


Planning Commission Public Hearing Report

Meeting Date: September 27, 2023

From: Shilpi Bharti, Planner 

Location: North side of Chesterfield Airport Road.

Petition: **P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC)**: A request for an ordinance amendment to create a new “PC” Planned Commercial District for three parcels zoned “PC” Planned Commercial and “NU” Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road (17U140252, 17U140263, and 17U140203).

SUMMARY

Stock & Associates on behalf of Baldrige – Ryken, LLC has submitted a request for an ordinance amendment to the existing “PC” Planned Commercial District and “NU” Non-Urban District to new “PC” Planned Commercial District to modify the development standards and legal description in the existing ordinance of the PC District site. This amendment would modify the permitted use, building setbacks, and parking setbacks in the current “PC” Planned Commercial District located north of Chesterfield Airport Road.

SITE HISTORY

The petition consists of three sites, 0.62 acres site located at 17599 Chesterfield Airport Road is zoned “NU” Non-Urban District prior to City was incorporated. The two sites 17555 and 17551 Chesterfield Airport Road consist of 2.33 acres was zoned “NU”- Non-Urban prior to the incorporation of the City of Chesterfield. In 1950s, the site was developed with multiple buildings and lumber sheds for the operation of a hardware store and lumber yard. In 2007, the site was rezoned to “PC” Planned Commercial District in order to develop a self-storage facility with a retail component. A Site Development Plan was



Figure 1: Subject Site Aerial

approved for the development in 2007, but the development was never completed. The original structures remained until 2012, when the owner began demolition of the three (3) structures in order to return the site to a developable state. In 2013, the ordinance was amended to modify development requirements and add additional uses. The current ordinance governing the two sites (17551 and 17555 Chesterfield Airport Road) is ordinance 2742.

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by “PC” Planned Commercial zoning districts on the north, east, and west. The property on the south is zoned “C8” Planned Commercial and “PC” Planned Commercial.

The properties on the east have a commercial complex and car dealership. Properties on the south has gas station and restaurant use. Walgreens is located west of the subject site.

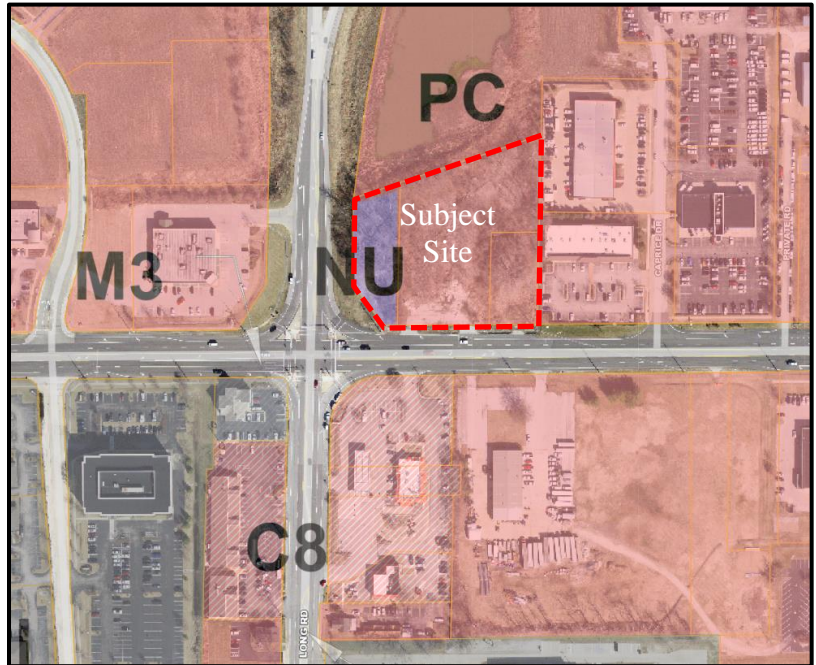


Figure 2: Zoning Map

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Regional Commercial. The Regional Commercial area serves regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draws visitors from both Chesterfield and the surrounding areas. Primary land uses include; retail, entertainment, office, lodging, and limited Office/Warehouse.



Figure 3: Land Use plan

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

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Promote the re-invention of the existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market.
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers.
- 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.

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%

REQUEST

The applicant has submitted a Preliminary Development Plan and narrative statement for review. The applicant is requesting to amend the existing ordinance 2742 to revise the legal description, add one more permitted use, revise setbacks, and revise the language in Attachment A under I. Specific Criteria A.2. to allow “two (2) additional drive thru use” instead of one (1). There are 19 permitted uses allowed in the existing ordinance 2740. Applicant is requesting to add one more use that will be “Vehicle Repair and Service Facility”.

The petition consists of three lots totaling 2.93 acres. In the Preliminary Development Plan, the applicant is proposing three lots (with revised property lines) with one building on each lot. There is one access proposed from the Chesterfield Airport Road. The site is establishing new setbacks from Long Road and internal parking setbacks for each lot.

The table below shows the development standards requested by the applicant.

Development Standards	Existing PC (2.3 acres)	New PC (2.93 acres)
Setback from east boundary	20 feet	15 feet
Setback from west boundary	35 feet	50 feet (from Long Road Right of way)
Setback from north boundary	20 feet	20 feet
Setback from south boundary (from Chesterfield Airport Right of Way)	60 feet	60 feet
Parking Setback from east boundary	0 feet	0 feet
Parking Setback from west boundary	0 feet	30 feet from Long Road ROW
Parking Setback from north boundary	10 feet	10 feet
Parking Setback from south boundary	30 feet	30 feet from ROW

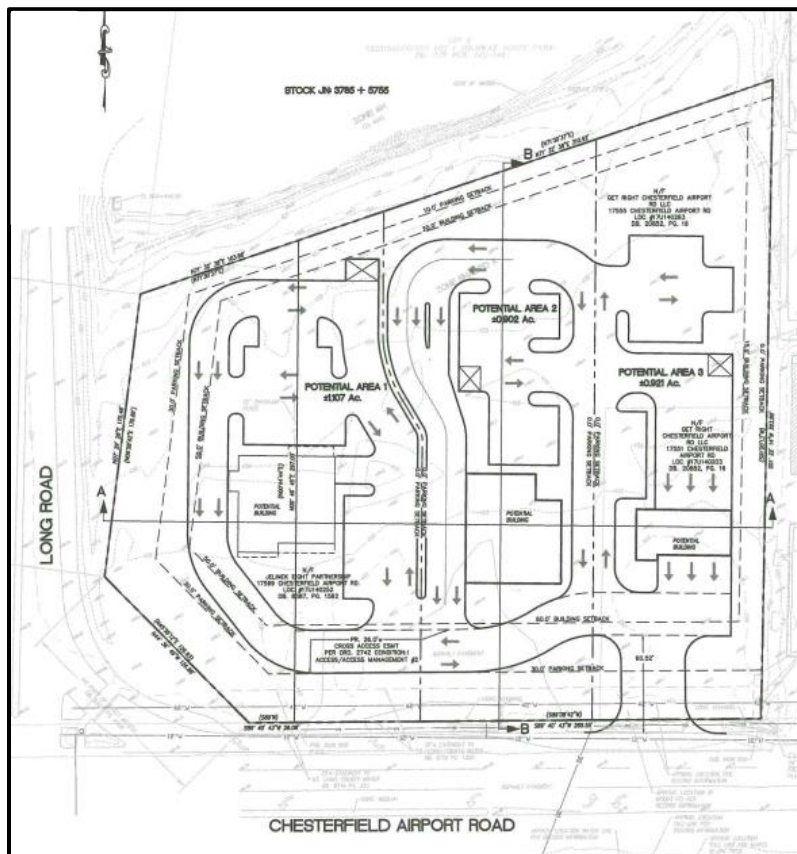


Figure 4: Preliminary Development Plan

A Public Hearing further addressing the request will be held at the September 27th, 2023 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner's Narrative Statement and Preliminary Plan packet.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Development Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Wednesday, September 27, 2023 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Road (Baldrige-Ryken, LLC): A request for an ordinance amendment to create a new “PC” Planned Commercial District for three parcels zoned “PC” Planned Commercial and “NU” Non-Urban and totaling 2.9 acres located on the north side of chesterfield Airport Road, ease of Long Road (17U140252, 17U140263, and 17U140203).

PROPERTY DESCRIPTION

A tract of land located in U.S. Survey 126 in Township 45 North, Range 4 East, St. Louis County, Missouri.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Information on this Public Hearing may be found on the City’s website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Shilpi Bharti at 636.537.4743 or via e-mail at Sbharti@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



August 31, 2023

PROJECT NARRATIVE

Ordinance #2742 Amendment Request – 17599, 17551, & 17555 Chesterfield Airport Road
(Stock Project No. 223-7350)

On behalf of the property owner under contract, Baldrige – Lyken, LLC, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in an Ordinance Amendment for a ± 2.93 Acre tract of land located at 17599, 17551, & 17555 Chesterfield Airport Road zoned "PC" Planned Commercial District (City of Chesterfield Ord. 2742) to add "Vehicle Repair Service Facility" as a permitted use and modifications to the design criteria. The existing site is currently undeveloped. The existing site is currently governed by Ordinance #2742, which has a minimum required open space of 35.0%, max height of 42.0 feet and a floor area ratio of 0.55. The proposed design criteria request is to retain the current floor area ratio, openspace requirements, building height, but modify some of the building and parking setbacks. The City's Comprehensive Plan designates this site as well as the adjacent properties to the North, South, and East as "Regional Commercial". We respectfully request the City's consideration of this item. Baldrige-Lyken, LLC intends to develop three (3) commercial facilities on individual lots.

Amendment 1. We respectfully request "Vehicle Repair & Service Facility" be added to the list of permitted uses.

Amendment 2. We respectfully request the language in Attachment A under I. Specific Criteria A.2. "The Uses in "PC" Districted shall be restricted as follows:" be revised to: The number of drive thru facilities permitted in the "PC" Planned Commercial District at any given time shall be limited to one (1) car wash and two (2) additional drive thru uses.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings and structures shall be forty-two (42.0) 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 (35%) 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. Sixty (60) feet from Chesterfield Airport Road Right-Of-Way
 - b. Fifty (50) feet from Long Road Right-Of-Way
 - c. Twenty (20) feet from the North Boundary of this Planned Commercial District
 - d. Fifteen (15) feet from the East Boundary of this Planned Commercial District

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. Thirty (30) feet from Chesterfield Airport Road Right-Of-Way
- b. Thirty (30) feet from Long Road Right-Of-Way
- c. Ten (10) feet from the North Boundary of this Planned Commercial District
- d. Zero (0) feet from the East Boundary of this Planned Commercial District.
- e. Zero (0) feet from all internal lot lines.

Existing Permitted Uses to remain a part of Ordinance #2742:

Office

1. Office – Dental
2. Office – General
3. Office – Medical

Commercial/Sales

4. Bakery
5. Coffee shop, drive-thru
6. Grocery – neighborhood
7. Restaurant – sit down
8. Restaurant – fast food
9. Restaurant – take out
10. Retail Sales Establishment – community
11. Retail Sales Establishment – neighborhood

Service/Industrial

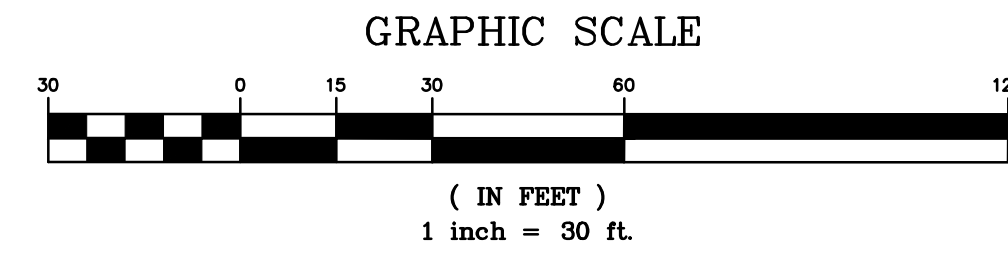
12. Animal Grooming Service
13. Barber or Beauty Shop
14. Car Wash
15. Commercial Service Facility
16. Dry Cleaning Establishment, with drive thru
17. Filling Station and Convenience Store with Pump Stations
18. Financial Institution, drive thru
19. Professional and Technical Service Facility

Requested Permitted Uses to be added to Ordinance #2742 list of permitted uses:

20. Vehicle Repair Service Facility

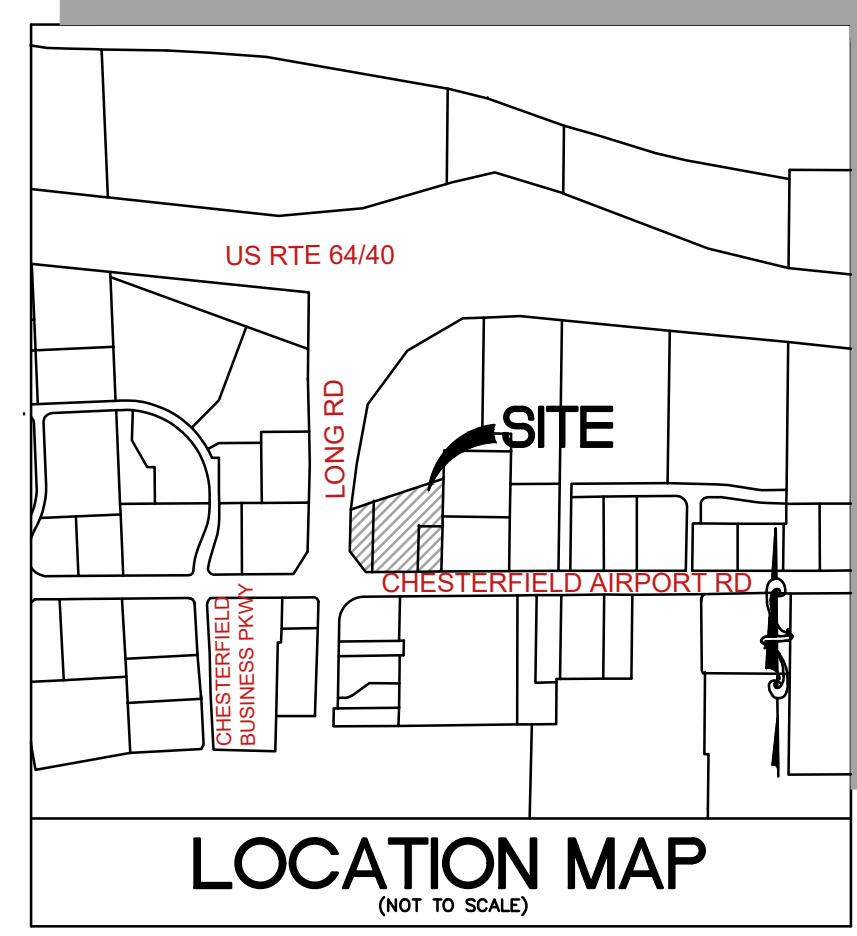
PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 126 IN
TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS

ATO	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL	FLOWLINE
FT.	FEET
FND.	FOUND
G	GAS
H.W.	HIGH WATER
LFB	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL.	PLAT BOOK
P.C.	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
(88'W)	RIGHT-OF-WAY WIDTH



PERTINENT DATA

OWNER: GET RIGHT CHESTERFIELD AIRPORT ROAD, LLC
 OWNER UNDER CONTRACT: JELINEK EIGHT PARTNERSHIP
 OVERALL AREA: 2.93 Acres ± or 127,632 s.f.
 EXISTING ZONING: PC PER ORDINANCE #2742
 ADDRESS: 17551, 17555, 17599 CHESTERFIELD AIRPORT ROAD
 LOCATOR NO: 17U140203, 17U140263, & 17U140252
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: ROCKWOOD
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: MISSOURI RIVER
 FEMA MAP: 29189C0182K, FEB 4, 2015
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: SPIRE INC.
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

LEGEND

EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING TREE	---
EXISTING BUILDING	---
EXISTING CONTOUR	---
SPOT ELEVATION	---
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	---
PROPOSED SPOT	---
PROPOSED STORM	---
PROPOSED SANITARY	---

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 452.78 (N4-RES3) IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

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

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).

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, 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.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12171 NAD88 Elev = 459.91
 Standard DNR aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking lot, 0.1 mile west of the center of the intersection of Long Road, roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a s hydrant.

PREPARED FOR:
 BALDRIDGE - RYKEN, LLC,
 A MISSOURI LIMITED LIABILITY COMPANY
 C/O BALDRIDGE PROPERTIES, LLC
 6209 MID RIVERS MALL DR., SUITE 318
 ST. CHARLES, MO. 63304

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:
- SIXTY (60) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
 - FIFTY (50) FEET FROM LONG ROAD RIGHT-OF-WAY
 - TWENTY (20) FEET FROM THE NORTH BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
 - FIFTEEN (15) FEET FROM THE EAST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT

PARKING SETBACKS:

- THIRTY (30) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
- THIRTY (30) FEET FROM LONG ROAD RIGHT-OF-WAY
- TEN (10) FEET FROM THE NORTH BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- ZERO (0) FEET FROM THE EAST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- ZERO (0) FEET FROM ALL INTERNAL LOT LINES

F.A.R. CALCULATION

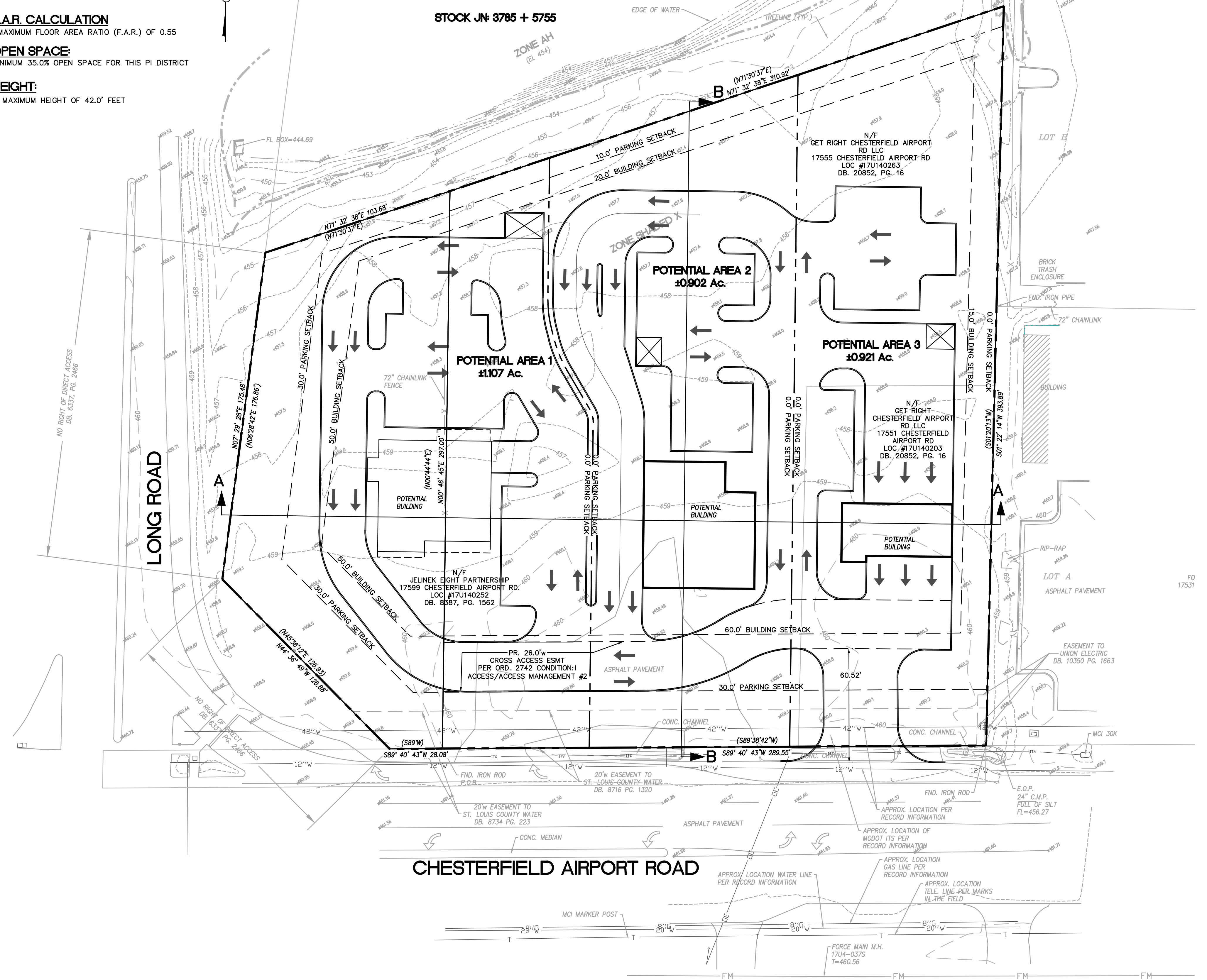
MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:

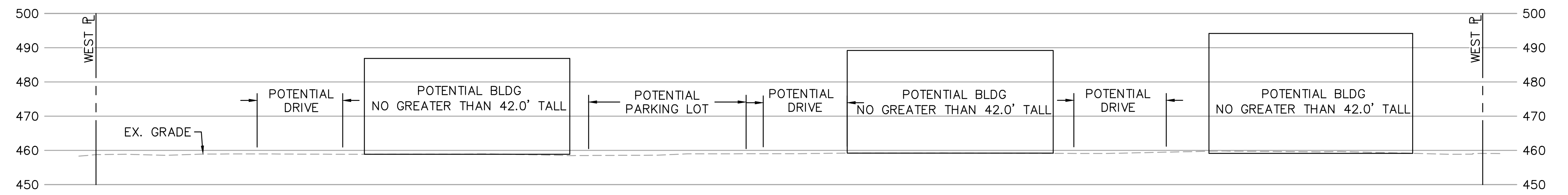
MINIMUM 35.0% OPEN SPACE FOR THIS PI DISTRICT

HEIGHT:

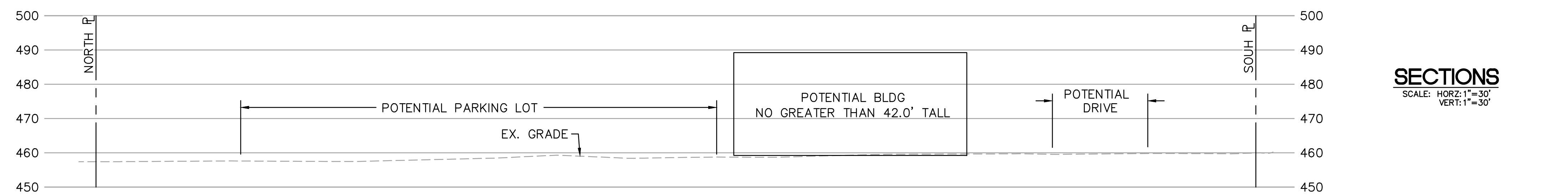
A MAXIMUM HEIGHT OF 42.0' FEET



SECTION A - A PROFILE



SECTION B - B PROFILE



SECTIONS
 SCALE: HORZ: 1"=30'
 VERT: 1"=30'

PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO ORDINANCE No. 2742
 17551, 17555, & 17599 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005

PREPARED BY:
Stock & Associates
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 500-9000
 500-9000 FAX: (636) 530-9000
 e-mail: general@stockinc.com
 Web: www.stockinc.com

DATE: 08/31/2023
 GEORGE MICHAEL STOCK
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: P5-25116

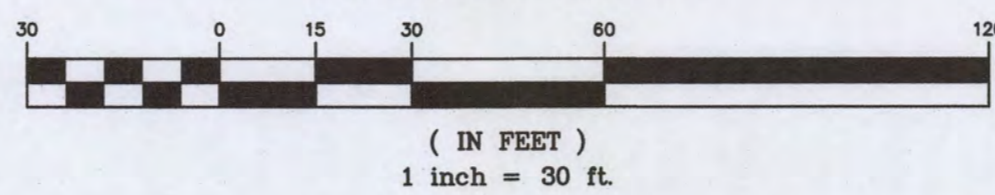
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: K.S.C. CHECKED BY: G.M.S.
 DATE: 08/31/2023 JOB NO: 222-7350
 S.L.C. # 17U BUREAU # 17U
 M.D.N.R. # HAT SUP. #
 SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
 SHEET NO.: PDP-1.0

ALTA/NSPS LAND TITLE SURVEY

TRACTS OF LAND BEING LOCATED IN U.S. SURVEY 126 IN
TOWNSHIP 45 NORTH, RANGE 4 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



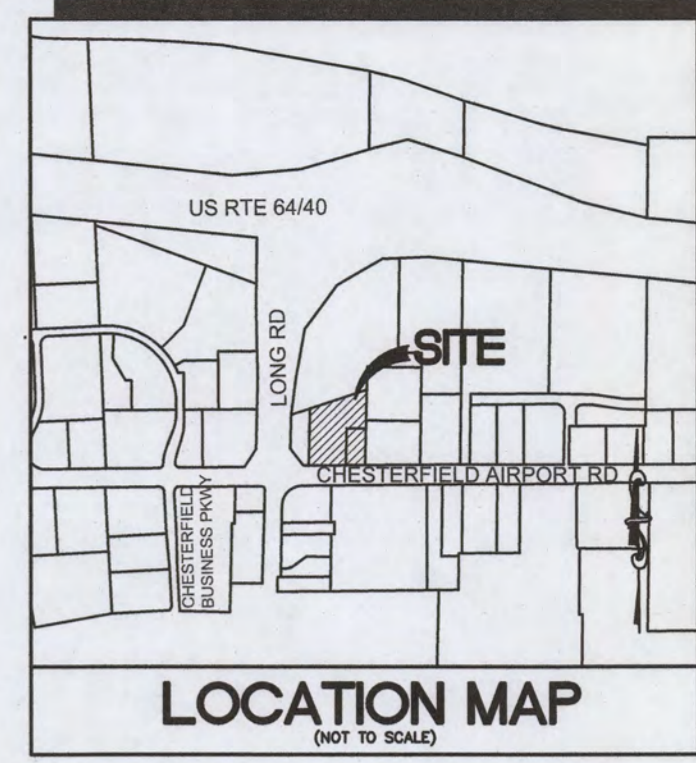
LEGEND

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPICE BOX		SANITARY MANHOLE
	ELECTRIC BREAKER		TREE
	GAS DRIP		BUSH
	GAS METER		TRAFFIC SIGNAL
	GAS VALVE		PARKING METER
	TELEPHONE MANHOLE		STREET SIGN
	TELEPHONE PEDESTAL		SPRINKLER
	TELEPHONE SPICE BOX		MAIL BOX
	CABLE TV PEDESTAL		

ABBREVIATIONS

C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL	PLAT BOOK
PAGE	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VITRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 12171 NAVD83 Elev = 459.91
Standard DNR aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road; roughly 50 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.



Notes: 17599 Chesterfield Airport Road
(1) Stock and Associates Consulting Engineers, Inc. used exclusively Resolutions Title Inc. agent for First American Title Insurance Company National Commercial Services, Commitment No. 23-39087, with an effective date of August 18, 2023 for research of easements and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

Jelinek Eight Partnership

(3) Title Commitment No. 23-39087 with Schedule B-Section 2 exceptions:

Item No. 10. Subject to Assessments levied by the Monarch-Chesterfield Levy District. "NOT SHOWN" Not survey related item.

Item No. 11 INTENTION ALLY DELETED

Item No. 12 INTENTION ALLY DELETED

Item No. 13 INTENTION ALLY DELETED

Item No. 14 Subject to Easement granted to State of Missouri, and relinquishment of abutter's rights of direct access, according to instrument recorded in (book) 6337 (page) 2466, of the official property records of Saint Louis County, Missouri. "SHOWN"

Item No. 15 Subject to Easement granted to St. Louis County Water Company according to instrument recorded in (book) 8734 (page) 223, of the official property records of Saint Louis County, Missouri. "SHOWN"

Item No. 16 Subject to Terms and provisions of Final Order and Judgment Confirming Commissioner's Report, including assessments levied pursuant to Case No. 22SL-CC01227, a copy of which is recorded in (instrument) 2023011800305, of the official property records of Saint Louis County, Missouri. "NOT SHOWN" Not survey related item.

Item No. 17 Subject to Any facts, rights, interests or claims that may exist or arise by reason of the following matters referenced on an ALTA/NSPS survey dated March 23, 2023 by Stock & Associates Consulting Engineers, Inc., designated as Job No. 2022-7350, including any Encroachments, described as follows:
a. Lack of a right of access. To Long Road "SHOWN"

LEGAL DESCRIPTION
Property located in the County of Saint Louis, State of Missouri, described as follows:

A tract of land in U.S. Survey 126, Township 45 North, Range 3 East, and described as: Beginning at the intersection of the West line of said Survey 126 with the North line of State Highway No. 40, T.R.; thence along the West line of said Survey, North 1 degree 27 minutes East 239 feet 5 inches to the North line of property conveyed to John J. Stock and wife, by deed recorded in Book 1461 Page 103; thence along said North line, North 70 degrees 57 minutes East 185 feet to a point; thence South 0 degrees 15 minutes West 296 feet 11 inches to a point in the North line of State Highway No. 40, T.R.; thence along said road line South 89 degrees West 179 feet 4 inches to the beginning.

EXCEPTING THEREFROM that part conveyed to the State of Missouri, according to deed recorded in Book 6337 Page 2466 of the St. Louis County Recorder's Office.

Notes: 17555 Chesterfield Airport Road
(1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company National Commercial Services, Commitment No. NCS-1158508-STLO, with an effective date of December 05, 2022 at 8:00 a.m. for research of easements and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:
Get Right Chesterfield Airport Rd, LLC

(3) Title Commitment No. NCS-1158508-STLO with Schedule B-Section 2 exceptions:

Item No. 8. Subject to Easement granted to the St. Louis County Water Company, according to instrument recorded in Book 8716, Page 1320. "SHOWN"

Item No. 9 Subject to Easement granted to Union Electric Company, according to instrument recorded in Book 10350, Page 1663. "SHOWN"

Item No. 10. Subject to Terms and provisions of Ordinance Number 2742 of the City of Chesterfield, Missouri, a certified copy of which is recorded in Book 20852, Page 31. Building and Parking Setbacks "SHOWN"

Item Nos. 11-14 "NOT SHOWN" Not survey related items

A TRACT OF LAND BEING PART OF LOT FIVE (5) OF FRAZIER ESTATES IN U.S. SURVEY 126 IN TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD (100 FEET WIDE) WITH THE EASTERN LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JELINEK EIGHT PARTNERSHIP AS RECORDED IN BOOK 8387, PAGE 1562 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EASTERN LINE NORTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, 297.00 FEET TO A POINT ON THE SOUTHERN LINE OF LOT B OF THE RESUBDIVISION OF LOT 1 OF HIGHWAY FORTY PARK AS RECORDED IN PLAT BOOK 347, PAGES 145 AND 146 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHERN LINE NORTH 71 DEGREES 30 MINUTES 37 SECONDS EAST, 310.92 FEET TO A STONE IN THE WESTERN LINE OF LOT B OF THE AFORESAID RESUBDIVISION; THENCE ALONG SAID WESTERN LINE SOUTH 01 DEGREE 20 MINUTES 13 SECONDS WEST, 393.89 FEET TO AN IRON ROD WITH A CAP FROM LS 2190 ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID NORTHERN LINE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS WEST, 289.55 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:
1) 17551 & 17555 Chesterfield Airport Road
Subject property is Zoned "PC" Planned Commercial District per Ord. #2742

Building Height: Maximums Height of building, exclusive of roof screening, shall not exceed forty-two (42) feet
Building Requirements: A minimum of thirty-five percent (35%) openspace is required for this development.

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

- a. Sixty (60) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Twenty (20) feet from the northern boundary of the "PC" District
- c. Twenty (20) feet from the eastern boundary of the "PC" District
- d. Thirty-five (35) feet from the western boundary of the "PC" District

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

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Ten (10) feet from the northern boundary of the "PC" District
- c. Zero (0) feet from the eastern and western boundary of the "PC" District

17599 Chesterfield Airport Road NU (Non-Urban District)

Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone Shaded X (area of 0.2% annual chance flood); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage area less than 1 square mile, and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C0162K with and effective date of February 4, 2015.

- 3) There are no parking stalls onsite.
- 4) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.
- 5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.
- 6) There are no building on site.
- 7) There were no delineated wetlands observed at the date and time of the survey.
- 8) Except as shown hereon there are no known encroachments on subject property.
- 9) There was no evidence of recent earth moving work, building construction observed at the time of this survey.
- 10) There are no known changes in street right of way lines.
- 11) There was no evidence of recent sidewalk/street construction at the time of this survey.
- 12) Professional Liability Insurance policy obtained by the surveyor, certificate of insurance to be furnished upon request.

REVISIONS:

1.	7/19/23 - ADDED COMMITMENT FOR 17599 CHESTERFIELD AIRPORT ROAD
2.	8/31/23 - REVISED PER UPDATED COMMITMENT #23-39087 FOR 17599 CHESTERFIELD AIRPORT ROAD

Surveyors Certification
This is to certify to:
Baldridge-Ryken, LLC, a Missouri limited liability company
First American Title Insurance Company
Resolutions Title Inc.

This map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof.

The field work was completed during January 2023.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
By:
Walter J. Pfeeger, Missouri P.L.S. No. 2008-00728

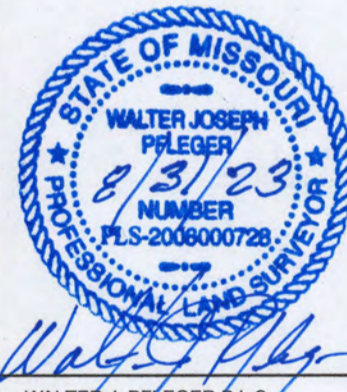
PREPARED BY:



ALTA/NSPS LAND TITLE SURVEY

PART U.S. SURVEY 126

17555 & 17599 Chesterfield Airport Road
City of Chesterfield, St. Louis County, Missouri



WALTER J. PFEGER # 1 S.
MO. P.L.S. # 2008-00728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

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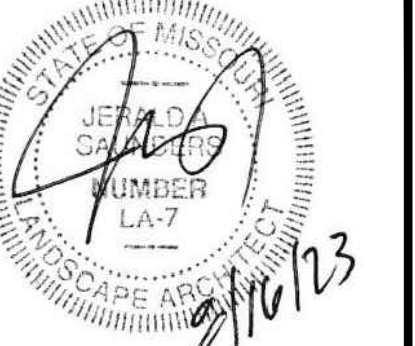
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STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
By:
Walter J. Pfeeger, Missouri P.L.S. No. 2008-00728

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
BALDRIDGE - RYKEN, LLC,
A MISSOURI LIMITED LIABILITY COMPANY
C/O BALDRIDGE PROPERTIES, LLC
6209 MID RIVERS MALL DR., SUITE 318
ST. CHARLES, MO. 63304



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Part of Lot Five (5) of Frazier Estates

17555 & 17599 Chesterfield Airport Road
City of Chesterfield, St. Louis County, Missouri

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

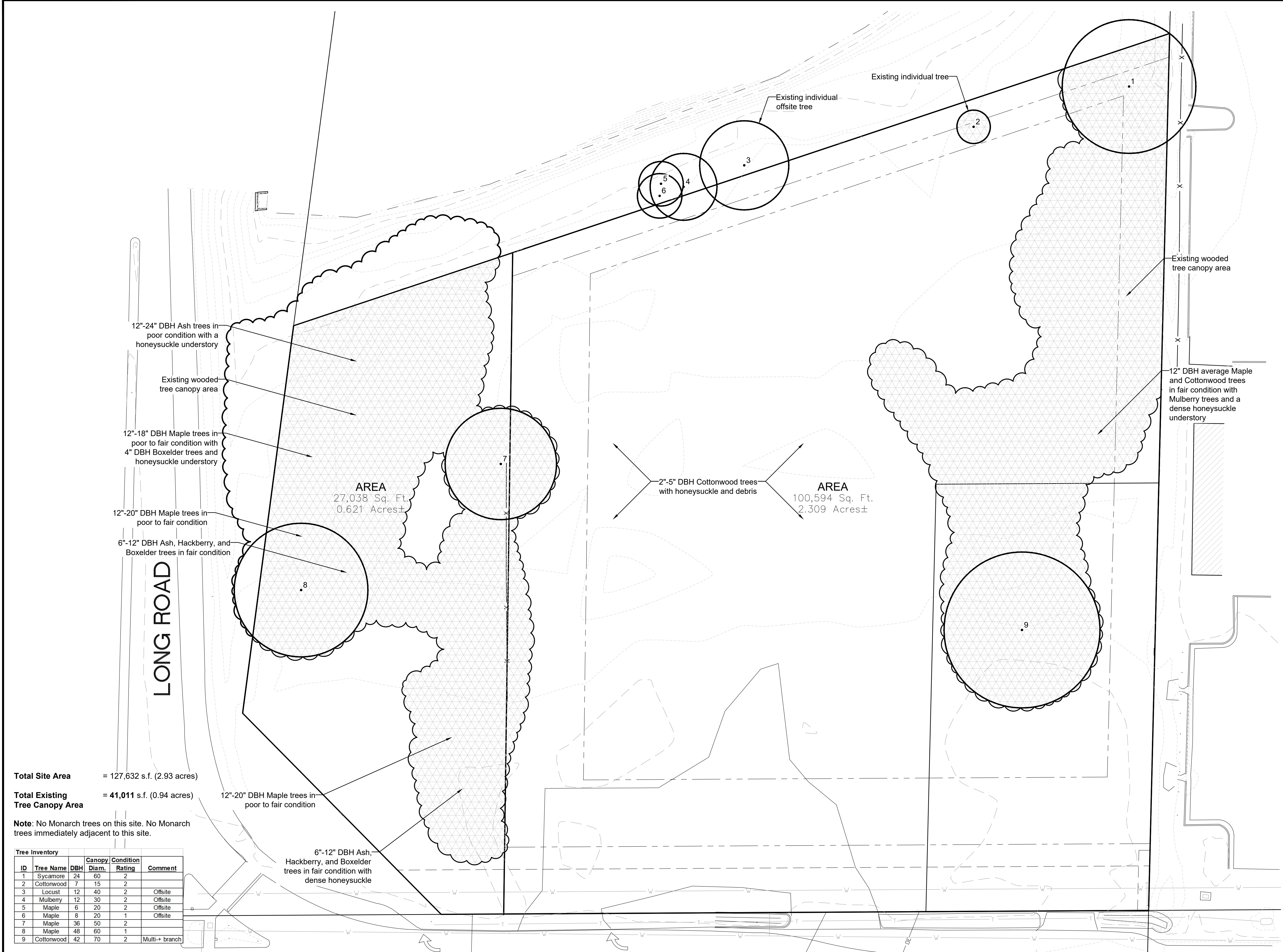
LOOMIS ASSOCIATES
landscape architects + planners
750 Spirit of Park Drive, Chesterfield, Missouri 63005
t. 636-519-8668 www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 8/16/23
Job #: 813.112



Total Site Area = 127,632 s.f. (2.93 acres)

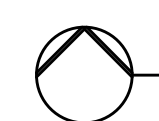
Total Existing Tree Canopy Area = 41,011 s.f. (0.94 acres)

Note: No Monarch trees on this site. No Monarch trees immediately adjacent to this site.

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Sycamore	24	60	2	
2	Cottonwood	7	15	2	
3	Locust	12	40	2	Offsite
4	Mulberry	12	30	2	Offsite
5	Maple	6	20	2	Offsite
6	Maple	8	20	1	Offsite
7	Maple	36	50	2	
8	Maple	48	60	1	
9	Cottonwood	42	70	2	Multi-branch

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0



Tree Stand Delineation

SCALE 1"=20'



Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW-5033A

B. Bage