




VIII.A.

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Planning Commission Staff Report

Meeting Date: November 13, 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 consisting of 2.33 acres was zoned “NU”- Non-Urban prior to the incorporation of the City of Chesterfield. In 1950, 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 a gas station and restaurant use. Walgreens is located west of the subject site.

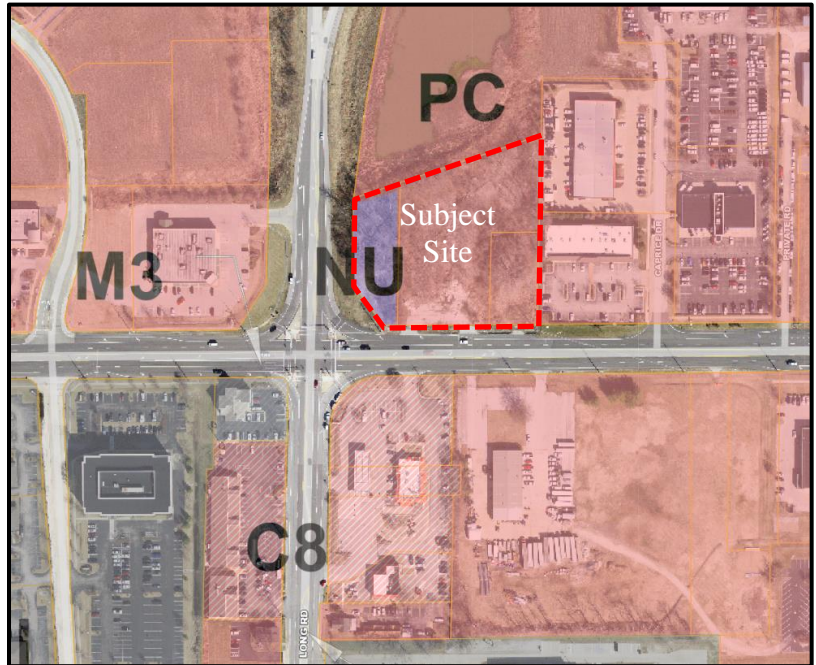


Figure 2: Zoning Map

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%

PRELIMINARY DEVELOPMENT PLAN

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 uses” 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. Sidewalk is proposed on the south and west side of the property. 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

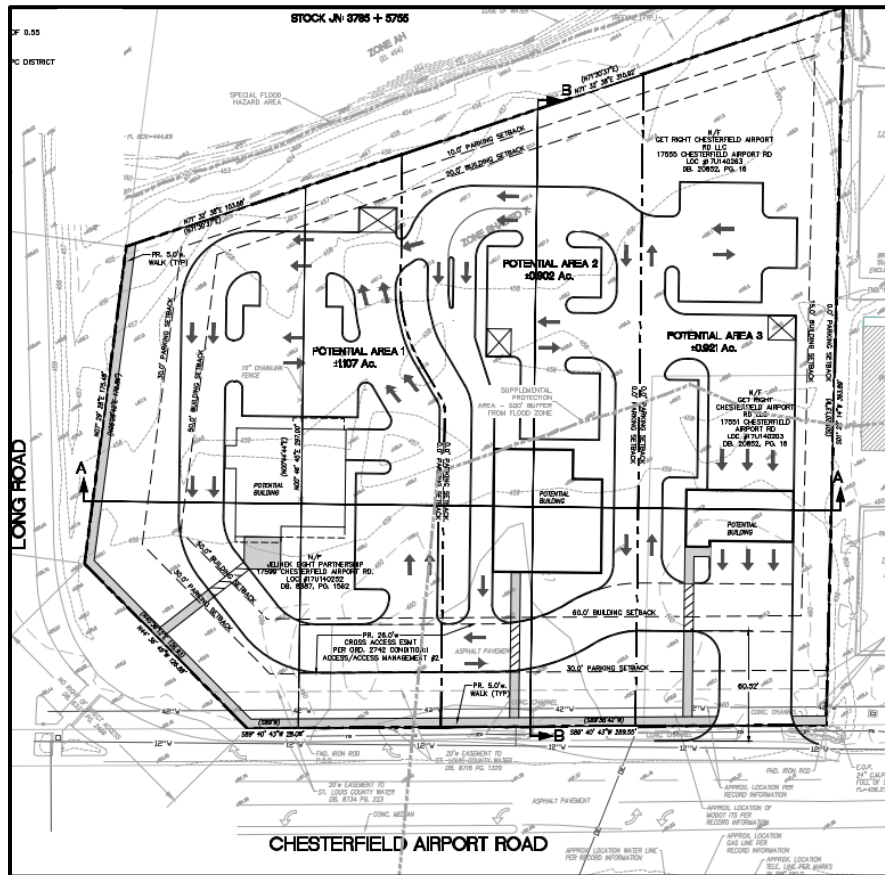


Figure 4: Preliminary Development Plan

PUBLIC HEARING

A Public Hearing for this request was held on September 27, 2023 at the Planning Commission raised some issues. Since the Public Hearing, the applicant has updated their proposal, provided a re-submission to the City of Chesterfield and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

ISSUES RAISED

The following is a list of items/concerns discussed at the Public Hearing which were formally addressed in writing by the applicant. Below is every issue identified followed by the applicant's response summarized in *italics*. The full response from the applicant is attached to this report.

Issue 1:

Concerns were raised regarding the proposed zero (0) feet parking setbacks for potential lots one (1) and two (2). Provide an explanation for requesting the proposed parking setbacks.

Response: This development is intended to be three (3) different businesses sharing drives and parking access. The zero (0) feet internal lot line setback is common with many City Developments.

Issue 2:

Concern was raised regarding the traffic to be generated by the potential intensity of having multiple drive-thru facilities. Provide information on how the development team will be addressing this concern.

Response: Applicant updated the "Preliminary Development Plan" to address vehicular circulation.

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 2742 was updated to follow the current City of Chesterfield Attachment A format and include the applicant request. Some of the updated section include Access and Roadway Improvements, Storm water, and Geotechnical Report.

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. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC).

Attachments

1. Attachment A
2. Issue Letter
3. Applicant Narrative Statement
4. 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 shall be:
 - a. Animal grooming service
 - b. Bakery
 - c. Barber or beauty shop
 - d. Car wash
 - e. Coffee shop, drive thru
 - f. Commercial service facility
 - g. Dry cleaning establishment, with drive thru
 - h. Filling station and convenience store with pump stations
 - i. Financial institution, drive thru
 - j. Grocery, neighborhood
 - k. Office, dental
 - l. Office, general
 - m. Office, medical
 - n. Professional and technical service facility
 - o. Restaurant, fast food
 - ~~p.~~ Restaurant, Sit down
 - q. Restaurant, Take out
 - r. Retail sales establishment, community

- s. Retail sales establishment, neighborhood
 - t. Vehicle Repair & Service Facility
2. The above uses in the “PC” District shall be restricted as follows:
 - a. 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 use.
 3. Hours of Operation.
 - a. Uses “r” and “s” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.
 4. Ancillary uses for the above referenced permitted uses shall include check cashing facility.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty-two (42) feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, 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. Fifty (50) feet from Long Road Right-Of -Way.
 - c. Twenty (20) feet from the northern boundary of the “PC” District.
 - d. Fifteen (15) feet from the eastern boundary of the “PC” District.
2. Parking Setbacks

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

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Thirty (30) feet from Long Road Right-Of-Way.
- c. Ten (10) feet from the northern boundary of the "PC" District.
- d. Zero (0) feet from the eastern boundary of the "PC" District.
- e. Zero (0) feet from all internal lot lines.

D. PARKING AND LOADING REQUIREMENTS

1. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer 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. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be via one (1) bi-directional commercial entrance located to provide as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield, MODOT and St. Louis County in control of the right of way off which the access is proposed.
3. Cross access shall be provided to the properties in the development as directed by the City of Chesterfield and a cross-access/maintenance agreement shall be executed by the City and property owner regarding the existing shared access drive prior to issuance of permits.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the City of Chesterfield, the St. Louis County Department of Transportation, and the Missouri Department of Transportation for as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
2. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County, and the City of Chesterfield.
3. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
4. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
5. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to

adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by MODOT, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation. 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 Chesterfield Airport 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 and/or the St. Louis County Department of Highways and Traffic.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than Seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

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 Metropolitan St. Louis Sewer District and Monarch Chesterfield Levee District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The

location and types of storm water management facilities shall be identified on all Site Development Plans.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Monarch Chesterfield Levee District, Metropolitan St. Louis Sewer District, City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

N. SANITARY SEWER

1. Public sanitary sewers shall be extended to serve each lot in the development.
2. The project is in the Caulks Creek Service area and will be subject to the Caulks Creek Surcharge as per the Metropolitan St. Louis Sewer District requirements.
3. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided.
3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

4. If the 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.
5. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
6. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Metropolitan St. Louis Sewer District, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Metropolitan St. Louis Sewer District, Spirit of St. Louis Airport, the Missouri Department of Transportation, and the St. Louis County Department of Highways and Traffic.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide 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, Metropolitan St. Louis Sewer District, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan St. Louis 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 Trust Fund Area E.

A. 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. 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 Office	\$878.76
Drive-In Fast Food Restaurant	\$5,273.05
Quality Restaurant	\$878.76
Convenience Store, Gas Station	\$17,576.35
Car Wash	\$87,911.30/AC
General Retail	\$2,636.43
Loading Space	\$4,314.18

(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.

Allowable credits for required improvements will be awarded as directed by 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, any portion of the traffic generation assessment contribution which remains following completion of road

improvements required by the development will be retained in the appropriate trust fund.

The amount of these required contributions for the storm water and primary water line improvements, if not submitted by January 1, 2024 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the City of Chesterfield.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1,060.35 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,364.25 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

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.

October 16, 2023

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Ms. Shilpi Bharti – Planner (sbharti@chesterfield.mo.us)

RE: P.Z. 13-2023 Simply Storage (17551, 17555, 17599 Chesterfield Airport Road)
(Stock Project No. 222-7350)

Dear Shilpi,

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 10/06/2023.

General Comments

1. Concerns were raised regarding the proposed zero (0) feet parking setbacks for potential lots one (1) and two (2). Provide an explanation for requesting the proposed parking setbacks.

Response: This development is intended to be three (3) different businesses sharing drives and parking access. The zero (0) feet internal lot line setback is common with many City Developments.

2. Concerns were raised regarding the traffic to be generated by the potential intensity of having multiple drive-thru facilities. Provide information on how the development team will be addressing this concern.

Response: We have updated the “Preliminary Development Plan” to address vehicular circulation.

October 16, 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 PC 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

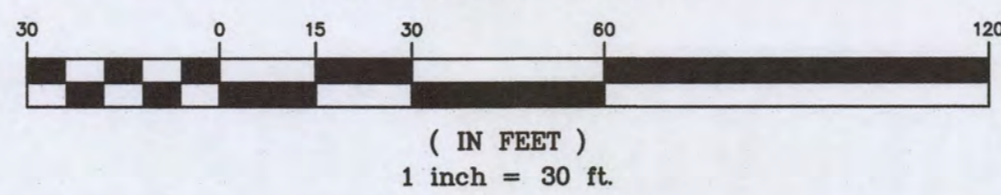
12. Animal Grooming Service
13. Barber or Beauty Shop
14. Car Wash
15. Commercial Service Facility
16. Dry Cleaning Establishment, with drive thru
17. Filling Station and Convenience Store with Pump Stations
18. Financial Institution, drive thru
19. Professional and Technical Service Facility

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

20. Vehicle Repair Service Facility

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



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"

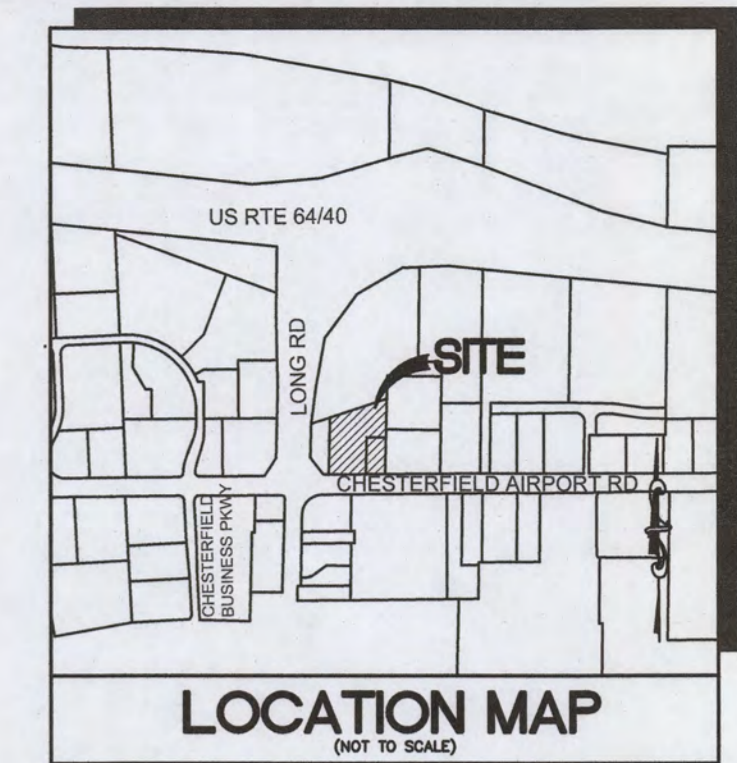
Item No. 9 Subject to Easement granted to Union Electric Company, according to instrument recorded in Book 10350, Page 1663. "SHOWN"

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 0 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.



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St. Louis, MO 63005-0411 (636)
503-9100 FAX (636) 500-9300
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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, P.L.S.
NO. 2008-00728
CERTIFICATE OF AUTHORITY
LC-22-D

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*
Walter J. Pfeeger, Missouri P.L.S. No. 2008-00728

SHEET NO. 1 OF 1

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

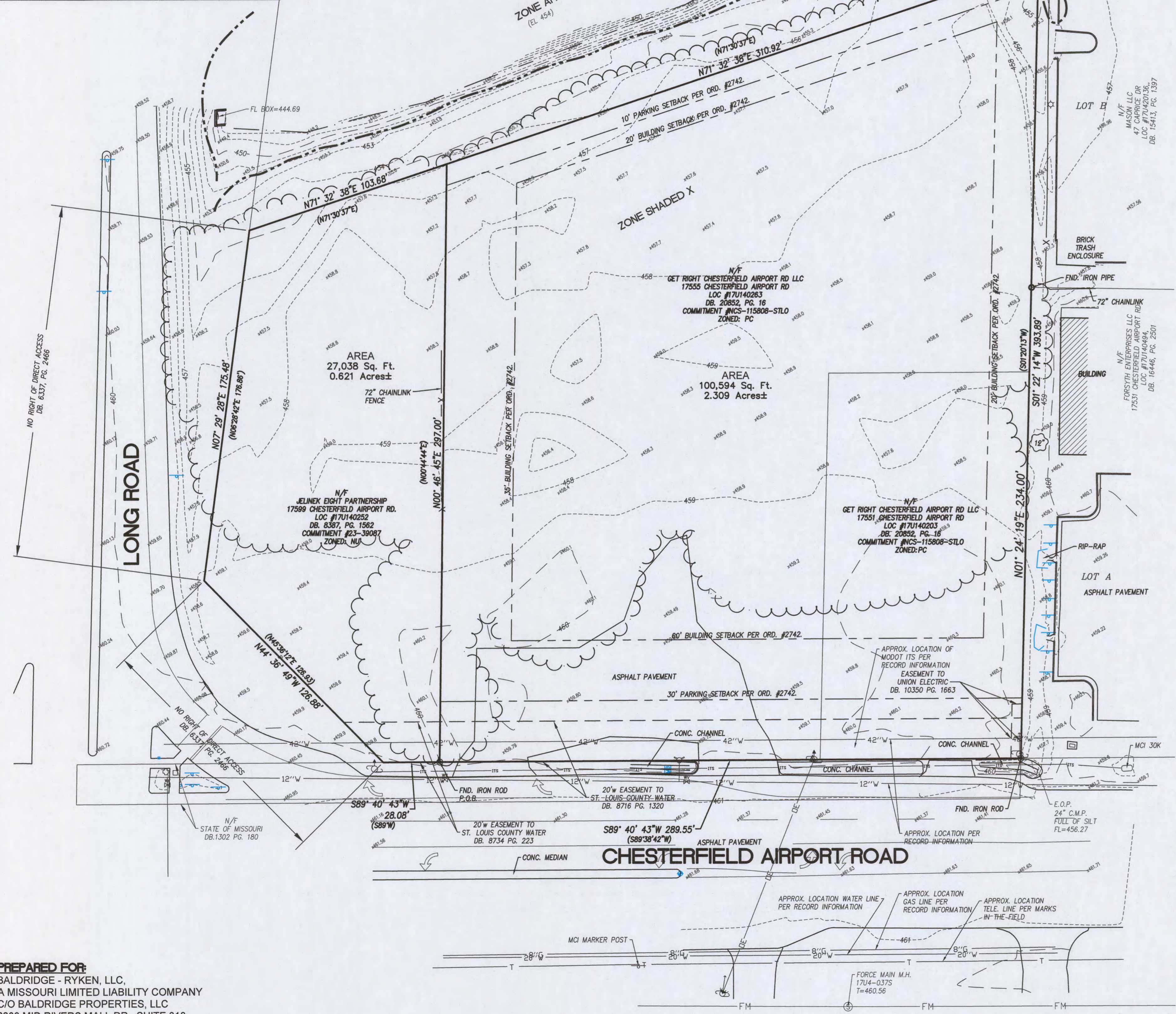
ST. LOUIS COUNTY BENCHMARK

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.

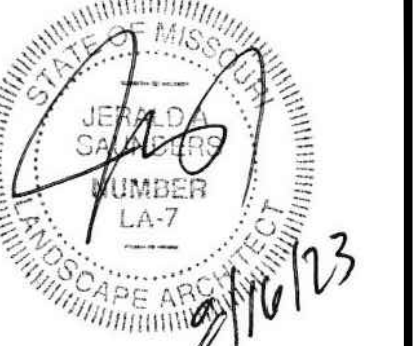
MISSOURI STATE PLANE
GRID NORTH

N/F
KEHR DEVELOPMENT LLC
1 CAPRICE DR
LOC #17U420147
DB: 12578, PG: 001

LOT C
RESUBDIVISION LOT 1 HIGHWAY FORTY PARK
PB. 347 PGS. 145-146



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

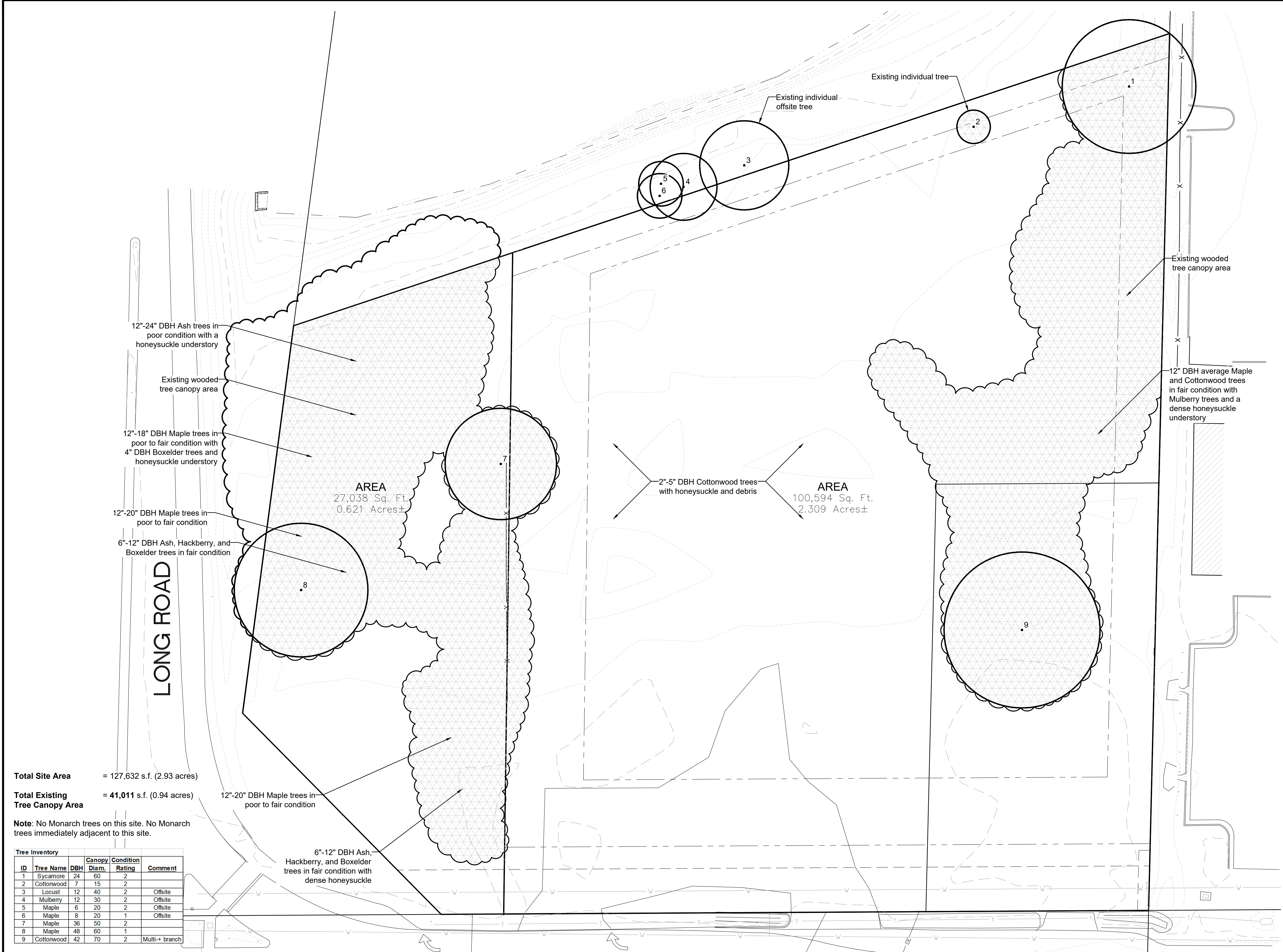
LOOMIS ASSOCIATES
landscape architects + planners
750 Spirit of Park Drive, Chesterfield, Missouri 63005
t. 636-519-8668 www.loomis-associates.com

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)

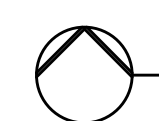
Total Existing Tree Canopy Area = 41,011 s.f. (0.94 acres)

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