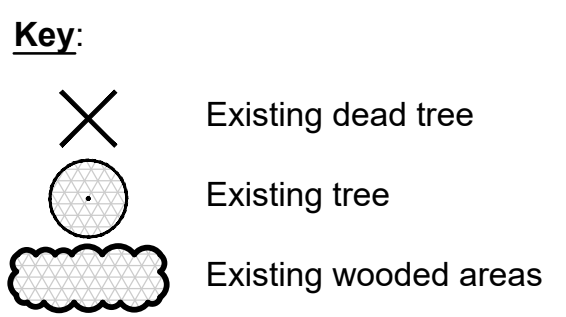


Tree Stand Delineation
SCALE 1"=30'



Tree Stand Delineation Narrative
This project site comprises a total of 10.924 acres and has a total of 41,482 s.f. of tree canopy which excludes offsite tree canopy area. The Tree Stand Delineation map was completed by field inspection.

Site Area	=	10.924 acres
Individual Tree Area	=	15,723 s.f. (0.36 acres)
Woodland Tree Canopy Area	=	25,759 s.f. (0.59 acres)
Total Existing Tree Canopy Area	=	41,482 s.f. (0.95 acres)



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

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
790 april 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000119

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	6/22/22
Job #:	813.100