


Planning Commission Public Hearing Report

Meeting Date: January 23, 2023

From: Shilpi Bharti, Planner 

Location: North side of North Outer 40 Road.

Petition: **P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC):** A request for a zoning map amendment from the “M3” Planned Industrial District to “PC” Planned Commercial District for 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

SUMMARY

Stock & Associates Consulting Engineers, Inc, on behalf of J2 Management Group, LLC c/o Gateway Studios, LLC has submitted a request for a zoning map amendment from the “M3” Planned Industrial District to “PC” Planned Commercial District. The petitioner is requesting to rezone the four properties to have 30 permitted uses. The submittal includes a Preliminary Development Plan, narrative statement, and outboundary survey.

SITE HISTORY

The site is located in Ward 4 of City of Chesterfield. The subdivision was zoned “M3” – Planned Industrial District prior to the City’s incorporation. The portion north of the subject site falls in the flood zone.



Figure 1: Subject Site Aerial

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by “M-3” Planned Industrial zoning districts on the north, east, and west. North Outer 40 Road and Interstate 64 run south of the subject site. The property on the south is zoned “PC” Planned Commercial.

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.

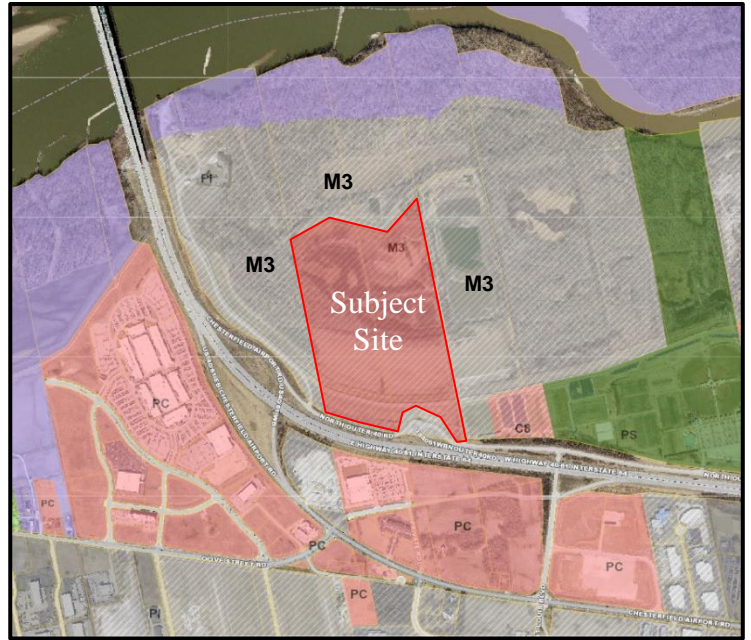


Figure 2: Zoning Map

As per the City of Chesterfield Land Use Plan, three of the subject sites are within the Conservation land use, and one site (17955 N. Outer 40 Road) is within Parks and Recreation. The subject site is surrounded by Parks and Recreation on the east, Conservation on the north and west, and Regional Commercial on the south.

As per the City of Chesterfield Comprehensive Land Use Plan, Conservation areas are undeveloped and/or preserved land dedicated for passive recreation or conservation purposes. Undisturbed land is reserved to protect natural beauty or serve environment and wildlife management purposes. Below are the development policies for Conservation land use as described in the City of Chesterfield Comprehensive Plan.

- Focus on preservation.
- Limit impervious surface or encourage the use of stormwater BMPs.
- Planned residential developments should promote open space and preserving natural features which may cluster new construction.

The Parks and Recreation use supports active recreation or leisure uses, whether community- or commercial-purposed. Development policies for Parks and Recreation facilities are described below.

- Leverage natural resources.
- Plans for development are to be coordinated with parks to assure parks and open space needs are addressed.
- Appropriation of parks and recreation facilities should be developed in association with Missouri River frontage.
- A trail system should be developed utilizing existing street right-of-ways, common ground when available, utility easements, flood plain areas, and additional property acquisition or private easements. Consideration should be given to cooperating with neighboring municipalities in

developing portions of the trail system and between individual subdivision common ground. Trail systems could include walking, jogging, and biking. This system is to be fully integrated with and connected to the transportation network.



Figure 3: Land use map

It should be noted that the Planning Commission discussed this property late in 2022. At the time of the development of the Future Land Use Plan, the parcels were owned by the Monarch Chesterfield Levee District. The Commission discussed the property and the land use designation after learning the property was being offered for sale and there was general consensus of the Planning Commission that development consistent with the Regional Commercial designation would be appropriate.

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 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. The proposed site will be used for Gateway Studios' facility that is located south of the subject site. As shown in the Preliminary Development Plan, the applicant is proposing two buildings (one 2-story & one 3-story) and parking spaces on the south of the existing levee trail. On the north side of the levee trail, the applicant is proposing a wet lake surrounded by a pedestrian trail, and a gravel parking area. As per the applicant, there will be manicured landscape around the Lake and Trail that will include a Cook's Garden providing vegetables/fruits to the restaurant in the Hotel and the Studio Kitchen of the Gateway Studios. The improvements will also provide a scenic Vista from the Buildings on the south side of the Levee overlooking the Levee. The proposed gravel parking drive will be used for overflow parking from periodic events at the Gateway Studios (located south of the subject site) and their ongoing operations. The gravel parking will not be public parking. The site will be accessed from N Outer 40 Road and private road located on the east side. There are two curb cuts proposed from N Outer 40 Road, and three curb cuts from the private road. Below is the list of permitted uses requested by the applicant for the proposed "PC" District.

- Auditorium
- Art Gallery, Art Studio
- Automobile Dealership
- Banquet Facility
- Bakery
- Bar
- Brewpub
- Coffee shop
- Commercial service facility
- Film drop-off and pick up stations
- Film processing plant
- Financial Institution, No Drive-Thru

- Gymnasium
- Motorcycle, ATV, and similar motor vehicles dealership
- Office-Dental
- Office-General
- Office-Medical
- Oil Change Facility
- Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
- Professional and technical service facility
- Recreational Facility
- Recreational Vehicle Dealership
- Restaurant-Sit Down
- Restaurant – Fast Food, No Drive Thru
- Restaurant – Take Out
- Retail Sales Establishment – Community
- Retail Sales Establishment – Neighborhood
- Theater, indoor
- Theater, outdoor
- Vehicle repair and service facility

The Development Standards requested by the applicant are:

Development Standards	PC District	Applicant Request
Maximum Height of structure	-	65 feet
Setback from east boundary	35 feet	35 feet
Setback from west boundary	-	35 feet
Parking setback from east boundary	25 feet	25 feet
Parking setback from west boundary	-	25 feet
Front Setback	-	30 feet
Front Parking setback	-	30 feet
Open space	35%	35%
Density Requirement	Maximum fifty-five hundredths (0.55) FAR	Maximum fifty-five hundredths (0.55) FAR

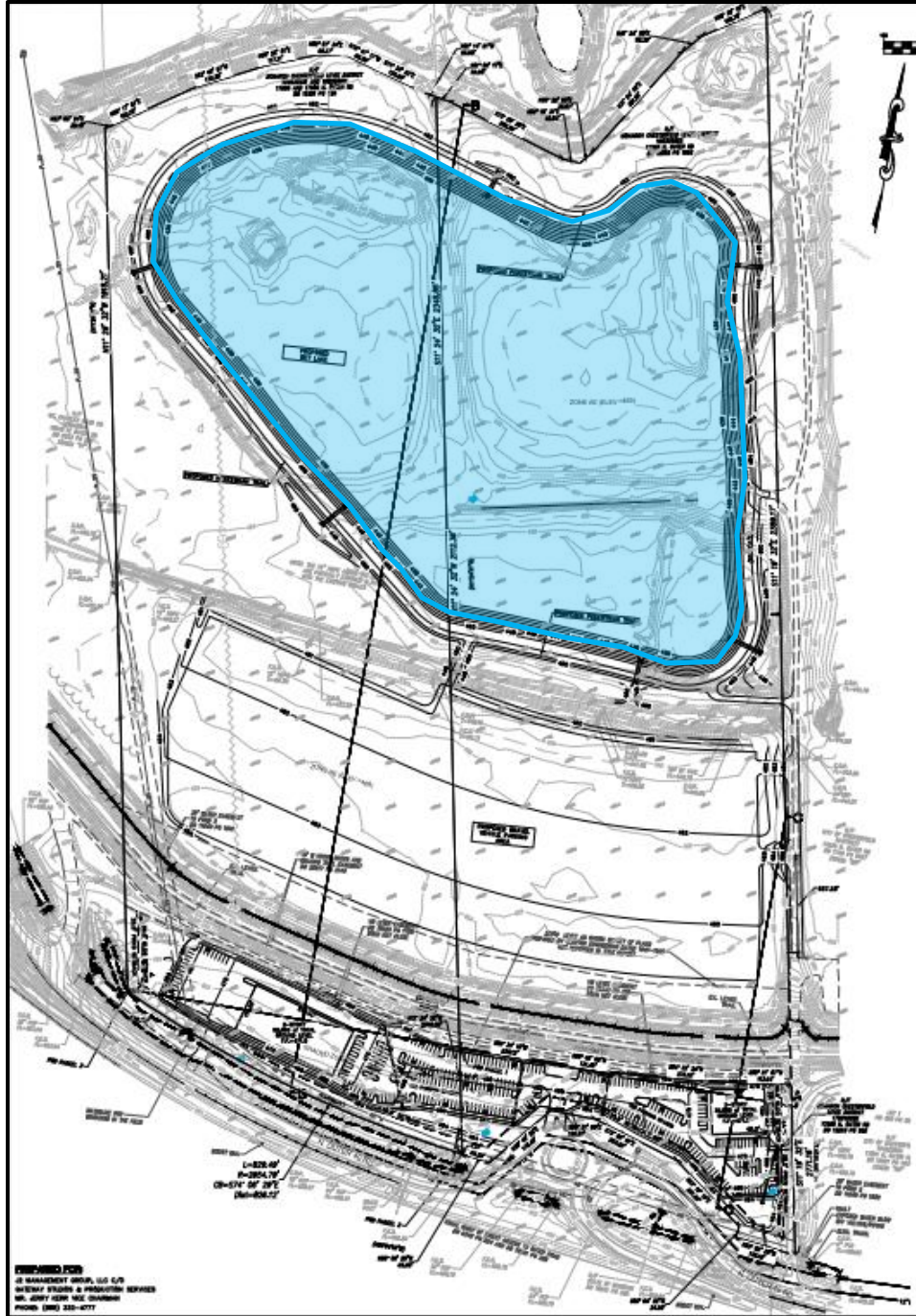


Figure 4: Preliminary Development Plan

A public hearing further addressing the request will be held at the January 23rd, 2023 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



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, January 23, 2023 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. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC): A request for a zoning map amendment from the “M3” Planned Industrial District to “PC” Planned Commercial District for 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

PROPERTY DESCRIPTION

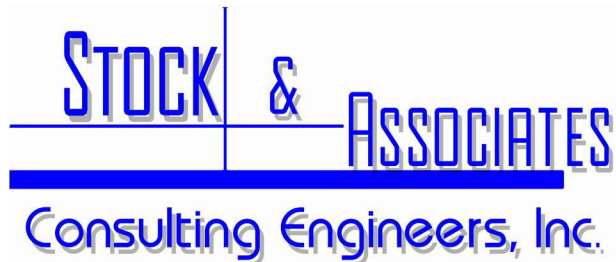
A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, in US. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri.



**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 17955, 17965, 17985, and 17995 N Outer Forty Road

Date: January 10, 2023

(Stock Project No. 2022-7282)

On behalf of, “J2 Management Group, LLC.”, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in rezoning ±77.826 Acre tract of land located at 17955, 17965, 17985, and 17995 N. Outer Forty Road from a “M3” Planned Industrial District to a “PC” Planned Commercial District.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

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

Setbacks

1. Structure Setbacks

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

- a. Thirty (30) feet from N. Outer Forty Road right-of-way
- b. The south line of Levee Easements as recorded in DB. 10348 Pg. 306 & DB.10524, Pg. 1708.
- c. Thirty-five (35) feet from the east and west boundary of 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:

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

- a. Thirty (30) feet from N. Outer Forty Road right-of-way
- b. The south line of the Levee Easements as recorded in DB. 10348 Pg. 306 & DB.10524, Pg. 1708.
- c. Twenty-five (25) feet from the east and west boundary of this Planned Commercial District.

Requested Permitted Uses:

PUBLIC/RECREATIONAL

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

OFFICE

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

COMMERCIAL/SALES

9. Automobile Dealership
10. Bakery
11. Bar
12. Brewpub
13. Coffee Shop
14. Motorcycle, ATV, and similar motor vehicles dealership
15. Recreational Vehicle Dealership
16. Restaurant-Sit Down
17. Restaurant – Fast Food, No Drive-Thru
18. Restaurant-Take Out
19. Retail Sales Establishment – Community
20. Retail Sales Establishment – Neighborhood

SERVICE/INDUSTRIAL

21. Commercial service facility
22. Film drop-off and pick up stations
23. Film processing plat
24. Financial Institution, No Drive-Thru
25. Oil Change Facility
26. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
27. Professional and technical service facility

January 10, 2023

PROJECT NARRATIVE – REZONING REQUEST

Page 3

28. Theatre, indoor

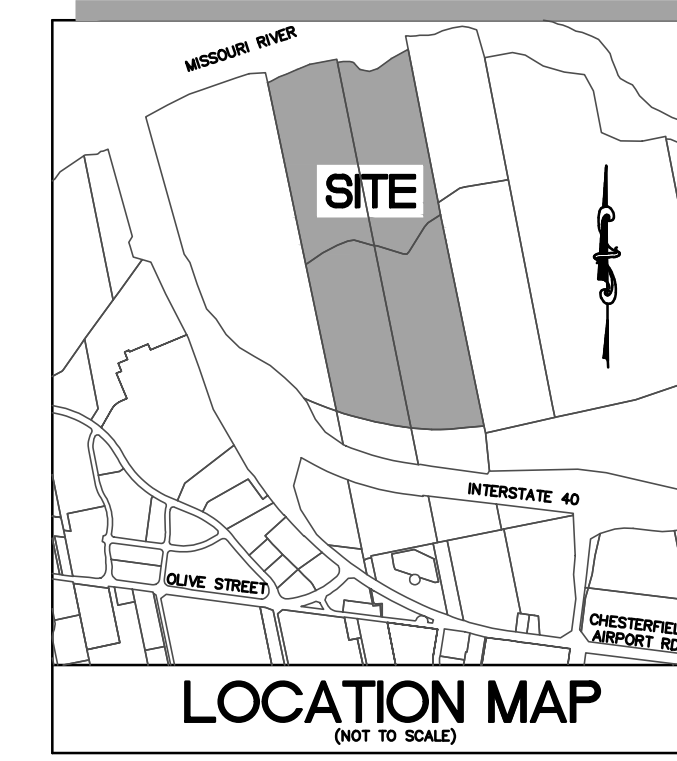
29. Theatre, Outdoor

30. Vehicle repair and service facility

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

GATEWAY STUDIOS



SITE INFORMATION

OWNER: MONARCH CHESTERFIELD LEVEE DISTRICT
OWNER UNDER CONTRACT: J2 MANAGEMENT GROUP, LLC
ADDRESS: 17955, 17965, 17985, & 17995 N. OUTER 40 RD CHESTERFIELD, MO 63005
EXISTING ZONING: "M3" - PLANNED INDUSTRIAL
PROPOSED ZONING: "PC" PLANNED COMMERCIAL
LOCATOR NO.: 17W640035, 16W320011, 16W330021, 16W320022
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

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#12507
NAVD88 Elev = 481.00
Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard; roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.8 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

SITE BENCHMARK

ELEV = 465.84
FND CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

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 PERMITEE 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

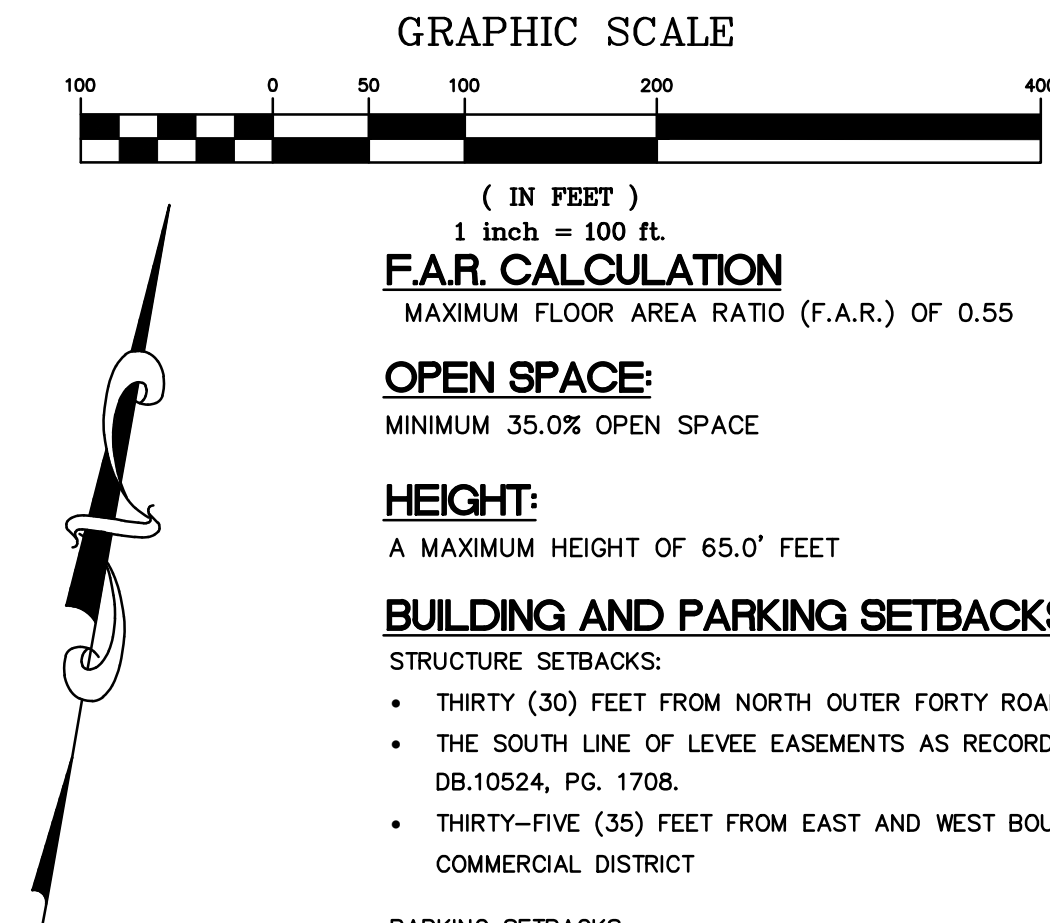
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE 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.

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
N.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.C.	- 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.R.	- TO BE REMOVED AND REPLACED
TYP.	- TYPICALLY
U.P.	- USE IN PLACE
U.O.N.	- UNLESS OTHERWISE NOTED
V.C.P.	- VITRIFIED CLAY PIPE
W	- WATER
(86"W)	- RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TIE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
SET IRON PIPE	
FOUND IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER VALVE	
IDENTIES RECORD INFORMATION	
ACCESSIBLE PARKING	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM	
PROPOSED SANITARY	



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 DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOORPLAN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 459.17 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

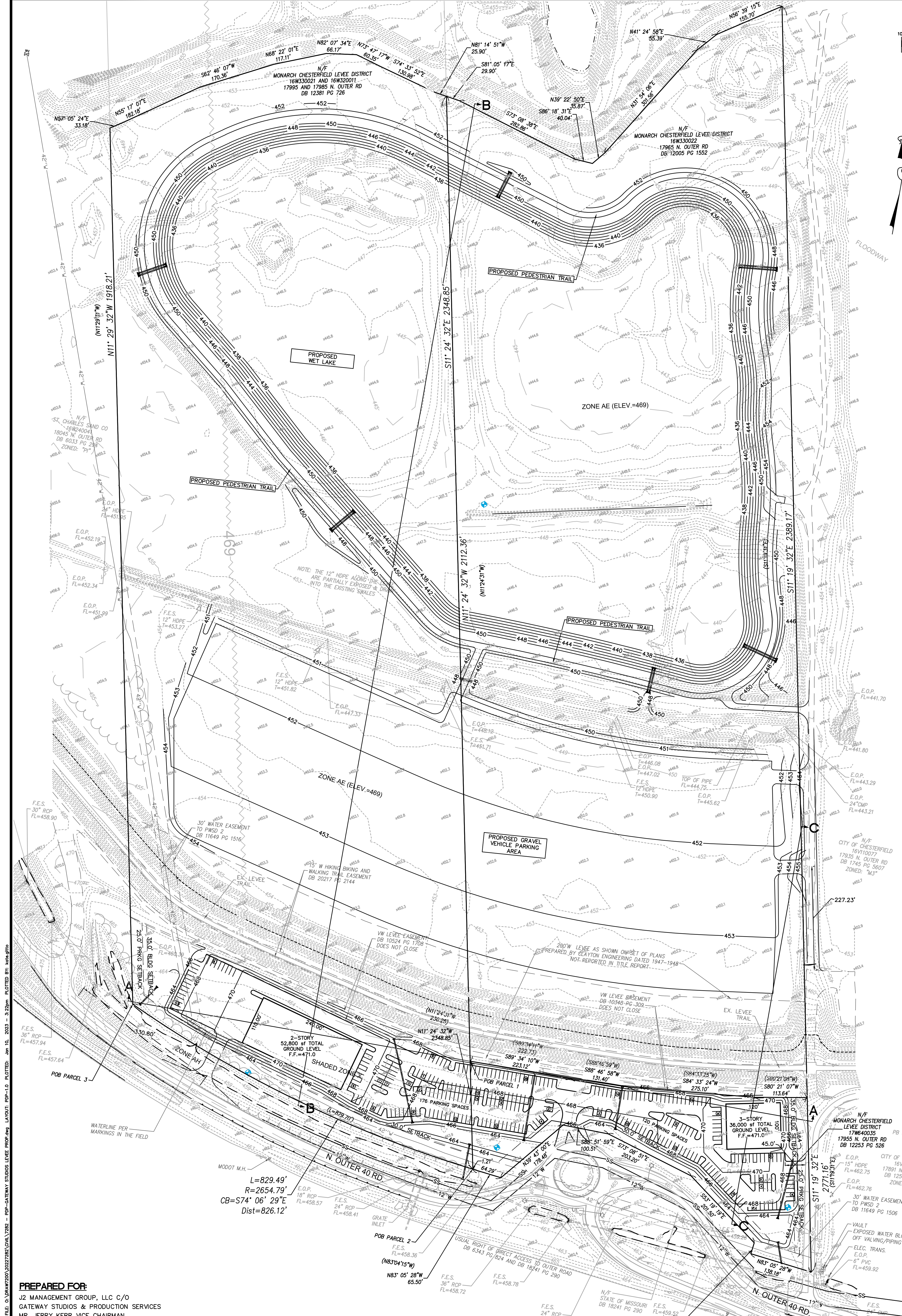
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED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

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE LOCATED AT THE SOUTHWEST CORNER OF LOT 1 OF THE CVAC CONSOLIDATION PLAT AS RECORDED IN PLAT BOOK 359, PAGE 82 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 44, (AKA HIGHWAY 40-61), VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 138.18 FEET; NORTH 06 DEGREES 54 MINUTES 22 SECONDS EAST, 24.99 FEET TO A FOUND IRON ROD; NORTH 53 DEGREES 19 MINUTES 19 SECONDS WEST, 201.50 FEET TO A FOUND IRON ROD; NORTH 73 DEGREES 08 MINUTES 51 SECONDS WEST, 203.20 FEET; NORTH 88 DEGREES 51 MINUTES 59 SECONDS WEST, 100.51 FEET TO A FOUND IRON ROD; SOUTH 39 DEGREES 43 MINUTES 00 SECONDS WEST, 178.48 FEET TO A FOUND IRON ROD; NORTH 63 DEGREES 05 MINUTES 29 SECONDS WEST, 60.20 FEET TO A FOUND IRON PIPE BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,654.79 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 938.49 FEET AND A CHORD WHICH BEARS NORTH 74 DEGREES 06 MINUTES 29 SECONDS WEST, 826.12 FEET TO A FOUND IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO ST. CHARLES SAND COMPANY AS RECORDED IN BOOK 6033 PAGE 294 OF ABOVE SAID RECORDS; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID ST. CHARLES SAND COMPANY TRACT, NORTH 1 DEGREES 29 MINUTES 32 SECONDS WEST, 1,919.21 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO MONARCH FLATS, LLC AS RECORDED IN BOOK 21022, PAGE 2060 OF SAID RECORDS; SAID POINT ALSO BEING THE SOUTH 70E OF THE AGRICULTURAL LEVÉE AS LOCATED IN OCTOBER 1998 BY YOLA, INC.; THENCE ALONG THE SOUTH LINES OF SAID MONARCH FLATS LLC TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 87 DEGREES 05 MINUTES 24 SECONDS EAST, 33.18 FEET; NORTH 55 DEGREES 17 MINUTES 07 SECONDS EAST, 162.18 FEET; NORTH 82 DEGREES 46 MINUTES 07 SECONDS EAST, 170.38 FEET; NORTH 88 DEGREES 22 MINUTES 02 SECONDS EAST, 117.11 FEET; NORTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 66.17 FEET; SOUTH 73 DEGREES 47 MINUTES 17 SECONDS EAST, 60.35 FEET; SOUTH 74 DEGREES 33 MINUTES 52 SECONDS EAST, 130.98 FEET; SOUTH 81 DEGREES 14 MINUTES 51 SECONDS EAST, 25.90 FEET; SOUTH 81 DEGREES 05 MINUTES 17 SECONDS EAST, 29.90 FEET; SOUTH 73 DEGREES 08 MINUTES 38 SECONDS EAST, 282.86 FEET; SOUTH 86 DEGREES 19 MINUTES 31 SECONDS EAST, 40.04 FEET; NORTH 39 DEGREES 22 MINUTES 50 SECONDS EAST, 35.87 FEET; NORTH 31 DEGREES 54 MINUTES 08 SECONDS EAST, 301.56 FEET; NORTH 41 DEGREES 24 MINUTES 58 SECONDS EAST, 55.39 FEET AND NORTH 58 DEGREES 39 MINUTES 19 SECONDS EAST, 155.70 FEET TO THE WEST LINE OF A TRACT OF LAND AS CONVEYED TO THE CITY OF CHESTERFIELD, BY INSTRUMENT RECORDED IN BOOK 17745, PAGE 5407 OF ABOVE SAID RECORDS; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF ABOVE SAID CVAC CONSOLIDATION PLAT, SOUTH 11 DEGREES 19 MINUTES 32 SECONDS EAST, 2,771.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,390,081 SQUARE FEET OR 77,826 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON NOVEMBER 08, 2022



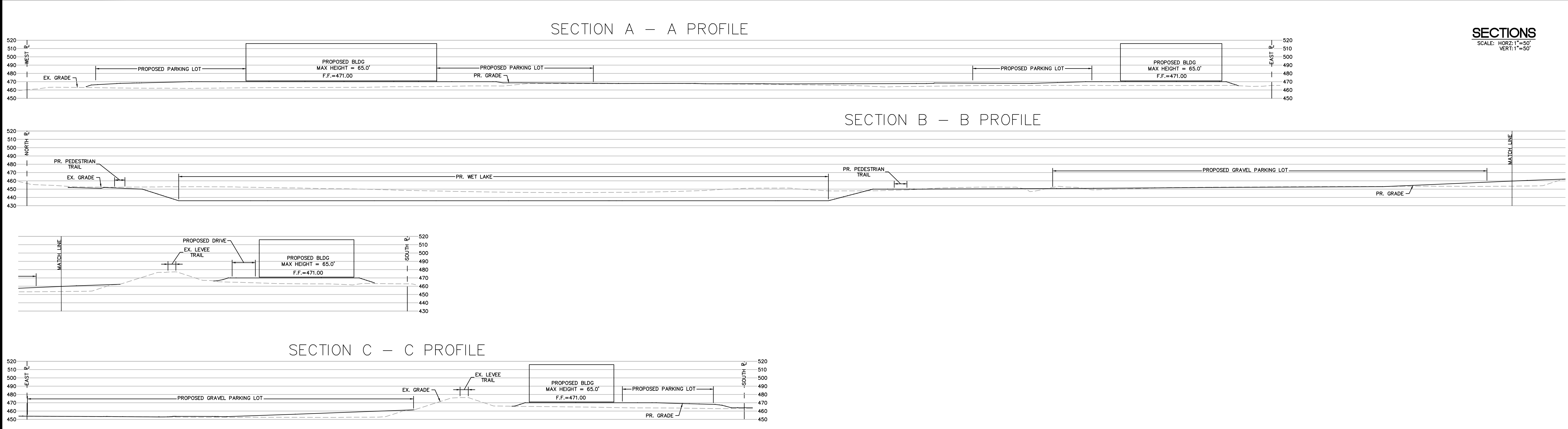
PREPARED FOR:
J2 MANAGEMENT GROUP, LLC C/O
GATEWAY STUDIOS & PRODUCTION SERVICES
MR. JERRY KERR VICE CHAIRMAN
PHONE: (855) 332-4777

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesternut Business Parkway
St. Louis, MO 63103
TEL (636) 530-9100
FAX (636) 530-9100
E-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
GATEWAY STUDIOS
17955, 17965, 17985 & 17995 N. OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

DATE: 1/10/2023
GEORGE M. STOCK
REGISTERED PROFESSIONAL ENGINEER
NUMBER: 000996
STATE OF MISSOURI

REVISIONS:
1. 2023-01-10 CITY
DRAWN BY: K.S.G. CHECKED BY: G.M.S.
DATE: 12/5/2022 JOB NO: 2022-7282
SCALE: 1" = 16V'
ELEC. REF # - NET SUP. # -
SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN
SHEET NO.: PDP-1.0



257 Chesterfield Business Parkway
 St. Louis, MO 63103
 Tel: (314) 991-1000
 Fax: (314) 991-9100
 E-mail: general@stockandassociates.com
 Web: www.stockandassociates.com

Stock & Associates
 Consulting Engineers, Inc.

PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:
GATEWAY STUDIOS
 17955, 17965, 17985 & 17995 N. OUTER FORTY ROAD
 CHESTERFIELD, MISSOURI 63005

DATE: 1/10/2023

STATE OF MISSOURI
 GEORGE M. STOCK
 ARCHITECT
 NUMBER
 PLS-25116

1/10/2023

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

REVISIONS:

1.	2023-01-10	CITY
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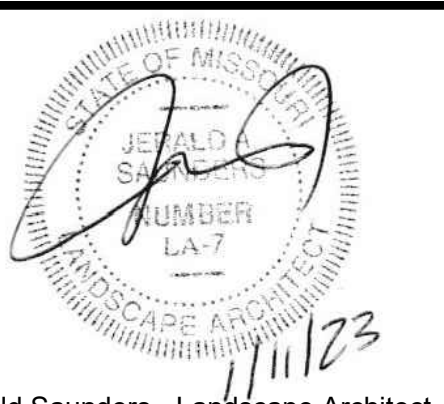
DRAWN BY:	K.S.G.	CHECKED BY:	G.M.S.
DATE:	12/5/2022	JOB NO.:	2022-7282
ISS. #:	-	BASE MAP #:	16V
E.L.C. REF #:	-	NET SUP. #:	-
MARK #:	-		

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:
PDP-2.0

DRAWING FILE: D:\PROJECTS\2022\25116\17955-17995\17955-17995\17955-17995_PDP-2.0.dwg PLOTTER: HP DesignJet 5000 Series Plotter Date Plotted: 1/10/2023 10:10:10 AM

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



Jerald Saunders - Landscape Architect
 MO License # LA-007

Consultants:

Gateway Studios
 17955, 17985, 17965 & 17995 North Outer Forty
 Chesterfield, Missouri



ID	Tree Name	DBH	Canopy Diam.	Canopy Rating	Condition	Comment
1	Cottonwood	8	20	2	2	Twin 8x8
2	Cottonwood	13	18	2	2	
3	Cottonwood	16	20	2	2	vines
4	Cottonwood	19	25	2	2	
5	Cottonwood	11	15	2	2	
6	Cottonwood	10	15	2	2	
7	Pear	6	12	2	2	in ROW
8	Pear	5	12	2	2	
9	Boxelder	5	10	2	2	
10	Cottonwood	7	12	2	2	
11	Cottonwood	10	15	2	2	vines
12	Cottonwood	5	10	2	2	vines

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

Revisions:

Date	Description	No.
1/11/23	Plan Changes	1

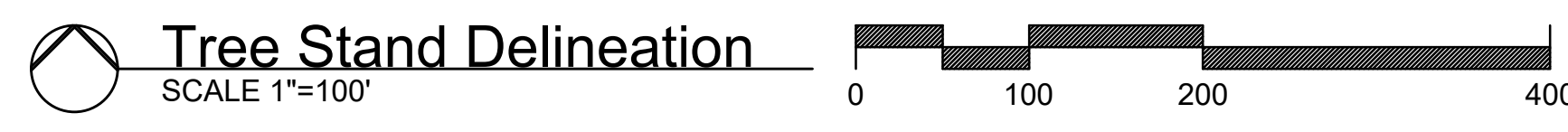
Drawn: KP
 Checked: RS

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

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	12/20/22
Job #:	813.104

Total Site Area = 3,390,081 s.f. (77.825 acres)
 Woodland Tree Canopy Area = 262,940 s.f. (6.04 acres)
 Individual Tree Canopy Area = 48,612 s.f. (1.11 acres)
 Total Existing Tree Canopy Area = 311,552 s.f. (7.15 acres)

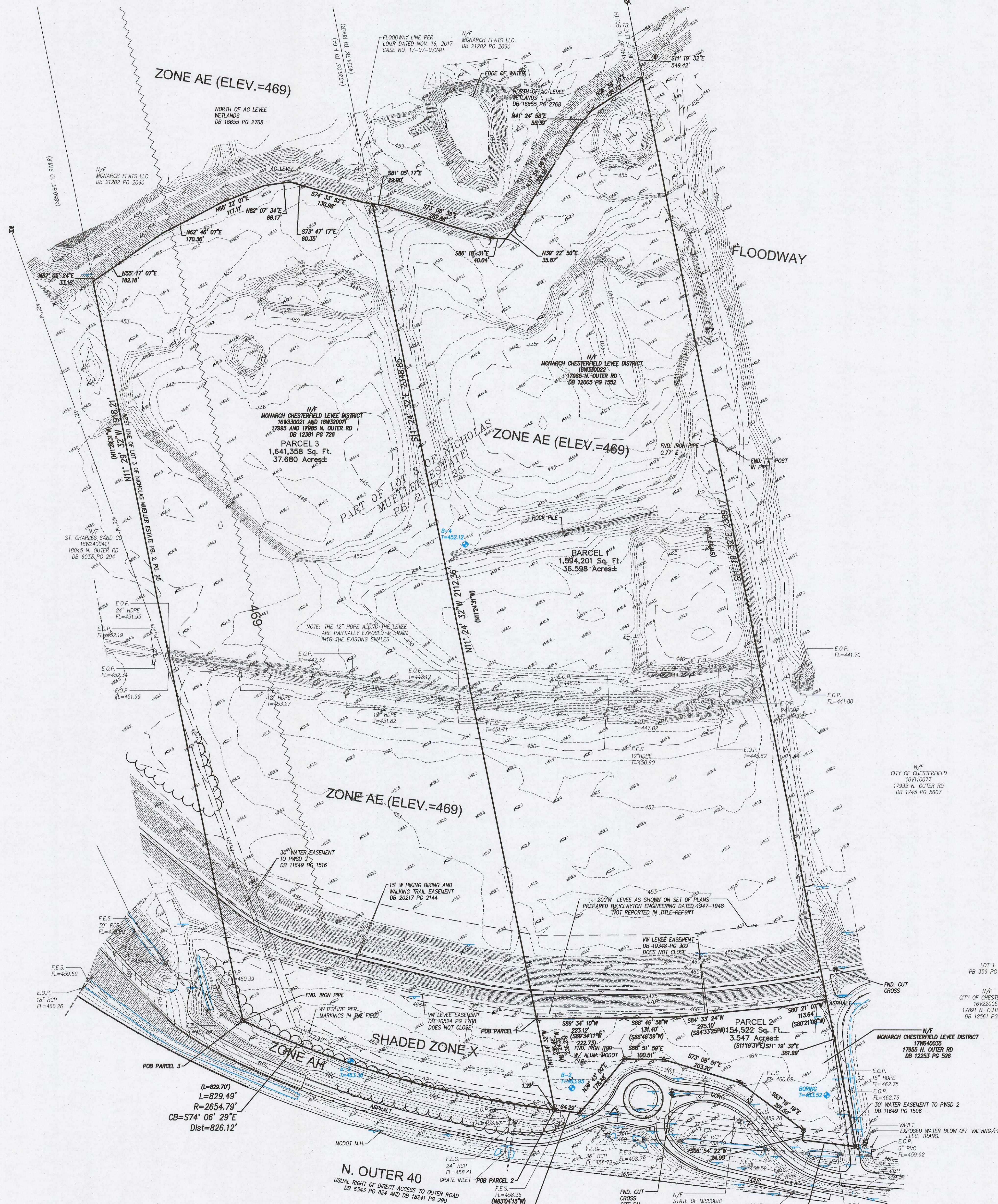
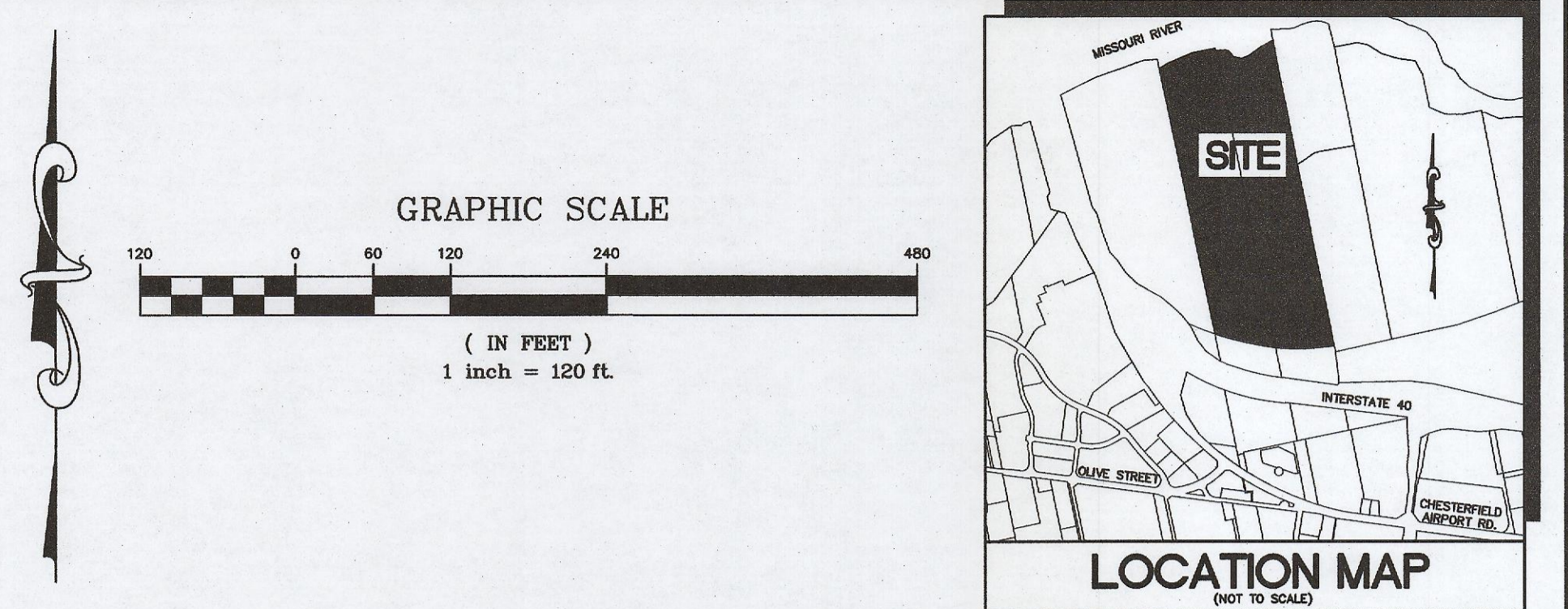


Existing woodland trees primarily located on public ROW; Consists of Cottonwood and Bradford Pear with a scattering of Eastern Red Cedar.

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, AS RECORDED IN PLAT BOOK 2, PAGE 25, LOCATED IN U.S. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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



Notes:

- Stock and Associates Consulting Engineers, Inc. used exclusively Fidelity National Title Insurance Company, Commitment No. 19712STL, revision #1, with an effective date of November 8, 2022 at 8:00 a.m. for research of encumbrances and easements. No further research was performed by Stock and Associates Consulting Engineers, Inc.

PROPERTY DESCRIPTION

Parcel 1: A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, in U.S. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point being distant North 11 degrees 24 minutes 31 seconds West 1117.18 feet from the intersection of the Southward prolongation of the East line of property conveyed to Isabel C. Davies, Trustee by deed recorded in Book 10422 page 806 of the St. Louis County Records with the South line of said Lot 3 of the Nicholas Mueller Estate; thence North 11 degrees 24 minutes 31 seconds West 4054.78 feet along said East line of property conveyed to Isabel C. Davies, Trustee to the top of bank of the Missouri River as located by Volz, Inc. on October 27, 1998; thence Eastwardly along top of bank of the Missouri River as located by Volz, Inc. on October 27, 1998 the following courses and distances North 83 degrees 24 minutes 52 seconds East 58.04 feet, North 88 degrees 18 minutes 53 seconds East 70.78 feet, South 74 degrees 04 minutes 15 seconds East 35.95 feet, South 41 degrees 30 minutes 30 seconds East 99.33 feet, South 79 degrees 03 minutes 28 seconds East 103.50 feet, North 70 degrees 09 minutes 54 seconds East 58.88 feet, North 53 degrees 58 minutes 11 seconds East 169.23 feet and North 60 degrees 58 minutes 58 seconds East 191.42 feet to the West line of property conveyed to Dorothy Mahaffey Moore, Trustee by deed recorded in Book 7601 page 2336 of the St. Louis County Records; thence South 11 degrees 19 minutes 31 seconds East 4140.30 feet along said West line of property conveyed to Dorothy Mahaffey Moore, Trustee to the South line of an easement conveyed to the Monarch-Chesterfield Levee District by Deed recorded in Book 10349 page 509 of the St. Louis County Records; thence Westwardly along said South line of an easement conveyed to the Monarch-Chesterfield Levee District the following courses and distances south 80 degrees 21 minutes 08 seconds West 113.64 feet, south 84 degrees 33 minutes 25 seconds West 278.10 feet, South 89 degrees 45 minutes 59 seconds West 131.40 feet and South 89 degrees 34 minutes 11 seconds West 222.73 feet to the point of beginning according to a survey by Volz, Inc. during November, 1998. EXCEPTING THEREFROM that part conveyed to Monarch Flats LLC, a Missouri limited liability company, by instrument recorded in Book 21202 Page 2090 of the St. Louis County Records.

Parcel 2: A tract of land being part of Lot 3 of the Nicholas Mueller Estate, in U.S. Survey 371, Township 45 North-Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the North right of way line of Interstate Highway 64, varying width, with the East line of property conveyed to Isabel C. Davies, Trustee by deed recorded in Book 10422 page 806 of the St. Louis County Records; thence North 11 degrees 24 minutes 31 seconds West 236.25 feet along said East line of property conveyed to Isabel C. Davies, Trustee to a point; thence North 89 degrees 34 minutes 11 seconds East 222.73 feet to a point; thence North 88 degrees 45 minutes 59 seconds East 131.40 feet to a point; thence North 84 degrees 33 minutes 25 seconds East 278.10 feet to a point; thence North 80 degrees 21 minutes 08 seconds East 113.64 feet to the West line of property conveyed to Dorothy Mahaffey Moore, Trustee by deed recorded in Book 7601 page 2336 of the St. Louis County Records (Parcel 4); thence South 11 degrees 19 minutes 31 seconds East 381.99 feet along said West line of property conveyed to Dorothy Mahaffey Moore, Trustee, to said North right of way line of Interstate Highway 64, varying width; thence North 83 degrees 04 minutes 15 seconds West 773.81 feet along said North right of way line of Interstate Highway 64, varying width; to the point of beginning, according to calculations by Volz, Inc. during May 1999. LESS AND EXCEPTING THEREFROM that part conveyed to the State of Missouri by instrument recorded in Book 18241 page 290 of the St. Louis County Records.

Parcel 3: A tract of land being part of Lot 3 of the Partition of Nicholas Mueller Estate, in U.S. Survey 371, Township 45 North-Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East line of property described in the deed to St. Charles Sand Company as described in Book 8039 page 294 of the St. Louis County Records with the North line of Missouri Interstate Highway 64 and 40TR of varying width; thence Northwardly along the East line of said St. Charles Sand Company property, North 11 degrees 24 minutes 31 seconds West 3850.86 feet to the South line of the waters edge of the Missouri River on August 24, 1999; thence Eastwardly along said South line of the waters edge, North 66 degrees 23 minutes 43 seconds East 163.07 feet and North 79 degrees 01 minute 41 seconds East 284.85 feet to a point on the West line of property described in the deed to Monarch-Chesterfield Levee District as described in Book 12005 page 1549 of the St. Louis County Records; thence Southwardly along said West line South 11 degrees 24 minutes 31 seconds East 4329.03 feet to a point on the aforesaid North line of Missouri Interstate Highway 64 and 40TR; thence Westwardly along said North line North 83 degrees 04 minutes 15 seconds West 1.21 feet and along a curve to the right, whose radius point bears North 06 degrees 55 minutes 45 seconds East 2654.79 feet from the last mentioned point, a distance of 829.70 feet to the point of beginning. LESS AND EXCEPTING THEREFROM that part conveyed to Monarch Flats LLC, a Missouri limited liability company, by instrument recorded in Book 21202 Page 2090 of the St. Louis County Records.

GENERAL NOTES:

- Subject property is Zoned M3. All setback established within Planned District Ordinance governing the site. Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone Shaded X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood), Zone AE (Base Flood Elevations determined, Elev.=469) and Floodway Areas in Zone AE according to the National Flood Insurance Rate Map Number 29188C0145K with an effective date of 02/04/2015 and Revised to Reflect LOMR Nov. 16, 2017 Case No. 17-07-0742P. By geographically plotting.
- Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractor's responsibility to call Dig-Tel to verify utility locations.
- The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gaps or overlaps.
- There were no buildings observed onsite at the time of survey.

ABBREVIATIONS

C.O.	CLEANOUT
D.B.	DEED BOOK
E.	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G.	GAS
M.F.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	RADIUM BEARING
R.F.	REINFORCED CONCRETE PIPE
S.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	WHIPLED CLAY PIPE
W.	WATER
(8'W)	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK
NAVD83 Elev = 481.00

Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard; roughly 49 feet south of the centerline of Chesterfield Airport road 60 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

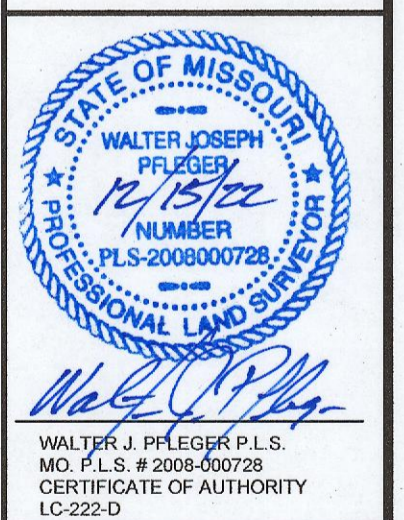
SITE BENCHMARK
ELEV = 465.84
FND. CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
1022-D
By: *Walter J. Pfeiffer*
Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

PREPARED FOR
GATEWAY STUDIOS, LLC
ATTN: MR. JERRY KERR

PREPARED BY:
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ALTA/NSPS LAND TITLE SURVEY
GATEWAY STUDIOS
17965, 17985, 17965 & 17995 N. OUTER 40
CHESTERFIELD, MISSOURI



1	00000000
DATE:	11-8-2022
M.S.D. #	2022-792
S.L.C. HAT #	
M.D.N.R. #	
SHEET TITLE:	ALTA/NSPS LAND TITLE SURVEY
SHEET NO.:	SHEET #1