


Planning Commission Staff Report

Meeting Date: August 14, 2023

From: Shilpi Bharti, Planner 

Location: South side of Chesterfield Airport Road.

Petition: **P.Z. 11-2023 Burkhardt Place, Lot 11:** A request for an ordinance amendment to the existing “PC” Planned Commercial District to new “PC” Planned Commercial District with Landmark Preservation area for 0.32 acres of the Historical District, located on the south side of Old Chesterfield Road (17T220036).

SUMMARY

MJ Hennessy, LLC has submitted a request for an ordinance amendment to the existing “PC” Planned Commercial District to new “PC” Planned Commercial District to modify the development standards in the existing ordinance of the site. This amendment would modify the building setbacks, parking setbacks, and building footprint restrictions existing in the current “PC” Planned Commercial District with a “LPA” Landmark and Preservation Area Overlay on 0.32 acres of land located south of Old Chesterfield Road.



Figure 1: Subject Site Aerial

SITE HISTORY

The site is located at Burkhardt Place subdivision of the City of Chesterfield. The subdivision consists of 10 total lots. The subject site is shown in Figure 1. The subdivision is the Historic District registered under National Register of Historic Places. The structure on lot 11 is a non-contributing structure as noted in the National Register of Historic Places. The subdivision was zoned “NU” – Non-Urban District prior to the City’s incorporation. In 1999, the site was rezoned to “PC”- Planned Commercial District following the ordinance

1565 and also approving a Landmark Preservation Area (LPA). In 2000, the ordinance was amended to revise the parking setbacks. The current ordinance governing the site is Ordinance 1618.

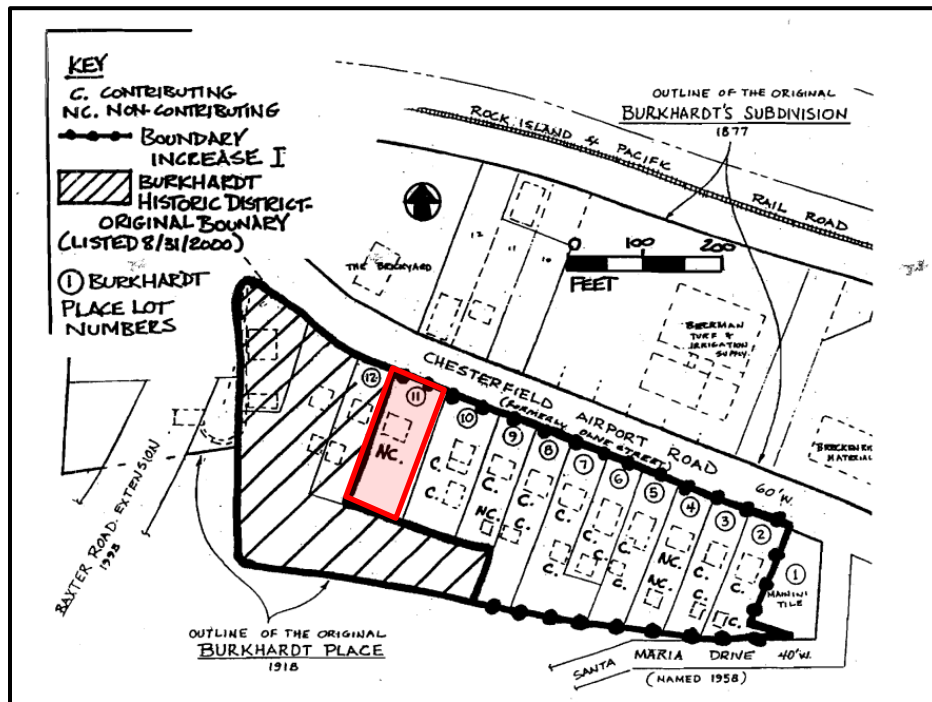


Figure 2: Burkhardt Historic District

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by "PC" Planned Commercial zoning districts on the south, and west. The property on the east is zoned "NU- Non-Urban District" and on the north is "C7- General Extensive Commercial District".

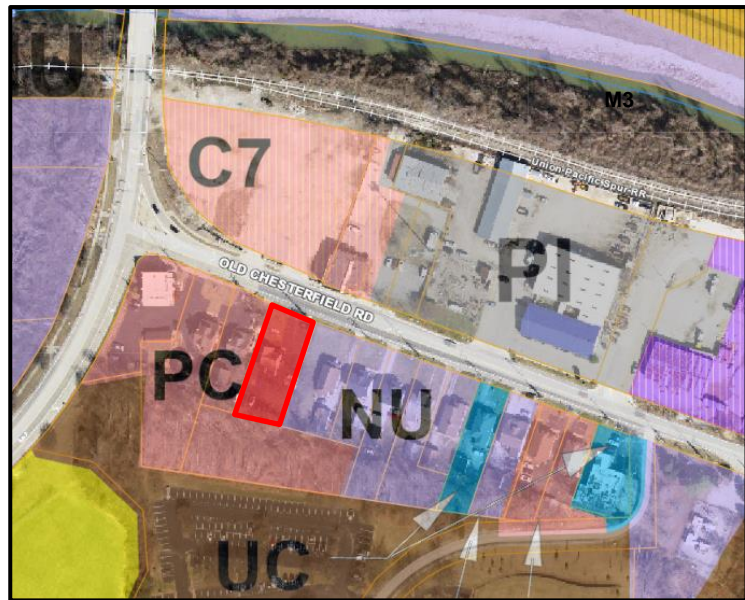


Figure 2: Zoning Map

COMPREHENSIVE PLAN



Figure 3: Land Use 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 City Center (Historic Chesterfield) that would be suitable for mixed-use buildings, small-scale retail and multi-family residential as primary land use.

Below are the development policies for Historic Chesterfield land use as described in the City of Chesterfield Comprehensive Plan.

- City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with preservation of historic structures.
- Revitalization should lend itself to pedestrian comfort and safety.
- Preservation of historic buildings in which parking lots are relegated to the back of buildings in order to ensure a walkable place.
- Public art should be incorporated into new construction and re-development projects throughout the City Center.
- Buildings to be constructed closer to the roadways to promote the pedestrian experience.
- New architecture will be reviewed for contextual sensitivity of the designated Character area.

PC - Planned Commercial District

As per City of Chesterfield Unified Development Code, the regulations of the PC District offer a method for commercial and limited light industrial development of land that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-

designed developments. There are 106 permitted uses allowed in the PC District. As per the Unified Development Code, the PC regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another.
- Promote more efficient use of land.
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments.
- Allow development, under a specifically approved design concept and site plan.

The development standards for Planned Commercial District as described under City of Chesterfield UDC are:

- Density: The maximum floor area ratio is fifty-five hundredths (0.55).
- Open space: 35%

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, and building square feet. There is no change requested to the existing permitted use allowed as per site specific ordinance 1618. In the Preliminary Development Plan, the applicant is proposing a new covered rear porch that will increase the building square footage. The existing structure on site does not meet all the setback requirements of the site-specific ordinance 1618. To bring the site into compliance and to renovate the existing structure, applicant is requesting to modify the development standards of the existing ordinance. The table below shows the current ordinance requirement parallel to applicant request.

Development Standards	Existing Ordinance (1618)	New PC District
Setback from east boundary	36 feet	35 feet
Setback from west boundary	7 feet	7 feet
Setback from north boundary	60 feet	55 feet
Setback from south boundary	80 feet	65 feet
Parking Setback from east boundary	0 feet	0 feet
Parking Setback from west boundary	20 feet from property line; 0 feet from property line to the house	0 feet from property line
Parking Setback from north boundary	40 feet from the ROW	12 feet from ROW
Parking Setback from south boundary	25 feet	20 feet

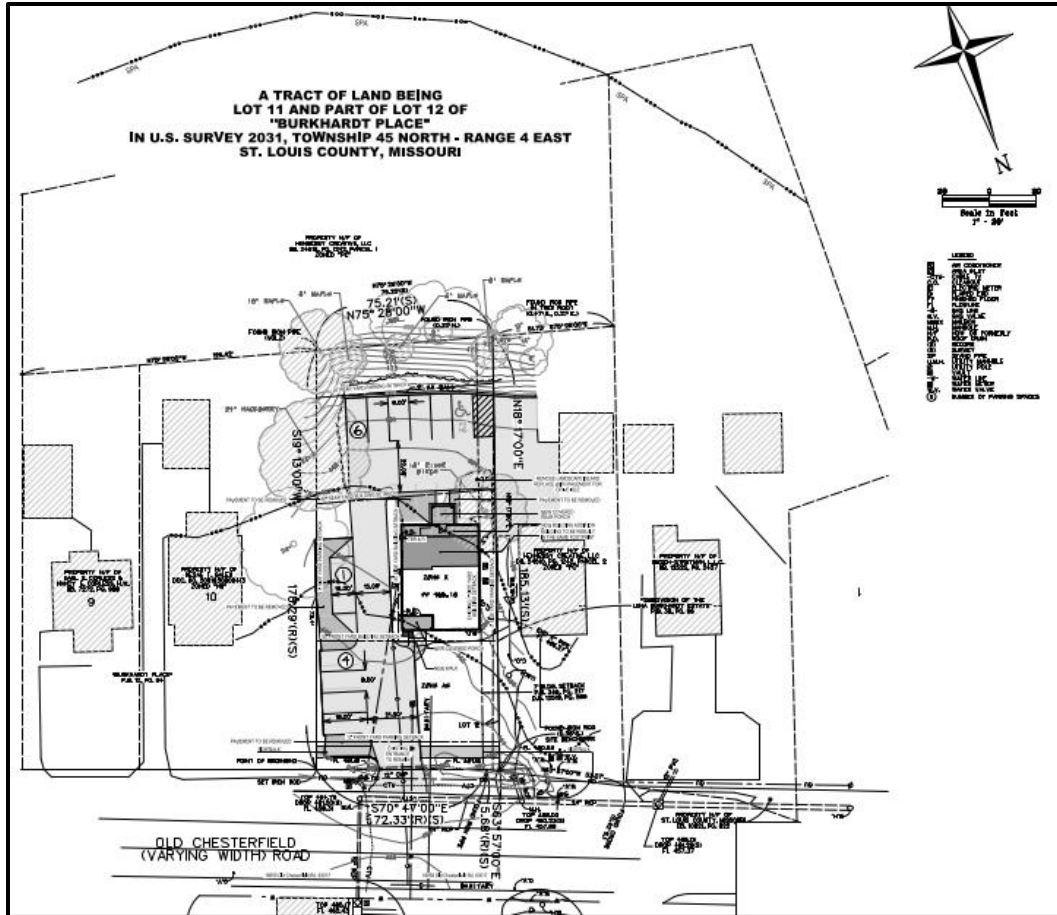


Figure 4: Preliminary Development Plan

PUBLIC HEARING

A public hearing for this request was held on July 24, 2023 at which the Planning Commission discussed the petition. There were no issues raised.

REQUEST

Staff has completed review of this petition and has prepared Attachment A reflecting this request for consideration by the Planning Commission. The Attachment A of the Ordinance 1618 was updated to follow the current City of Chesterfield Attachment A format and include the applicant request. The existing ordinance of the site was drafted in the year 2000, which included some of the conditions that are now present in the City of Chesterfield Unified Development Code. Thus, staff has removed those conditions from the Attachment A and has referred to follow the code. Some of the updated section include Access and Roadway Improvements, Landscape Requirements, Sign Requirements, Storm water, Sanitary Sewers and Geotechnical Report. Below are some of the conditions that are **now eliminated in the new Attachment A**.

- ~~The maximum footprint of the structure shall not exceed that of the existing structure. The square footage allocated for office use shall be based on the development's ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance.~~

Access and Roadway Improvements, Including Sidewalks

- ~~Access to this development from Old Chesterfield Road shall be restricted to one (1) commercial entrance located opposite the existing entrance on the north side and constructed as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Said entrance shall be constructed to Type 2 commercial entrance standards and be a minimum of twenty-four (24) feet wide as directed by the St. Louis County Department of Transportation and the City of Chesterfield.~~
- ~~The northern edge of any future access for the property to the east shall be a minimum of twenty (20) feet from the existing right-of-way of Old Chesterfield Road.~~

Sign Requirements

- ~~All signage is subject to review by the Planning Commission for compatibility with the existing historic area. All lighting for said signage shall be situated to avoid casting light directly on any public right-of-way or adjoining property.~~

The Preliminary Development Plan has also 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. 11-2023 Burkhardt Place, Lot 11.

Attachments

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

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PC” Planned Commercial District, with a Landmark and Preservation Area (LPA) procedure, shall be office use.

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

1. Floor Area
 - a. The uses permitted within this “PC” Planned Commercial District, with a Landmark and Preservation Area (LPA) procedure, shall be contained in existing house.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than lights, fence, retaining walls, front porch steps, existing rear deck, existing stone bar-b-que, and flagpoles, shall be located within the following setbacks:

 - a. Fifty-Five (55) feet from the right-of-way of Old Chesterfield Road.
 - b. Seven (7) feet from the western boundary of the PC District.
 - c. Thirty-five (35) feet from the eastern boundary of the PC District.
 - d. Sixty-Five (65) feet from the southern boundary of the PC District.
2. Parking Setbacks

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

 - a. Twelve (12) feet from the right-of-way of Old Chesterfield Road.
 - b. Zero (0) feet from the western boundary of the PC District.

- c. Zero (0) feet from the eastern boundary of the PC District.
- d. Twenty (20) feet from the southern boundary of the PC District.

All parking, loading and internal drive areas shall be of a surface as approved by the Planning Commission on the Site Development Plan. Consideration should be given to utilizing a paver block system, or other alternative that is conducive to a more pleasing visual appearance from Old Chesterfield Road. These areas will not be permitted to be gravel.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will 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. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
- 2. This development shall be permitted one (1) freestanding business or project identification sign, which shall be in accord with the City of Chesterfield Sign Code.
- 3. The location of all signs shall be as approved by the Planning Commission on the Site Development Plan.
- 4. No advertising, temporary, portable signs or attention getting devices of any kind shall be permitted in this development.

G. LIGHT REQUIREMENTS

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

2. No on-site light standard shall exceed twenty-four (24) feet in height. The location of all light standards shall be as approved on the Site Development Plan.

H. ARCHITECTURAL

1. Exterior façade and design features shall be reviewed by the City of Chesterfield Architectural Review Board and the Chesterfield Historical Commission and shall be subject to approval by the City of Chesterfield Planning Commission in conjunction with the Site Development Plan.
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. Provide a sidewalk conforming to ADA standards adjacent to Old Chesterfield Road as directed by the City of Chesterfield.
3. Provide cross access easement to adjacent properties as directed by the City of Chesterfield.
4. No construction parking will be permitted on Old Chesterfield Road right-of-way.

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. Provide a special cash escrow for future sidewalk construction along Old Chesterfield Road. Specifically provide for construction of a five (5) foot wide sidewalk along the property frontage.
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.

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 Old Chesterfield Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield.

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 and the Metropolitan St. Louis Sewer District.

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 Saint Louis Sewer District.

N. SANITARY SEWER

1. Sanitary sewer 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.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. 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. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. 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 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 openspace 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 Department of Highways and Traffic, 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

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554).

ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-

of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The 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>
General Retail	\$2,636.43/parking space
High Turnover Sit Down Restaurant	\$2,636.43/parking space
Drive-In Fast Food	\$5,273.05/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 City of Chesterfield.

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 St. Louis County, any portion of the traffic generation assessment contribution which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of all required contributions, 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.

Trust Fund contributions shall be deposited with the City of Chesterfield 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.

16658 Old Chesterfield Road project narrative:

The goal of this project to rehabilitate the building to meet current building and occupancy codes, and to upgrade the buildings aesthetics to be more in keeping with the surrounding historic area. The building will be used for office space , and an expansion of the owner, Jim Hennessy's current marketing business, Yellow Dog Productions. Jim Hennessy is also the owner of the property to the south and west of 16658 Old Chesterfield Road. This building and property were zoned "PC" and "LPA" in April of 2000, and no change of this zoning designation is requested.

The purpose of this submittal to Chesterfield is to change the zoning and parking setbacks, to enable the current footprint of the building to be expanded to the rear by 5 feet. In addition, a new rear porch to be added to the rear of the building to shelter the handicapped entry door, and a new covered porch roof will be added to the front of the building, where an existing open deck is currently located, with no roof. An additional existing section of the rear portion of this building (which was an addition), will also be rebuilt, in it's same footprint.

The revisions requested from the current setback requirements of the Zoning Ordinance for this property are:

Building setbacks

Side yard setback will not be changed on the west, and will remain at 7'

Side yard setback is requested to be changed on the east side, the existing building is over the 36' setback, a change is requested to 35'.

Front yard setback was at 60' feet the existing building is at 59' , a change is requested to 55'.

Rear yard setback was at 80', the building with the proposed rear additions is at 68', a change is requested to 65'.

Parking setbacks

Rear yard parking setback was at 25' , the existing parking lot is at 21' , a change is requested to 20'.

Front yard parking setback is at 40', a change is requested to 12'.

Side yard parking setback is currently 20' from the west it is now proposed to be a 0' setback on both sides of the property.

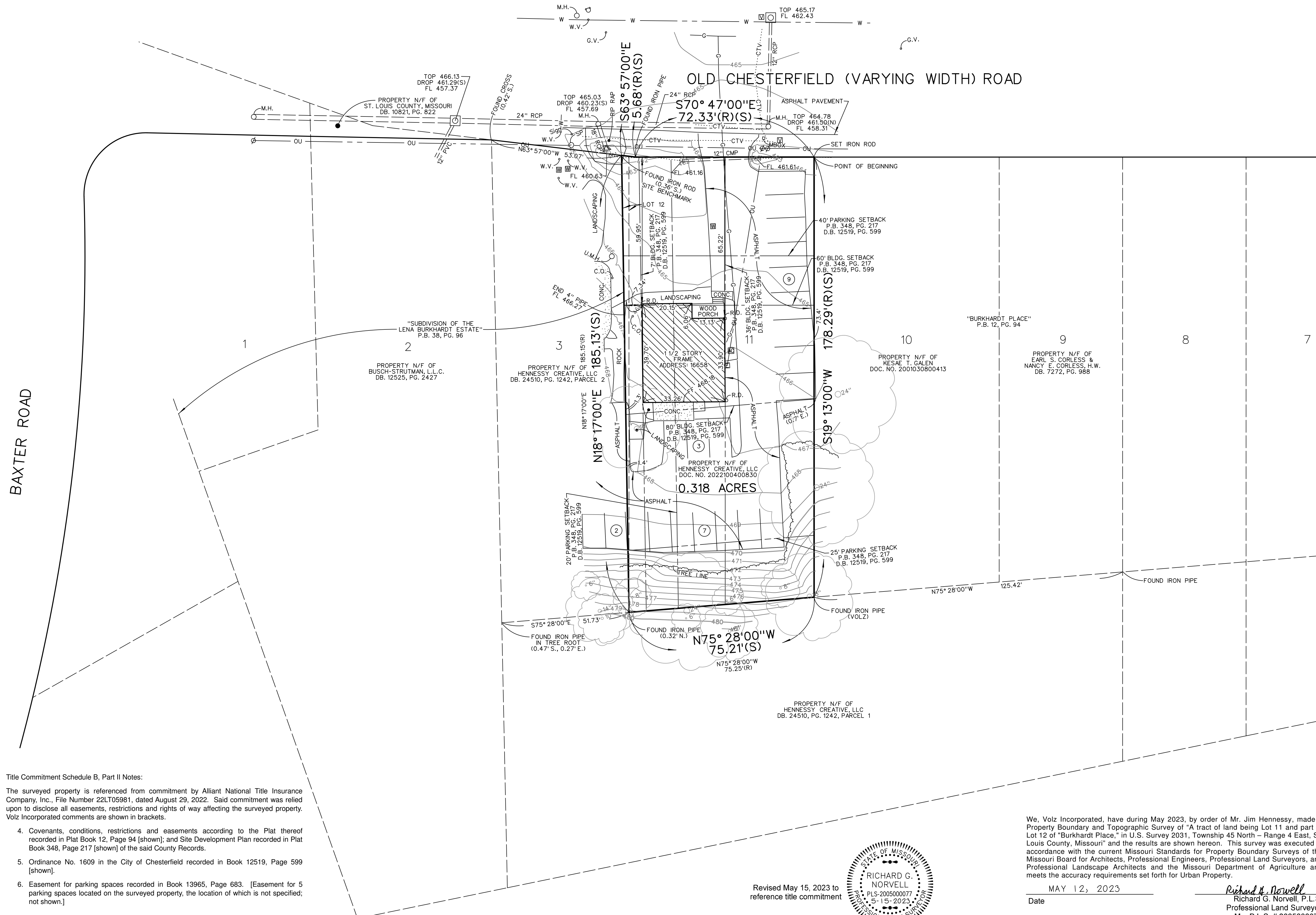
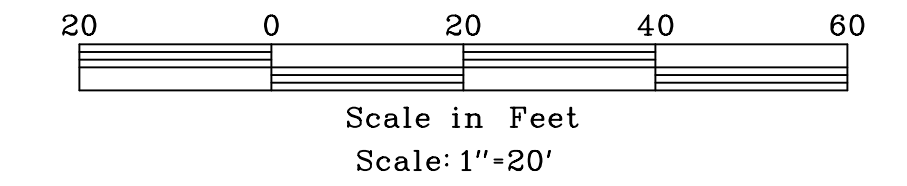
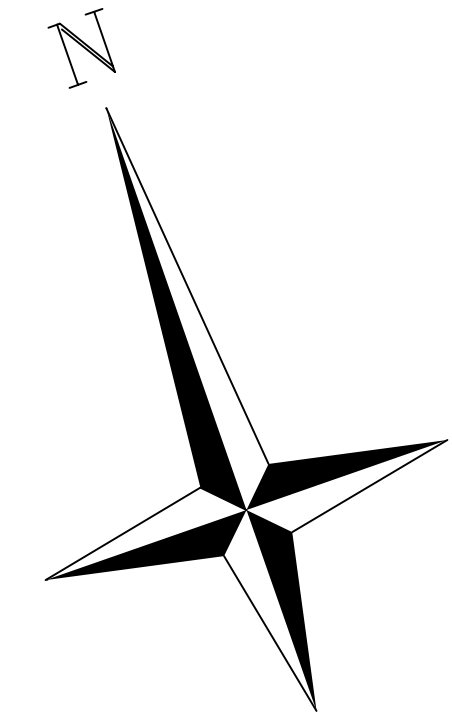
Note: This is an existing parking lot that has been in place for many years. 8 existing parking spaces are proposed to be removed from the property to create more green space, and accommodate the addition and porch in the rear.

No trees will be removed as a part of this project, and the project is in keeping with the Comprehensive Plan- City Center, Old Chesterfield.

A TRACT OF LAND BEING
 LOT 11 AND PART OF LOT 12 OF
 "BURKHARDT PLACE"
 IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
 ST. LOUIS COUNTY, MISSOURI

Property Description from Deed Book 24448 page 5566:

A tract of land being Lot 11 and part of Lot 12 of Burkhardt Place, a subdivision according to the plat thereof recorded in Plat Book 12 page 94 of the St. Louis County Records, in US Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as: Beginning at a point on the South line of Olive Street Road, 60 feet wide, said point being the Northeast corner of said Lot 11 of Burkhardt Place; thence South 19 degrees 13 minutes West 178.29 feet along the East line of said Lot 11 to the Southeast corner thereof; thence North 75 degrees 28 minutes West 75.25 feet along the South line of said Lot 11 to the Southwest corner thereof; thence North 18 degrees 17 minutes East 185.15 feet to the said South line of Olive Street Road, 60 feet wide; thence South 63 degrees 57 minutes East, 5.68 feet and South 70 degrees 47 minutes East 72.33 feet along said South line of Olive Street Road to the point of the beginning.



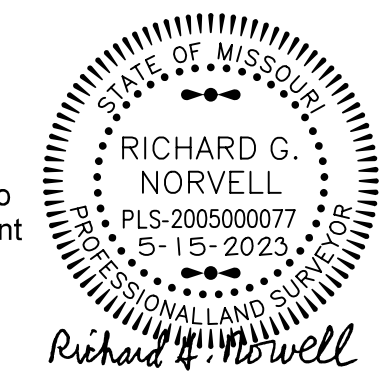
LEGEND

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[Symbol]	NUMBER OF PARKING SPACES

- General Notes:
- Bearing system adopted from the plat of "Burkhardt Place", recorded in Plat Book 12 page 94 of the St. Louis County records.
 - Benchmark:
 St. Louis County Benchmark 12278 NAVD88 (SLC2011a) Elev = 520.28 Ft US
 Cut "Sc" on southeast bullnose end of median island within the entrance to "VILLAS AT CHESTERFIELD BLUFFS PLAT ONE" (Plat Book 344, Page 58); roughly in the centerline of Chesterfield Bluffs Drive, 52 feet northwest of the centerline of Baxter Road, and 0.2 miles more or less north of Wild Horse Creek Road.
 Site Benchmark:
 Elev = 461.33 Old iron rod 0.36' South of the Northwest property corner.
 - Setback lines shown hereon, were taken from the recorded plat of the subdivision and may not represent all setback restrictions that affect the property. Other sources of setbacks that could affect the property may include the city's zoning code, the city's building code and subdivision indentures and restrictions.
 - The underground utilities shown hereon were plotted from information from Missouri American Water Company and The Metropolitan St. Louis Sewer District and do not necessarily reflect the actual existence, nonexistence, size, type, capacity, number, or location of these or other utilities, nor the ability to serve the existing or intended uses of this or adjacent sites. A Missouri One Call System (1-800-DIG-RITE) locate request was made and markings found at the site, if any, have been shown. The location of any underground utilities or facilities were plotted from plats and field markings furnished by others and cannot be verified as being complete or correct. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, 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.
 - Drip line of trees shown is based on the assumed ratio of one inch of trunk diameter: one foot of drip line radius.
 - The deed recorded as Document Number 2022100400830 to Hennessy Creative, LLC lists the bearing on the East property line as South 19 degrees 12 minutes West, apparently incorrect. Prior deed recorded in Book 24448 page 5566 lists the bearing on the East property line as South 19 degrees 13 minutes West, which is what was used for this survey.

- Title Commitment Schedule B, Part II Notes:
- The surveyed property is referenced from commitment by Alliant National Title Insurance Company, Inc., File Number 22LT05981, dated August 29, 2022. Said commitment was relied upon to disclose all easements, restrictions and rights of way affecting the surveyed property. Volz Incorporated comments are shown in brackets.
- Covenants, conditions, restrictions and easements according to the Plat thereof recorded in Plat Book 12, Page 94 [shown]; and Site Development Plan recorded in Plat Book 348, Page 217 [shown] of the said County Records.
 - Ordinance No. 1609 in the City of Chesterfield recorded in Book 12519, Page 599 [shown].
 - Easement for parking spaces recorded in Book 13965, Page 683. [Easement for 5 parking spaces located on the surveyed property, the location of which is not specified; not shown.]

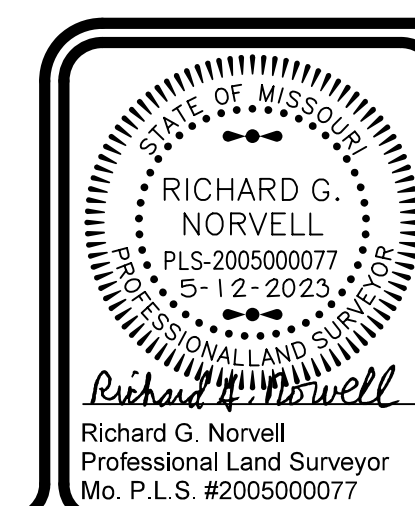
Revised May 15, 2023 to reference title commitment



We, Volz Incorporated, have during May 2023, by order of Mr. Jim Hennessy, made a Property Boundary and Topographic Survey of "A tract of land being Lot 11 and part of Lot 12 of "Burkhardt Place," in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and the results are shown hereon. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

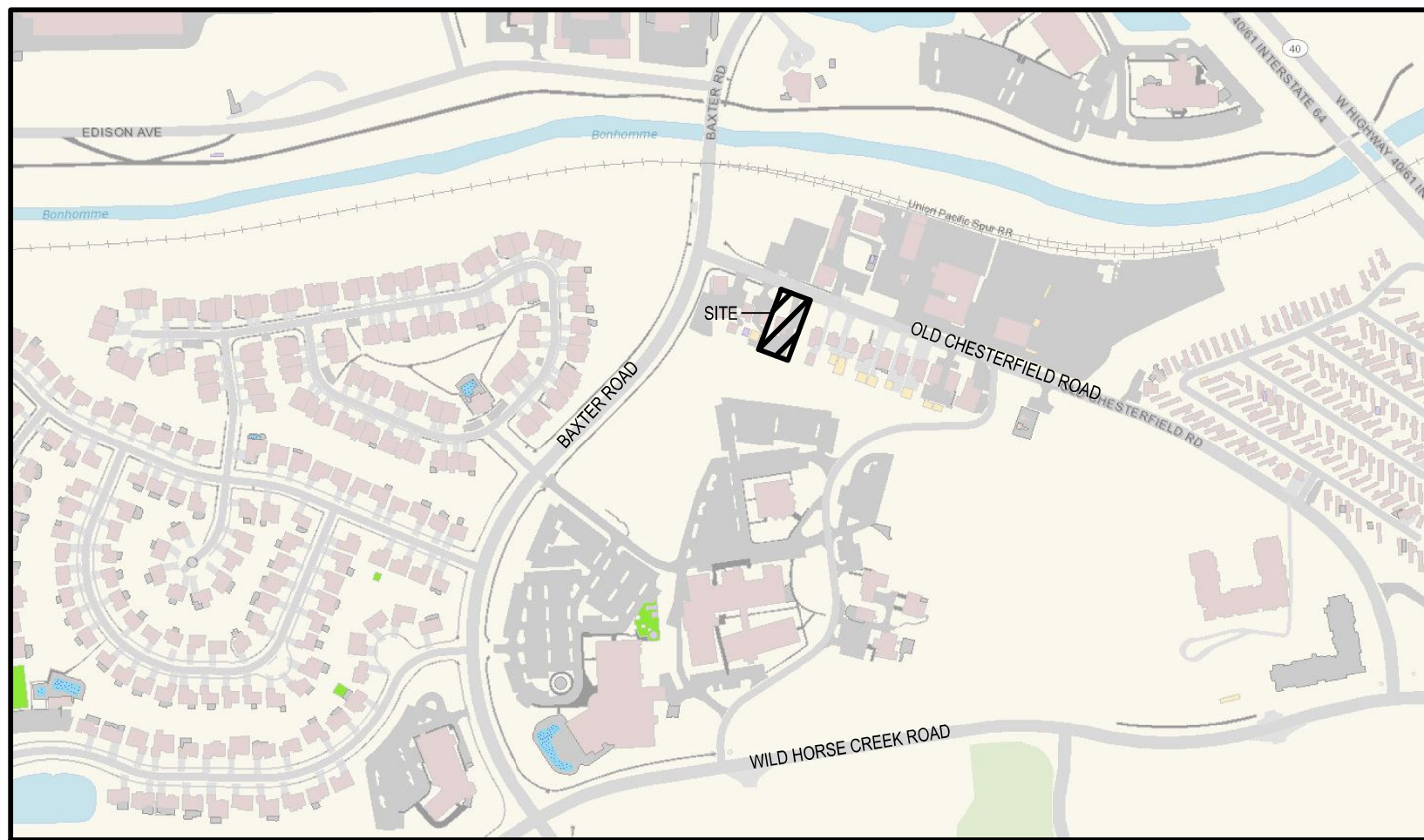
MAY 12, 2023
 Date

Richard G. Norvell
 Richard G. Norvell, P.L.S.
 Professional Land Surveyor
 Mo. P.L.S. # 2005000077



VOLZ Incorporated
 10849 Indian Head Ind'l. Blvd.
 St. Louis, Missouri 63132
 314.426.6212 main - 314.890.1250 fax
 WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
 NO. 000019 EXPIRES: DECEMBER 31, 2023 - LAND SURVEYING
 NO. 000203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING



LOCATION MAP

PROJECT NOTES:	
AREA OF SITE:	0.318 ACRES
LOCATOR NUMBER:	177220036
SITE ADDRESS:	16658 OLD CHESTERFIELD RD
OWNER OF RECORD:	MJ HENNESSY LLC.
PREPARED FOR:	MJ HENNESSY LLC. 16658 OLD CHESTERFIELD RD, CHESTERFIELD MO, 63017
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"PC" PLANNED COMMERCIAL "LPA" LANDMARKS PRESERVATION AREA
AREA OF PAVEMENT TO BE REMOVED:	843 SF
AREA OF BUILDING ADDITION:	172 SF
AREA OF PORCH TO REBUILT:	100 SF
AREA ADDITIONAL PAVEMENT & WALK:	124 SF
AREA OF NEW COVERED REAR PORCH:	269 SF
TOTAL AREA OF NEW ADDITION, REBUILT, AND PAVEMENT TO BE REMOVED:	1,478 SF
TOTAL AREA OF BUILDING:	2261 SF
REQUIRED & PROPOSED PARKING:	2261 SF BUILDING @ 3.3 SPACES PER 1000 SF 2261 SF / 1000 SF = 2.26 2.26 X 3.3 SPACES = 7.46 8 SPACES REQUIRED 11 SPACES PROPOSED
OPEN SPACE:	5442 39% 13852 ± .392
GAS:	SPIRE GAS
WATER:	MISSOURI AMERICAN WATER CO
SEWER:	METROPOLITAN ST. LOUIS SEWER DISTRICT
ELECTRIC:	AMEREN
TELEPHONE:	AT&T
CABLE:	CHARTER
SCHOOL DISTRICT:	ROCKWOOD 8
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT

GENERAL NOTES:

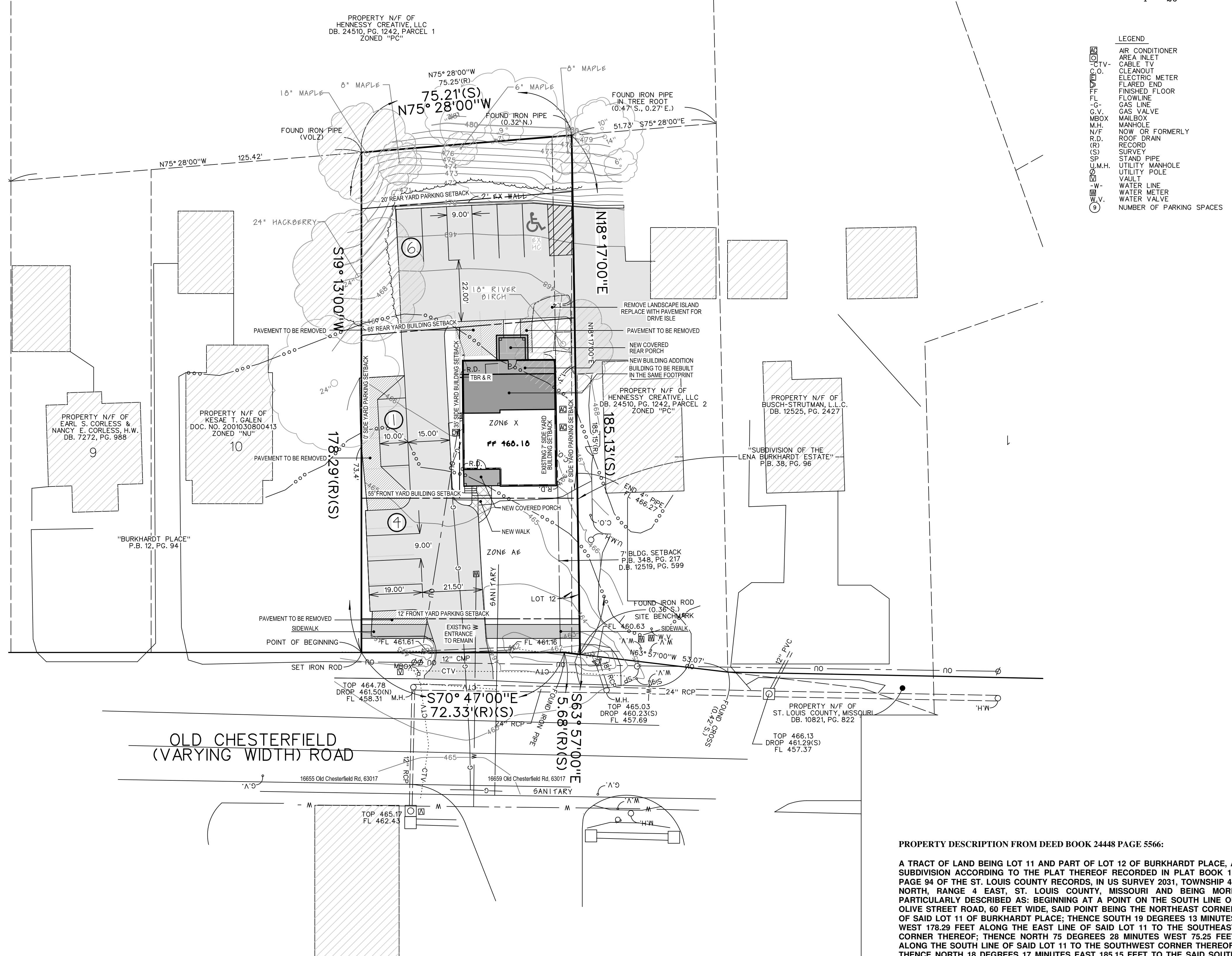
- SANITARY SEWER CONNECTION IS EXISTING NO IMPROVEMENTS
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
- THERE IS 94 SF OF PAVEMENT PROPOSED. AREAS OF PAVEMENT REMOVAL TO CREATE ADDITIONAL GREEN SPACE THOSE AREAS TO BE GRASS OR LANDSCAPED.
- ACCESSIBLE SPACE IS EXISTING.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
- NO TREES TO BE REMOVED

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.

A TRACT OF LAND BEING LOT 11 AND PART OF LOT 12 OF "BURKHARDT PLACE" IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST ST. LOUIS COUNTY, MISSOURI



Scale in Feet
1" = 20'

LEGEND

AR	AR CONDITIONER
AI	AREA INLET
CTV	CABLE TV
C.O.	CLEANOUT
EM	ELECTRIC METER
FL	FINISHED FLOOR
FL	FLOWLINE
G	GAS LINE
G.V.	GAS VALVE
MBOX	MAILBOX
M.H.	MANHOLE
N/F	NOW OR FORMERLY
R.D.	ROOF DRAIN
(S)	RECORD
(S)	SURVEY
SP	STAND PIPE
U.M.H.	UTILITY MANHOLE
U.P.	UTILITY POLE
V	VAULT
W.L.	WATER LINE
W.M.	WATER METER
W.V.	WATER VALVE
()	NUMBER OF PARKING SPACES

MR. JIM HENNESSY
16660 OLD CHESTERFIELD RD
CHESTERFIELD, MO 63017
(314) 375-2903
JIM@YELLOWDOGLLC.COM

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MO 63132
314.426.6212 MAIN
314.890.1250 FAX
VOLZ INC. MISSOURI
Authority #2003

8/1/2023
TIMOTHY JOHN MEYER
NUMBER E-246665
Professional Engineer
MO E-24665

16658 OLD CHESTERFIELD ROAD
A TRACT OF LAND BEING
LOT 11 AND PART OF LOT 12 OF
"BURKHARDT PLACE"
IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN

BASE MAP NO. 177
LOCATOR NO. 177220036
PROJECT # 23001

8/1/2023

PROPERTY DESCRIPTION FROM DEED BOOK 24448 PAGE 5566:
A TRACT OF LAND BEING LOT 11 AND PART OF LOT 12 OF BURKHARDT PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12 PAGE 94 OF THE ST. LOUIS COUNTY RECORDS, IN US SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 11 OF BURKHARDT PLACE; THENCE SOUTH 19 DEGREES 13 MINUTES WEST 178.29 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 75 DEGREES 28 MINUTES WEST 75.25 FEET ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 18 DEGREES 17 MINUTES EAST 185.15 FEET TO THE SAID SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE; THENCE SOUTH 63 DEGREES 57 MINUTES EAST, 5.68 FEET AND SOUTH 70 DEGREES 47 MINUTES EAST 72.33 FEET ALONG SAID SOUTH LINE OF OLIVE STREET ROAD TO THE POINT OF THE BEGINNING.