


Planning Commission Staff Report

Meeting Date: February 27, 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 28 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.

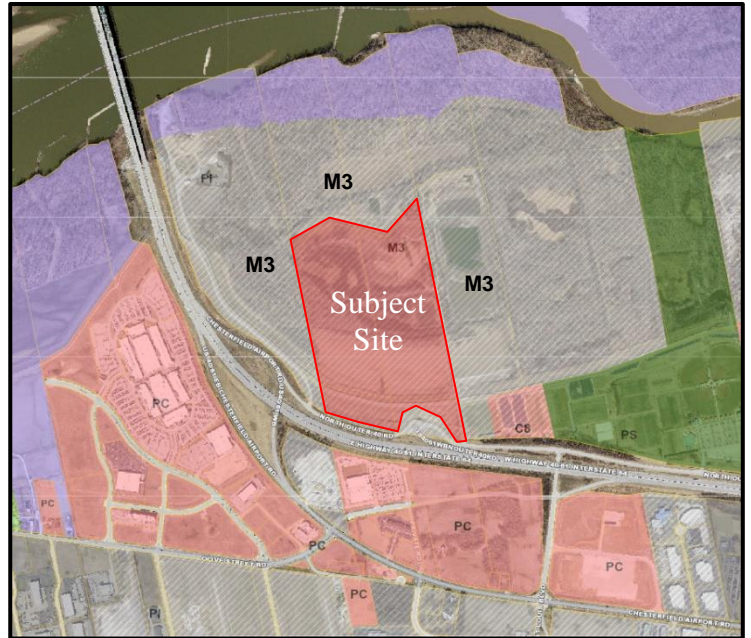


Figure 2: Zoning Map

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site.

As per the City of Chesterfield Land Use Plan, 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 rights-of-way, 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, cook garden, and 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
- 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

The Development Standards requested by the applicant are:

Development Standards	PC District	Applicant Request
Maximum Height of structure	-	65 feet
Building Setback from east boundary	35 feet	35 feet
Building 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% for each lot
Density Requirement	Maximum fifty-five hundredths (0.55) FAR	Maximum fifty-five hundredths (0.55) FAR

The parking setbacks for the north side of the existing levee trail are 25' from the east and west boundaries; 120' and 160' from the north line of the 15.0' wide hiking and biking trail easement.

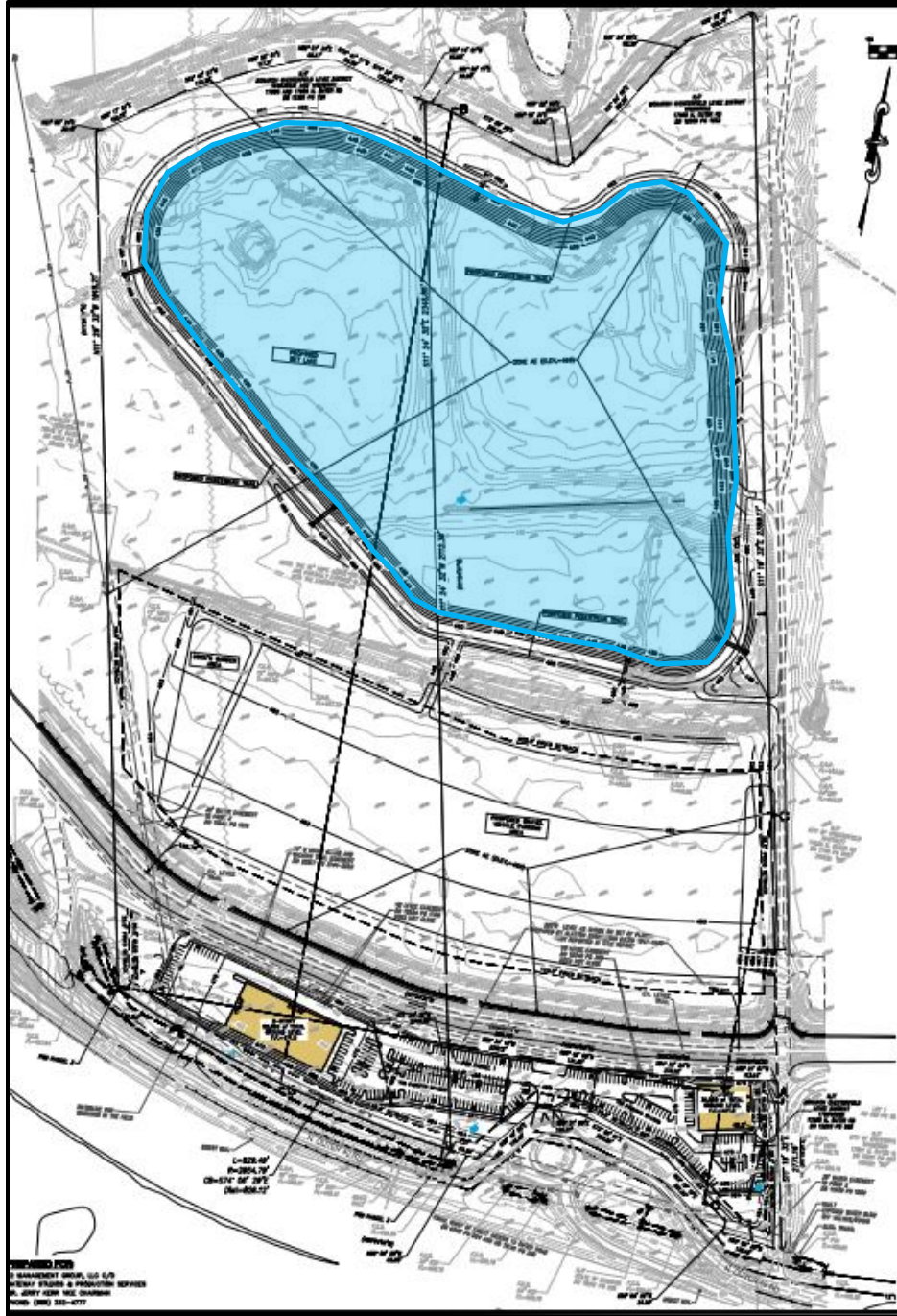


Figure 4: Preliminary Development Plan

PUBLIC HEARING

A public hearing for this request was held on January 23, 2023 at which the Planning Commission raised a number of issues. Since the Public Hearing, the applicant has updated their proposal, provided a re-submission to the City of Chesterfield and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

ISSUES RAISED

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

Issue 1:

Concerns were raised regarding the following uses and their consistency with the Comprehensive Plan and adjacent land uses; Automobile Dealership; Oil Change Facility; Recreational Dealership; Motorcycle, ATV, and similar motor dealership; and vehicle repair and service facility were discussed. Please provide an explanation for requesting these uses.

Response: Applicant agrees to delete "Oil Change Facility" and "Repair and Service Facility". However, the applicant does believe the other "uses" built to an appropriate size, meeting the required setbacks and Openspace are viable for the Western Building similar to what is shown on the Preliminary Plan. It is feasible that a bicycle store with sales, leasing, and repair could occupy the Western Building as well.

Issue 2:

Concern was raised regarding the size and material of the proposed gravel parking area to be located north of the levee trail including the amount of dust that may be generated from the gravel lot. Additionally, the City of Chesterfield Comprehensive Plan designates this area as "Conservation" and indicates properties within this designation should, "Limit impervious surface or encourage the use of stormwater BMPs." Provide information on how the development team will be addressing the above concern and consistency with Conservation land use designation.

Response: We understand the Comprehensive Plan Designation. It is our understanding that the Planning Commission discussed in 2022. This property and the general consensus was, "Development" as Regional Commercial Designation would be appropriate.

The gravel lot is being placed at elevation 451-453.50, the Trail on Top of Levee is elevation 477.00 (23.50-25.50 Higher) and is approximately 120-155 feet north of the trail. The proposed Lake will replace Borrow Pits, the addition of a Trail, and Cook's Garden are all consistent with conservation and passive recreation. The use of gravel is the only material that is manageable and sustainable within the 100-year floodplain. Similar to another approved project within the valley, the application of Calcium Chloride was approved by the Planning Commission as a Dust Control Product. This product if Environmentally Sensitive may be used on this project or an equal product that is environmentally sensitive applications. The maximum size of the overflow lot has been modified (made smaller) to accommodate the location of the Cook's garden at the West end of the lot.

The use of the Gravel Lot is for the Gateway Studios operation of their Studio, the parking of vehicles is short term and not frequent. This Gravel Lot and Lake will not be open for public use, only for Gateway Studios operations.

Summary

Staff has completed review of this petition and has provided the following points for the Planning Commission's consideration:

- The applicant's request to rezone the parcel to Planned Commercial District is not consistent with the future Land Use Plan of the City of Chesterfield which designates the subject site as "Conservation" and "Park and Recreation". The Land Use Map was developed when the subject site was owned by the Levee District. The proposal includes development of the levee protected portion of the site with parking and a trail / lake on the unprotected portion of the site.
- The north side property of the existing levee trail falls under flood zone and any activity in this area will be required to comply with the City's floodplain development regulations.
- The current Land Use Plan designates the north side of the property as "Conservation" which encourages "limiting impervious surface". The applicant is proposing gravel parking on the north side of the Levee trail.
- Section 405.04.040 (K) of the Unified Development Code states, "In all zoning districts, all parking and loading areas, including driveways, shall be paved, except in the FP, PS, NU, AG, LLR, E-A, E-2 and R-1 Districts, where the City of Chesterfield may approve an alternate dustproofing method". The applicant's request, as included in the draft Attachment 'A', would permit the use of gravel for a parking surface in this area north of the levee.

Attachments

1. Attachment A
2. Issue response letter
3. Applicant Narrative Statement
4. Preliminary Development Plan (Exhibit B)

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this PC District shall be:
 - a. Auditorium
 - b. Art Gallery, Art Studio
 - c. Automobile Dealership
 - d. Banquet Facility
 - e. Bakery
 - f. Bar
 - g. Brewpub
 - h. Coffee shop
 - i. Commercial service facility
 - j. Film drop-off and pick up stations
 - k. Film processing plant
 - l. Financial Institution, No Drive-Thru
 - m. Gymnasium
 - n. Motorcycle, ATV, and similar motor vehicles dealership
 - o. Office-Dental
 - p. Office-General
 - q. Office-Medical

- r. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
 - s. Professional and technical service facility
 - t. Recreational Facility
 - u. Recreational Vehicle Dealership
 - v. Restaurant-Sit Down
 - w. Restaurant – Fast Food, No Drive Thru
 - x. Restaurant – Take Out
 - y. Retail Sales Establishment – Community
 - z. Retail Sales Establishment – Neighborhood
 - aa. Theater, indoor
 - bb. Theater, outdoor
2. Hours of Operation.
- a. Uses “y” and “z” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.

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

- 1. Any improvements North of the Levee Trail shall substantially conform with the preliminary development plan.
- 2. Below are the structure requirements for the South side of the existing Levee Trail measured from the Levee toe/property line described in the survey.
 - a. Height
The maximum height of the building, structures, and screening of roof mechanical units shall not exceed sixty-five (65.0) feet.
 - b. Building Requirements
A minimum of thirty-five percent (35%) openspace is required for each lot within this development. In the event that parcels include areas on both the north and south side of the existing Levee Trail, areas south of the Levee Trail shall contain a minimum of 35% open space as measured from the

south line of the 15' wide Hiking and Biking Trail Easement, as recorded in BK. 20217 Pgs. 2144-2203.

- c. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

Structure requirements are for properties south of the existing Levee Trail measured from Levee toe or property line as shown in the survey as exhibit B.

1. Structure Setbacks

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

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road on the South boundary of the Planned Commercial (PC) District.
- b) The south line of the 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 the Planned Commercial (PC) District.

2. Parking Setbacks for properties on the south side of the existing Levee Trail measured from Levee toe/ property line as shown in the exhibit B.

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

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road.
- 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.
- d) One hundred twenty (120) feet from the north line of the 15.0' wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. No construction related parking shall be permitted within right of way or on any existing roadways or on City property at the Chesterfield Valley Athletic Complex and parking area north of the levee. All construction related parking shall be confined to the development.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Cross access shall be provided to the adjoining properties to the east, west and north as directed by the City of Chesterfield and a cross-access/maintenance agreement shall be executed by the City and property owner regarding the existing shared access drive prior to issuance of permits.
4. Access to Missouri Department of Transportation (MoDOT) road right-of-way and improvements within MoDOT road right-of-way (N. Outer 40 Road) shall be as directed by MoDOT.
5. All entrances are subject to sight distance review and will need to be staked for MoDOT for review.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the 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.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Obtain approvals from the City of Chesterfield, MoDOT, and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
4. Provide street connections to the adjoining properties as directed by the City of Chesterfield.
5. Additional right-of-way and road improvements shall be provided, as required by MoDOT and the City of Chesterfield.
6. Any work in MoDOT right-of-way will require separate permit from MoDOT.

7. Any water taps in MoDOT right of way will require separate permit issued to the plumber/contractor doing the work.
8. Pedestrian improvements and connections to and/or across the Levee Trail will require review and approval of the City of Chesterfield and Monarch Chesterfield Levee District.
9. The existing shared access drive shall be evaluated and improved, if necessary, as directed by the City of Chesterfield, to meet the City's existing needs and the increased traffic demand resulting from the development.
10. The existing portion of the Levee Trail at the road crossing shall be reviewed and improved, if necessary, as directed by the City of Chesterfield to meet the City's existing needs and the increased traffic demand resulting from the development.

K. TRAFFIC STUDY

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

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. All development improvements shall be above the net seepage berm section. Geotechnical seepage analyses shall be submitted to demonstrate no adverse effect to the flood protection system from all proposed improvements.

M. POWER OF REVIEW

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

N. STORM WATER

1. The site shall provide for the positive drainage of storm water. Stormwater from the portion of the site south of the levee shall follow into the Chesterfield Valley Storm Water Master system and ultimately along North Outer 40 Road to Pump Station 4. Off site improvements may be required to ensure adequate positive drainage from this development to Pump Station 4.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District and Monarch Chesterfield Levee District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Monarch Chesterfield Levee District, Metropolitan St. Louis Sewer District, and 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. 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.

O. SANITARY SEWER

1. Easements will be required to allow for future public sewer extensions to adjacent tracts.
2. If sanitary service is proposed on the river side of the levee, the system would need to be designed as to minimize infiltration during a high water event.
3. Projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the feature as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD may require documentation that the project has satisfied 401/404 permitting requirements prior to plan approval, or documentation that the activities are exempt.
4. The project is subject to the Caulk Creek Surcharge.
5. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

P. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. 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.

4. The retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
5. 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.
6. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study, No-Rise Certification, and/or Floodplain Development Permit/Application, as necessary, 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 Chapter 405, Article 5 of Chesterfield City Code for specific requirements.
7. Gravel parking is allowed on the properties north of the existing levee trail.

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

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

V. TRUST FUND CONTRIBUTION

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

A. ROADS

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

Type of Development

Required Contribution

General Retail	\$2,477.85/parking space
General Office	\$825.90/parking space
Medical Office	\$2477.85/parking space

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

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

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

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

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2024 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.

B. WATER MAIN

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

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

C. STORM WATER

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

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

D. SANITARY SEWER

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

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

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

VI. RECORDING

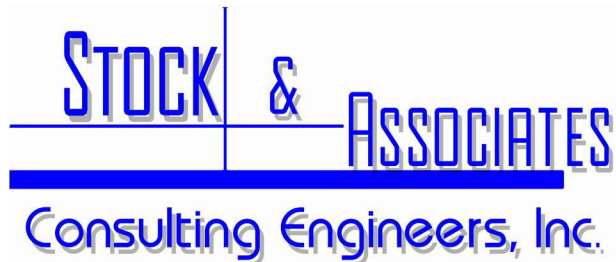
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

DRAFT



PROJECT NARRATIVE

A Rezoning Request for 17955, 17965, 17985, and 17995 N Outer Forty Road

Date: February 15, 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 each lot. Open space shall be calculated from the south line of the 15.0’ wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203.

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

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

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

- 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.
- d. One hundred twenty (120) feet from the north line of the 15.0' wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203
- e. Six hundred twenty (620) feet from the north line of the 15.0' wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203

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

February 15, 2023

PROJECT NARRATIVE – REZONING REQUEST

Page 3

23. Film processing plat
24. Financial Institution, No Drive-Thru
25. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
26. Professional and technical service facility
27. Theatre, indoor
28. Theatre, Outdoor

Note: The potential of a Bicycle Store, providing sales, leasing & repair could be a use within the Western Building.

February 7, 2023

City of Chesterfield – Planning Commission
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Mr. Guy Tillman – Chairman & Commissioner
c/o Ms. Shilpi Bharti, Planner (sbharti@chesterfield.mo.us)
Mr. Justin Wyse – Director of Planning (jwyse@chesterfield.mo.us)

RE: **PZ 13-2022 (Gateway Studios)** – Response Letter to Comments Raised at January 23, 2023
Public Hearing (Stock Project No. 222-7282)

Dear Shilpi

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 1/31/2023 and comments raised at January 23, 2023 Public Hearing.

1. Concerns were raised regarding the following uses and their consistency with the Comprehensive Plan and adjacent land uses; Automobile Dealership; ~~Oil Change Facility~~; Recreational Dealership; Motorcycle, ATV, and similar motor vehicles dealership; and ~~vehicle repair and service facility~~ were discussed. Please provide an explanation for requesting these uses.

Response: Applicant agrees to delete “Oil Change Facility” and “Repair and Service Facility”. However, the applicant does believe the other “uses” built to an appropriate size, meeting the required setbacks and Openspace are viable for the Western Building similar to what is shown on the Preliminary Plan. It is feasible that a bicycle store with sales, leasing, and repair could occupy the Western Building as well.

2. Concern was raised regarding size, and material of proposed gravel parking area to be located north of the Levee Trail including the amount of dust that may be generated from the gravel lot. Additionally, the City of Chesterfield Comprehensive Plan designates this area as “Conservation” and indicates properties within this designation should, “Limit impervious surface or encourage the use of stormwater BMPs.” Provide information on how the development team will be addressing the above concern and consistency with Conservation land use designation.

Response: We understand the Comprehensive Plan Designation. It is our understanding that the Planning Commission discussed in 2022. This property and the general consensus was, “Development” as Regional Commercial Designation would be appropriate.

The gravel lot is being placed at elevation 451-453.50, the Trail on Top of Levee is elevation 477.00 (23.50-25.50 Higher) and is approximately 120-155 feet north of the trail. The proposed Lake will replace Borrow Pits, the addition of a Trail, and Cook’s Garden are all consistent with conservation and passive recreation. The use of gravel is the only material that is manageable

and sustainable within the 100-year floodplain. Similar to another approved project within the valley, the application of Calcium Chloride was approved by the Planning Commission as a Dust Control Product. This product if Environmentally Sensitive may be used on this project or an equal product that is environmentally sensitive will be used. The proximity of the Cook's Garden and Lake are reasons for environmentally sensitive applications.

The maximum size of the overflow lot has been modified (made smaller) to accommodate the location of the Cook's garden at the West end of the lot.

The Use of the Gravel Lot is for the Gateway Studios operation of their Studio, the parking of vehicles is short term and not frequent. This Gravel Lot and Lake will not be open for public use, only for Gateway Studios operations.

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. Justin Wyse, AICP, PTP – Director of Planning (jwyse@chesterfield.mo.us)
Ms. Anjana Kittu, P.E. – Civil Engineer (AKittu@chesterfield.mo.us)
Mr. Jerry Kerr, Vice Chairman (Gateway Studios & Production Services)
(jerry.kerr@gsp.com)
Mr. Stephen L. Kling, Jr., Esq. (Jenkins & Kling, PC) (skling@jenkinskling.com)
Ms. Kate Stock Gitto, P.E., Associate (kate.gitto@stockassoc.com)

Enclosure: Preliminary Development Plan (Updated 2/7/2023)
Project Narrative (Updated 2/7/2023)

February 7, 2023

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

Attention: Ms. Shilpi Bharti, Planner (sbharti@chesterfield.mo.us)
Mr. Justin Wyse – Director of Planning (jwyse@chesterfield.mo.us)

RE: **PZ 13-2022 (Gateway Studios)** – Response Letter to Comments Raised at January 23, 2023
Public Hearing (Stock Project No. 222-7282)

Dear Shilpi,

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 1/31/2023.

General Comments

3. Provide the parking setbacks located to the north of the Levee Trail.

Response: Added to Plan.

4. Show all the setback lines on the Preliminary Development Plan.

Response: Added to plan.

5. Indicate boundaries of SFHA, Floodway and SPA on the Preliminary Plan.

Response: Added to plan.

6. Based on information provided it is understood that large vehicles will utilize the parking area north of the levee. Confirm that these vehicles can cross the levee and levee trail without being high centered. Additionally, provide information on the frequency and volume of vehicles that are anticipated to cross the levee and suitability of the existing improvements based on the site, weight, and volume of vehicles crossing at this location.

Response: Attached is an exhibit of a WB-67 Vehicle Driving over the levee, it clears by 0.95 feet. The frequency is not known at this time, but as indicated at the Public Hearing it's primary use is for special events. All necessary materials and soil testing of Access Road will be performed and considered at the time of a Site Development Section Plan and Site Improvement Plans associated with approval of the Gravel Overflow Lot.

Advisory/Warning Comments:

7. A portion of the site is located in Special Flood Hazard Area (SFHA) and Regulatory Floodway as defined by FEMA, and the Supplemental Protection Area as defined by the City. Consult Chapter 405, Article 5 of the City Code for specific requirements. The controlling regulatory 100-year water surface elevation for the site, as calculated by the Chesterfield Valley Storm Water Master Plan Model, is 459.17 and the FEMA designed AE Zone elevation is 460. Depending on the locations of proposed structures, lowest finished floor elevations will need to be elevated 1 foot above the controlling elevation.

Response: Understood

A draft version of the Attachment ‘A’ will be provided prior to the Planning Commission meeting. The following conditions related to site specific issues shall be applied to the petition and will include but not be limited to:

A. PERMITTED USES

1. Hours of Operation.
 - a. Uses “Retail Sales Establishment - Community” and “Retail Sales - Neighborhood” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.

Response: Understood

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

1. Any improvements North of the Levee trail shall substantially conform with the preliminary development plan.

Response: Understood

2. Below are the structure requirements for the South side of the existing Levee Trail measured from the Levee toe/property line described in the survey.
 - a. Height
 - The maximum height of the building, structures, and screening of roof mechanical units shall not exceed sixty-five (65.0) feet.

Response: Understood

- b. Building Requirements

- A minimum of thirty-five percent (35%) open space is required for each lot within this development. In the event that parcels include areas on both the north and south side of the existing Levee Trail, areas south of the Levee Trail shall contain a minimum of 35% open space ~~as measured from the Levee easement DB 10348 as shown in the Exhibit B.~~

Response: Openspace shall be calculated from the south line of the 15' wide Hiking and Biking Trail Easement., as recorded in BK. 20217 Pgs. 2144-2203.

- c. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

Response: Understood

C. SETBACKS

Setback requirements are for properties south of the existing Levee Trail measured from Levee toe or property line as shown in the survey as exhibit B.

1. No building or structure, other than: a freestanding project identification sign, light standards, flag poles or fences will be located within the following setbacks:
 - a. Thirty (30) feet from the right-of-way of N. Outer Forty Road on the South boundary of the Planned Commercial (PC) District.
 - b. The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
 - c. ~~Thirty-five (35) feet from the edge of the shared roadway on the east.~~
 - d. Thirty-five (35) feet from the west boundary of the Planned Commercial (PC) District.

Response: c.) Should Read, "East of the Planned Commercial (PC) District Boundary"

2. Parking Setbacks for properties on the south side of the existing Levee Trail measured from Levee toe/ property line as shown in the exhibit B.
3. No parking stall, loading space, or roadway, except points of ingress or egress, will be located within the following setbacks:
 - a. Thirty (30) feet from the right-of-way of N. Outer Forty Road.
 - b. The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.

- e. Twenty-five (25) feet from the ~~edge of the shared roadway on the east.~~
- d. Twenty-five (25) feet from the east and west boundary of this Planned Commercial District.

Response: c.) Should Read, “East of the Planned Commercial (PC) District Boundary”

D. PARKING AND LOADING REQUIREMENTS

1. No construction related parking shall be permitted within right of way or on any existing roadways or on City property at the Chesterfield Valley Athletic Complex and parking area north of the levee. All construction related parking shall be confined to the development.

Response: Understood

E. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Pedestrian improvements and connections to and/or across the Levee Trail will require review and approval of the City of Chesterfield and Monarch Chesterfield Levee District.

Response: Understood

2. The existing shared access drive shall be evaluated and improved, if necessary, as directed by the City of Chesterfield, to meet the City’s existing needs and the increased traffic demand resulting from the development.

Response: Understood

3. The existing portion of the Levee Trail at the road crossing shall be reviewed and improved, if necessary, as directed by the City of Chesterfield to meet the City’s existing needs and the increased traffic demand resulting from the development.

Response: Understood

F. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. All development improvements shall be above the net seepage berm section. Geotechnical seepage analyses shall be submitted to demonstrate no adverse effect to the flood protection system from all proposed improvements.

Response: Understood

G. STORM WATER

1. The site shall provide for the positive drainage of storm water. Stormwater from the portion of the site south of the levee shall flow into the Chesterfield Valley Storm Water Master system and ultimately along North Outer 40 Road to Pump Station 4. Off-site improvements may be required to ensure adequate positive drainage from this development to Pump Station 4.

Response: Understood

H. SANITARY SEWER

1. Easements will be required to allow for future public sewer extensions to adjacent tracts.

Response: Understood

I. MISCELLANEOUS

1. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a Grading Permit or improvement Plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Chapter 405, Article 5 of Chesterfield City Code for specific requirements.

Response: Understood

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

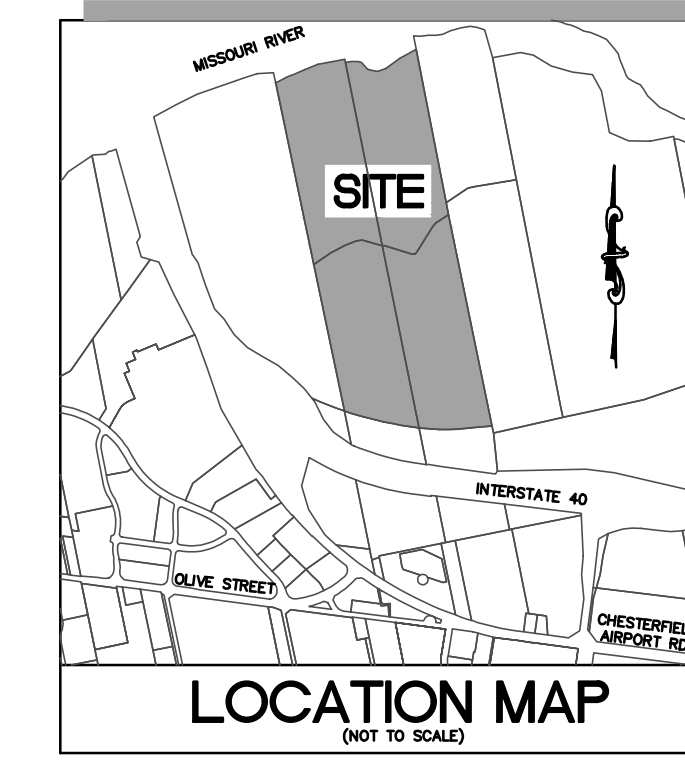
CC: Mr. Justin Wyse, AICP, PTP – Director of Planning (jwyse@chesterfield.mo.us)
Ms. Anjana Kittu, P.E. – Civil Engineer (AKittu@chesterfield.mo.us)
Mr. Jerry Kerr, Vice Chairman (Gateway Studios & Production Services)(jerry.kerr@gspcs.com)
Mr. Stephen L. Kling, Jr., Esq. (Jenkins & Kling, PC)(skling@jenkinskling.com)
Ms. Kate Stock Gitto, P.E., Associate (kate.gitto@stockassoc.com)

Enclosure: Preliminary Development Plan (Updated 2/7/2023)
Project Narrative (Updated 2/7/2023)

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, 16W330022
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: ROCKWOOD
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: MISSOURI RIVER
 FEMA MAP: 29189C0145K (11/16/2017)
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: SPIRE INC.
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#12507
 NAVD83 Elev = 461.00
 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 48 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 EXCITED 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

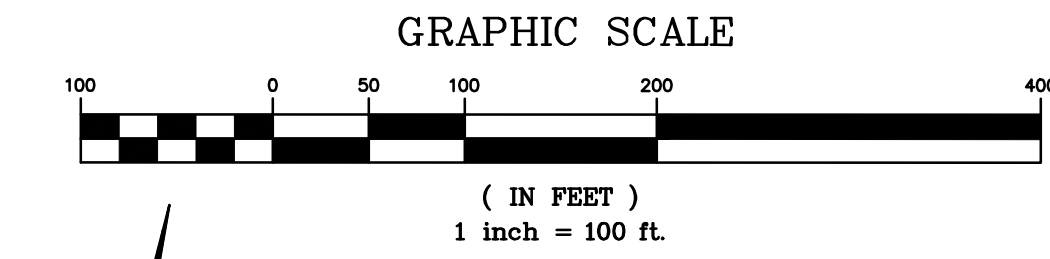
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY'S, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE 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/O.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.G.	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.I.P.	USE IN PLACE
U.O.D.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 TREE
	EXISTING BUILDING
	EXISTING CONTOUR
	SPOT ELEVATION
	EXISTING UTILITIES
	SET IRON PIPE
	FOUND CROSS
	FOUND STONE
	FIRE HYDRANT
	LIGHT STANDARD
	BUSH
	SIGN
	NOTES PARKING SPACES
	GUY WIRE
	POWER POLE
	WATER VALVE
	IDENTITIES RECORD INFORMATION
	ACCESSIBLE PARKING
	PROPOSED CONTOUR
	PROPOSED SPOT
	PROPOSED SANITARY



FAR CALCULATION

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

OPEN SPACE:
MINIMUM 35.0% OPEN SPACE FOR EACH LOT. OPEN SPACE SHALL BE CALCULATED FROM THE SOUTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203.

HEIGHT:
A MAXIMUM HEIGHT OF 65.0' FEET

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:**
- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF LEVEE EASEMENTS AS RECORDED IN BK. 10348, PG. 306 & DB.10524, PG. 1708.
 - THIRTY-FIVE (35) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- PARKING SETBACKS:**
- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE LEVEE EASEMENTS AS RECORDED IN BK. 10348, PG. 306 & DB.10524, PG. 1708.
 - TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
 - ONE HUNDRED TWENTY (120) FEET FROM THE NORTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203
 - SIX HUNDRED TWENTY (620) FEET FROM THE NORTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203

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

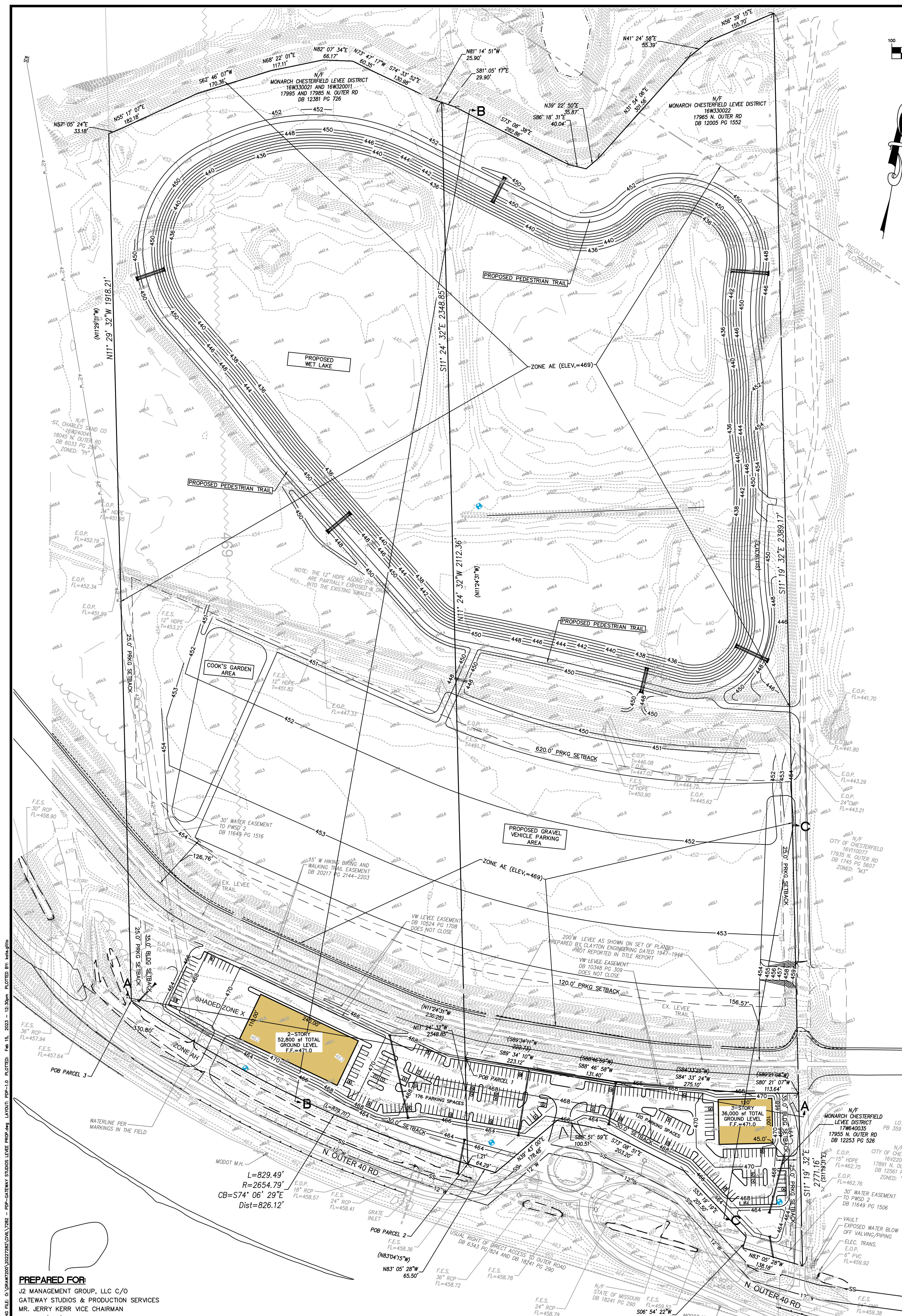
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED 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 EACH 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 64, (AKA U.S. HIGHWAY 40-81), 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 43 DEGREES 05 MINUTES 28 SECONDS WEST, 60.20 FEET TO A FOUND IRON PIPE BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,854.79 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 959.49 FEET AND A CHORD WHICH BEARS NORTH 74 DEGREES 06 MINUTES 29 SECONDS WEST, 820.12 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 11 DEGREES 29 MINUTES 32 SECONDS WEST, 1,818.21 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO MONARCH FLATS, LLC AS RECORDED IN BOOK 21202, PAGE 2090 OF SAID RECORDS; SAID POINT ALSO BEING THE SOUTH 1/2 OF THE AGRICULTURAL LEVEE 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 07 DEGREES 05 MINUTES 24 SECONDS EAST, 33.18 FEET; NORTH 53 DEGREES 17 MINUTES 07 SECONDS EAST, 152.18 FEET; NORTH 82 DEGREES 46 MINUTES 07 SECONDS EAST, 170.38 FEET; NORTH 88 DEGREES 22 MINUTES 01 SECOND EAST, 117.11 FEET; NORTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 68.17 FEET; SOUTH 73 DEGREES 47 MINUTES 17 SECONDS EAST, 60.35 FEET; SOUTH 74 DEGREES 33 MINUTES 32 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, 301.58 FEET; NORTH 41 DEGREES 24 MINUTES 58 SECONDS EAST, 52.39 FEET AND NORTH 56 DEGREES 39 MINUTES 15 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.

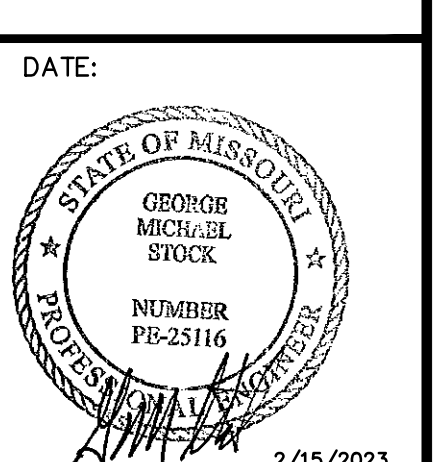
CONTAINING 3,390,081 SQUARE FEET OR 77.826 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON NOVEMBER 08, 2022



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 Chesterfield Business Parkway
 St. Louis, MO 63017
 FAX (636) 530-9300
 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: 2/15/2023
 GEORGE M. STOCK
 ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

1.	2023-01-10 CITY
2.	2023-02-07 CITY
3.	2023-02-15 CITY

DATE: 12/5/2022

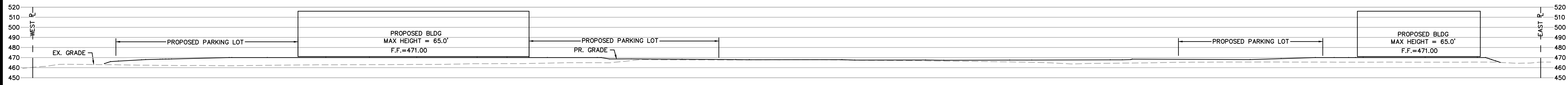
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DATE:	12/5/2022	JOB NO.:	2022-7282
SCALE:	1" = 16V'	DATE:	
ELEC. REF. #:		DATE:	
SCALE:		DATE:	

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:
PDP-1.0

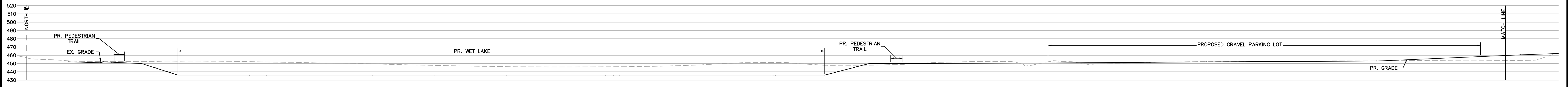
EXHIBIT B

SECTION A - A PROFILE

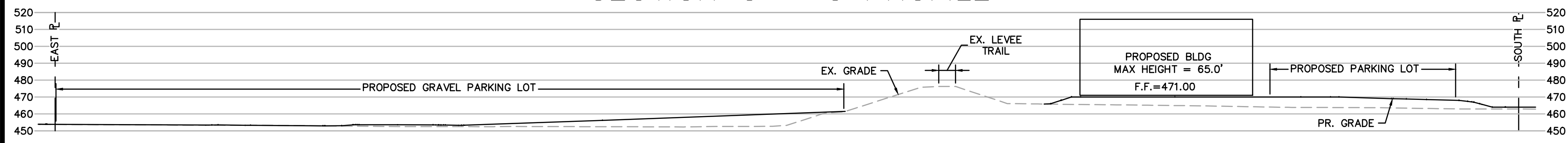


SECTIONS
SCALE: HORIZ: 1"=50'
VERT: 1"=50'

SECTION B - B PROFILE



SECTION C - C PROFILE



257 Chesterfield Business Parkway
St. Louis, MO 63103
Tel: (314) 938-8000
Fax: (314) 938-8000
E-mail: general@stockandassociates.com
Web: www.stockandassociates.com

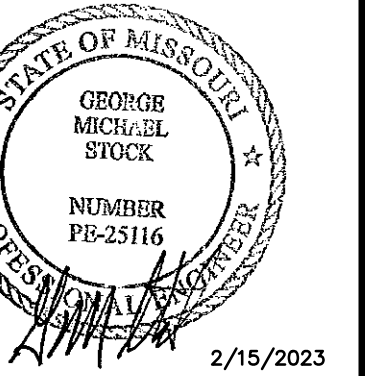
Stock & Associates
Consulting Engineers, Inc.

PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:

GATEWAY STUDIOS
17955, 17965, 17985 & 17995 N. OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

DATE:



2/15/2023
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

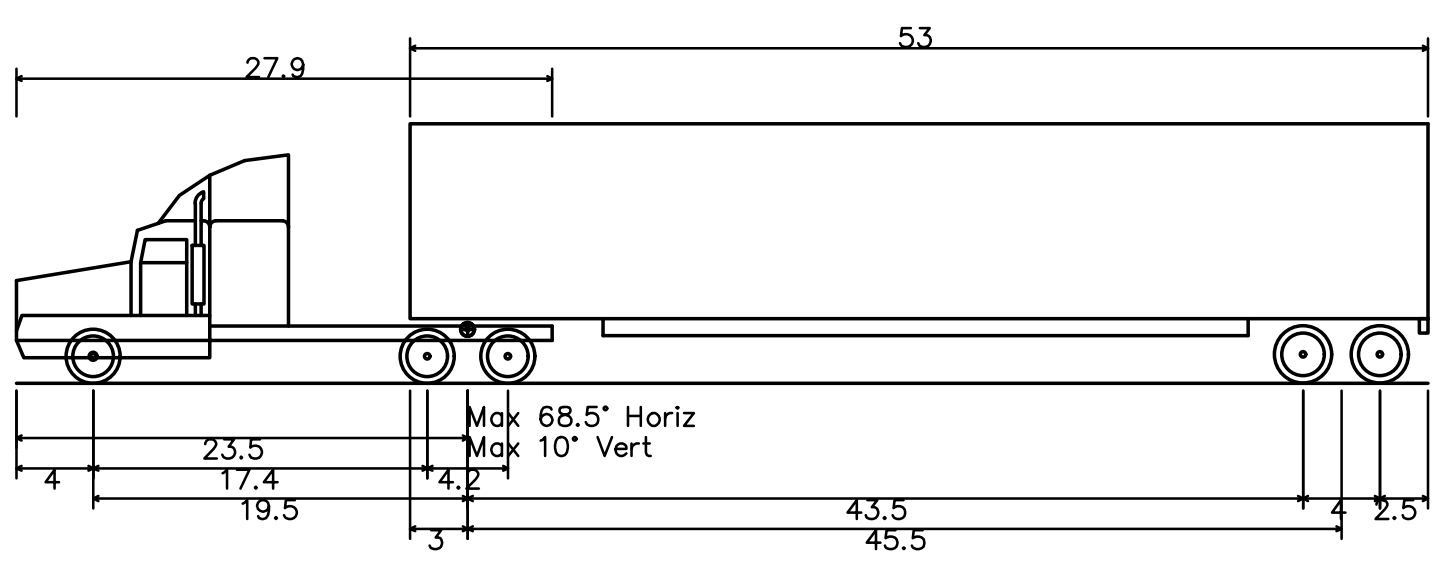
REVISIONS:

- 2023-01-10 CITY
- 2023-02-07 CITY
- 2023-02-15 CITY

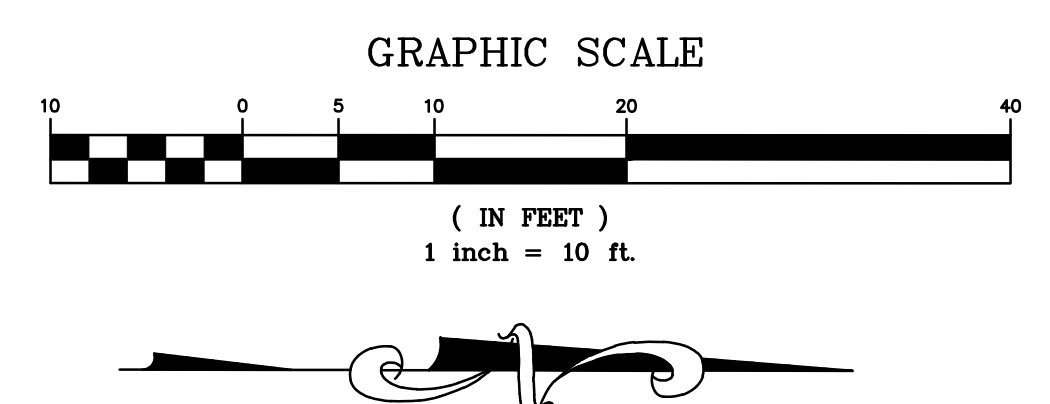
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DATE:	12/5/2022	JOB NO.:	2022-7282
ISS. #:	-	BASE MAP #:	16V
E.L.C. REF #:	-	NET SUP. #:	-
MARK #:	-		

SHEET TITLE:
**PRELIMINARY
DEVELOPMENT
PLAN**

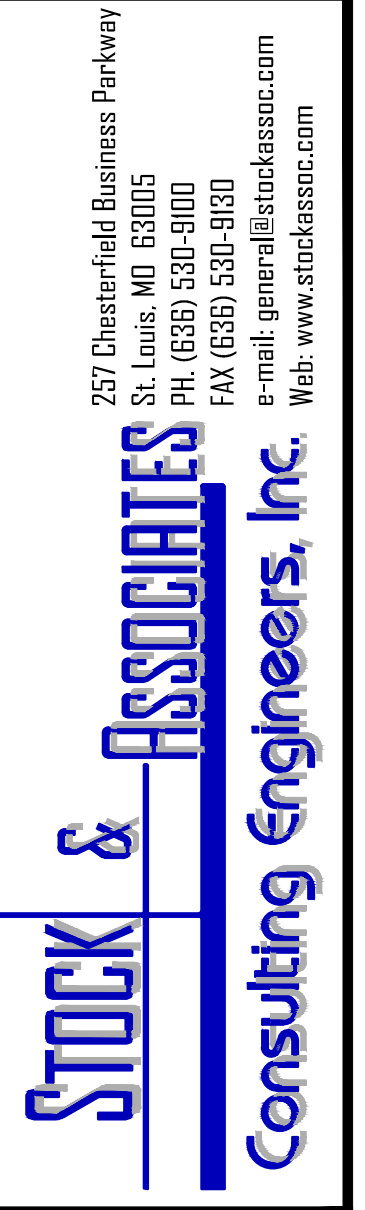
SHEET NO.:
PDP-2.0



WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°



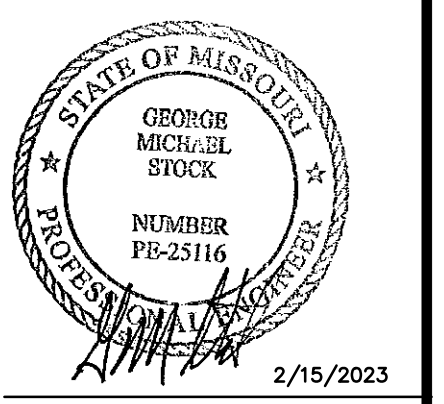
PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR:

GATEWAY STUDIOS
 17955, 17965, 17985 & 17995 N. OUTER FORTY ROAD
 CHESTERFIELD, MISSOURI 63005

DATE:



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00096

REVISIONS:

1.	2023-01-10	CITY
2.	2023-02-07	CITY
3.	2023-02-15	CITY

DRAWN BY:	K.S.G.	CHECKED BY:	G.M.S.
DATE:	12/5/2022	JOB NO.:	2022-7282
ISS. #:	-	ISS. MFP #:	16V
ELC. INT. #:	-	INT. SUP. #:	-
MARK. #:	-		

SHEET TITLE:
WB-67 EXHIBIT

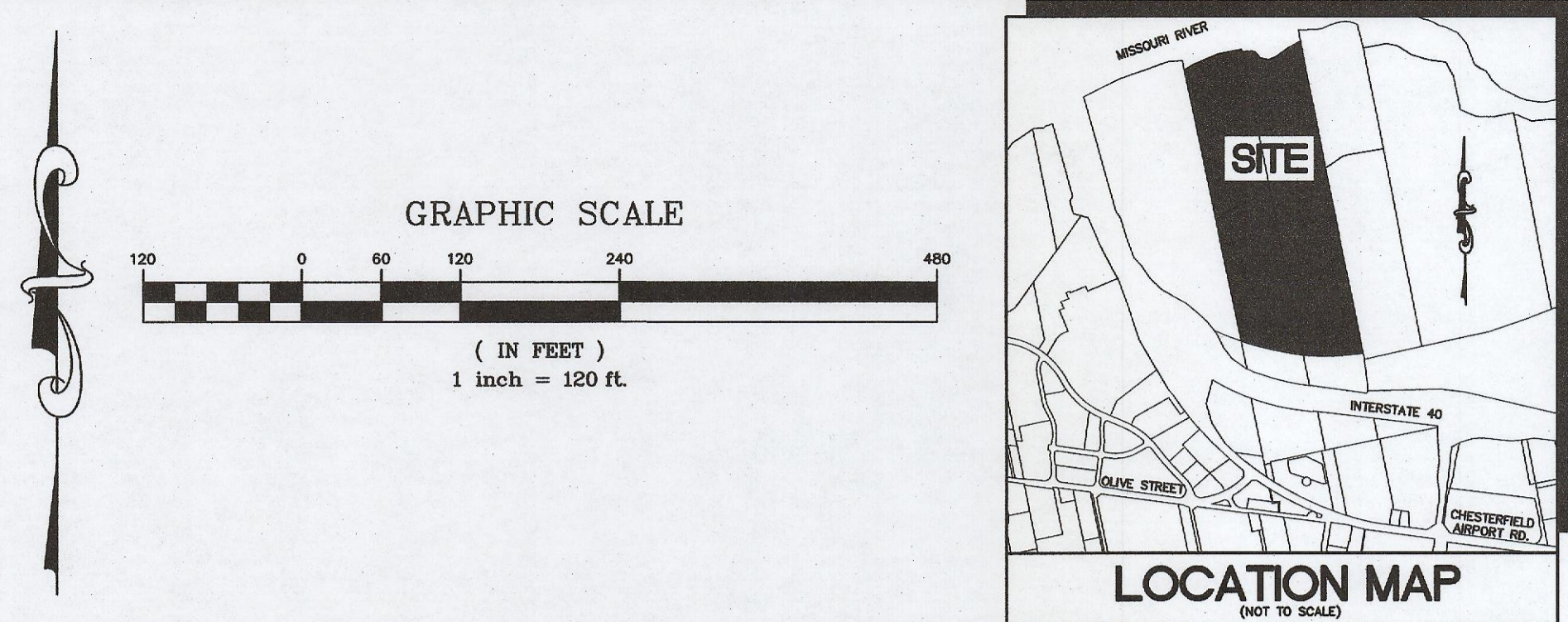
SHEET NO.:
PDP-3.0

DRAWING FILE: D:\Projects\2022\7282\03\17955-17995 N. Outer Forty Road - PDP-3.0.dwg PLOT DATE: 2/15/2023 10:50am PLOTTED BY: hmg/ps

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 33 minutes 45 seconds East 37.02 feet, North 62 degrees 47 minutes 31 seconds East 94.81 feet, North 68 degrees 35 minutes 57 seconds East 82.36 feet, North 65 degrees 10 minutes 25 seconds East 90.14 feet, North 68 degrees 22 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.B.	RADIUM BEARING
R.C.P.	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.

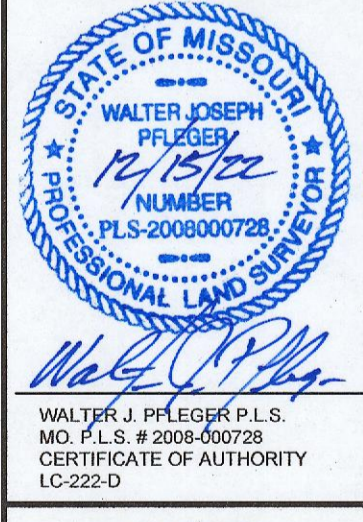
SITE BENCHMARK
ELEV = 465.84
FND. CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
By: *Walter J. Pfeiffer*
Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

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

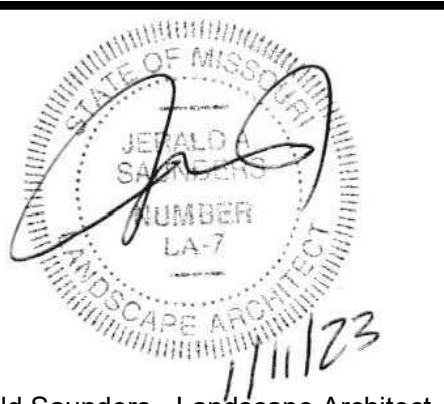
PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63016 PH: (636) 598-9101 FAX: (636) 598-9103
E-mail: general@stockandassociates.com
Web: www.stockandassociates.com

ALTA/NSPS LAND TITLE SURVEY
GATEWAY STUDIOS
17965, 17965, 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

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

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

Revisions:

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

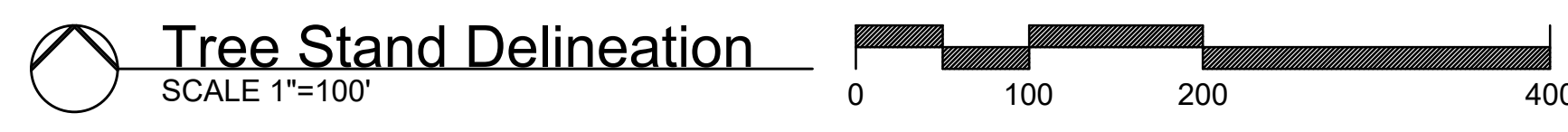
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 Checked: RS

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

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

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	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)



Tree Stand Delineation
 SCALE 1"=100'