



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Vote Report

Meeting Date: May 22, 2023

From: Alyssa Ahner, Planner

Location: 18325 Wings Corporate Drive

Description: P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield LLC): A request to rezone an existing "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 1.3-acre tract of land located northeast of the intersection of Wings Corporate Drive and Buzz Westfall Drive (17W120087).

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers Inc., on behalf of Wings & Wheels of Chesterfield LLC, has submitted a request to rezone Lot 5 of the Wings Corporate Estates subdivision to a new "PI"—Planned Industrial District to allow for the sale of new and pre-owned golf-carts and vehicles. The existing site would be utilized thus the provided Preliminary Development Plan reflects current site conditions.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

2006: Subject site was rezoned from “NU” Non-Urban to “PI” Planned Industrial District under current governing [Ordinance 2237](#). The entirety of the Wings Corporate Estates subdivision – 36.6 acres – was zoned under this ordinance.

2014: A Site Development Section Plan was approved for Lot 5.

2015: A Lighting Plan, Landscape Plan, and Architectural Elevations were amended for Lot 5.

ZONING & LAND USE

The subject site is currently zoned “PI” Planned Industrial under governing [Ordinance 2237](#).

Direction	Zoning	Land Use
North	“NU” — Non-Urban	Airport
South	“PI” — Planned Industrial	Undeveloped (Agriculture)
East	“PI” — Planned Industrial	Undeveloped (Agriculture)
West	“PI” — Planned Industrial	Office/Warehouse

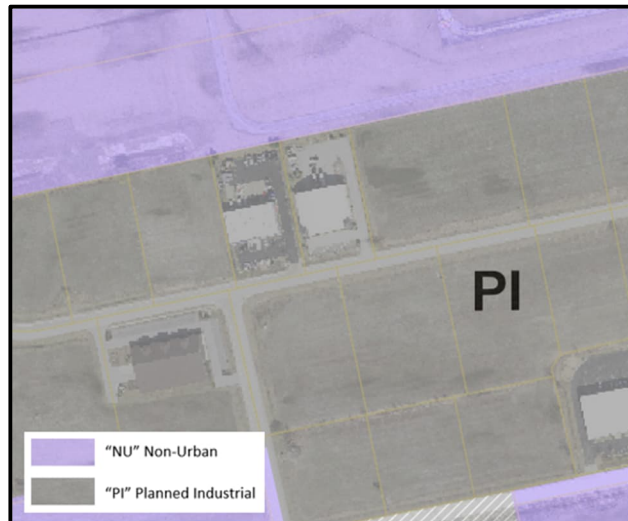


Figure 2: Zoning Map



Figure 3: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the industrial land use designation. The City of Chesterfield provides a character description of this area: *“Conventional industrial park and associated activity involving an airport. These areas generally support 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 (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties”*. Industrial areas have the following Development Policies:

- 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

PLANNED INDUSTRIAL DISTRICT

The 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 of this Section are designed to offset the impact of changes in development standards allowed through these provisions. The PI District 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; and
- Allow development, under a specifically approved design concept and site plan.

STAFF ANALYSIS

The applicant is requesting the following development criteria:

1. Height
 - a. The maximum height for all buildings and structures shall be forty (40) feet.
2. Building Requirements
 - a. A minimum of thirty percent (30%) openspace is required for each lot.*
 - b. This development shall have a maximum F.A.R. of 0.55.

*This will require a 2/3 affirmative vote of the Planning Commission.
3. Structure Setbacks

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

 - a. Twenty (20) feet from Wings Corporate Drive right-of-way.
 - b. Ten (10) feet from the north, east, and west property lines.
4. Parking Setbacks

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

 - a. Ten (10) feet from Wings Corporate Drive right-of-way.
 - b. Five (5) feet from the north, east, and west property lines.

The applicant is requesting twenty-four permitted uses which are listed in the attached draft of the Attachment A. The uses requested are generally consistent with the existing governing ordinance with exception to use terms that have been modified since 2005. The additional uses being requested include "Automobile Dealership", "Motorcycle, ATV, and similar Vehicles Dealership", "Automobile Storage", and "Motorcycle, ATV, and similar motor vehicle storage". The uses requested are also generally consistent with the uses permitted for Lots 14 & 16 of Wings Corporate Estates which was rezoned in 2021 (see Figure 4).



Figure 4: Subject Site & Lot 14/16

PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned district requires a Preliminary Development Plan which has been included in the Planning Commission packet. The attached Preliminary Development Plan is consistent with the existing built site.

PUBLIC HEARING

A public hearing was held on April 10, 2023 at which time the Planning Commission discussed the zoning map amendment. Staff provided the petitioner with a letter of items to be addressed following the public hearing – that letter and the petitioner's response letter have been attached to this report. The applicant has also revised their narrative statement to address some items more in depth.

Attachments:

- 1) Issues Letter
- 2) Issues Response Letter
- 3) Narrative Statement
- 4) Survey
- 5) Preliminary Development Plan

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" Planned Industrial District shall be:
 - a. Automobile dealership
 - b. Automobile storage
 - c. Dry cleaning plant
 - d. Financial institution, no drive-thru
 - e. Golf courses
 - f. Gymnasium
 - g. Mail order sales warehouse
 - h. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids
 - i. Motorcycle, ATV, and similar vehicles dealership
 - j. Motorcycle, ATV, and similar vehicles storage
 - k. Office – dental
 - l. Office – general
 - m. Office – medical
 - n. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
 - o. Plumbing electrical, air conditioning, and heating equipment sales, warehousing and repair facility
 - p. Postal stations
 - q. Public safety facility
 - r. Research laboratory and facility
 - s. Transit storage yard
 - t. Union halls & hiring halls

- u. Vehicle repair and service facility
- v. Veterinary clinic
- w. Warehouse, general
- x. Yard for storage of contractors' equipment, materials and supplies

2. Outdoor Storage and Display Areas

- a. Outdoor storage shall be depicted on the Site Development Section Plan and be fully screened by sight-proof fencing and/or landscaping. Stacking of goods in the outdoor storage areas shall be limited in height to where goods are not visible offsite.

3. Hours of Operation

- a. Hours of operation for this "PI" Planned Industrial District shall not be restricted.

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

1. Height

- a. The maximum height for all buildings and structures shall be forty (40) feet.

2. Building Requirements

- a. A minimum of thirty percent (30%) openspace is required for each lot.
- b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

- a. Twenty (20) feet from Wings Corporate Drive right-of-way.
- b. Ten (10) feet from the north, east, and west property lines.

2. Parking Setbacks

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

- a. Ten (10) feet from Wings Corporate Drive right-of-way.
- b. Five (5) feet from the north, east, and west property lines.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Code.
2. 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.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Preservation and Landscape 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 Unified Development Code or a Sign Package may be submitted for the planned district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation, for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Unified Development 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 St. Louis County road right-of-way and improvements within County road right-of-way (Wings Corporate Drive) shall be as directed by St. Louis County Department of Transportation and Public Works.

2. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

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. Obtain approvals from the City of Chesterfield and 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.
3. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.

K. POWER OF REVIEW

1. The development shall adhere to the Power of Review requirements of the City of Chesterfield.

L. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield, Monarch Chesterfield Levee District, and the Metropolitan St. Louis Sewer 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 all Site Development Plans.
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 and the Metropolitan St. Louis Sewer District.

M. SANITARY SEWER

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

N. GEOTECHNICAL REPORT

1. 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 City of Chesterfield. 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.

O. MISCELLANEOUS

1. All utilities will be installed underground.
2. 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.
3. Street lights shall be required along public right-of-way frontage.
4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
5. An opportunity for recycling will be provided.
6. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space 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 and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County 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.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. 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.
13. 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.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. 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.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. 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.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis County Department of Transportation, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

A. 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:

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

(Parking Space as required by the site-specific ordinance).

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Transportation and Public Works.

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 St. Louis County Department of Transportation and Public Works and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

B. 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.

C. Road Improvement Traffic Generation Assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no S.U.P. is required.

D. The amount of all required contributions for 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 St. Louis County Department of Transportation and Public Works.

E. WATER MAIN

1. 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.
2. The primary water line contribution shall be deposited with the St. Louis County Department of Transportation and Public Works. The deposit shall be made before St. Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the St. Louis County Department of Transportation and Public Works. Funds shall be payable to Treasurer, St. Louis County.

F. STORM WATER

1. 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 St. 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.
2. The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. 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, St. Louis County.

G. SANITARY SEWER

1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

IV. RECORDING

- A. 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.



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April 13, 2023

Stock & Associates Consulting Engineers, Inc.
C/O George Stock
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

Sent via email to: george.stock@stockassoc.com

RE: Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield, LLC)

Mr. Stock:

A Public Hearing was held on Monday, April 10th, 2023 for the project referenced above. The request was presented and the Planning Commission had the following questions and/or comments that need to be addressed:

- 1) Review the list of requested permitted uses and determine if any could be eliminated. The Planning Commission specifically inquired about the necessity of "Automobile Dealership" and "Film Processing Plant". Be advised, the property would be under parked if the entirety of the existing 12,807 square foot building is calculated as "Automobile Dealership" (3.0/1,000 GFA).
- 2) There was discussion about the openspace requirement. 30% was requested which is less than the Unified Development Code requirement of 35% for a Planned Industrial District. Staff explained that the site was built with 30% openspace requirement and currently sits at 30% today. The physical site would need to be modified (removing pavement/existing building) or more land would have to be acquired to accommodate a 35% openspace requirement. A response is not required but be advised a 2/3 affirmative vote by the Planning Commission is required for the requested modification.
- 3) The topic of outdoor storage and display was discussed. Provide a response detailing the property owner's plans for storage and display for the site. If areas of outdoor storage or display are desired, they need to be delineated on the preliminary development plan.

In addition to the Planning Commission's comments, Staff has the following comments pertaining to the Preliminary Plan that need to be addressed:

- 4) The existing entrance is gated. The gate is not shown on the ALTA Survey or Preliminary Development Plan. The existing gated entrance was not previously approved by the City and does not appear to meet City requirements for a minimum 60-foot stacking length nor include provisions for a rejected vehicle to turn around. Please provide information on how this issue will be addressed. Requirements for a gated entrance can be found in [City Code § 405.04.100\(D\)\(6\)](#), Driveway Access Location and Design Standards.

- 5) The existing site is fenced. The fence is not shown on the ALTA Survey or Preliminary Development Plan. The fence was not previously approved by the City. The fence would need to be removed or be reviewed/approved under the appropriate Site Development Section Plan approval process. Occupancy will not be released until the site has been brought into compliance.
- 6) Revise the property description to correct the following error highlighted in yellow below:

All of Lot 5 of Wings Corporate Estates, according to the plat thereof as recorded in Plat Book 356 page 79 of the St. Louis County Records, located in Township 47, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

- 7) Delete "General Notes" #8. There are no regulatory floodplain or CVSWMP features on Lot 5.

Should you have any questions, please feel free to contact me at (636) 537-4738 or at ahner@chesterfield.mo.us and I will be happy to assist you further.

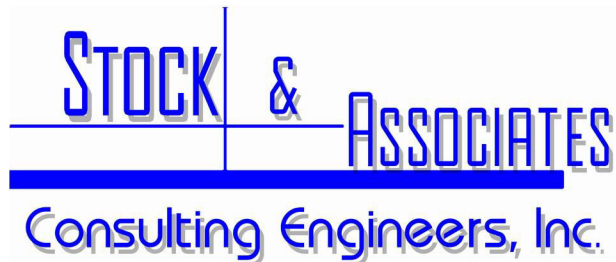
Sincerely,

Alyssa Ahner

Alyssa Ahner
Planner

Cc:

Kate Stock Gitto (kate.gitto@stockassoc.com)
William Dean (wcdan911@deanteam.com)
Kate Vonder Haar (katievonderhaar@deanteam.com)
Zach Wolff, Assistant City Engineer
Justin Wyse, Director of Planning



May 8, 2023

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63005

Attention: Alyssa Ahner, Planner

RE: Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield LLC): Issues Response Letter
(Stock Project No. 222-7353)

Dear Alyssa,

We are pleased to offer the following written responses to your April 13, 2023 issues letter following the April 10, 2023 Public Hearing.

1. **Issue:** Review the list of requested permitted uses and determine if any could be eliminated. The Planning Commission specifically inquired about the necessity of “Automobile Dealership” and “Film Processing Plant”. Be advised, the property would be under parked if the entirety of the existing 12,807 square foot building is calculated as “Automobile Dealership” (3.0/1,000 GFA)

Applicant Response: “Film Processing Plant” has been removed from the list of requested permitted uses. Please see updated Project Narrative. The owner wishes to keep “Automobile Dealership” as a requested permitted use to allow for the sale of both High End Luxury Vehicles and Golf Carts. Golf Cart sales will be the primary use of the site. The owner has a personal collection of high end luxury vehicles that he may wish to sell, this would not operate or carry the inventory of a traditional “automobile dealership”. The High End Luxury Vehicles are very valuable and will be kept inside the building. There is a possibility that customers will physically come to this location to view the luxury vehicles, however, the transactions will take place off site. Additional parking stalls will be striped along the northern most curb line, please see Preliminary Development Plan.

2. **Issue:** There was discussion about the openspace requirement. 30% was requested which is less than the Unified Development Code requirement of 35% for a Planned Industrial District. Staff explained that the site was built with 30% openspace requirement and currently sits at 30% today. The physical site would need to be modified (removing pavement/existing building) or more land

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May 8, 2023

ISSUES RESPONSE LETTER – REZONING REQUEST

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would have to be acquired to accommodate a 35% openspace requirement. A response is not required but be advised a 2/3 affirmative vote by the Planning Commission is required for the requested modification.

Applicant Response: Understood, the site is fully developed and was designed/constructed in accordance with its current governing Ordinance 2237 with an openspace requirement of 30%. The owner will be using the existing site in place, and respectfully requests the openspace requirement remains 30%.

- Issue:** The topic of outdoor storage and display was discussed. Provide a response detailing the property owner’s plans for storage and display for the site. If areas of outdoor storage or display are desired, they need to be delineated on the preliminary development plan.

Applicant Response: Please see Preliminary Development Plan for areas delineated as “outdoor storage” and “display”. The vehicle display area will be along the front (south face) of the existing building. Display vehicles will be returned inside at the end of each business day. Outdoor Storage will be located in the rear of the site (north of the existing building) and comply with the City’s requirements for screening.

- Issue:** The existing entrance is gated. The gate is not shown on the Alta Survey or Preliminary Development Plan. The existing gated entrance was not previously approved by the City and does not appear to meet City requirements for a minimum 60-foot stacking length nor include provisions for a reject vehicle to turn around. Please provide information on how this issue will be addressed. Requirements for a gated entrance can be found in City Code Sec. 405.04.100(D)(6), Driveway Access Location and Design Standards.

Applicant Response: The Alta Survey was performed before the gate was installed by the previous owner. Wings & Wheels of Chesterfield, LLC, was unaware that the existing gated entrance was not approved by the City of Chesterfield. A Site Development Section Plan will be filed with the City upon completion of the rezoning process depicting a revised location of the entrance gate. Revised entrance gate location will be in accordance with City’s requirements for a gated entrance as defined in the Unified Development Code.

- Issue:** The existing site is fenced. The fence is not shown on the Alta Survey or Preliminary Development Plan. The fence was not previously approved by the City. The fence would need to be removed or be reviewed/approved under the appropriate Site Development Section Plan approval process. Occupancy will not be released until the site has been brought into compliance.

Applicant Response: The Alta Survey was performed before the fence was installed by the previous owner. Wings & Wheels of Chesterfield, LLC, was unaware that the existing fence was not approved by the City of Chesterfield. A Site Development Section Plan will be filed with the City upon the completion of the rezoning process depicting the existing fence.

May 8, 2023

ISSUES RESPONSE LETTER – REZONING REQUEST

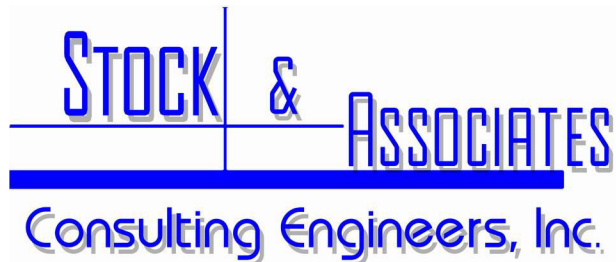
Page 3

6. **Issue:** Revise the property description to correct the error.

Applicant Response: The property description on the Preliminary Development Plan has been revised to correct the error in the “township”.

7. **Issue:** Delete “General Notes” #8. There is no regulatory floodplain or CVSWMP features on Lot 5.

Applicant Response: General Notes #8 has been removed from the Preliminary Development Plan.



PROJECT NARRATIVE

Rezoning Request for Lot 5 of Wings Corporate Estates - 18325 Wings Corporate Drive

Date: May 8, 2023

(Stock Project No. 222-7353)

On behalf of the property owner, Wings and Wheels of Chesterfield LLC, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in rezoning a ±1.315 Acre tract of land located at 18325 Wings Corporate Drive (Lot 5) from "PI" Planned Industrial District (City of Chesterfield Ord. 2237) to a "PI" Planned Industrial District to allow for the sale of new & pre-owned golf-carts and high end luxury vehicles. Golf Cart sales will be the primary use of the site. The owner has a collection of luxury vehicles that he may wish to sell. The existing site and building will be used in place. Vehicle Display area is proposed along the front/south façade of the existing building. Display Vehicles would be out during business hours and returned inside at the end of the day. An outdoor storage area is proposed north of the existing building/rear of the site. The site was constructed in accordance with the site-specific Ord. #2237, which has a minimum required open space of 30.0%, max height of 40.0 feet and a floor area ratio of 0.55. The proposed design criteria request is to retain the current floor area, height, and building requirements. The City's Comprehensive Plan designates this site as well as the adjacent properties to the South, East, and West as "Industrial", which is consistent with the project request. We respectfully request the City's consideration on this item.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings and structures shall be forty (40.0) 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 percent (30%) for this PI District

Setbacks

1. Structure Setbacks

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

 - a. Twenty (20) feet from Wings Corporate Drive right-of-way

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

- b. Ten (10) feet from the North, East, and West property Lines.
2. Parking Setbacks
No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:
 - a. Ten (10) feet from Wings Corporate Drive right-of-way
 - b. Five (5) feet from the North, East, and West property lines

Requested Permitted Uses:

Civic

1. Postal Stations
2. Public Safety Facility

Public/Recreational

3. Golf Courses
4. Gymnasium
5. Union Halls & Hiring Halls

Office

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

Commercial

9. Automobile Dealership
10. Motorcycle, ATV, and similar Vehicles Dealership
11. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility

Service/Industrial

12. Automobile Storage
13. Dry Cleaning Plant
14. Financial Institution, no drive-thru
15. Mail order sales warehouse
16. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids
17. Motorcycle, ATV, and similar motor vehicle storage
18. Parking area (Stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
19. Research laboratory and facility
20. Transit Storage Yard
21. Vehicle repair and service facility
22. Veterinary clinic

May 8, 2023

PROJECT NARRATIVE – REZONING REQUEST

Page 3

23. Warehouse, general

24. Yard for storage of contractors' equipment, materials and supplies

PRELIMINARY DEVELOPMENT PLAN

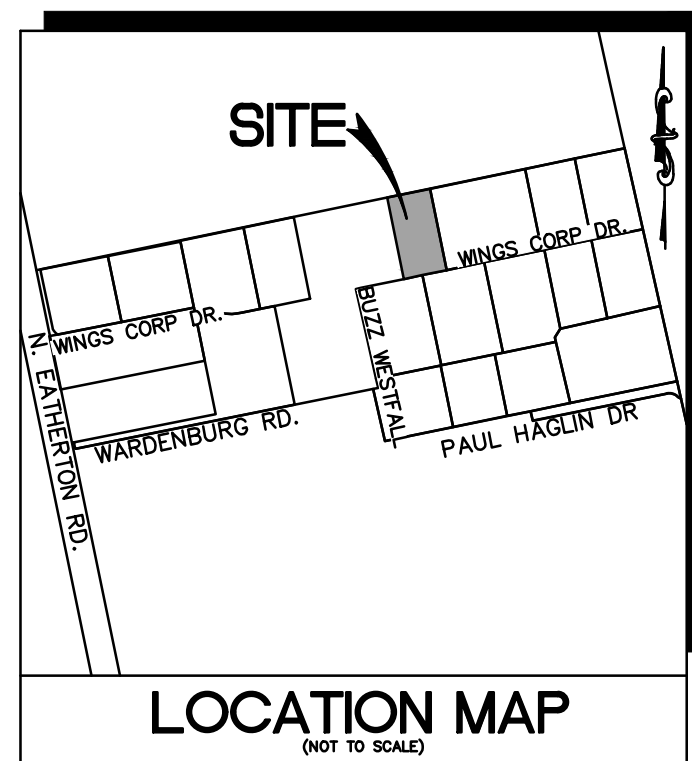
A TRACT OF LAND BEING LOT 5 OF WINGS CORPORATE ESTATES P.B. 356 PGS 79-81 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

ATG	- ADJUST TO GRADE
B.C.	- BACK OF CURB
C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
ELEV.	- ELEVATION
EX.	- EXISTING
F.C.	- FACE OF CURB
FL.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G	- GAS
H.W.	- HIGH WATER
IFB	- LOW FLOW BLOCKED
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
PR.	- PROPOSED
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
R/W	- RIGHT-OF-WAY
SQ.	- SQUARE
T	- TELEPHONE CABLE
T.B.A.	- TO BE ABANDONED
T.B.R.	- TO BE REMOVED
T.B.R.&R.	- TO BE REMOVED AND REPLACED
TYP.	- TYPICALLY
U.I.P.	- USE IN PLACE
U.O.N.	- UNLESS OTHERWISE NOTED
V.C.P.	- VITRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	⊕
EXISTING BUILDING	▭
EXISTING CONTOUR	---
SPOT ELEVATION	450
EXISTING UTILITIES	---
FOUND 1/2" IRON PIPE	○
SET IRON PIPE	+
FOUND CROSS	⊕
FOUND STONE	⊕
FIRE HYDRANT	⊕
LIGHT STANDARD	⊕
BUSH	⊕
SIGN	⊕
NOTES PARKING SPACES	⊕
GUY WIRE	---
POWER POLE	⊕
WATER VALVE	⊕
DENOTES RECORD INFORMATION	---
ACCESSIBLE PARKING	⊕
PROPOSED CONTOUR	442
PROPOSED SPOT	442.25
PROPOSED STORM	---
PROPOSED SANITARY	---



PERTINENT DATA

OWNER: WINGS AND WHEELS OF CHESTERFIELD LLC
 LOT AREA: 57,300 S.F. OR 1.32 Ac.
 EXISTING ZONING: PLANNED INDUSTRIAL DISTRICT (ORD. 2237)
 PROPOSED ZONING: PLANNED INDUSTRIAL DISTRICT
 SITE ADDRESS: 18325 WINGS CORPORATE DR. CHESTERFIELD, MISSOURI 63005
 LOCATOR NO: 17W120087
 WUNNERNBERG'S: PG. 19, GRID 18L & 19LL
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: ROCKWOOD
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: MISSOURI RIVER
 FEMA MAP: 29189C0145K, FEB 4, 2015
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: SPIRE INC
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:
- TWENTY (20) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
 - TEN (10) FROM NORTH, EAST & WEST PROPERTY LINES
- PARKING SETBACKS:
- TEN (10) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
 - FIVE (5) FROM NORTH, EAST & WEST PROPERTY LINES

F.A.R. CALCULATION

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

OPEN SPACE:

MINIMUM 30.0% OPEN SPACE

HEIGHT:

A MAXIMUM HEIGHT OF 40.0'

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ST. LOUIS COUNTY WILL MAINTAIN EXCLUSIVE CONTROL OF WINGS CORPORATE DRIVE WITHIN THE 40.0' ROADWAY EASEMENT LIMITS

GENERAL NOTES

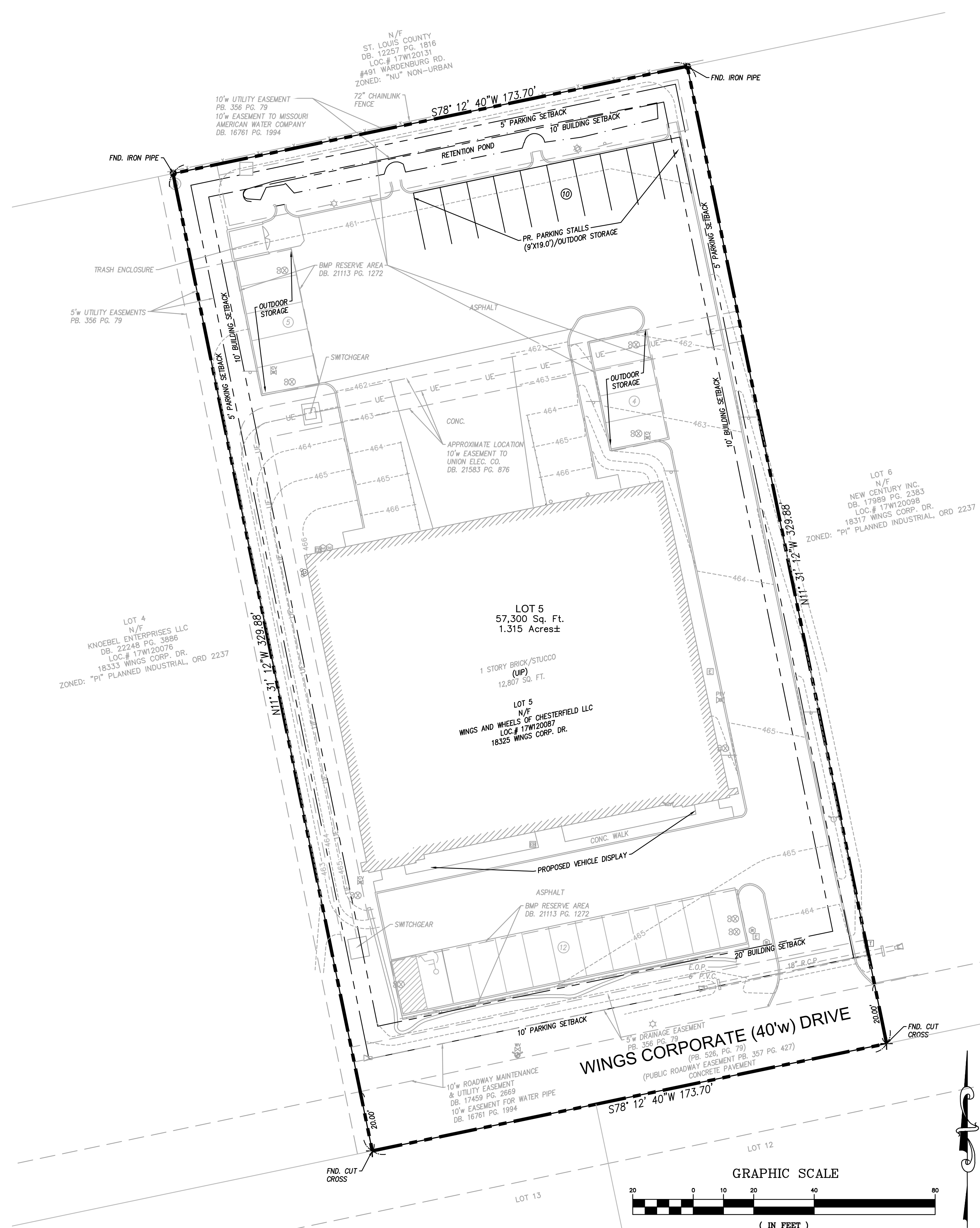
- BOUNDARY SURVEY FROM RECORD INFORMATION.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- 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.
- 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
- ALL OUTDOOR STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE.

PROPERTY DESCRIPTION

All of Lot 5 of Wings Corporate Estates, according to the plat thereof as recorded in Plat Book 356 page 79 of the St. Louis County Records, located in Township 45, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found cut cross located on the centerline of Wings Corporate Drive, 40 feet wide as established by above said Wings Corporate Estates, said point also being the southwestern corner of above said Lot 5, said point also being the southeastern corner of Lot 4 of said subdivision; thence along the common line between said Lots 4 and 5, North 11 degrees 31 minutes 12 seconds West, 329.88 feet to a found iron pipe located at the northwestern corner of said Lot 5; thence along the north line of said Lot 5; North 78 degrees 12 minutes 40 seconds East, 173.70 feet to a found iron pipe at the northeastern corner of said Lot 5, said point also being the northwestern corner of Lot 6 of said subdivision; thence along the common line between said Lots 5 and 6, South 11 degrees 31 minutes 12 seconds East, 329.88 feet to a found cut cross located at the centerline of above said Wings Corporate Drive; thence along said centerline, South 78 degrees 12 minutes 40 seconds West, 173.70 feet to the POINT OF BEGINNING.

Containing 57,300 square feet or 1.315 acres, more or less,



UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

PREPARED FOR:

WINGS AND WHEELS OF CHESTERFIELD LLC
 ATTENTION: WILLIAM DEAN
 10205 MANCHESTER ROAD
 KIRKWOOD, MO 63122
 PHONE: (314) 280-6188

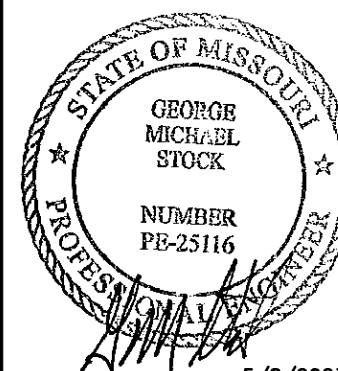
PREPARED BY:

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN FOR:

18325 WINGS CORPORATE DRIVE

LOT 5 OF WINGS CORPORATE ESTATES
 CHESTERFIELD, MO 63005



5/8/2023
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

1. 2023-05-08 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 3/9/2023	JOB NO: 2022-7353
M.S.D. P #:	BASE MAP #:
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:

PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:

PDP-1.0

257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH. (636)
 530-9100 FAX (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

