


Planning Commission Staff Report

Meeting Date: September 12, 2022

From: Shilpi Bharti, Planner 

Location: North side of Chesterfield Airport 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.

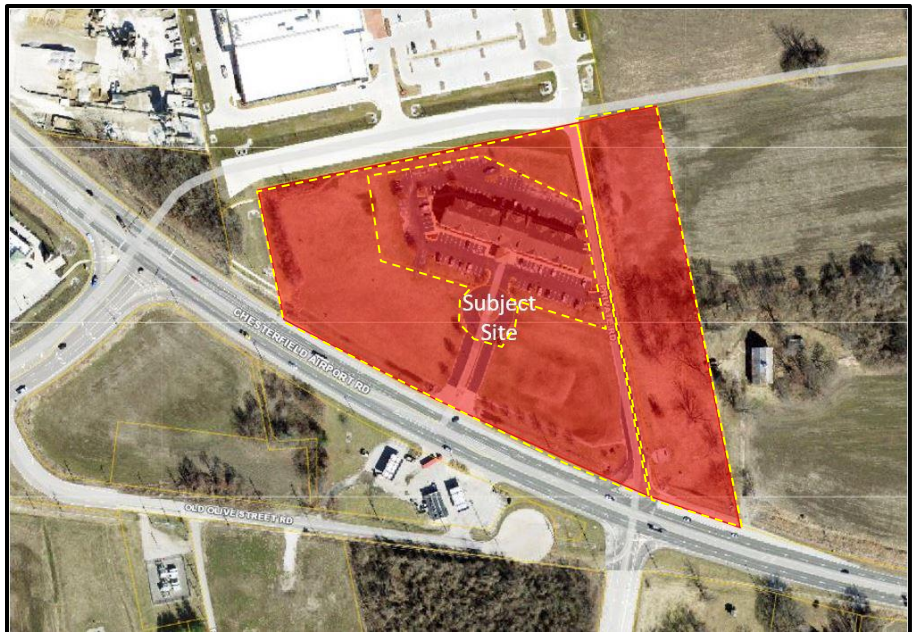


Figure 1: Subject Site Aerial

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.

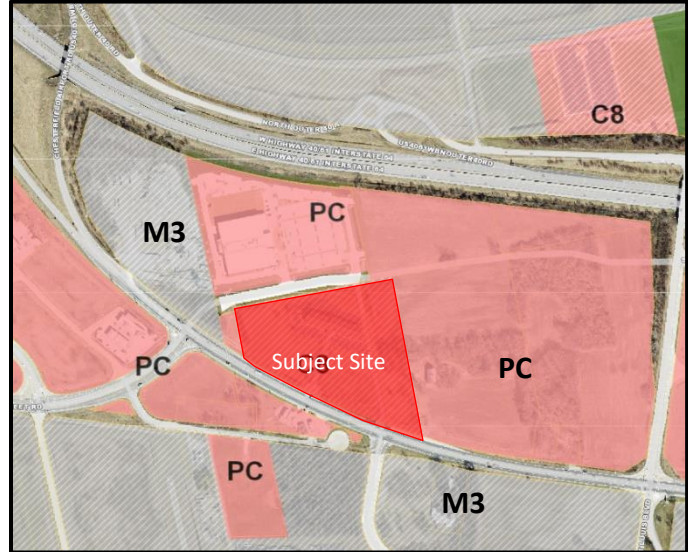


Figure 2: Zoning Map

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. 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.

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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.

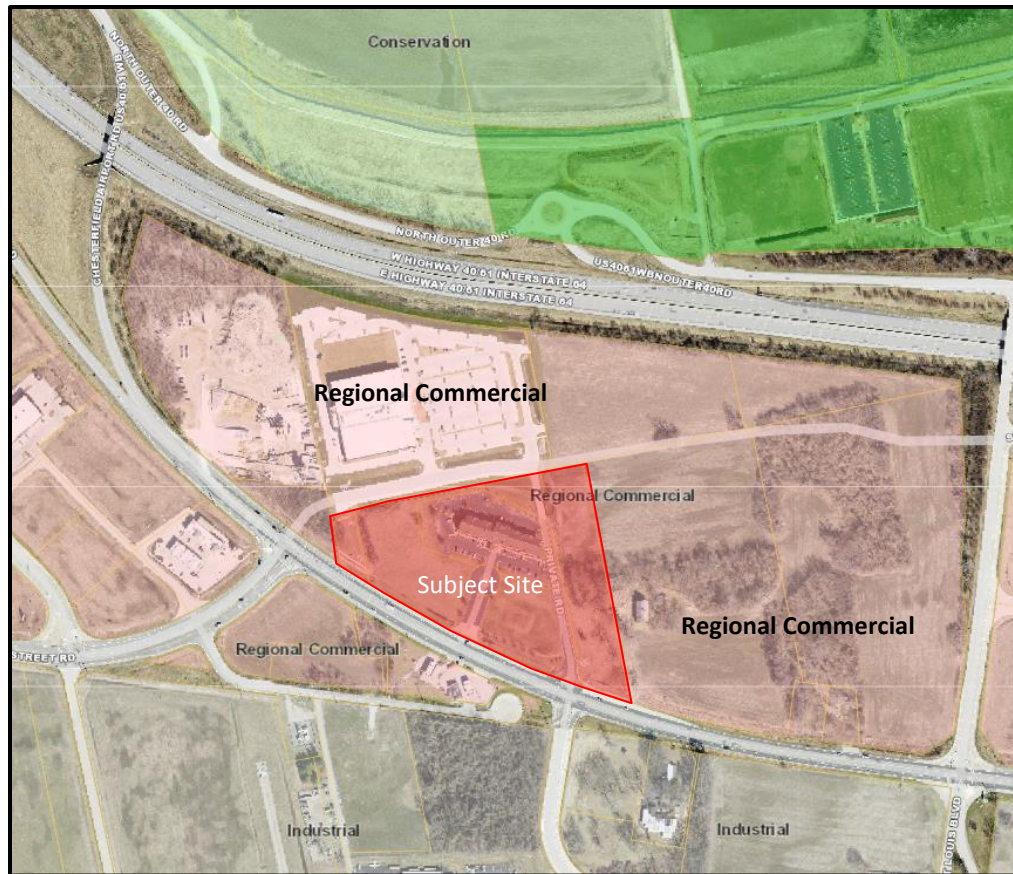


Figure 3: Land use map

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 is 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. The 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, and is allowed in the PC District west of Long Road.

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	-	25 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

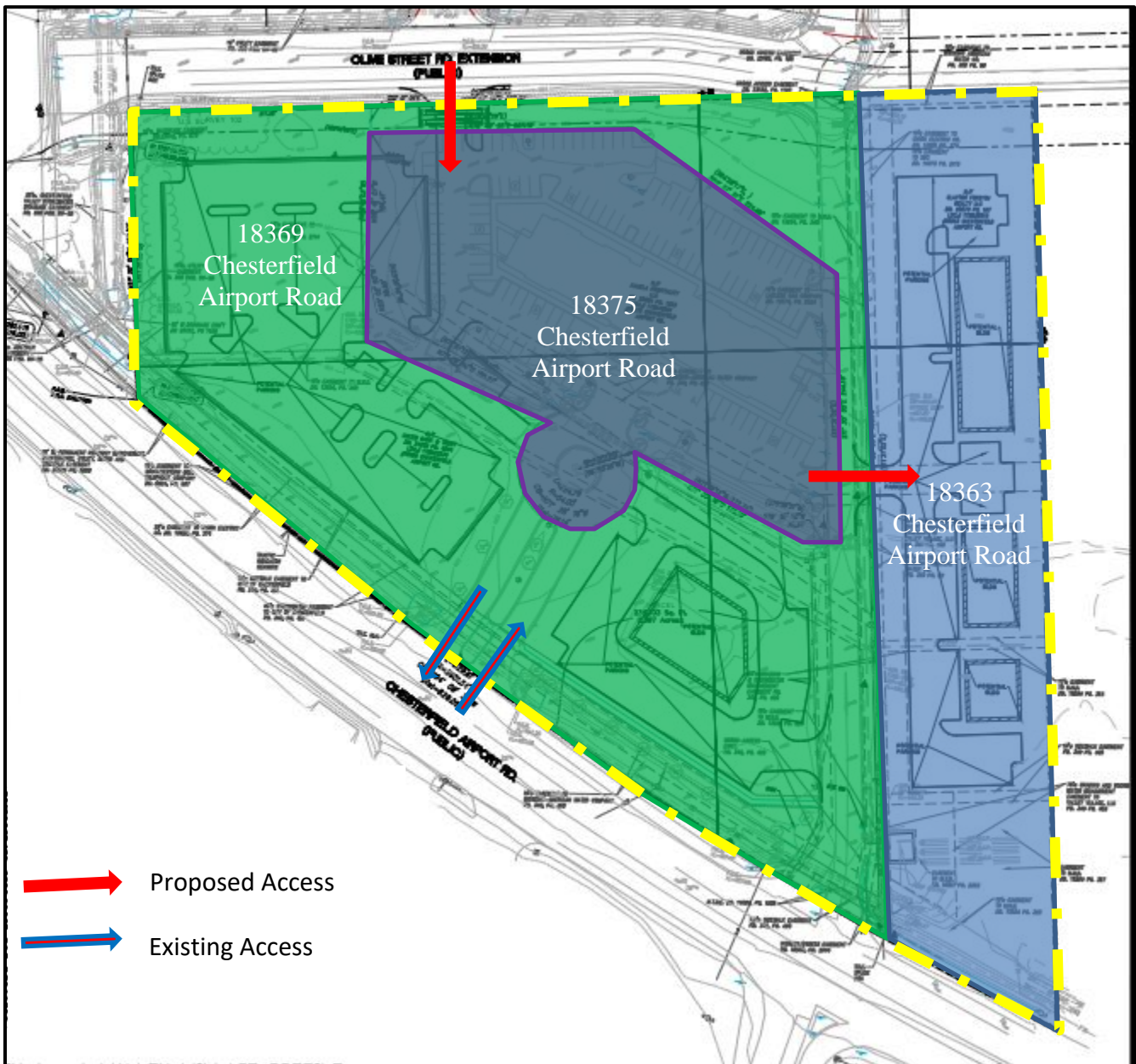


Figure 4: Preliminary Development Plan

PUBLIC HEARING

A public hearing for this request was held on September 12, 2022 at which the Planning Commission discussed some points. 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 points raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

ISSUES RAISED

There was no issue raised in the Public Hearing. The Commission requested that the permitted uses allowed on the surrounding PC districts be reviewed. Staff has reviewed ordinance 2974 of Chesterfield Ice and Sports Complex (property north of subject site) and ordinance 2959 of Nasrallah Global (property east of subject site). Most of the permitted uses requested by the applicant are also permitted uses in the neighboring PC districts. The ordinances of neighboring PC districts prohibit drive-through uses, outdoor storage and outdoor sales activity. Neighboring PC districts have hours of operation restrictions for some of the retail uses. To be consistent with the neighboring PC district, staff has included similar hours of operation restrictions to the Attachment A of the proposed PC District.

Attachments

1. Attachment A
2. Applicant Narrative Statement
3. Preliminary Development Plan
4. Outboundary Survey
5. Tree Stand Delineation

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. Animal Grooming Service
 - b. Art Gallery
 - c. Art Studio
 - d. Banquet Facility
 - e. Office-Dental
 - f. Office-General
 - g. Office-Medical
 - h. Bakery
 - i. Bar
 - j. Brewpub
 - k. Coffee Shop
 - l. Coffee Shop, Drive-Thru
 - m. Grocery-Community
 - n. Grocery-neighborhood
 - o. Restaurant-Sit Down
 - p. Restaurant-Fast Food, Drive-Thru
 - q. Restaurant-Fast Food, No Drive-Thru
 - r. Restaurant – Take Out

- s. Retail Sales Establishment – Community
 - t. Retail Sales Establishment – Neighborhood
 - u. Car Wash
 - v. Car Wash, Self-Service
 - w. Drug Store and Pharmacy
 - x. Drug Store and Pharmacy, with Drive-Thru
 - y. Financial Institution, No Drive-Thru
 - z. Financial Institution, Drive Thru
 - aa. Hotel and Motel
 - bb. Hotel and Motel -extended stay
 - cc. Warehouse, general
2. Hours of Operation.
- a. Uses “m”, “n”, “s”, “t”, “w” and “x” listed above are considered retail uses and retail sales, and will be subject to hours of operation from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

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

1. Height
- a. The maximum height of the building, exclusive of roof screening, shall not exceed three (3) stories or forty-five (45.0) feet.
2. Building Requirements
- a. A minimum of thirty-five percent (35%) openspace is required for each lot within this development.
 - 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, or flag poles will be located within the following setbacks:

- a. Forty (40) feet from the Chesterfield Airport Road right-of-way on the south boundary of the Planned Industrial (PC) District.
- b. Twenty-five (25) feet from the north, east, and west boundary of this Planned Commercial (PC) 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 or egress, will be located within the following setbacks:

- a. Forty (40) feet from the Chesterfield Airport Road right-of-way on the south boundary of the Planned Industrial (PC) District.
- b. Twenty-five (25) feet from the north, east, and west boundary of the Planned Commercial (PC) 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 (PC) 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. Parking lots shall not be used as streets.
3. 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.

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 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.

I. ACCESS/ACCESS MANAGEMENT

1. No new direct access to Chesterfield Airport Road shall be permitted for this development.
2. 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, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
3. 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.
4. Provide cross access easements as needed to the parcels to the south, east, and to the west as directed by City of Chesterfield.
5. Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west or to Spirit of St. Louis Boulevard to the east, the internal access road between Chesterfield Airport Road and the Olive Street Road extension shall be restricted at either its northern (south side of Olive Street Road) or southern access point (north side of Chesterfield Airport Road).

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Olive Street Road shall be extended and/or improved across the northern property frontage as directed by the City of Chesterfield and St. Louis County Department of Transportation. The final alignment of Olive Street Road shall be as directed by the City of Chesterfield and St. Louis County Department of Transportation. The typical section of the roadway to be constructed or escrowed, as directed by St. Louis County Department of Transportation and the City of Chesterfield, shall closely follow St. Louis County Standard Drawing C203.68. The developer shall dedicate the right-of-way and easements necessary to reflect the potential for a five (5) lane expansion per St. Louis County Standard Drawing C203.66 along with any easements for future traffic control installations.
2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
3. Provide Street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
5. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Chesterfield Airport Road and Olive Street Road Extension frontages. The sidewalk shall connect to existing sidewalk and provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk access easement dedicated to the City of Chesterfield as directed by the City of Chesterfield.
6. Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

7. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
8. Provide pedestrian improvement across Olive Street Road to allow safe pedestrian travel from the parking areas south of Olive Street Road to Chesterfield Ice and Sports Complex north of Olive Street Road. Pedestrian improvements to Olive Street Road shall be as approved and directed by the City of Chesterfield and St. Louis County Department of Transportation.
9. 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.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County. 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.

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

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 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. Storm water management facilities shall be operational prior to paving of any driveways or parking areas or issuance of building permits. The location and types of storm water 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, Monarch Chesterfield Levee District, 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 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 unless otherwise noted.
 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.

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.

P. 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. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
5. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
6. 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 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 Article 5 of the Unified Development Code for specific requirements.
7. Streetlights shall be required along public right-of-way frontage.

II. 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 a 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.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). 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 amount of the developer's contribution to this fund shall be computed based on the following:

<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, St. Louis County Department of Highways and Traffic will provide rates.

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.

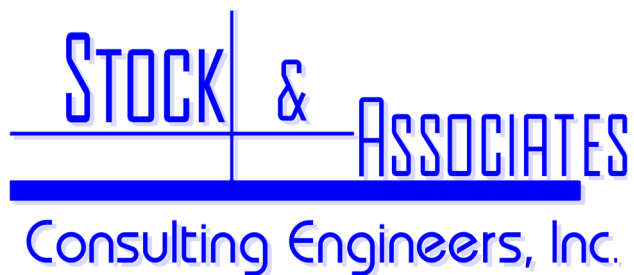
Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

IV. 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.

V. 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.



September 28, 2022

Via Email: (sbharti@chesterfield.mo.us)

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

Attention: Shilpi Bharti, Planner

RE: PZ 09-2022 Valley Village – Response to Departmental Letter
(Stock Project No. 215-5542.8)

Dear Shilpi,

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 9/20/2022.

General Comments

1. Discussion was made to review the permitted uses allowed on the surrounding PC districts. Staff has reviewed ordinance 2974 of Chesterfield Ice and Sports Complex (property north of subject site) and ordinance 2959 of Nasrallah Global (property east of subject site). Most of the permitted uses requested by the applicant are also permitted uses in the neighboring PC districts. The ordinances of neighboring PC districts prohibit drive-through uses, outdoor storage and outdoor sales activity. Neighboring PC districts have hours of operation restrictions to some of the retail uses, to be consistent with the neighboring PC district, staff has included similar hours of operation restrictions to the Attachment A of proposed PC District.

Response: Agree to hours of operation.

Preliminary Development Plan

1. Show the property setbacks, parking setbacks, easements, and dedications in the plan.

Response: Added to the Plan.

2. Label the internal existing roadways.

Response: Added to the Plan.

3. A 5' wide flat bottom ditch with 3H:1V side slopes is required east of the existing private drive (see attached excerpt from the Chesterfield Valley Storm Water Master Plan). Please show the future channel area on the plan and update Section A-A to reflect channel location as well.

Response: Added to the Plan.

4. Storm water culverts will be required under the access drive to the eastern portion of the site to accommodate the Master Plan Channel. Please show the culverts.

Response: Added to the Plan.

5. Add proposed sidewalk locations along Chesterfield Airport Road and Olive Street Road to the plan.

Response: Added to the Plan.

6. The southernmost proposed driveway on the west side of the internal access road may not meet the minimum corner clearance requirement from Chesterfield Airport Road. Please review City Code Section 405.04.100 (F) Figure A2 and adjust the driveway location to meet the minimum clearance requirement based on the corner radius from Chesterfield Airport Road to the internal access road. The minimum corner clearance is 120 feet from major arterials.

Response: Southernmost proposed driveway has been shifted north to meet the City's access management clearance requirements.

7. The proposed driveway to Olive Street Road may not meet the minimum driveway throat length of 80 feet for an arterial roadway. Please review.

Response: The maximum throat depth we are able to achieve is 59.0' feet. An 80.0' throat would conflict with the existing hotel parking and drive aisle.

8. Show/label the future ROW dedication for Olive Street Road.

Response: Added to the Plan.

Advisory Comments

1. Partial reimbursement for construction of the extension of Olive Street Road may be available from previously established Special Cash Escrows.

Response: Understood

2. Accessible sidewalk routes from the sidewalk along the adjacent roadways to the proposed internal improvements will be required. Internal sidewalk and ADA accessible routes, will be reviewed during Site Development Plan/Site Development Concept Plan review.

Response: Understood

3. Streetlights will be required along the Chesterfield Airport Road frontage and Olive street frontage. A street light agreement will be required prior to approval of Improvements Plans for the site.

Response: Understood

4. Access management principals to be applied to this development can be found in Section 405.04.100 of the Unified Development Code of the City of Chesterfield.

Response: Understood

5. Access/utility easements shall be required throughout the development as per Section 405.04.080(E) of the Unified Development Code of the City of Chesterfield. A continuous 15-foot-wide rear yard easement will be required and minimum 10 foot wide utility/access easements will be required at every other lot line or break between structures, as directed.

Response: Understood

6. Should the design of the subdivision include retaining walls that serve multiple properties, those walls need to be located within common ground or special easements, including easements needed for access to the walls.

Response: Understood

7. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

Response: Understood

8. Internal streets shall be constructed in accordance with Section 405.04.090 of the Unified Development Code of the City of Chesterfield.

Response: Understood

9. US Survey corners located on or near the development site must be protected and shall be restored if disturbed due to the construction.

Response: Understood

September 28, 2022

Page 4

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,



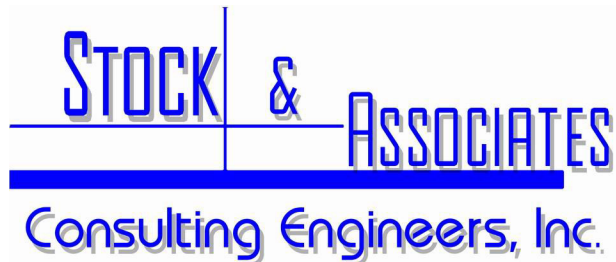
George M. Stock, P.E.

President

CC: Mr. Tim Lowe, Staenberg Group (tlowe@tsgproperties.com)

Mr. Mark Kraus, Chesterfield Hockey Association (mark.kraus@chesterfieldhockey.com)

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



PROJECT NARRATIVE

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

Date: September 27, 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

- 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
 3. Hours of Operation
Uses “Grocery-Community”, “Grocery-Neighborhood”, “Retail Sales Establishment-Community”, “Retail Sales Establishment-Neighborhood”, “Drug Store and Pharmacy”, “Drug Store and Pharmacy, with Drive-Thru” will be subject to hours of operation from 6:00am to 11:00 pm.

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

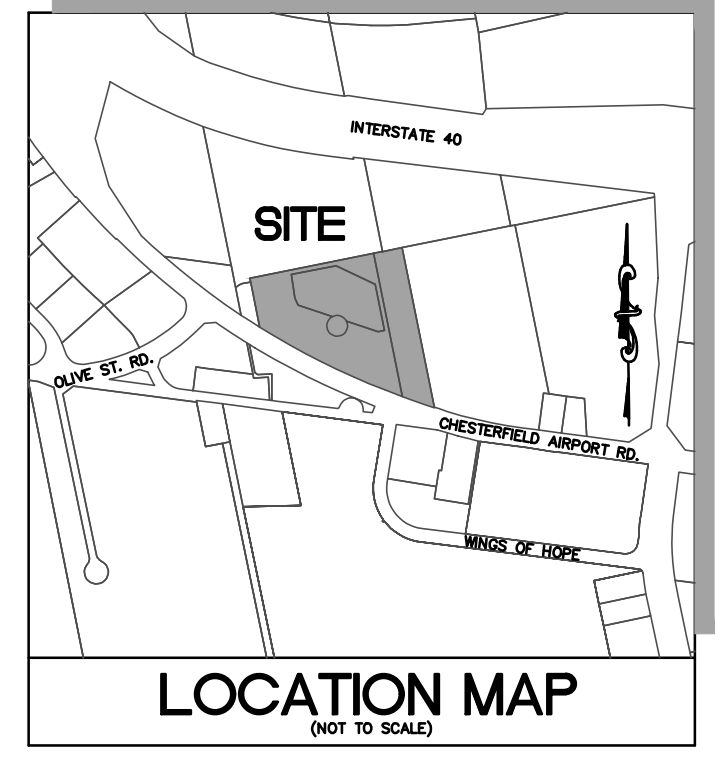
8. Bakery
9. Bar
10. Brewpub
11. Coffee Shop
12. Coffee Shop, Drive-Thru
13. Grocery-Community
14. Grocery-neighborhood
15. Restaurant-Sit Down
16. Restaurant-Fast Food, Drive-Thru
17. Restaurant – Fast Food, No Drive-Thru

18. Restaurant-Take Out
19. Retail Sales Establishment – Community
20. Retail Sales Establishment – Neighborhood
- SERVICE/INDUSTRIAL**
21. Car Wash
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.C. - 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.R. - TO BE REMOVED
 - T.R.A.R. - TO BE REMOVED AND REPLACED
 - TYP. - TYPICALLY
 - U.L.P. - 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 18363 C.A.R.: CLAYTON FORSYTH REALTY LLC
 OWNER 18369 C.A.R.: UNITED BANK TRUST
 OWNER 18375 C.A.R.: KAHELA 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: 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

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 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
1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 2. 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.
 3. NO GRADE SHALL EXCEED 3:1 SLOPE.
 4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
 5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
 7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
 8. SIGNAGE APPROVAL IS A SEPARATE PROCESS
 9. 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
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
 5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
 6. 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.
 7. 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.
 8. 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 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.

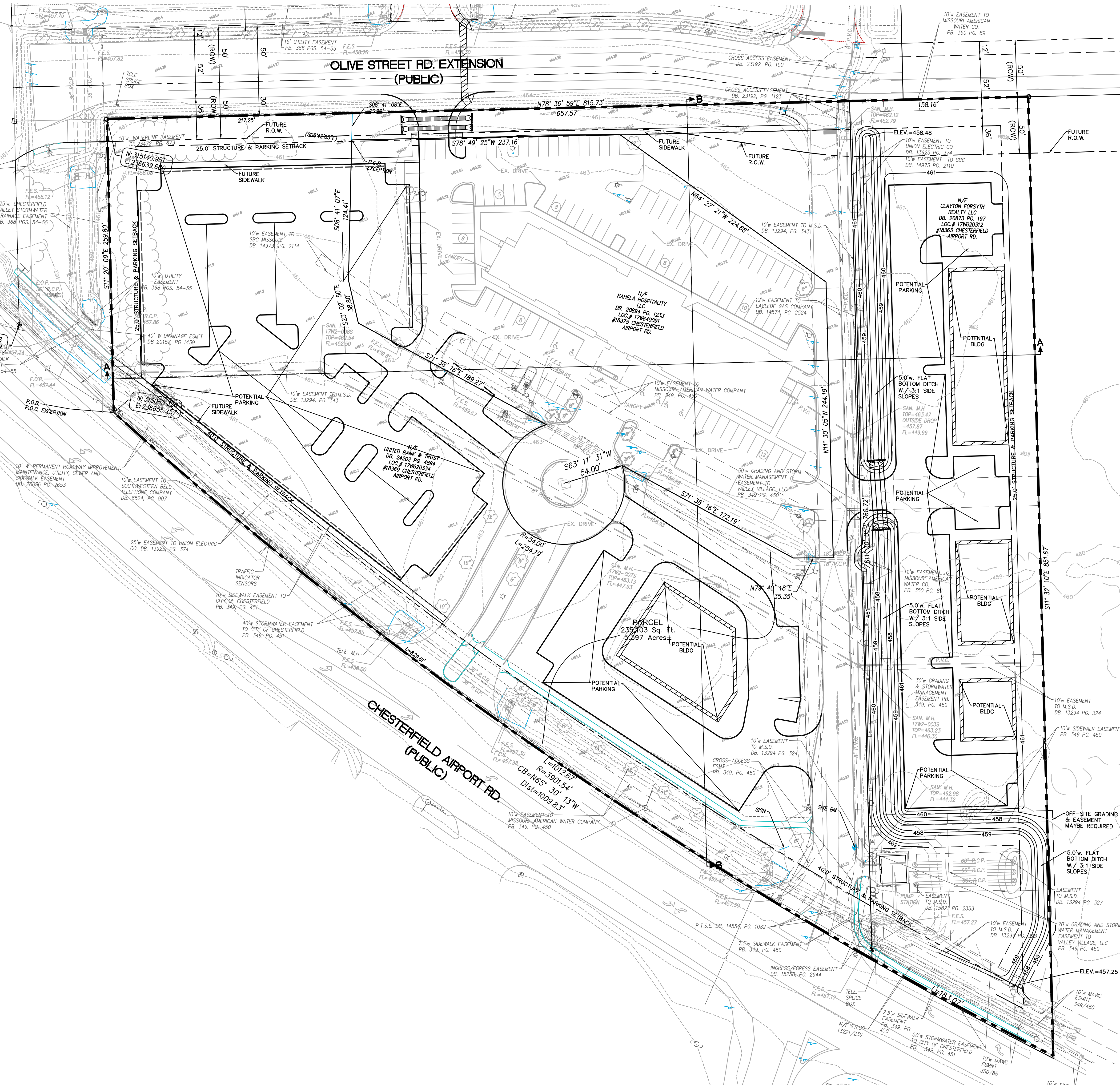
Containing 475, 821 square feet or 10.923 acres, more or less.

CONTRACTOR'S INSURANCE REQUIREMENTS

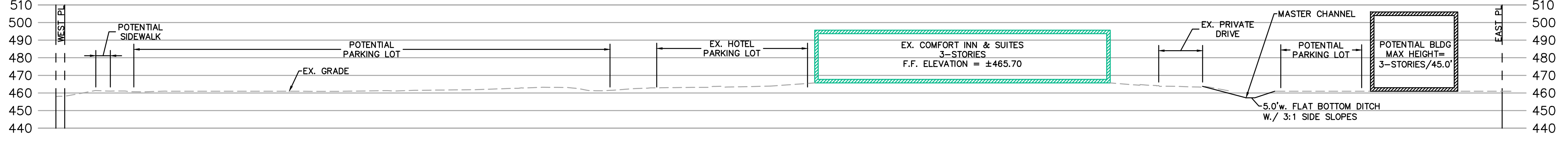
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND 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 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.

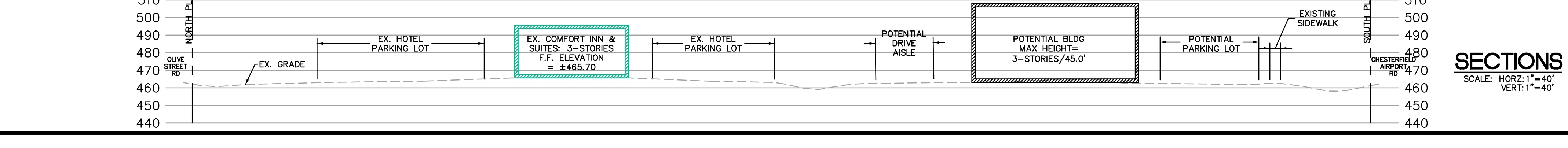
PREPARED FOR:
 CHESTERFIELD HOCKEY ASSOCIATION, INC.
 P.O. BOX 335
 CHESTERFIELD, MO 63006



SECTION A - A VALLEY VILLAGE PROFILE



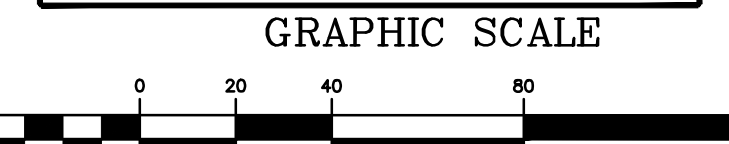
SECTION B - B VALLEY VILLAGE PROFILE



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

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK # 1122 NAVD83(SL2011) Elev = 465.32
 PLUS NODD8 Elev = 465.47 PLUS Cut 1" on the northernmost corner of the concrete base of a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto 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 herein.



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH: (636) 530-9100
 FAX: (636) 530-9100
 E-mail: general@stockinc.com
 Web: www.stockinc.com

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

DATE:

 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 009996

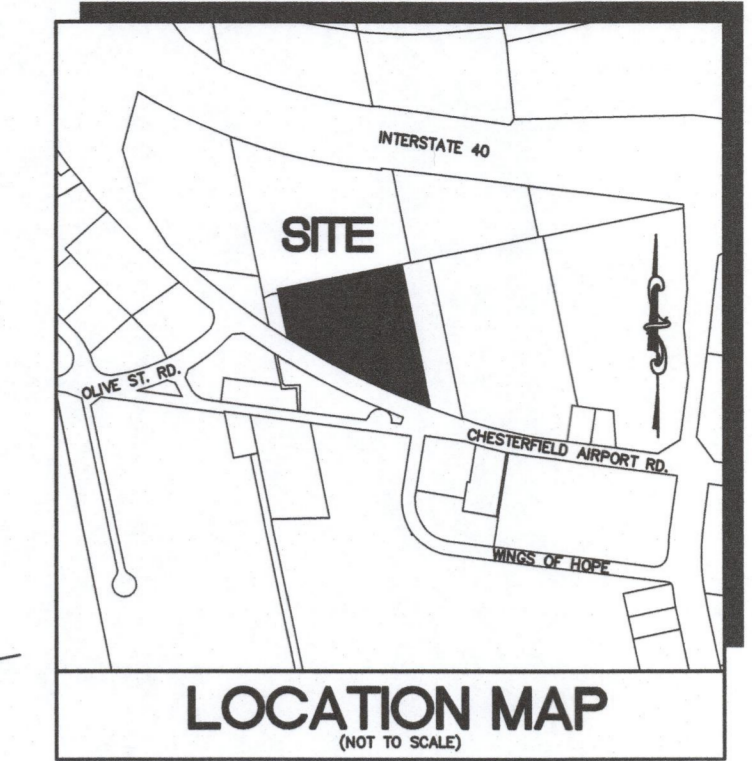
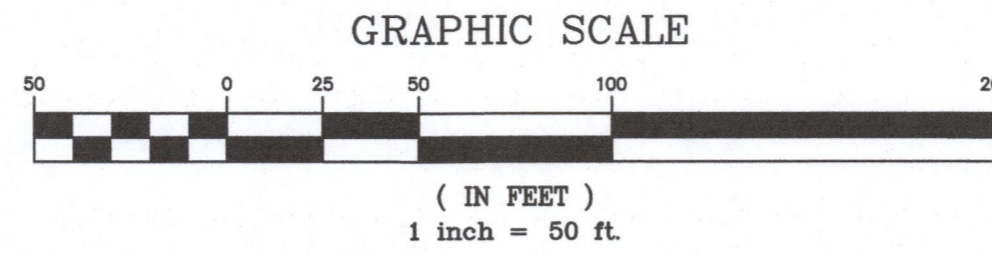
- REVISIONS:
1. 2022-08-30 CITY
 2. 2022-09-27 CITY

DRWN BY: K.S.G. CHECKED BY: G.M.S.
 DATE: 05/24/2022 JOB NO: 215-5542.8
 K.S.G. # - BASE MAP # 17WG
 S.H.P. # - HNT SUP. # -
 SCALE: MO-00
 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
18383 CHESTERFIELD AIRPORT RD
DB. 23190, PG. 3159
17W640145

N/F
CHESTERFIELD HOCKEY ASSOCIATION INC
18379 CHESTERFIELD AIRPORT RD
DB. 23636, PG. 2277
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
18383 CHESTERFIELD AIRPORT RD
DB. 23190, PG. 3159
17W640145

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: Norbert P. Wildhaber Jr., Missouri P.L.S. No. 2008-016667

PREPARED FOR:
Chesterfield Hockey Association, Inc.
c/o The Stenberg 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:

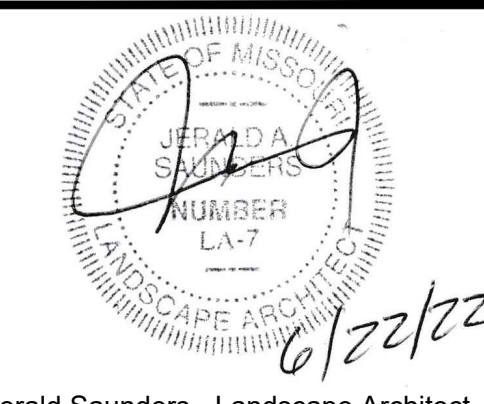
1 2022-08-23 DISTANCE CHANGE

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 SUP. #: XXX-XXX-XX
M.D.N.R. #: MO-XXXXXX	

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'

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 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.

Key:

- ⊗ Existing dead tree
- Existing tree
- ◊ Existing wooded areas

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

Revisions:

Date	Description	No.

Drawn: KP
 Checked: RS

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