

Planning Commission Staff Report

Meeting Date: August 14, 2023

From: Alyssa Ahner, Planner

Location: South of Olive Street Rd., east of Eatherton Rd. and west of Spirit Valley Central Dr.

Description: Spirit Valley Business Park II (Record Plat): A Record Plat for a 27.35-acre tract of land zoned "PI" Planned Industrial located south of Olive Street Rd., east of Eatherton Rd., and west of Spirit Valley Central Dr.

PROPOSAL

Stock & Associates Consulting Engineers, Inc., on behalf of Spirit Valley Development LLC, has submitted a record plat for review. The request depicts the creation of a new six (6) lot development that totals 27.35 acres. The subject site is zoned "PI" Planned Industrial and is governed under [Site-Specific Ordinance 2413](#).

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, necessary easements and right-of-way for future roads within a development. Once a plat is recorded, the new lots may be sold to individual owners. The proposed record plat substantially conforms to the Site Development Concept Plan that was approved by the Planning Commission in 2010. The land is currently undeveloped but there are plans under review for proposed development. These include improvement plans for the Spirit Valley West roadway extension and a site development section plan for a proposed office/warehouse on Lot 3.



Figure 1: Subject Site



Figure 2: Proposed record plat in relation to surrounding land

DEPARTMENTAL INPUT

Staff has reviewed the Record Plat and found that it meets the requirements to be presented to the Planning Commission for review, and staff recommends action.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Record Plat for Spirit Valley Business Park II."
- 2) "I move to approve the Record Plat for Spirit Valley Business Park II with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments:

- 1) Applicant Submittal Packet

SPIRIT VALLEY BUSINESS PARK PLAT TWO

A TRACT OF LAND BEING PART OF LOT 3 OF AMELIA BOISSELIER ESTATE, PER PLAT BOOK 16, PAGE 27, LOCATED IN U.S. SURVEYS 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

OWNER'S CERTIFICATION
We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as:
"SPIRIT VALLEY BUSINESS PARK PLAT TWO"

Spirit Valley West Drive, 40' wide, with all roundings located at the street intersections, which for better identification are shown on this plat, are hereby dedicated to the City of Chesterfield for public use.

The area shown hatched on this plat is hereby established as a 30 feet wide non-exclusive CROSS ACCESS EASEMENT for use by any present and future owners of Lots 3, 4 and 5 of Spirit Valley Business Park Plat Two 2, their successors and/or assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, and invitees for ingress and egress by pedestrians, automobiles, passenger vehicles, and trucks. The present and future owners of Lots 3, 4 and 5 agree not to obstruct the foregoing easement area in any way that would prohibit its use by any of such present or future owners.

The Owner of Lot 3 shall construct the drive and roadway which comprises such easement and shall repair, maintain and replace such easement in good order, condition and repair. When Lots 4 and 5 Owners elect to utilize the easement granted hereunder, Lots 4 and 5 Owners shall each reimburse the Lot 3 Owner one-half of Lot 3 Owners reasonable cost and expenses incurred from time to time related to the construction, repair, maintenance and replacement of said easement. Such costs shall be due and payable by Lots 4 and 5 Owners to Lot 3 Owner within 30 days of receipt by Lots 4 and 5 Owners of invoices setting forth such costs.

The area shown as Common Ground & Utility Easement on this plat is hereby dedicated to the Trustees of Spirit Valley Business Park Plat Two and shall be maintained by said trustees pursuant to that certain Declaration of Indentures, Conditions and Restrictions as recorded in Book _____ Page _____ of the records of the St. Louis County, Missouri Recorder of Deeds, and to the City of Chesterfield, Missouri, Missouri-American Water Company, Spire Gas Company, AmerenUE, AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

The Utility Easements as shown on this plat are hereby dedicated to the Missouri-American Water Company, Spire Gas Company, AmerenUE, AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

All easements that overlay the Chesterfield Valley Storm Water Easements shall be subordinate to the Chesterfield Valley Storm Water Easements.

The owners hereby give, grant, extend, and confer on the Monarch Chesterfield Levee District the right to build and/or maintain stormwater improvements on those strips or strips of ground described as Utility and Drainage Easements shown hereon and to use such additional space adjacent to the easement(s) so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned stormwater improvements. The Levee District may from time to time enter upon said premises to construct, reconstruct, replace, maintain, or repair the aforesaid stormwater improvements, and may assign its rights herein to the State, County, City, or other political subdivisions of the State. The easement hereby granted are irrevocable and shall continue forever.

The property owners shall be responsible for maintaining the drywet basins, channels, drainage facilities and sewer lines in good working order and in good repair as appropriate to ensure property conveyance of storm water. In the event that the property owner(s) or its successors in title to said property shall fail to adequately maintain the basins, reservoirs, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Master Plan, the Monarch Chesterfield Levee District their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for the services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

All taxes which are due and payable against this property have been paid in full.

This subdivision is subject to the Indenture of Covenants, Conditions and Restrictions by instrument recorded in Book _____ Page _____

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 2023.

SPIRIT VALLEY DEVELOPMENT, L.L.C.,
a Missouri limited liability company

Steel Ventures LLC
a Kansas limited liability company

By: _____

By: _____

Print Name: _____

Print Name: _____

Print Title: _____

Print Title: _____

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2023, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of SPIRIT VALLEY DEVELOPMENT, L.L.C., a Missouri limited liability company and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of its Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____ Notary Public

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2023, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of Steel Ventures LLC, a Kansas limited liability company and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of its Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____ Notary Public

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this _____ day of _____, 2023

Print Corporate Name _____

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2023, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of _____ known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____ Notary Public

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this _____ day of _____, 2023

Print Corporate Name _____

By: _____

Print Name: _____

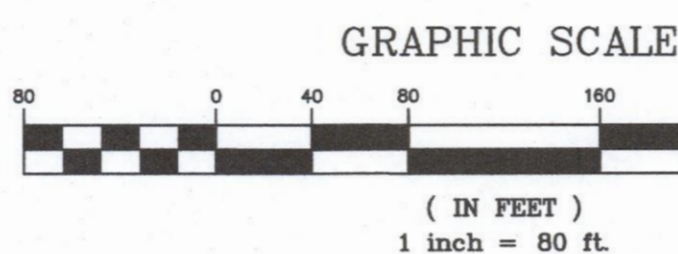
Print Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2023, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of _____ known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: _____ Notary Public



ABBREVIATIONS

DB	DEED BOOK
F	FEE
FND	FOUND
N/F	NOT FOUND OR FORMERLY PLAT BOOK
PL	PLAT BOOK
PC	PAGE
R.B.	RADIAL BEARING
SQ.	SQUARE
(86'W)	RIGHT-OF-WAY WIDTH
(86'W)	ADDRESS

LEGEND

○	BENCH MARK
○	FOUND IRON ROD
○	FOUND IRON PIPE
○	RIGHT OF WAY MARKER
○	SET IRON ROD



GENERAL NOTES:

1) Subject property is Zoned PI-Planned Industrial Ordinance #2413

STRUCTURE SETBACKS

- Fifty (50) feet from the right-of-way of Olive Street Road.
- Fifty (50) feet from 18668 Olive Street Road.
- Fifty (50) feet from the eastern and western property lines of this development.
- Fifty (50) feet from the southern property line of this development.

PARKING SETBACKS

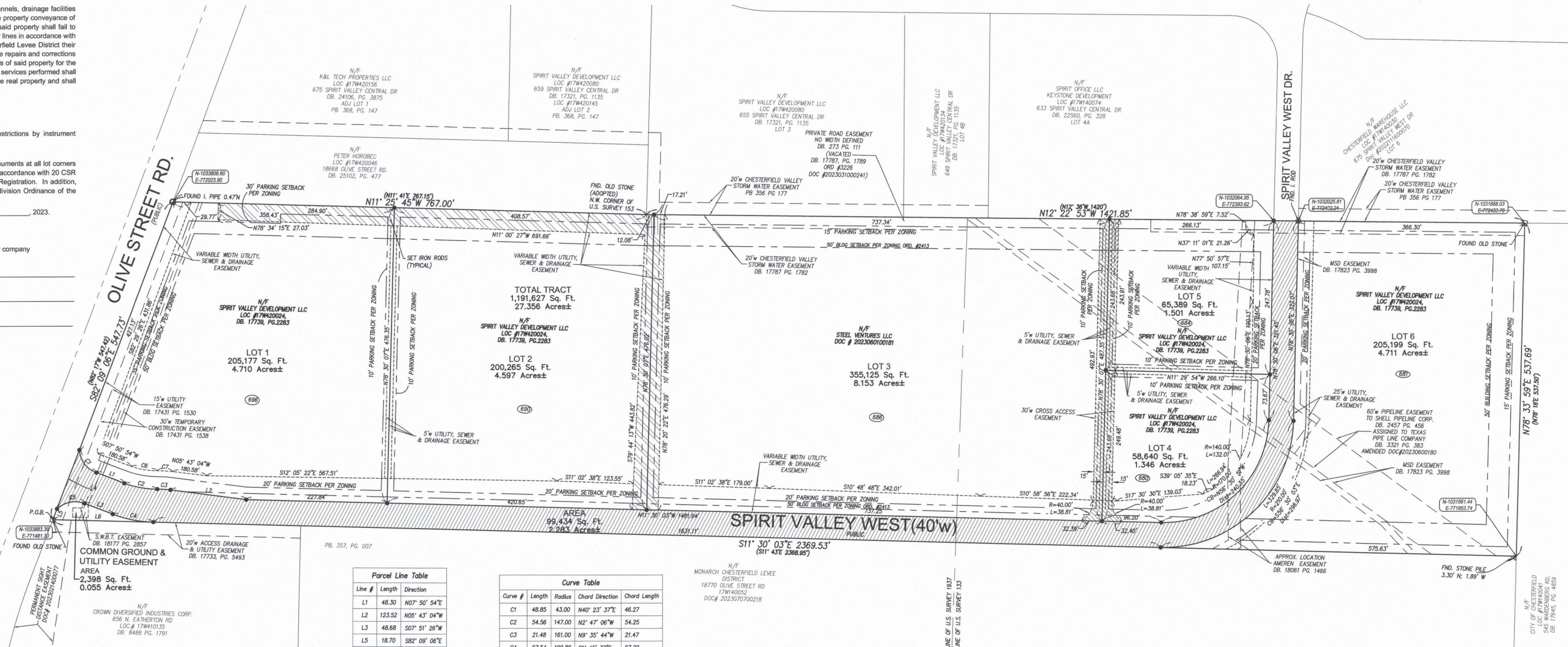
No parking stall or loading space will be located within the following setbacks:

- Thirty five (35) feet from the right-of-way Olive Street Road.
- Ten (10) feet from the internal property lines, with the exception of shared driveways.
- Twenty (20) feet from the principal internal street.
- Fifteen (15) feet from the eastern and western property lines of this development.
- The parking setback along the eastern property line contiguous to 18668 Olive Street Road for the first 175 feet from Olive Street Road shall be thirty (30) feet. The parking setback for the remainder of this property line shall be fifteen (15) feet.

2) Subject property lies within Flood Zone X (SHADED) areas of 0.2% annual chance flood; area of 1% annual chance flood with average depths of less than 1' feet or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, according to the National Flood Insurance Rate Map Number 29189C0142K with and effective date of February 4, 2015.

My commission expires: _____

My commission expires: _____



PROPERTY DESCRIPTION
Part of Lot 3 of the Subdivision of Amelia Boisselier Estate, in U.S. Surveys 368, 1937 and 133 Township 45 North, Range 3 East, and described as:

Beginning at an iron axle set at the intersection of the West line of said Lot 3 with the South line of Olive Street Road; thence along the West line of said Lot 3, South 11 degrees 30 minutes 03 seconds East, 2369.53 feet (South 11 degrees 43 minutes East, 2369.85) feet to an iron axle; thence North 78 degrees 33 minutes 59 seconds East, 537.69 feet (North 78 degrees 18 minutes East, 537.50) feet to an old stone; thence North 12 degrees 22 minutes 53 seconds West, 1421.85 feet (North 12 degrees 36 minutes West, 1420) feet to an old stone; thence North 11 degrees 25 minutes 45 seconds West, 787.00 feet (North 11 degrees 41 minutes West, 787.15) feet to an old stone in the South line of Olive Street Road, and thence along the South line of Olive Street Road, (North 82 degrees 09 minutes 06 seconds West, 547.73 feet (North 82 degrees 17 minutes West, 547.42) feet to the beginning.

This is to certify that the Record Plat of Spirit Valley Business Park Plat Two was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the _____ day of _____, 2023, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor
Vickie McGownd, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during May 2023, by order of and for the use of Spirit Development, L.L.C., executed a Property Boundary Survey and Subdivision Plat of a tract of land being Lot 3 of the Subdivision of Amelia Boisselier Estate, in U.S. Surveys 368, 1937 and 133 Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Subdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pfeifer
Walter J. Pfeifer, Missouri P.L.S. No. 2008000728

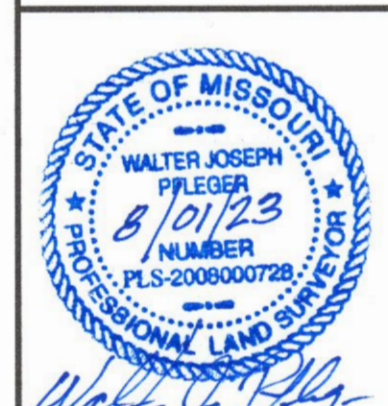
PREPARED FOR:
NAI DESCO
8112 Maryland Ave Suite 300,
Clayton, MO 63105

Keystone Development Company
633 Spirit Valley Central Drive,
Chesterfield, MO 63005

Metro: P 16-27 (South Part Lot 3)

PREPARED BY:
STOCK & ASSOCIATES
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St. Louis, MO 63103
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RECORD PLAT
SPIRIT VALLEY BUSINESS PARK PHASE 2
18730 OLIVE STREET RD
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



REVISIONS:
1) 5/2/23 - Cross Access Maintenance script added
2) 6/01/23 - Revised per City comments.
1) 7/11/23 - Revised per City comments.

DATE:	5/11/23	DRAWN BY:	J.K.	CHECKED BY:	W.J.P.
M.S.D. P. #:	23MSD-0198	JOB NO.:	208-080-2	BASE MAP #:	17
S.L.C. MAT. #:	247-18-82	HAT S.L.P. #:			
M.D.N.R. #:					

SHEET TITLE:
RECORD PLAT
SHEET NO.:
1 OF 1