


Planning Commission Staff Report

Meeting Date: May 22, 2023

From: Shilpi Bharti, Planner 

Location: South side of Edison Avenue.

Petition: **P.Z. 04-2023 Damian Kroenung Estate:** A request for an ordinance amendment to the existing “PI” Planned Industrial District to a new “PI” Planned Industrial District for 7.1 acres located on the south side of Edison Avenue (17V310081).

SUMMARY

Edison Partners, LLC has submitted a request for an ordinance amendment to the existing “PI” Planned Industrial District to a new “PI” Planned Industrial District to modify the existing setbacks, and building square feet requirements.

SITE HISTORY

The site is located in Ward 4 of the City of Chesterfield. The subdivision was zoned “M3” – Planned Industrial District prior to the City’s incorporation. In 2004, the site was rezoned to “PI” – Planned Industrial following the City ordinance 2124.



Figure 1: Subject Site Aerial

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by “M-3” Planned Industrial zoning districts on the south, east, and west. Edison Avenue runs north of the subject site. The property on the north is zoned “PI” Planned Industrial District.

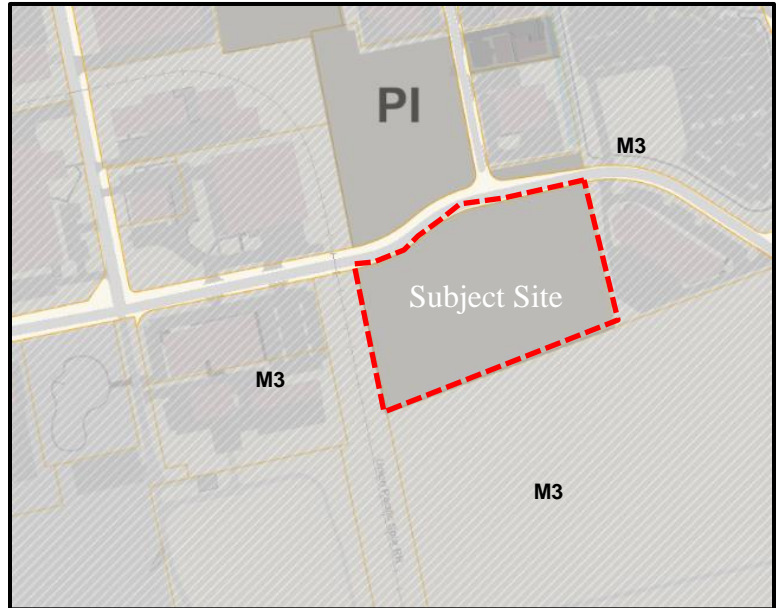


Figure 2: Zoning Map

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Industrial land use. The subject site is surrounded by Industrial on the east, north and south. The Industrial land use typically supports manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses and assembly operations. They are found in close proximity to major transportation corridors and are generally buffered from surrounding development by traditional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Below are the development policies for Industrial land use as described in the City of Chesterfield Comprehensive Plan.



Figure 3: Land Use plan

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas.

- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Residential projects should be limited to areas outside of the Chesterfield Valley.

PI - Planned Industrial District

City of Chesterfield Unified Development Code regulations of the PI District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements are designed to offset the impact of changes in development standards allowed through these provisions. As per City Unified Development Code, the PI regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another, as well as the surrounding area.
- 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.

PRELIMINARY DEVELOPMENT PLAN

The applicant has submitted a Preliminary Development Plan and narrative for review. The applicant is requesting to amend the existing ordinance for setbacks, building square feet, building height and access from Edison Ave. There is no change requested to the existing permitted use allowed as per site specific ordinance 2124. In the Preliminary Development Plan, the applicant is proposing 96,250 sq. ft. of a single story building that will be 36’ in height. There are two curb cuts proposed on Edison Avenue, and one emergency gated access to the shared drive on the east. The table below shows the current ordinance requirement parallel to the applicant request.

Development Standards	Existing Ordinance (2124)	Applicant Request
Maximum number of buildings	4	1
Maximum square feet of building	84,008 square feet	100,000 square feet
Maximum Height of structure	24 feet	40 feet
Setback from east boundary	20 feet	50 feet
Setback from west boundary	88 feet	70 feet
Setback from south boundary	18 feet	130 feet
Parking Setback from north	20’ from ROW (25’)	30’
Parking Setback from east	15’	10’
Parking Setback from west	15’	25’

Parking Setback from south	15'	15'
Access from Edison Ave.	One street approach and one entrance	Two full access entrances

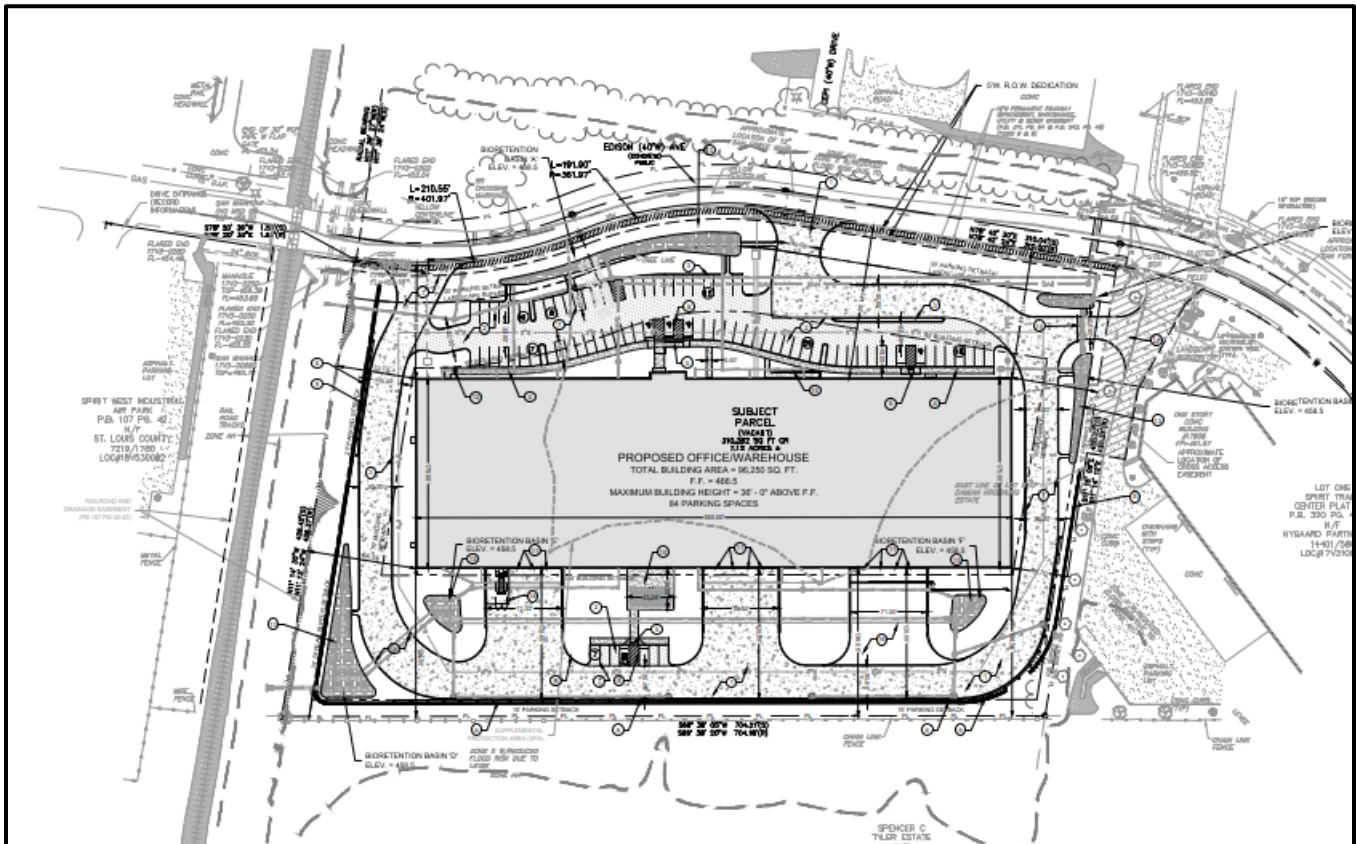


Figure 4: Preliminary Development Plan

PUBLIC HEARING

A public hearing for this request was held on April 24, 2023 at which the Planning Commission discussed the petition. There were no issues raised. Planning Commission discussed the three accesses proposed for the site. The proposed building will be more than 30' in height and the building will be total of 96,000sq.ft. As per 2015/2018 International Fire Code sections relating to driveway access, Section D104.1, if a building or facilities exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure. As per Section D104.2 of Fire Code, buildings have a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads. The applicant attended a meeting with the Fire Marshal before submitting the formal application to the City. At the meeting it was discussed that the diagonal distance across the site is 873 feet 6.75 inches. The required separation between the centerline of the curb cuts is one half that diagonal distance or 436.5 feet. The site plans revealed the distance between the drive access at the northwest corner of the parcel and the center line of the driveway access in the center of the property across from Cepi Road, was 374.9 feet. Thus, during the meeting it was concluded that a third driveway access point at the northeasterly corner of the parcel,

which would be gated for emergency use only, would allow the applicant to comply with the Driveway Access Location and Design Standards and the 2018 International Fire Code.

REQUEST

Staff has completed review of this petition and has prepared Attachment A reflecting this request for consideration by the Planning Commission. The Preliminary Development Plan has been reviewed by Staff and is marked hereto as Attachment B. Staff has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A. Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review. If approved, the Site Development Plan process will then commence.

Staff requests action on P.Z. 04-2023 Damian Kroenung Estate.

Attachments

1. Attachment A
2. Applicant Narrative Statement
3. Attachment B - Preliminary Development Packet

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 PI District shall be:
 - a. Automobile dealership
 - b. Automobile storage
 - c. Broadcasting studio
 - d. Car wash
 - e. Car wash, industrial
 - f. Car wash, self service
 - g. Churches
 - h. Clubs
 - i. Dry cleaning establishment
 - j. Dry cleaning establishment with drive-thru
 - k. Dry cleaning plant
 - l. Film processing plant
 - m. Financial Institution Drive-thru
 - n. Golf course,
 - o. Gymnasium,
 - p. Laundromat
 - q. Mail order sale warehouses.

- r. Manufacturing, fabrication, assembly, processing or packaging except explosives or flammable gases or liquids.
 - s. Office – General
 - t. Office -Dental,
 - u. Office- medical
 - v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
 - w. Professional and technical service facility
 - x. Research laboratory & Facility
 - y. Trucks, trailers, construction equipment, agricultural equipment sales, rental, and leasing
 - z. Trucks, trailers, construction equipment, and agricultural equipment outdoor storage
 - aa. Vehicle repair and service facility
 - bb. Warehouse general
2. The following uses in the “PI” Planned Industrial District shall be ancillary uses:
- a. Day care center
 - b. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

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

- 1. The uses permitted within this “PI” Planned Industrial District shall be contained in a maximum of one (one) building.
- 2. Floor Area
 - a. Total building floor area shall not exceed 100,000 square feet.
- 3. Height

- a. The maximum height of the building, exclusive of roof screening, shall not exceed 40 feet.
4. Building Requirements
 - a. A minimum of thirty-five (35) percent openspace is required for each lot within this development.

C. SETBACKS

1. Structure Setbacks

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

- a. Ninety (90) feet from the right-of-way of Edison Avenue on the north boundary of the Planned Industrial (PI) District.
- b. Fifty (50) feet from the eastern boundary of the PI District.
- c. One hundred thirty (130) feet from the southern boundary of the PI District.
- d. Seventy (70) feet from the western boundary of the PI District.

2. Parking Setbacks

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

- a. Thirty (30) feet from the right-of-way of Edison Avenue on the north boundary of the Planned Industrial (PI) District.
- b. Ten (10) feet from the eastern boundary of the PI District.
- c. Fifteen (15) feet from the southern boundary of the PI District.
- d. Twenty five (25) feet from the western boundary of the PI District.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

1. 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 driveway spacing and sight distance shall be provided, as directed by the City of Chesterfield.
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.
3. Access to Edison Avenue shall be limited to two full access entrances. One entrance shall be aligned with Cepi Drive.

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. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Obtain approvals from the City of Chesterfield and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
4. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield.
5. Provide a special cash escrow for future widening of Edison Avenue. Specifically provide for construction of a seven (7) foot wide concrete shoulder along the entire Edison Avenue property frontage. Based on the current roadway alignment, the widening will occur within the existing right-of-way on the north side of the existing pavement.
6. Provide and/or maintain positive roadside drainage along the entire Edison Avenue property frontage to ensure adequate stormwater drainage from the roadway.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. 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 **Edison Avenue**. 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.

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, the Metropolitan Saint Louis Sewer District, and Monarch Chesterfield Levee District.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. 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. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute 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. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Warehouse	\$1,230.36/parking space
General Retail	\$2,636.43/parking space
General Office	\$878.76 /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 improvements 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.

Road Improvement Traffic Generation Assessment contributions shall be deposited with 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. 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.

The amount of all 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 a sum of \$1.060.35 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 \$3,364.25 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 Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

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

IV. RECORDING

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

V. ENFORCEMENT

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

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

PROJECT DESCRIPTION

FOR A

70,000 SF New Distribution Warehouse
17970 Edison Avenue, Chesterfield, MO

FOR

Edison Partners, LLC

PREPARED BY:



February 20th, 2023
Revised – March 20th, 2023
Revised – April 14, 2023

BUILDING OVERVIEW

The warehouse distribution center shall include the items below as well as MEP/FP systems to support the future 25,000 SF addition.

Site and Building Information:

- Total Site Area: 7.12 acres
 - Total Building Area: **70,000 SF (current) + 26,250 SF (future) = 96,250 GSF**
 - Total Warehouse Area: 61,800 SF
 - Total Office, Break Room & Restroom Area: 8,200 SF
 - Total Future Expansion Area: **26,250 SF**
 - **Floor Area Ratio = 96,250 SF / 230,868 SF = 0.41**
 - **Maximum Height (top of parapet) = 36'-0" Above Finished Floor**
 - **Open Space: 35%**
 - **Parking Setbacks: North (30'), East (10'), South (15'), West (25')**
 - **Building Setbacks: North (90'), East (50'), South (130'), West (70')**
1. MEP/FP design and construction of the facility. Edison Partners will provide civil, structural and architectural design services.
 2. Warehouse Clear Height: 24'-0" AFF
 3. Reinforced concrete foundations, floor slabs, tilt panels and curbs as necessary.
 4. Structural steel beams, square tube columns, X-bracing, bar joists, joist girders, and angle shall be provided for the roof framing in accordance with all applicable code requirements.
 5. A single ply 45 mil mechanically attached white TPO roof membrane with manufacturer's 15-year warranty will be provided throughout. The membrane will cover 3.5" thick polyisocyanurate insulation on 1-1/2" 22 ga roof deck. Ensure roof meets applicable codes due to proximity of local airport.
 6. The underside of roof deck shall be painted with an off-white primer by the deck manufacturer.
 7. Eight (8) manually operated overhead sectional doors shall be provided at the warehouse truck docks along with dock levelers and seals.
 8. A complete heating/ ventilation system for the winter heating and summer ventilation of warehouse areas utilizing a roof mounted gas fired make-up air unit and roof mounted up-blast exhaust fan. Provide six (6) Big Ass Fans – Powerfoil D (16'-0" diameter).
 9. A complete building domestic water and sanitary sewer plumbing system shall be provided to serve all floor drains, hose bibs and condensate drains. All office plumbing shall be provided as well. Provide "rough-ins" for future interior buildout as noted on plans.
 10. A complete hydraulically calculated ESFR overhead fire protection system shall be provided throughout the warehouse. A flow test has not been performed at this time. Please include an allowance for a fire pump should it be required.

11. A complete electric power & lighting system shall be provided throughout the building. The interior of the facility shall be lighted to the average foot candles listed below at 36" AFF with 2'x4' High Bay LED fixtures. Exterior lighting shall be LED wall packs with emergency ballast.
- | | | |
|----|--------------------|---------------|
| a. | Warehouse | 30 FC |
| b. | Dock | 30 FC |
| c. | Truck Dock Apron | 1 FC |
| d. | Building perimeter | .5 FC Average |
| e. | Car parking | 2 FC Average |

PROPOSED CHANGES TO:

(proposed changes are in red text)

BILL NO. 2302, ORDINANCE NO. 2124 (APPROVED 9/20/2004)

Section II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS *(page 2-3)*

- The uses permitted within this "PI" Planned Industrial District shall be contained in a maximum of **one (1) building**.
- Building height shall not exceed **40 feet above finish floor**.
- Gross floor area constructed for the **one (1) building** shall not exceed **100,000** square feet. The square footage constructed shall be based on the development's ability to comply with the parking and stormwater regulations of the City of Chesterfield.

Section VII. SPECIFIC CRITERIA *(page 6-7)*

A. Structure Setbacks

No building or structure, other than boundary walls, retaining walls, signs, light standards, flagpoles or fences, shall be located within the following setbacks:

- Ninety (90) feet from the right-of-way of Edison Avenue.
- Fifty (50)** feet from the eastern boundary of the total tract.
- One hundred thirty (130)** feet from the southern boundary of the total tract.
- Seventy (70)** feet from the western boundary of the total tract.
- Deleted
- Deleted

D. Access

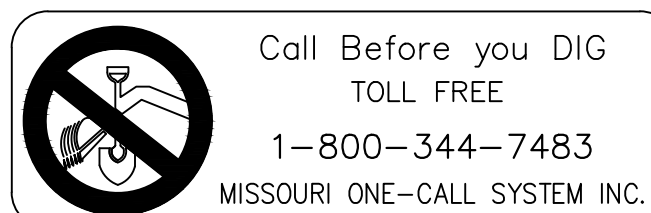
- Access to Edison Avenue shall be limited to two full access entrances. One entrance shall be aligned with Capi Drive.**

LEGEND

EXISTING	PROPOSED

ABBREVIATIONS

ADS - ADVANCED DRAINAGE SYSTEMS, INC.	N.T.S. - NOT TO SCALE
ATG - ADJUST TO GRADE	O.C. - ON CENTER
B.M. - BENCHMARK	PAVT. - PAVEMENT
C.I. - CURB INLET	P.C. - PORTLAND CEMENT
C.O. - CLEAN OUT	PCC - PRECAST CONCRETE
CMP - CORRUGATED METAL PIPE	P.S.I. - POUNDS/SQUARE INCH
CONC. - CONCRETE	PROP. - PROPOSED
C.Y. - CUBIC YARDS	P.U.M.I. - PRIVATE UNDER MSD INSPECTION
D.C.I. - DOUBLE CURB INLET	R.C. - REINFORCED CONCRETE
DIP - DUCTILE IRON PIPE	R.R. - RAIL ROAD
DIA. - DIAMETER	RCP - REINFORCED CONCRETE PIPE
DS - DOWNSPOUT	S.F. - SQUARE FOOT
ELEV. - ELEVATION	S.Y. - SQUARE YARD
EX - EXISTING	SAN - SANITARY
FD - FLOOR DRAIN	SCH - SCHEDULE
FF - FINISH FLOOR	SWPPP - STORM WATER POLLUTION
FL - FLOW LINE	TBA - TO BE ABANDONED
G.I. - GRATE INLET	TBR - TO BE REMOVED
GAL. - GALLON	TYP. - TYPICAL
H.G. - HYDRAULIC GRADE	UIP - USE IN PLACE
HYD - HYDRANT	VCP - VITRIFIED CLAY PIPE
MAX - MAXIMUM	YD - YARD DRAIN
MH - MANHOLE	WV - WATER VALVE
MIN - MINIMUM	

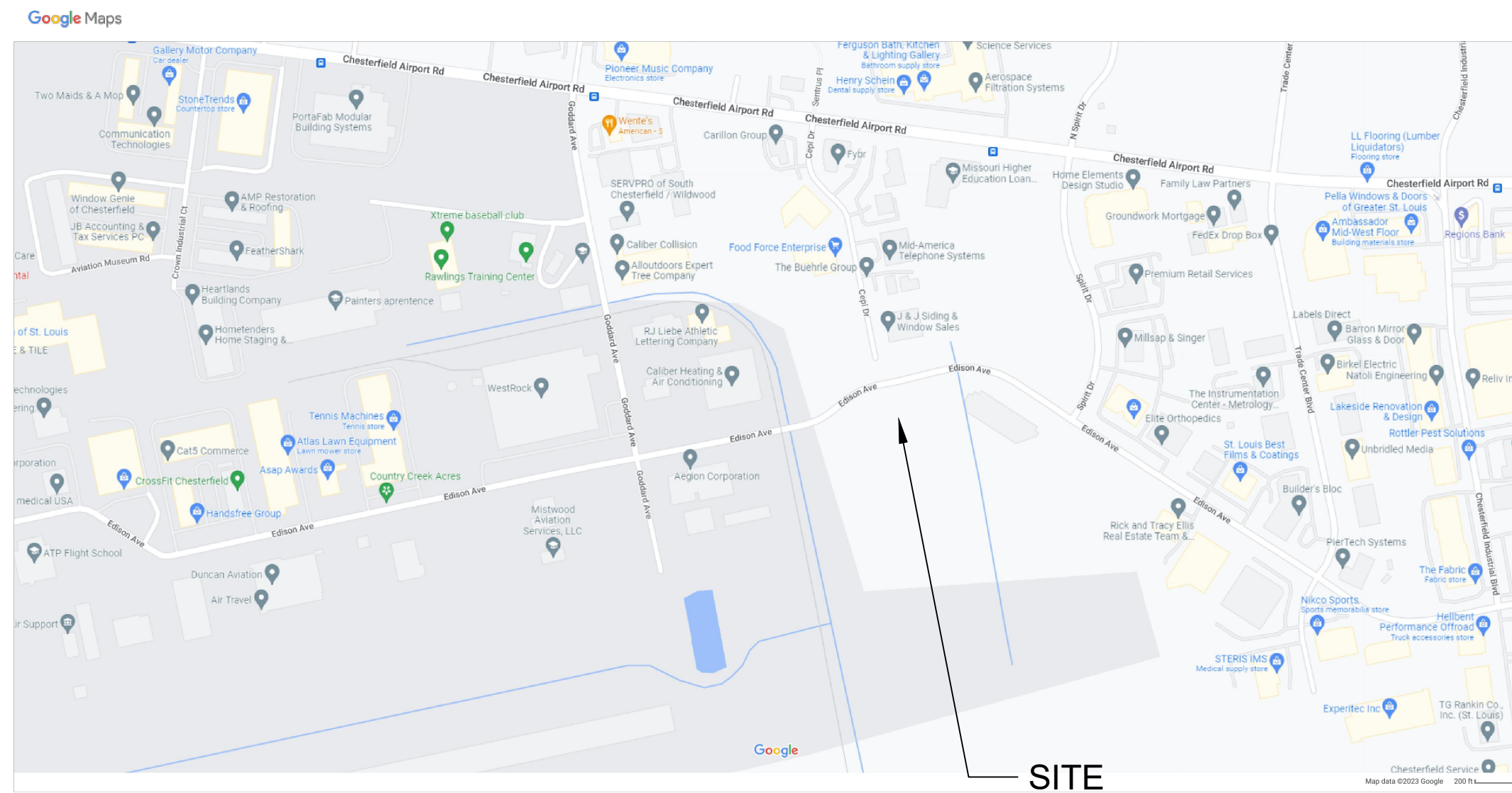


Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

PRELIMINARY DEVELOPMENT PLAN FOR CLASSROOM LIBRARY COMPANY

17970 EDISON AVE.
CHESTERFIELD, MO

A TRACT OF LAND BEING PART OF LOT 5 OF DAMIAN KROENUNG ESTATE
PARTITION IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP



LOCATION MAP-AERIAL

SHEET INDEX

C000	COVER SHEET
C001	TOPOGRAPHIC SURVEY
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	SITE PLAN

PERTINENT INFORMATION

OWNER:	EDISON PARTNERS LLC
DEVELOPER:	EDISON PARTNERS LLC
SITE ADDRESS:	17970 EDISON AVE. CHESTERFIELD, MISSOURI 63005
LOCATOR NO.:	17V310081
EXISTING ZONING:	PLANNED INDUSTRIAL DISTRICT (PI)
EXISTING SITE AREA:	7.12 ACRES
PROPOSED SITE AREA:	7.04 ACRES (R.O.W. DEDICATION)
WATER DISTRICT:	MISSOURI AMERICAN WATER COMPANY
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DISTRICT
GAS SERVICE:	SPIRE ENERGY NATURAL GAS SERVICE
ELECTRIC SERVICE:	AMEREN MISSOURI ELECTRIC SERVICE
CABLE/INTERNET SERVICE:	SPECTRUM
PHONE SERVICE:	AT&T
PROPOSED PARKING SETBACKS:	NORTH: 30' EAST: 10' SOUTH: 15' WEST: 25'
PROPOSED BUILDING SETBACKS:	NORTH: 90' EAST: 50' SOUTH: 130' WEST: 70'

Open Space Calculations

Description	Area (acre)	% of Site
Building	1.61	23%
Future Building	0.60	9%
Pavement	2.21	31%
Future Pavement	0.16	2%
Open Space (Sidewalk, patio, grass)	2.47	35%
Total	7.04	100%

PROPERTY DESCRIPTION

LAND DESCRIPTION (PER TITLE COMMITMENT):

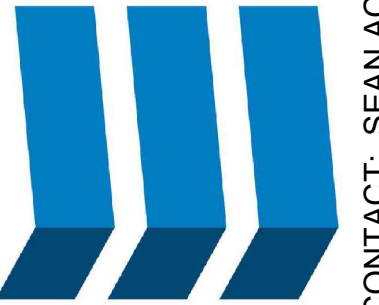
A TRACK OF LAND BEING PART OF LOT 5 OF DAMIAN KROENUNG ESTATE PARTITION, IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 1 OF "SPIRIT TRADE CENTER PLAT ONE", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 320 PAGES 44-45 OF THE ST. LOUIS COUNTY RECORDS WITH THE SOUTH RIGHT OF WAY LINE OF EDISON AVENUE (40 FEET WIDE), AS DEDICATED BY THE INSTRUMENT RECORDED IN PLAT BOOK 342 PAGE 49 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF LOT 1, SOUTH 11 DEGREES 14 MINUTES 12 SECONDS EAST 420.26 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO ST. LOUIS COUNTY ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 9017 PAGE 2488 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 69 DEGREES 38 MINUTES 20 SECONDS WEST 704.18 FEET TO THE EAST LINE OF "ST. LOUIS AIR PARK", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 107 PAGE 42 OF SAID RECORDS; THENCE ALONG SAID EAST LINE OF "ST. LOUIS AIR PARK", NORTH 11 DEGREES 13 MINUTES 24 SECONDS WEST 426.37 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF EDISON AVENUE (40 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF EDISON AVENUE (40 FEET WIDE) THE FOLLOWING COURSES AND DISTANCES: NORTH 78 DEGREES 20 MINUTES 33 SECONDS EAST 1.53 FEET; ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 11 DEGREES 39 MINUTES 27 SECONDS WEST 401.97 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 210.55 FEET; ALONG A REVERSE CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 41 DEGREES 40 MINUTES 08 SECONDS EAST 361.97 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 191.90 FEET; AND NORTH 78 DEGREES 42 MINUTES 24 SECONDS EAST 310.00 FEET TO THE POINT OF BEGINNING.
AREA OF TRACT: 310,261.5 SQ. FT. OR 7.1 ACRES, MORE OR LESS

NOTE: LEGAL DESCRIPTION PREPARED BY ANDY D. BECK WITH BAX ENGINEERING DURING JULY 2022.

FLOOD NOTE:

ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0145 K DATED NOVEMBER 5, 2003, THIS PARCEL IS LOCATED IN ZONE X DENOTES REDUCED FLOOD RISK DUE TO LEVEE. ZONE AH DENOTES WITHOUT BASE FLOOD ELEVATION.

ENGENUITY
BUILDING VALUE
BY DESIGN



PREPARED BY:

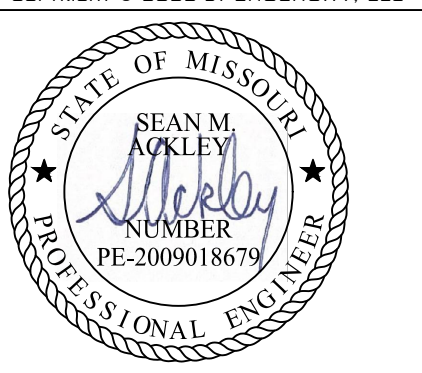
CONTACT: SEAN ACKLEY

PREPARED FOR:
REMIGER DESIGN
2921 OLIVE STREET
ST. LOUIS, MO 63103
CONTACT: DENNY GRAIN
PH: 314-241-5151

**CLASSROOM
LIBRARY COMPANY
OFFICE/WAREHOUSE**
17970 EDISON AVE.
CHESTERFIELD, MISSOURI 63005

Project No:	22-0321	
No	Description	Date
1	City Submittal	02/23/2023
2	City Comments	03/20/2023
3	City Comments	03/31/2023
4	Planning Commission	04/17/2023
5	City Comments	05/08/2023

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05/08/2023
Sean M. Ackley
MO# PE-2009018679

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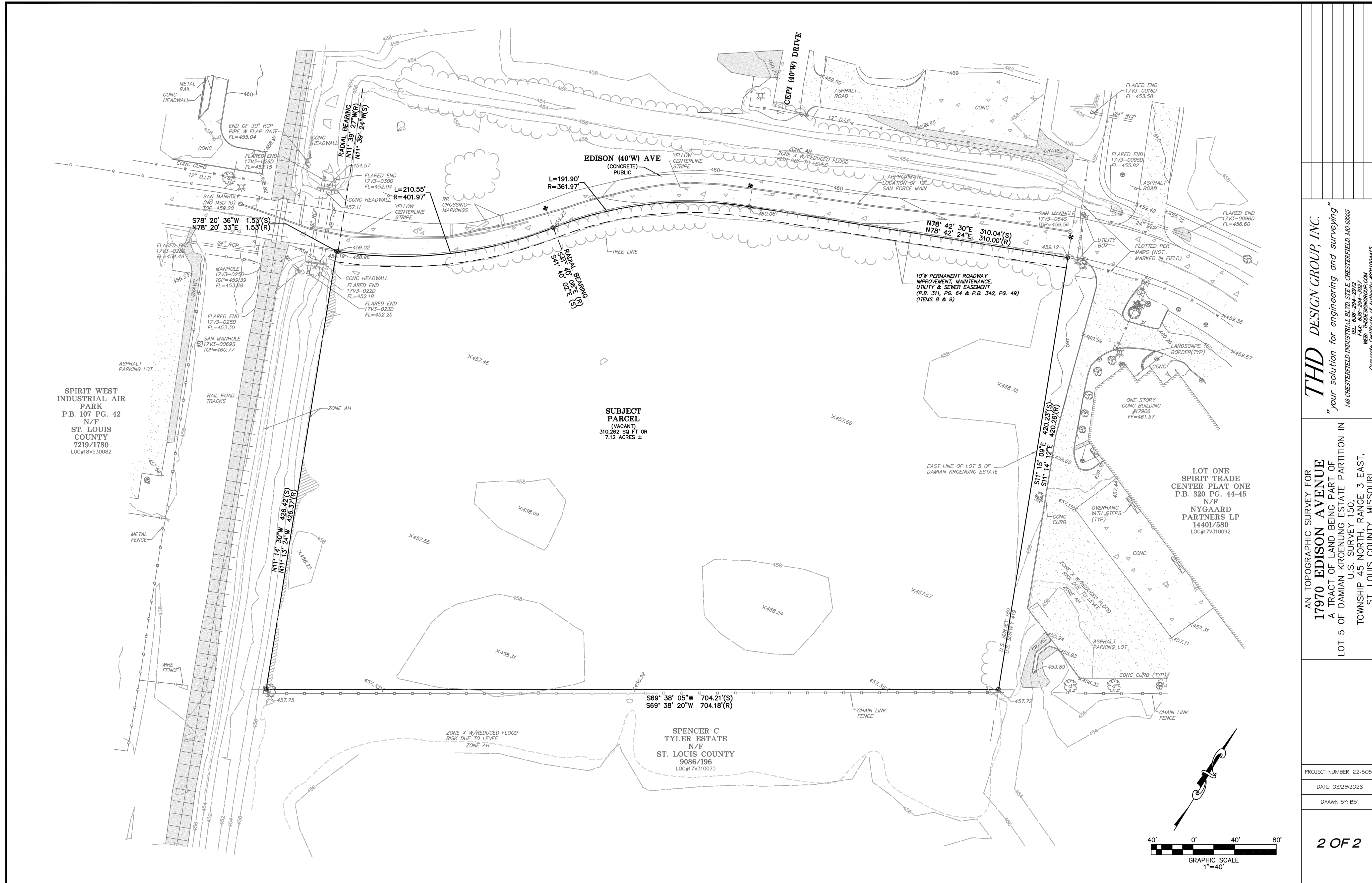
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SCALE:

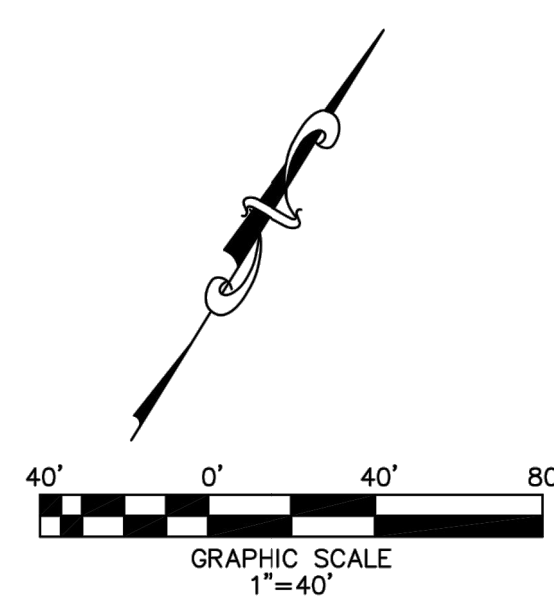
COVER SHEET

C000

ST. LOUIS COUNTY HT#
MSD PROJECT #:
MSD BASEMAP:



<p>THD DESIGN GROUP, INC. <i>"your solution for engineering and surveying"</i> 148 CHESTERFIELD INDUSTRIAL BLVD, STE. E, CHESTERFIELD, MO 63005 TEL: 314-241-5151 FAX: 314-241-5152 WWW.THDDSGROUP.COM MISSOURI PROFESSIONAL ENGINEERING BOARD #001064415 Corporate Certificate of Authority #001064415</p>	
<p>AN TOPOGRAPHIC SURVEY FOR 17970 EDISON AVENUE A TRACT OF LAND BEING PART OF LOT 5 OF DAMIAN KROENING ESTATE PARTITION IN TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI</p>	<p>PREPARED FOR: REMIER DESIGN 2921 OLIVE STREET ST. LOUIS, MO 63103 CONTACT: DENNY GRAIN PH: 314-241-5151</p>
<p>PROJECT NUMBER: 22-5058 DATE: 03/29/2023 DRAWN BY: BST</p>	<p>2 OF 2</p>



TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND IS PROVIDED FOR REFERENCE ONLY. THE ENGINEER'S SEAL ON THIS SHEET DOES NOT APPLY TO SURVEY INFORMATION.

ST. LOUIS COUNTY HT#
 MSD PROJECT #:
 MSD BASEMAP:

ENGINEUNITY
 BUILDING VALUE BY DESIGN
 17057 N. OUTER FORTY ROAD
 CHESTERFIELD, MO 63005
 P: (314) 819-9189
 WWW.THEENGINEUNITY.COM
 MISSOURI CORPORATE OF AUTHORITY #0020107504

PREPARED BY: CONTACT: SEAN ACKLEY

PREPARED FOR: **CLASSROOM LIBRARY COMPANY OFFICE/WAREHOUSE**
 17970 EDISON AVE.
 CHESTERFIELD, MISSOURI 63005

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SEAN M. ACKLEY
 MISSOURI PROFESSIONAL ENGINEER
 05/08/2023
 Sean M. Ackley
 MO# PE-2009018679

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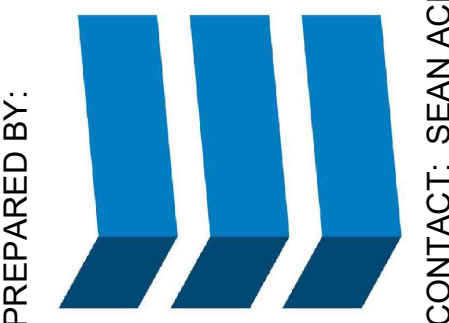
DATE: 02/23/2023
 SCALE:

TOPOGRAPHIC SURVEY

C001

KEYED NOTES

1. REMOVE EXISTING BRUSH
2. SAWCUT AND REMOVE PAVEMENT AS REQUIRED TO CONSTRUCT ENTRANCE
3. SAWCUT AND REMOVE AND REPLACE PAVEMENT IN KIND AS REQUIRED TO INSTALL SANITARY SEWER AND WATER MAIN
4. REMOVE EXISTING TREE



PREPARED BY:

CONTACT: SEAN ACKLEY

PREPARED FOR:

REMIER DESIGN
 2821 OLIVE STREET
 ST. LOUIS, MO 63103
 CONTACT: DENNY CRAIN
 PH: 314-241-5151

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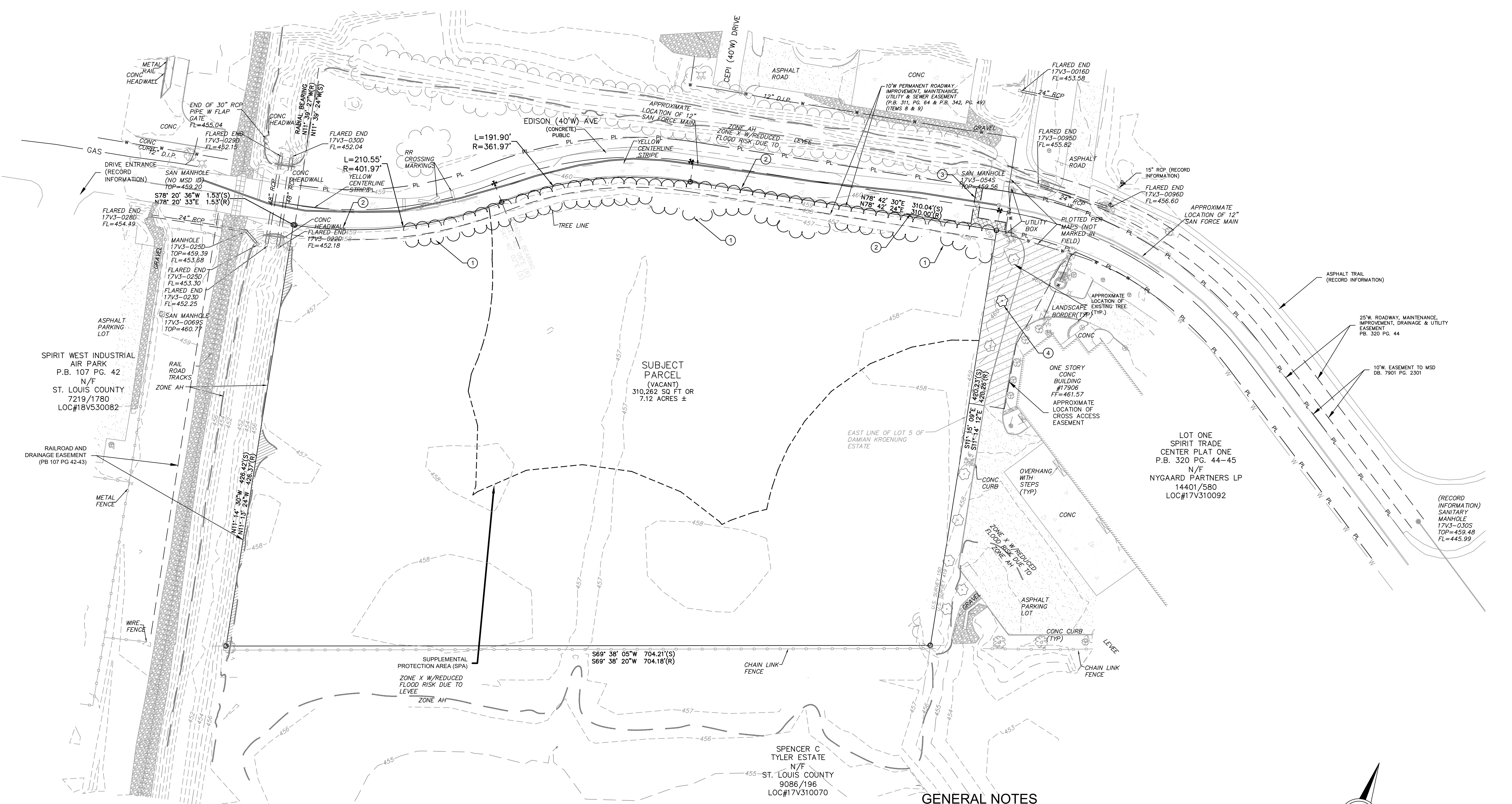
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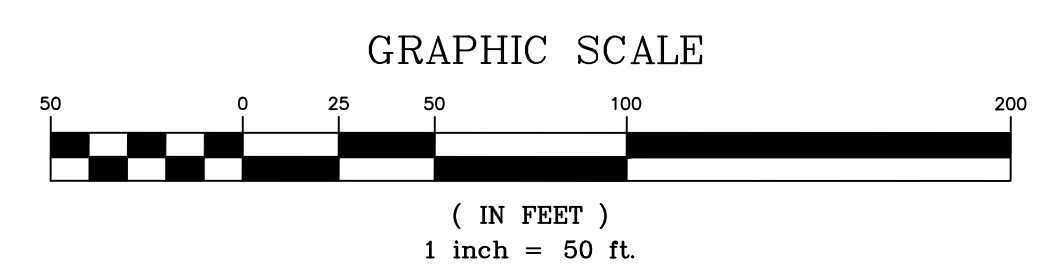
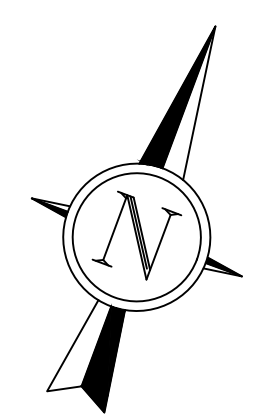
EXISTING CONDITIONS &
 DEMOLITION PLAN

C100



GENERAL NOTES

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- THE EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ARE FROM A SITE SURVEY AS PREPARED BY THD DESIGN GROUP, DATED DECEMBER 2022.
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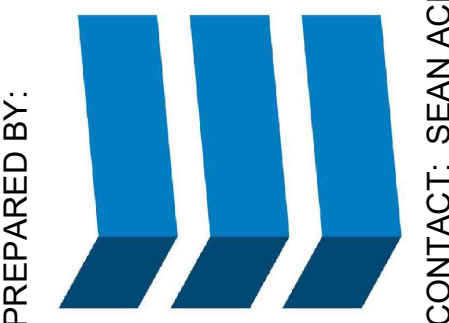
ST. LOUIS COUNTY HT#
 MSD PROJECT #:
 MSD BASEMAP:

KEYED NOTES

1. CONCRETE PAVEMENT
2. ASPHALT PAVEMENT
3. 6" CONCRETE CURB
4. CONCRETE SIDEWALK PER CITY STANDARDS
5. ADA RAMP
6. MODULAR BLOCK RETAINING WALL (DESIGN BY OTHERS)
7. PAVEMENT MARKING - 4" WIDE WHITE PAINT
8. PAVEMENT MARKING - 4" WIDE BLUE PAINT (ADA SPACES)
9. GUARDRAIL
10. CONCRETE PATIO
11. 4H. LOADING DOCK
12. 6H. CONCRETE STEPS
13. BIORETENTION BASIN PER MSD STANDARDS
14. GATE FOR EMERGENCY ACCESS
15. CONCRETE RETAINING WALL W/ HAND RAIL
16. FUTURE CONCRETE PAVEMENT
17. GATED EMERGENCY ACCESS
18. TRASH ENCLOSURE

ENGINEUTY
 BUILDING VALUE
 BY DESIGN

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 P: (314) 819-9189
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 MEMBER CORPORATION OF ARCHITECTS
 LICENSED 17554



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CONTACT: SEAN ACKLEY

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 ST. LOUIS, MO 63103
 CONTACT: DENNY CRAIN
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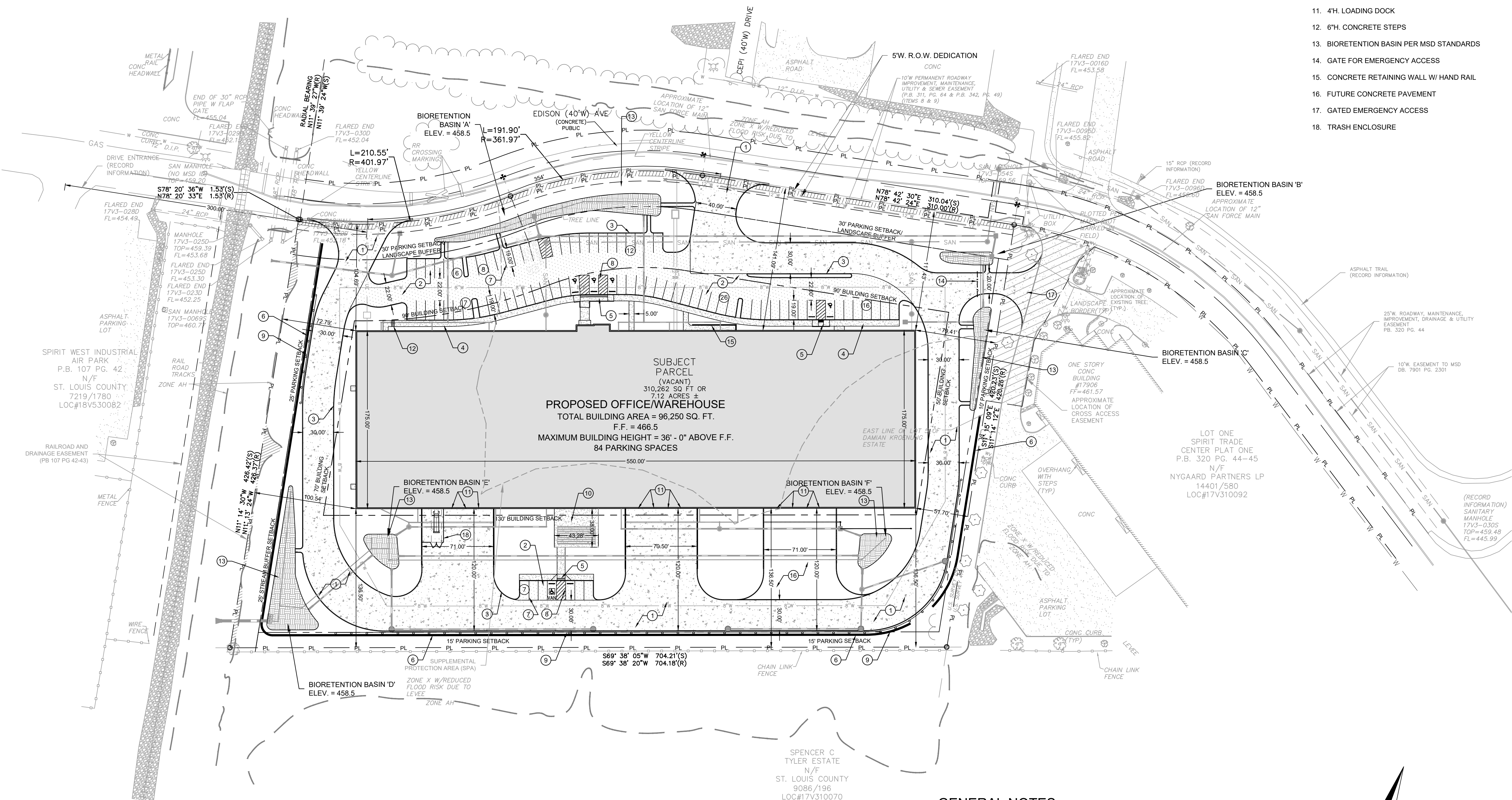
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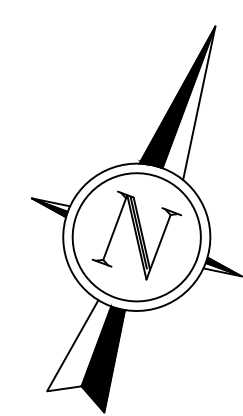
SITE PLAN

C200

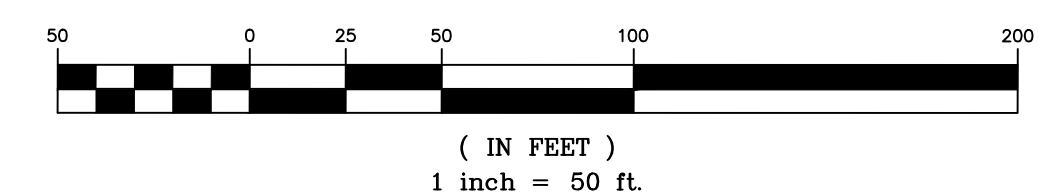


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GRAPHIC SCALE



ST. LOUIS COUNTY HT#
 MSD PROJECT #:
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