AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, February 18, 2015
6:30PM

1. **Finance and Administration Committee** – Chairperson Derek Grier, Ward II

   A. **Motions to Override Mayor's Vetoes**

      1. Amount Budgeted for Employee Performance-Based Salary Adjustments – 2015

      2. Amount Budgeted for Employee Holiday Grocery Gift Certificates

      3. Amount Budgeted for funding for "Superintendent of Arts and Entertainment" Position and Additional "Recreation Specialist" Position

      4. Amount Budgeted for New Police Officers

   B. **Next Meeting** – Monday, February 23, 2015 (5:30pm)

2. **Planning and Public Works Committee –** Chairperson Dan Hurt, Ward III

   A. **Bill No. 3016** – Provides for Acceptance of Terra Vista Drive and Terra Vista Court as Public Streets (**FIRST READING**)

   B. **Bill No. 3017** – Provides for Acceptance of Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path as Public Streets (**FIRST READING**)

   C. **Bill No. 3018** – Provides for Installation of Stop Signs at Various Intersections Involving Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path (**FIRST READING**)

   D. **Bill No. 3019** – Provides for Acceptance of Park Circle Drive and Main Circle Drive as Public Streets (**FIRST READING**)

   E. **Bill No. 3020** – Provides for Acceptance of Outlet Boulevard and Premium Way as Public Streets (**FIRST READING**)

F. **Bill No. 3021** – P.Z. 11-2014 – THF Chesterfield Development LLC (The Commons) (**FIRST READING; GREENSHEET AMENDMENT)**

G. **Bill No. 3022** – Provides for Approval of Record Plat and Escrow Agreements re: Resubdivision of Blue Valley, Plat 1, Lot 5 (**FIRST AND SECOND READINGS**)

H. **Next Meeting -** Thursday, February 19, 2015 (5:30pm)

3. **Report from the City Administrator** – Michael G. Herring

   A. **Liquor License -** Balkan Grocery

4. **Adjourn –**

5.

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees within employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.

AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, February 18, 2015
7:00PM

I. CALL TO ORDER – Mayor Bob Nation

II. PLEDGE OF ALLEGIANCE – Mayor Bob Nation

III. MOMENT OF SILENT PRAYER – Mayor Bob Nation

IV. ROLL CALL – City Clerk Vickie Hass

V. APPROVAL OF MINUTES – February 2, 2015

VI. INTRODUCTORY REMARKS – Mayor Bob Nation

A. **March 2** – Next City Council meeting (7pm)

VII. COMMUNICATIONS AND PETITIONS – Mayor Bob Nation

A. **CCE Presentation**

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Finance and Administration Committee – Chairperson Derek Grier, Ward II

1. **Motions to Override Mayor's Vetoes**

   A. Amount Budgeted for Employee Performance-Based Salary Adjustments – 2015

   B. Amount Budgeted for Employee Holiday Grocery Gift Certificates

   C. Amount Budgeted for funding for "Superintendent of Arts and Entertainment" Position and Additional "Recreation Specialist" Position

   D. Amount Budgeted for New Police Officers

2. **Next Meeting** – Monday, February 23, 2015 (5:30pm)

B. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

1. **Bill No. 3016** – Provides for Acceptance of Terra Vista Drive and Terra Vista Court as Public Streets (**FIRST READING**)

2. **Bill No. 3017** – Provides for Acceptance of Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path as Public Streets (**FIRST READING**)

3. **Bill No. 3018** – Provides for Installation of Stop Signs at Various Intersections Involving Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path (**FIRST READING**)

4. **Bill No. 3019** – Provides for Acceptance of Park Circle Drive and Main Circle Drive as Public Streets (**FIRST READING**)

5. **Bill No. 3020** – Provides for Acceptance of Outlet Boulevard and Premium Way as Public Streets (**FIRST READING**)

6. **Bill No. 3021** – P.Z. 11-2014 – THF Chesterfield Development LLC (The Commons) (**FIRST READING; GREENSHEET AMENDMENT**)

7. **Bill No. 3022** – Provides for Approval of Record Plat and Escrow Agreements re: Resubdivision of Blue Valley, Plat 1, Lot 5 (**FIRST AND SECOND READINGS**)

8. **Next Meeting** - Thursday, February 19, 2015 (5:30pm)

X. REPORT FROM THE CITY ADMINISTRATOR – Michael G. Herring

A. Liquor License - Balkan Grocery

B.

XI. OLD BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

A. **BILL NO. 3016** - PERTAINS TO THE ACCEPTANCE OF TERRA VISTA DRIVE AND TERRA VISTA COURT AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

B. **BILL NO. 3017** - PERTAINS TO THE ACCEPTANCE OF PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

C. **BILL NO. 3018** - AMENDS ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH, AND WILLOW WEALD PATH **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

D. **BILL NO. 3019** - PERTAINS TO THE ACCEPTANCE OF PARK CIRCLE DRIVE AND MAIN CIRCLE DRIVE AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

E. **BILL NO. 3020** - PERTAINS TO THE ACCEPTANCE OF OUTLET BOULEVARD AND PREMIUM WAY AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

XIV. LEGISLATION – PLANNING COMMISSION

A. **BILL NO. 3021** - REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2081 TO MODIFY DEVELOPMENT CRITERIA AND USE RESTRICTIONS FOR A 160.195 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE (P.Z. 11-2014 THF CHHESTERFIELD DEVELOPMENT LLC [THE COMMONS] - 17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101) . **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED WITHIN THE ATTACHED GREEN SHEET AMENDMENT)**

B. **BILL NO. 3022** - PROVIDES FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT 1, LOT 5, A 29.897 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD, WEST OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD **(FIRST & SECOND READINGS; PLANNING COMMISSION RECOMMENDS APPROVAL)**

XV. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.

AGENDA REVIEW – Wednesday, February 18 – 6:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:30pm**, on Wednesday, February 18, 2014. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

As always, if you have any questions regarding any of the items contained within said AGENDA, please let me know. Additionally, if there is anything that you would like ADDED to said AGENDA, please contact either Mayor Nation, or me, prior to Monday's meeting.

UPCOMING MEETINGS/EVENTS

Saturday, February 14	Valentine's Day (it's not too late! :-))
Thursday, February 19	P/PW Committee (5:30pm)
Monday, February 23	F&A Committee (5:30pm)
Monday, February 23	Planning Commission (7pm)
Monday, March 2	Next City Council meeting

City of Chesterfield

RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

FEBRUARY 2, 2015

The meeting was called to order at 7 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT	ABSENT
Mayor Bob Nation	
Councilmember Derek Grier	Councilmember Nancy Greenwood
Councilmember G. Elliot Grissom	
Councilmember Mike Casey	
Councilmember Dan Hurt	
Councilmember Bruce DeGroot	
Councilmember Connie Fults	

APPROVAL OF MINUTES

The minutes of the January 21, 2015 City Council meeting were submitted for approval. Councilmember Grissom made a motion, seconded by Councilmember Grier, to approve the City Council minutes. A voice vote was taken with an affirmative result (6-0-1 – Councilmember Flachsbart abstained) and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation recognized Scouts in attendance and invited them to stay after the meeting, to ask any questions they may have.

Mayor Nation announced that City Hall will be closed Monday, February 16, in observance of President's Day.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, February 18, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a proclamation to the daughter of Chesterfield residents, by the name of "Ayla", via Skype technology. Ayla is 11 years old and was a contestant on the third season of MasterChef Junior on Fox (Channel 2). Ayla and her family have recently moved to California and were not able to attend, so her cousin, Nathan Sewell accepted the proclamation on behalf of Ayla and her family.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Derek Grier, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Fults, to hold the motions to override the Mayor's vetoes pertaining to the 2015 Budget until the February 18, 2015 City Council meeting. A voice vote was taken with an affirmative result (Councilmember Hurt voted "No") and the motion was declared passed.

Councilmember Grier announced that the next meeting of this Committee has been scheduled for Monday, February 23, at 5:30 p.m.

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3014 (P.Z. 09-2014, Bur Oaks [17751 Wild Horse Creek Road]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt reported that Bill No. 3015 (Minor Subdivision Plat [Long Road and Edison Road]) is scheduled for both first and second reading approval, under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Thursday, February 5, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring indicated that he had no report this evening.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3014 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "E-1/2AC" ESTATE DISTRICT WITH A "WH" WILD HORSE CREEK ROAD OVERLAY DISTRICT FOR A 21.876 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (P.Z. 09-2014 BUR OAKS [17751 WILD HORSE CREEK ROAD] **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**

Councilmember Hurt made a motion, seconded by Councilmember Fults, for the second reading of Bill No. 3014. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3014 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3014 with the following results: Ayes – Fults, Hurt, Grissom, DeGroot, Flachsbart, Casey and Grier. Nays – None. Whereupon Mayor Nation declared Bill No. 3014 approved, passed it and it became **ORDINANCE NO. 2831.**

BILL NO. 3015 PROVIDES FOR THE APPROVAL OF A MINOR SUBDIVISION PLAT FOR A 10.97 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF LONG ROAD AND EDISON ROAD. **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 3015. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3015 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 3015. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3015 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3015 with the following results: Ayes – Casey, DeGroot, Hurt, Grier, Grissom, Flachsbart and Fults. Nays – None. Whereupon Mayor Nation declared Bill No. 3015 approved, passed it and it became **ORDINANCE NO. 2832.**

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:24 p.m.

_____
Mayor Bob Nation

ATTEST:

_____
Vickie J. Hass, City Clerk

PRESENTATION

As stated in the attached memo from Libbey Tucker, Community Services & Economic Development Director, the Citizen's Committee for the Environment will recognize Girl Scout Troop 2534, Charity Sharity, and Ozark Berry Farm for their contributions and assistance with CCE efforts.

Community Services & Economic Development
636-537-6721

MEMO

DATE: February 10, 2015

TO: Michael Herring, City Administrator

FROM: Libbey Malberg-Tucker
Community Services & Economic Development Director

RE: Green Team Designations to be presented at Feb. 18 Meeting

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At the February 18 City Council meeting, the Citizens Committee for the Environment would like to recognize Girl Scout Troop 2534, Charity Sharity and Ozark Berry Farm for a Green Team Designation for their contributions and assistance with CCE efforts.

These will represent the 56th, 57th and 58th recipients of the "Green Team" emblem from the CCE, who are chosen for distinction in their outstanding or innovative environmental efforts. The recipients have educated and facilitated change by encouraging the reduction, reuse or recycling of solid waste materials destined for landfills; and/or helped enhance native/natural world conservation.

Attached is a listing of those who have received this designation. Please let me know if you have any questions relative to the Green Team designation.

Attachment

2/10/15

Green Team Recipients

Recipients of the "Green Team" Emblem from the CCE are distinguished in their outstanding or innovative environmental efforts. They have educated and facilitated change by encouraging the reduction, reuse or recycling of solid waste materials destined for landfills; and/or helped enhance native/natural world conservation.

1. City of Chesterfield
2. Chamber of Commerce
3. Missouri Botanical Garden
4. Parkway School District
5. Faust Park
6. Missouri Department of Conservation
7. Subdivision Trustees
8. The Butterfly House
9. Rombach's Farms
10. Monsanto Company
11. Chesterfield Police Department
12. Beautification Committee
13. Neighborhood Chairs of Girl Scouts
14. McDonald's Restaurants
15. Innovative Recycled Products, Inc.
16. Earthcare Products of Missouri
17. Peachtree Apartments
18. Schnucks Hilltown Village
19. Wildbirds Unlimited
20. Backwoods
21. Chesterfield Village Apartments
22. Minna Waldmann
23. Coward's Grill & Pub
24. Paper Warehouse
25. St. John's United Church of Christ
26. Woodchase Apartments
27. Chesterfield Elementary School
28. Wild Horse Elementary School
29. Patrick Engineering
30. Chesterfield Mall
31. '98 National Junior Varsity Pom Champion - Parkway Schools
32. Victoria Babu
33. Missouri Recycling Association
34. City of Town and Country
35. Derrick Standley/Genesis Group
36. City of St. Peters
37. Dierbergs Markets
38. Remains, Inc.
39. Monarch Fire Protection District
40. Chesterfield Arts Commission
41. Chesterfield Arts Incorporated
42. SSM Healthcare - Preservation of the Earth Committee
43. Dark Green Naturally
44. World Bird Sanctuary
45. Choose Environmental Excellence - Gateway Region
46. St. Louis Earth Day
47. Resource Management Company
48. DJM Ecological Services
49. Allied Waste
50. Web Innovations & Technology Services
51. New Horizons Chapter of the Order of the Arrow of the Boy Scouts of America
52. Cintas Document Solutions
53. Home Depot, Chesterfield
54. St. Louis Composting
55. Ted Jansen, Bee Keeper & Chesterfield resident

Updated August 2013- Listed in order designation was given.

FINANCE AND ADMINISTRATION COMMITTEE – MAYOR'S VETOES

At the February 2 City Council meeting, action regarding a possible override of the Mayor's vetoes, as itemized below, was deferred until the February 18 City Council meeting:

1. The FY2015 Budget contains a salary pool, based on 3% of all full-time salaries. **The Mayor has vetoed .5% of that amount, or $43,458, leaving 2.5%.**

2. The FY2015 Budget contains $200/employee, or a total of $45,200, for Holiday Grocery Gift Certificates. **The Mayor has vetoed $100/employee.**

3. The FY2015 Budget contains $100,000 to cover the full cost of implementing a plan developed by Staff, to bring Public Art IN-HOUSE. As a reminder, this "plan" was discussed at a Special City Council meeting, held in early November. **The Mayor has vetoed that portion of Staff's plan dealing with the promotion of one existing employee, to the position of "Superintendent of Arts and Entertainment" and the hiring of one "Recreation Specialist".** The Mayor's veto will, in effect, remove approx. $59,000 of the original $100,000, from the FY2015 Parks Sales Tax Fund Budget, leaving approx. $41,000 to cover various other costs associated with implementing that plan.

4. The FY2015 Budget contains $102,000 specifically allocated to enable the hiring of two (2) new Police Officers, as of April 1, covering nine months of salary/fringe benefit expenses. **The Mayor has vetoed $51,000, or the amount associated with the hiring of one of those Police Officers.**

If you have any questions, please contact F&A Committee Chairperson Derek Grier, prior to Monday's meeting.

RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Director of Public Services, the P/PW Committee met on Thursday, February 5, 2015. The following items, discussed by the Committee at this meeting, will require further action, by City Council, at the February 18, 2015 City Council meeting:

IIIC. **BILL NO. 3016** – Provides for Acceptance of Terra Vista Drive and Terra Vista Court as Public Streets **FIRST READING**)

BILL NO. 3017 – Provides for Acceptance of Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path as Public Streets (**FIRST READING**)

BILL NO. 3018 – Provides for Installation of Stop Signs at Various Intersections Involving Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path (**FIRST READING**)

BILL NO. 3019 – Provides for Acceptance of Park Circle Drive and Main Circle Drive as Public Streets (**FIRST READING**)

BILL NO. 3020 – Provides for Acceptance of Outlet Boulevard and Premium Way as Public Streets (**FIRST READING**)

IIIB. **BILL NO. 3021** – P.Z. 11-2014 – THF Chesterfield Development LLC (THE COMMONS) (**FIRST READING; GREENSHEET AMENDMENT)**

----- **BILL NO. 3022** – Provides for Approval of Record Plat and Escrow Agreements re: Resubdivision of Blue Valley, Plat 1, Lot 5 (**FIRST AND SECOND READINGS**)

----- **NEXT MEETING:** Thursday, February 19, 2015 (5:30pm)

If you have any questions, regarding the item listed above, please contact Chairperson Dan Hurt, Councilmember, Ward III, any other member of this Committee, Mr. Geisel or me, prior to Wednesday's meeting.

✓ M64
2/11/15

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, February 5, 2015

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, February 5, 2015 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Connie Fults** (Ward IV), and **Councilmember Elliot Grissom** (Ward II). Councilmember Nancy Greenwood (Ward I) was absent

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Mike Watson; Mike Geisel, Director of Public Services; Aimee Nassif, Planning & Development Services Director; Jonathan Raiche, Senior Planner; Jeff Paskiewicz, Senior Civil Engineer; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

★ TO BE DISCUSSED AT WEDNESDAY'S MTG

I. APPROVAL OF MEETING SUMMARY

A. Approval of the January 8, 2015 Committee Meeting Summary.

Councilmember Grissom made a motion to approve the Meeting Summary of January 8, 2015. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3-0.**

II. OLD BUSINESS

None.

III. NEW BUSINESS

A T.S.P. 45-2014 Sprint (14847 Ladue Bluffs Crossing): A request to obtain approval for a Telecommunications Siting Permit to accommodate three (3) new panel antennas for an existing monopole tower within the "NU" Non-Urban District of land located at the terminus of Ladue Bluffs Crossing Drive, approximately 900 feet northwest Olive Road.

STAFF REPORT

At the request of the petitioner, Aimee Nassif, Planning and Development Services Director, stated the petitioner has withdrawn the T.S.P. request.

Councilmember Fults made a motion to accept the withdrawal of T.S.P. 45-2014. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 3-0.**

It was agreed upon to change the agenda order and discuss Item III.C -Public Street Acceptances before Item III.B.

★ **C. Public Street Acceptances**

- Terra Vista Drive
- Terra Vista Court
- Pine Copse Path
- Oak Stand Path
- Oak Stand Court
- Maple Rise Path
- Willow Weald Path
- Park Circle Drive
- Main Circle Drive
- Outlet Boulevard
- Premium Way

Staff Report

Jeff Paskiewicz, Senior Civil Engineer, stated the streets within the following subdivisions have all been designed and constructed to meet the City's standards for acceptance as public streets: Terra Vista, Reserve at Chesterfield Village Plats 1, 2, and 3; Downtown Chesterfield Plat 1, and Blue Valley Plat 1.

In response to resident concerns regarding vehicle right of way at intersections, Staff performed an internal traffic study and determined that stop controls would clarify the through movement and eliminate the confusion as to which vehicle has the right of way. Therefore, the street acceptance for the Reserve at Chesterfield Village also includes an ordinance amending Ordinance 35 for the installation of stop signs at the following intersections:

- Pine Copse Path and Willow Weald Path
- Maple Rise Path and Pine Copse Path
- Oak Stand Path and Pine Copse Path
- Oak Stand Path, Oak Stand Court and Willow Weald Path

Councilmember Grissom made a motion to forward to City Council, with a recommendation to approve, public street acceptances for the following subdivisions: Terra Vista, Reserve at Chesterfield Village, Downtown Chesterfield, and Chesterfield Blue Valley. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3-0.**

Councilmember Grissom made a motion to forward to City Council, with a recommendation to approve, the installation of stop signs within the Reserve of Chesterfield Village subdivision. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3-0.**

✓ **[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on public street acceptances and stop sign installations for the following subdivisions: Terra Vista, Reserve at Chesterfield Village, Downtown Chesterfield, and Chesterfield Blue Valley.]**

MGH **Note: Five Bills, as recommended by the Planning & Public Works Committee, will be needed for the February 18, 2015 City Council Meeting. See Bill #'s** 3016, 3017, 3018, 3019, 3020

B. **P.Z. 11-2014 THF Chesterfield Development LLC (The Commons)**: A request for an ordinance amendment to Ordinance 2081 to modify development criteria and use restrictions for a 160.195 acre tract of land zoned "C-8" Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive (17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101).

STAFF REPORT

Senior Planner Jonathan Raiche presented the request for an ordinance amendment to modify development criteria and use restrictions within the Chesterfield Commons development. These amendments relate to the westernmost tenant (currently occupied by Lowe's) and the easternmost tenant (currently occupied by Walmart). It was pointed out that any future tenants occupying these spaces would be permitted the same entitlements currently entitled to Lowe's and Walmart.

A summary of the requested amendments is provided below:

	Existing	Proposed
Normal Retail Hours (Westernmost Tenant Only)	7 a.m. – 11 p.m.	6 a.m. – 11 p.m.
Outdoor Storage/Sales (Time) (Westernmost Tenant Only)	Restricted to 3/15 through 10/15	All year
Outdoor Storage/Sales (Area) (Westernmost Tenant Only)	3,200 sq. ft. located according to existing Exhibit A	Limited to areas on Revised Exhibit A, approximately 5,000 sq. ft., with a maximum height of 8 feet
Outdoor Storage/Sales (Area) (Westernmost Tenant Only)	Storage of plants, soil, mulch. Not in shipping containers.	Storage of any items. Not in shipping containers or on pallet racks.
Outdoor Storage (Seasonal) (Easternmost Tenant's Garden Center)	Not Currently Permitted	October 15 – January 31. Limited to areas on Exhibit B, approximately 3,000 square feet. All sides must be screened.
Outdoor Storage (Permanent) (Behind Easternmost Tenant)	Not Currently Permitted	All Year. Limited to areas on Exhibit B, approximately 2,500 sq. ft.

Photos were presented showing the existing storage areas and proposed storage areas at both Lowe's and Walmart.

Mr. Raiche then pointed out that at the January 26, 2015 Planning Commission meeting items discussed included the requirement for screening the proposed storage at the site currently occupied by Walmart and the permitted height of items in the proposed storage at the site currently occupied by Lowe's. Walmart has proposed that the additional seasonal storage located inside the existing Garden Center will be screened by 12 foot high black powder-coated steel gates placed at the north end and south end (consistent with the existing fence) with a 95% opaque screening fabric.

DISCUSSION

Location Specific

Chair Hurt questioned how the amendments can be location specific rather than pertaining to the whole development. Staff explained that the City has the right to impose specific regulations on an individual space or a geographic area. The City also has the option of restricting a use category at a specific location.

Screening

It was noted there were no concerns with the proposed screening at either location.

Westernmost Tenant – Lowe's

Stacking Height

Mr. Raiche reported that OSHA regulations allow a stacking height in excess of 8 feet for certain kinds of materials properly tiered on pallets; however the proposed ordinance restricts the height to 8 feet with no pallet racks. OSHA allows masonry blocks to be stacked at a height of 6 feet; blocks stacked over 6 feet must be tapered back one-half block per tier above the 6-foot level.

Chair Hurt expressed his concern over the 8 foot stacking height and questioned how it will be regulated to prevent a safety issue.

Mike Geisel, Director of Public Services, explained that in the event of a violation, a letter would be sent and if the violation was not corrected within the specified time period, it would be turned over to Municipal Court. However, this can be a rather lengthy process and would not provide an immediate resolution. After further discussion, Chair Hurt suggested a height restriction of 5-6 feet.

Outdoor Storage

Ms. Nassif brought to the Committee's attention that the existing ordinance states *Storage of plants, soil, mulch. Not in shipping containers.* The proposed language states *Storage of any items. Not in shipping containers or on pallet racks.*

Councilmember Fults provided a brief history of the governing zoning ordinance and the residents' concern over the hours of operation, lighting, sidewalk sales, and outdoor storage. The resulting ordinance is a compromise and she is not in favor of changing the ordinance. She indicated she is particularly opposed to changing the hours of operation. With regard to outdoor storage at Lowe's, she wants to keep it as storage of plants, soil, and mulch and is agreeable to restricting the height to 5-6 feet. Ms. Nassif pointed out that Lowe's outdoor storage is currently restricted from March 15 through October 15 and the petitioner is requesting all year storage.

The Committee agreed they are not in favor of allowing storage of *any* item. They suggested that the petitioner provide information on the type of seasonal items they would like stored outside, along with what they consider a *seasonal* time period.

Lighting

Councilmember Fults expressed concern about temporary lighting, such as the use of spotlights during loading and unloading. Staff pointed out that any such lighting would be considered a violation of the approved Lighting Plan for the site. Chair Hurt suggested retractable overhead screening of the outdoor storage area. Mr. Geisel cautioned that such screening could have an

impact on the architecture and advised that the petitioner provide information on how it would be applied if such screening would be required.

Drive-thru lane
Chair Hurt explained his suggestion of implementing a one-way north-south loading zone on the western side of the building to alleviate pedestrian and traffic safety concerns.

PLANNING COMMISSION REPORT

Lowe's
Planning Commission Chair Mike Watson discussed the Planning Commission's concerns which included the following:

1) Fixed storage racks in the outdoor areas. *The petitioner advised the Commission that such racks would not be used outside.*

2) Stacking height of 8 feet. *The Commission had been assured that storage on pallets would not reach the 8-foot height.*

3) Pedestrian and traffic concerns related to the location of storage areas relative to parking lot drive aisles.

The Planning Commission had not discussed the March 15 to October 15 timeframe for Lowe's outdoor storage or the storage of *any* items.

Walmart
The Planning Commission's concerns included the following:

1) Compliance issues - The Commission's main concern related to compliance and how the City could be assured of future compliance considering Walmart's long history of site violations.

2) Screening of storage area - An additional concern was how Walmart would screen the south side storage area since this area can be seen by the residents on the bluff.

3) Height of materials stored - Concern about Walmart stacking items higher than the 12 foot gates.

With regard to compliance, Chair Hurt pointed out that a Planning Commission member recommended increasing the fines for any future violations.

PETITIONER COMMENTS

Lowe's
Mr. Matthew Minton, Design Engineer & Director Lowe's Corporate Office, addressed the concerns raised by the Committee:

1) Lighting - There are no proposed lighting changes.

2) Hours of operation – Lowe's business is not static. Their store operates differently today than it did five years ago and it will continue to evolve in the future. The proposed hours

of operation are being requested to match their competitor in the adjacent development. When Lowe's first came in, there was not a competitor located right next to them.

3) Storage – Since the first Planning Commission meeting, the requested storage area has been reduced and relocated against the garden center. With regard to possible storage items, Mr. Minton suggested including Christmas trees, landscape blocks, bricks, and featured displays during the garden center's off-season.

4) One-lane traffic proposal – They will address this option prior to the next Council meeting.

5) Height of Storage – They intend to follow OSHA regulations.

Councilmember Fults stated she understood Lowe's desire for equity with their competitor; however, within this development, nearby stores are cited for anything displayed outside their front door. She understands the need for an outdoor storage pickup area for customers to pick up soil, mulch, etc. But if the storage area is to be used for whatever Lowe's feels like selling that day, then she objects to all outdoor storage as the adjacent tenants are not allowed any outdoor storage.

Chair Hurt recommended that the Committee determine acceptable items for storage and then have Staff work with the Petitioner to determine any additional needs and whether year round outdoor storage is necessary.

Councilmember Fults further pointed out there were continual past violations with respect to stacking past the height restrictions within the screened storage areas, which is why they want a specific height restriction for the outdoor storage area. Mr. Minton stated that Lowe's has addressed the past violations and has now gone nearly five years without a single violation.

Walmart

Mr. Phil Keene, Walmart Store Manager, addressed the following concerns:

1) South Side Screening – Walmart has always planned to screen both sides of the lawn and garden lane. They are proposing to have two 12 foot high gates on the north side and two 12 foot high gates on the south side and the gates will be screened with 95% opaque screening.

2) Stacking – Mr. Keene did not think it would even be feasible to double stack trailers so any restrictive language against it is acceptable to Walmart.

3) Storage Area – This area will always be open as regular use during spring and summer months. However, during the winter months, the gates will be closed and the annual event trailers will be stored there leaving no room for any other type of storage. In response to Councilmember Fults' suggested language that "all storage must be in a storage container and no double stacking of those containers would be allowed", Mr. Keene concurred and stated that is exactly how it will be used. Ms. Nassif noted the current restriction states "outdoor storage in this particular area shall be permitted only in portable storage materials or containers designed, constructed and used for this purpose". A restriction is already in place that prohibits exceeding the height of the fence, which is 12 feet – specific language can be added to restrict the height to 10 feet if so desired.

4) Top Screening – Mr. Keene stated he has not considered top screening of the storage area. He is not sure how it can be done or what it might cost.

5) Compliance – Mr. Keene stated he is committed to making this work. This is very important to him and he is determined to work with the City.

MOTIONS

Chair Hurt made a motion to limit stacking in the westernmost tenant's outdoor storage area to a maximum height of six feet high. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3-0.**

Chair Hurt made a motion that during times of outdoor storage for the westernmost tenant, traffic along the internal drive parallel to RHL Boulevard shall be restricted to one-way only traveling north to south with appropriate directional signage. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 3-0.**

Chair Fults made a motion to restrict storage in the easternmost tenant's outdoor storage area to a height not to exceed 10 feet. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 3-0.**

Chair Fults made a motion to restrict the items within the outdoor storage area of the westernmost tenant to the storage of plants, soil, mulch and related landscape materials, and not in shipping containers or pallet racks. The motion was seconded by Chair Hurt and **passed by a voice vote of 3-0.**

Councilmember Fults made a motion to keep the existing restricted time period of outdoor storage to March 15 through October 15 for the westernmost tenant. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 3-0.**

(It was noted that the petitioner will meet with Staff prior to the next Council meeting regarding the possibility of requesting additional items for the outdoor storage area and year-round storage.)

Councilmember Fults made a motion to restrict the hours of operation of the westernmost tenant to 7 a.m. to 11 p.m. for all retail. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 3-0.**

Councilmember Fults made a motion to forward P.Z. 11-2014 THF Chesterfield Development LLC (The Commons), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Grissom and **passed by a voice vote of 3-0.**

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 11-2014 THF Chesterfield Development LLC (The Commons).]

MGH

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the February 18, 2015 City Council Meeting. See Bill # 3021

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

III.C

DATE: January 7, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer

RE: Public Street Acceptance – Terra Vista Subdivision

Public Services Staff has recently conducted inspections of the Terra Vista Subdivision. As part of these inspections we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as a public street:

- Terra Vista Drive
- Terra Vista Court

Attached are a draft ordinance and a map showing the above referenced streets. If you have questions or need additional information, please let me know.

Action Recommended
This matter should be forwarded to the Planning and Public Works Committee for its consideration of the attached ordinance authorizing acceptance of the above described streets. If the Planning and Public Works Committee recommends approval, the matter shall be forwarded to City Council.

1/7/15

(SEE BILL #3016)
VMGH

Cc: Michael O. Geisel, Director of Public Services
Aimee Nassif, Planning and Development Services Director

DATE: January 7, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer

RE: Public Street Acceptance and Stop Control
Reserve at Chesterfield Village Subdivision Plats 1, 2 and 3

Public Services Staff has recently conducted inspections of the Reserve at Chesterfield Village Plat 1 Subdivision. As part of these inspections we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as a public street:

- Pine Copse Path
- Oak Stand Path
- Oak Stand Court
- Maple Rise Path
- Willow Weald Path

SEE BILL # 3017 + 3018

Attached are a draft ordinance and a map showing the above referenced streets.

In addition, Public Services Staff, in response to resident concerns, analyzed the need for stop control measures at the intersections of Pine Copse Path with Oak Stand Path, Maple Rise Path, and Willow Weald Path. At the intersections in question, the residents felt that it was unclear as to which vehicular movement had the right of way. It was determined by Staff that stop controls placed at the subject intersections would clarify the through movement and thus eliminate the confusion as to which vehicle has the right of way. Due to the safety concerns associated with these conditions and to protect the traveling public, stop signs were installed on Oak Stand Path at the intersection with Pine Copse Path, on Maple Rise Path at the intersection with Pine Copse Path, on Oak Stand court at the intersection with Oak Stand Path and Willow Weald Path, and on Pine Copse Path at the intersection with Willow Weald Path.

Attached is a draft ordinance amending Ordinance 35 for the installation of stop signs at the intersections listed above. If you have questions or need additional information, please let me know.

Action Recommended
This matter should be forwarded to the Planning and Public Works Committee for its consideration of the attached ordinances authorizing acceptance of the above described streets and stop control measures. If the Planning and Public Works Committee recommends approval, the matter shall be forwarded to City Council.

Cc: Michael O. Geisel, Director of Public Services
Aimee Nassif, Planning and Development Services Director

DATE: January 7, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer

RE: Public Street Acceptance – Downtown Chesterfield Plat 1 Subdivision

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Public Services Staff has recently conducted inspections of the Downtown Chesterfield Plat 1 Subdivision. As part of these inspections we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as a public street:

- Park Circle Drive
- Main Circle Drive

Attached are a draft ordinance and a map showing the above referenced streets. If you have questions or need additional information, please let me know.

Action Recommended
This matter should be forwarded to the Planning and Public Works Committee for its consideration of the attached ordinance authorizing acceptance of the above described streets. If the Planning and Public Works Committee recommends approval, the matter shall be forwarded to City Council.

SEE BILL # 3019
✓MGH

Cc: Michael O. Geisel, Director of Public Services
Aimee Nassif, Planning and Development Services Director

DATE: January 7, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer

RE: Public Street Acceptance – Chesterfield Blue Valley Plat 1 Subdivision

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Public Services Staff has recently conducted inspections of the Chesterfield Blue Valley Plat 1 Subdivision. As part of these inspections we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as a public street:

- Outlet Boulevard
- Premium Way

Attached are a draft ordinance and a map showing the above referenced streets. If you have questions or need additional information, please let me know.

Action Recommended
This matter should be forwarded to the Planning and Public Works Committee for its consideration of the attached ordinance authorizing acceptance of the above described streets. If the Planning and Public Works Committee recommends approval, the matter shall be forwarded to City Council.

SEE BILL # 3020
✓MGH

Cc: Michael O. Geisel, Director of Public Services
Aimee Nassif, Planning and Development Services Director

City Council Memorandum
Department of Public Services

To: Michael Herring, City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: February 10, 2015

CC Date: February 18, 2015

RE: **P.Z. 11-2014 THF Chesterfield Development LLC (The Commons):** A request for an ordinance amendment to Ordinance 2081 to modify development criteria and use restrictions for a 160.195 acre tract of land zoned "C-8" Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive (17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101).

Cedar Creek Consulting Inc., on behalf of THF Chesterfield Development LLC, has submitted a request for an ordinance amendment to amend various requirements governing the operations of Chesterfield Commons. These amendments include items for two specific anchor tenant spaces in the larger Chesterfield Commons development currently occupied by Lowe's and Walmart. It is important to note that while Lowe's (westernmost tenant) and Walmart (easternmost tenant) are referenced throughout this project, the ordinance amendments are specific to the tenant spaces regardless of what tenant occupies that space. A summary of the requested amendments is provided in the table below.

	Existing	Proposed
Normal Retail Hours (Westernmost Tenant Only)	7 a.m. – 11 p.m.	6 a.m. – 11 p.m.
Outdoor Storage/Sales (Time) (Westernmost Tenant Only)	Restricted to 3/15 through 10/15	All year
Outdoor Storage/Sales (Area) (Westernmost Tenant Only)	3,200 sq. ft. located according to existing Exhibit A.	Limited to areas on Revised Exhibit A, approximately 5,000 sq. ft., with a maximum height of 8 feet.
Outdoor Storage/Sales (Area) (Westernmost Tenant Only)	Storage of plants, soil, mulch. Not in shipping containers.	Storage of any items. Not in shipping containers or on pallet racks.
Outdoor Storage (Seasonal) (Easternmost Tenant's Garden Center)	Not Currently Permitted	October 15 – January 31. Limited to areas on Exhibit B, approximately 3,000 square feet. All sides must be screened.
Outdoor Storage (Permanent) (Behind Easternmost Tenant)	Not Currently Permitted	All Year. Limited to areas on Exhibit B, approximately 2,500 sq. ft.

(SEE BILL # 3021)

The location of the proposed Outdoor Storage areas can be seen in Figures 1 and 2. The applicants have also provided Exhibits A and B that will be attached to the legislation so that the location of the approved areas are specified.

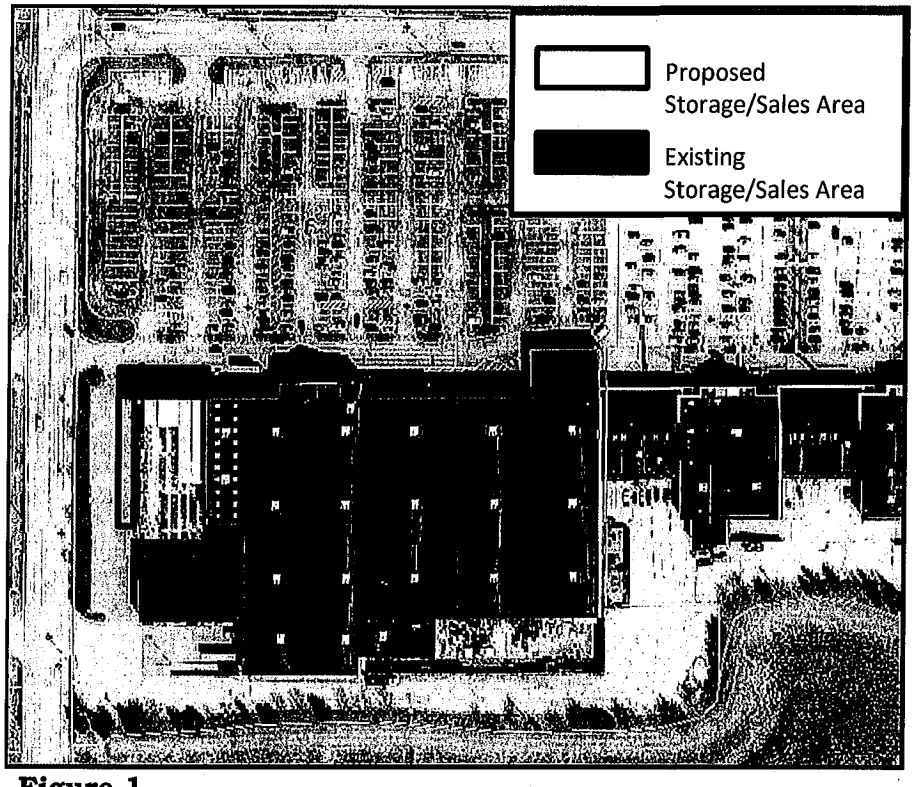


Figure 1

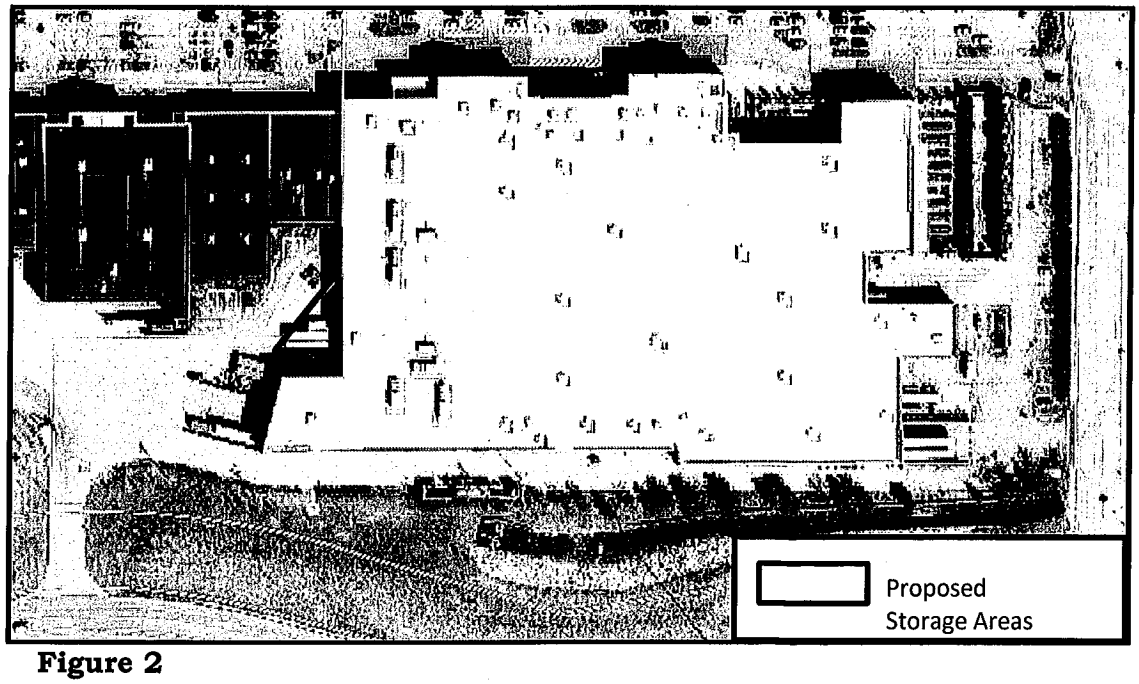


Figure 2

A Public Hearing relative to this petition was held at the October 13, 2014 Planning Commission meeting. At this meeting, the concerns raised included, but were not limited to limiting the scope of the request, pedestrian and traffic concerns, and height restrictions for stored materials.

The requested items relative to Walmart were not originally a part of the request, but were added to the request before the Issues Meeting. An Issues Meeting was held on November 24, 2014 to discuss the changes made by the applicant in response to those items raised at the Public Hearing along with the expansion of the request to include Walmart.

A subsequent Vote Meeting at the Planning Commission was held on January 26, 2015. During the Vote Meeting, the items that were discussed by the Planning Commission included, but were not limited to, the requirement for screening the proposed storage at the site currently occupied by Walmart. Walmart has proposed that the additional seasonal storage located inside the existing Garden Center would be screened by a combination of black powder-coated steel gates (matching the existing fence at the Garden Center) with a 95% opaque screening fabric. Ultimately, the Planning Commission made a motion to approve the request with the amendment to prohibit the use of pallet racks in the proposed area at Lowe's which is reflected in Section I.B.6.b. of the Attachment A. The motion, as amended, was approved by a vote of 6-0.

This petition was reviewed by the Planning and Public Works Committee on February 5, 2015. During this meeting, there was discussion on many items which included, but were not limited to, the following:

1) Maximum height of permitted storage (Walmart & Lowe's),
2) Type of items permitted to be stored in these areas (Lowe's),
3) Traffic circulation adjacent to proposed storage areas (Lowe's),
4) Maintaining the existing seasonal storage time period (Lowe's), and
5) Maintaining the existing retail hours of operation (Lowe's).

Each of the items listed above were incorporated into six (6) separate Greensheet amendments which are attached to this report. The Committee approved these Greensheet amendments by a vote of 3-0. The Committee then voted 3-0 to forward the petition to City Council with a recommendation to approve as amended.

Attached to the legislation, please find a copy of the Greensheet Amendments, the Attachment A with Exhibits A and B, and the Outboundary Survey.

City Council Memorandum

Department of Public Services

To: Michael Herring, City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: February 4, 2015

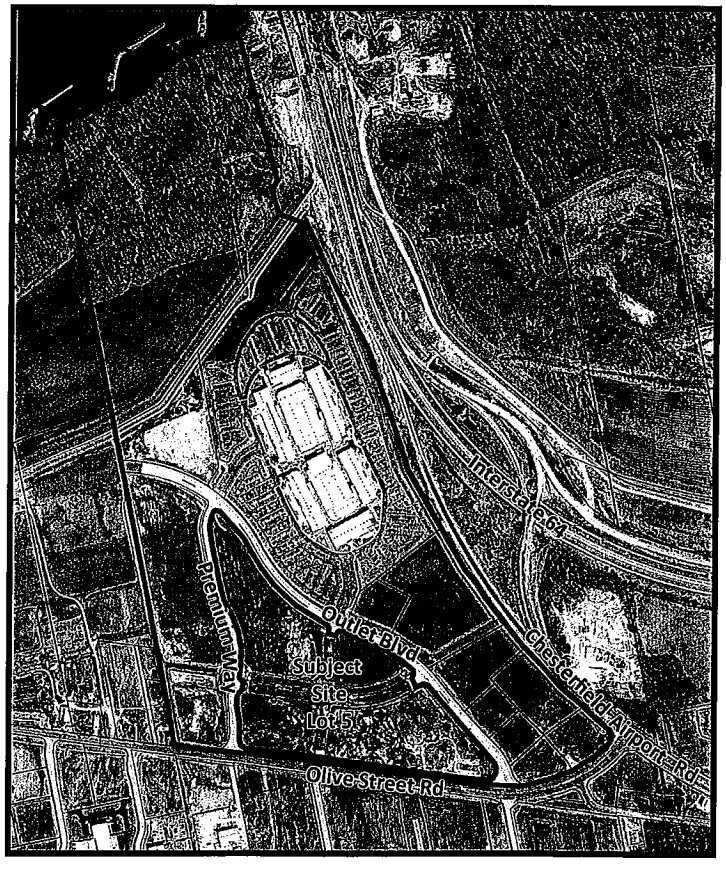
CC Date: **February 18, 2015**

Re: **Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5:** A Record Plat for a 29.897 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Blue Valley LLC., has submitted a request for a Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5. The purpose of this plat is to establish six (6) lots for development and to provide for necessary infrastructure.

On January 26, 2015, the Planning Commission recommended approval of the Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5 with a vote of 6-0.

Attached to the legislation, please find a copy of the Record Plat.



SEE BILL # 3022 MGH

LIQUOR LICENSE

As detailed in the enclosed MEMO, prepared by Andrea Majoros, Business Assistance Coordinator, the following business is requesting a liquor license:

Balkan Grocery, located at 13393 Olive Blvd. is requesting a new liquor license to sell all kinds of liquor in original package, not to be consumed on premise.

Per City Council policy, the application for this liquor license has been reviewed and is recommended for approval by both our Planning/Development Services Division and our Police Department.

If you have any questions, please let me know prior to Wednesday's meeting.

City of Chesterfield

MEMORANDUM

DATE: February 9, 2015

TO: Michael G. Herring, City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST**
BALKAN GROCERY

Balkan Grocery, 13393 Olive Blvd (previously Missouri Running Company), has requested a new liquor license to sell all kinds of liquor in original package, not to be consumed on premise.

Mr. Emil Dimitrov is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Wednesday, February 18 City Council meeting, I will immediately issue this license.

2/9/15

LEGISLATION

BILL NO. 3016 PERTAINS TO THE ACCEPTANCE OF TERRA VISTA DRIVE AND TERRA VISTA COURT AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3017 PERTAINS TO THE ACCEPTANCE OF PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3018 AMENDS ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH, AND WILLOW WEALD PATH **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3019 PERTAINS TO THE ACCEPTANCE OF PARK CIRCLE DRIVE AND MAIN CIRCLE DRIVE AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3020 PERTAINS TO THE ACCEPTANCE OF OUTLET BOULEVARD AND PREMIUM WAY AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3016 ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF TERRA VISTA DRIVE AND TERRA VISTA COURT AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Terra Vista Drive and Terra Vista Court; and

WHEREAS, the streets were intended to be public streets and were therefore constructed to the design standards of the Department of Public Services of the City of Chesterfield.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Terra Vista Drive:	Approximately 761 feet; from Creve Coeur Mill Road to Roundabout Book 354, Page 545-546
(2) Terra Vista Court:	Approximately 544 feet; from Terra Vista Drive to cul-de-sac Book 354, Page 545-546

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

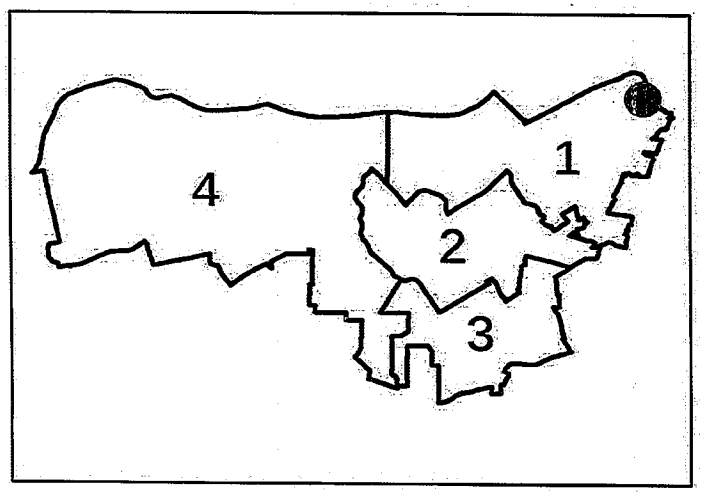
_____
MAYOR

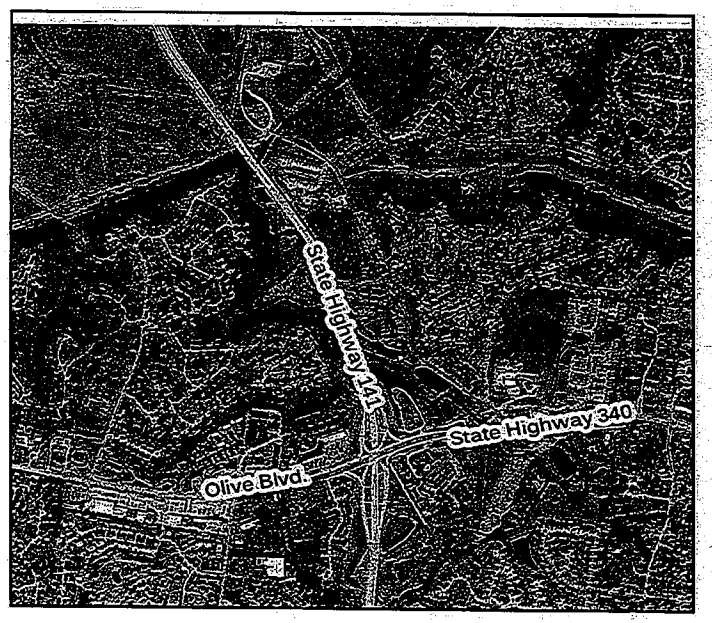
ATTEST:

_____
CITY CLERK

[FIRST READING HELD: _____]

Public Street Acceptance - Terra Vista





BILL NO. 3017 ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path; and

WHEREAS, the streets were intended to be public streets and were therefore constructed to the design standards of the Department of Public Services of the City of Chesterfield.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Pine Copse Path:	Approximately 890 feet; from Baxter Road to Willow Weald Path Book 355, Page 726-728
(2) Oak Stand Path:	Approximately 1,046 feet; from Pine Copse Path to Maple Rise Path Book 355, Page 726-728
(3) Oak Stand Court:	Approximately 649 feet; from Oak Stand Path to cul-de-sac Book 355, Page 726-728
(4) Maple Rise Path:	Approximately 1,044 feet; from Pine Copse Path to Oak Stand Path Book 355, Page 726-728
(5) Willow Weald Path:	Approximately 989 feet; from August Hill Drive to Pine Copse Path Book 355, Page 726-728

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

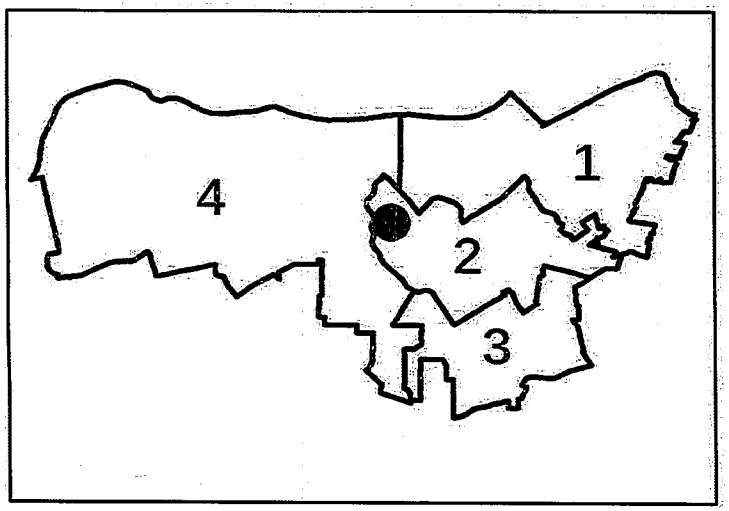
_____
MAYOR

ATTEST:

_____
CITY CLERK

[FIRST READING HELD: _____]

Public Street Acceptance - The Reserve at Chesterfield Village (Plats 1, 2, and 3)



BILL NO. 3018 ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH, AND WILLOW WEALD PATH.

WHEREAS, it is desirable to maintain safe intersection stop control on all roadways in a manner consistent with recognized traffic engineering standards;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance Number 35, Section 3, Schedule VI, Intersection Stops as it relates to intersection stop signs, is hereby amended by adding the following provision thereto:

Intersection	*Traffic on Highway, Road, Street or Alley Listed Below Shall Stop*
Pine Copse Path and Willow Weald Path	Pine Copse Path (east bound)
Maple Rise Path and Pine Copse Path	Maple Rise Path (north bound)
Oak Stand Path and Pine Copse Path	Oak Stand Path (north and south bound)
Oak Stand Path, Oak Stand Court and Willow Weald Path	Oak Stand Court (north bound)

Section 2. In all other respects, Ordinance Number 35 is in full force and effect.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

_____
MAYOR

ATTEST:

_____
CITY CLERK

[FIRST READING HELD: _____]

BILL NO. 3019 ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF PARK CIRCLE DRIVE AND MAIN CIRCLE DRIVE AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Park Circle Drive and Main Circle Drive; and

WHEREAS, the streets were intended to be public streets and were therefore constructed to the design standards of the Department of Public Services of the City of Chesterfield.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Park Circle Drive:	Approximately 243 feet; from Chesterfield Parkway West to Roundabout Book 357, Page 185-186
(2) Main Circle Drive:	Approximately 795 feet; from Roundabout to Cul-de-sac Book 357, Page 185-186

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

_____
MAYOR

ATTEST:

_____
CITY CLERK

[FIRST READING HELD: _____]

Public Street Acceptance - Downtown Chesterfield (Plat 1)

BILL NO. 3020 ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF OUTLET BOULEVARD AND PREMIUM WAY AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Outlet Boulevard and Premium Way; and

WHEREAS, the streets were intended to be public streets and were therefore constructed to the design standards of the Department of Public Services of the City of Chesterfield.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Outlet Boulevard:	Approximately 3,353 feet; from Olive Street Road to temporary turnaround Book 360, Page 256-259
(2) Premium Way:	Approximately 1,645 feet; from Olive Street Road to Outlet Boulevard Book 360, Page 256-259

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

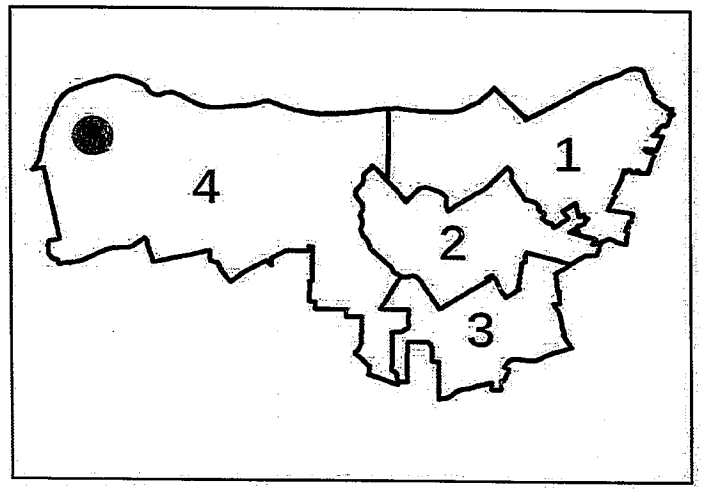
_____
MAYOR

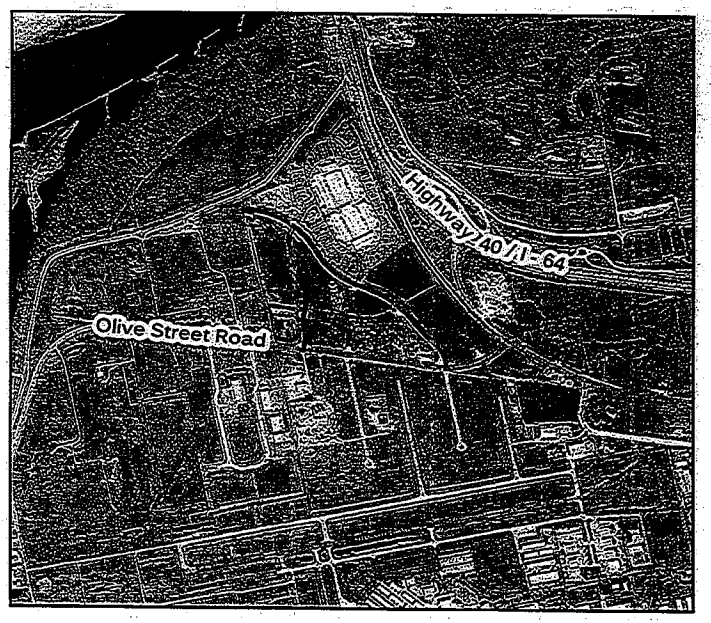
ATTEST:

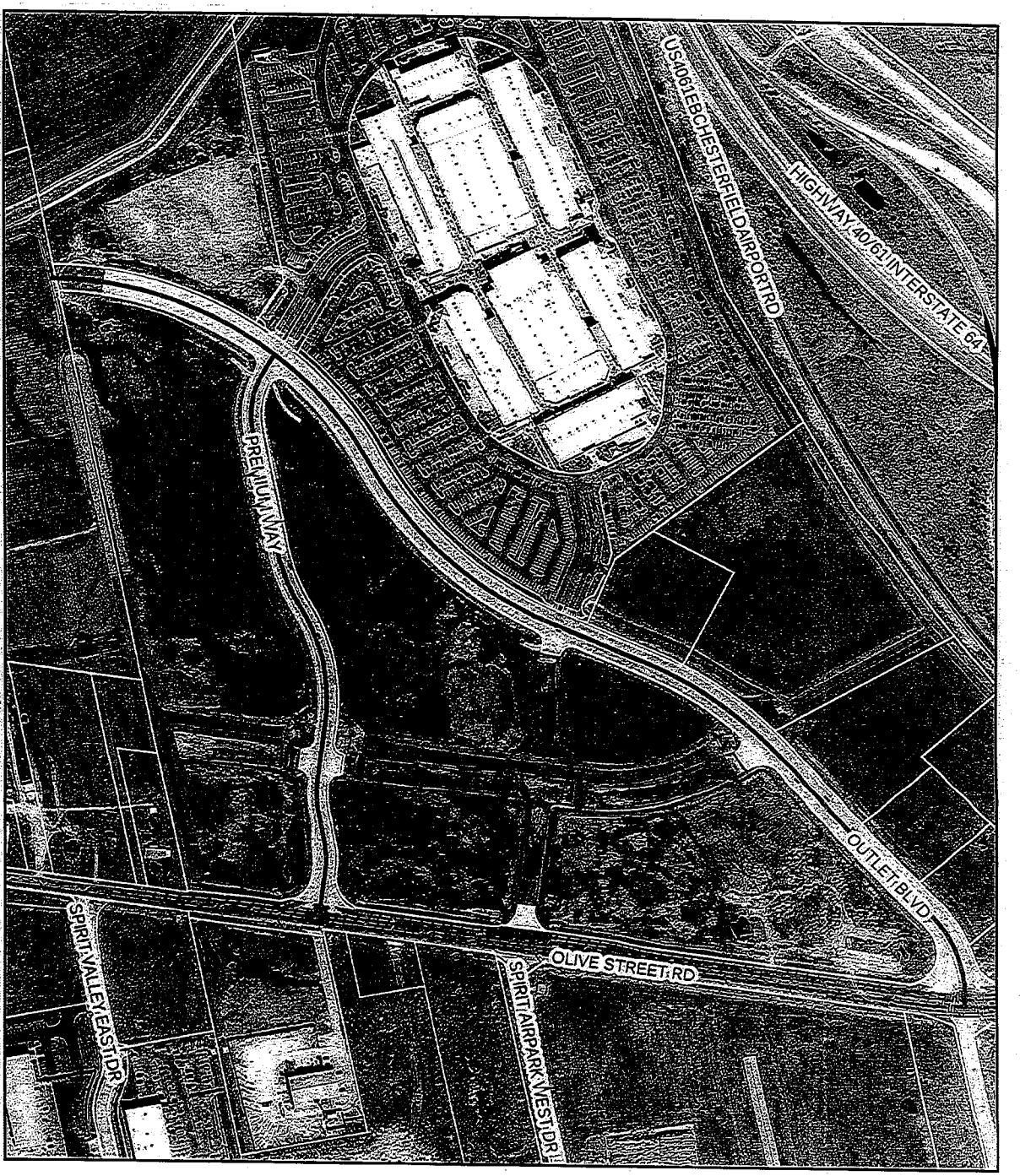
_____
CITY CLERK

[FIRST READING HELD: _____]

Public Street Acceptance - Chesterfield Blue Valley (Plat 1)







LEGISLATION - PLANNING COMMISSION

BILL NO. 3021 REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2081 TO MODIFY DEVELOPMENT CRITERIA AND USE RESTRICTIONS FOR A 160.195 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE (P.Z. 11-2014 THF CHHESTERFIELD DEVELOPMENT LLC [THE COMMONS] - 17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101) . **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED WITHIN THE ATTACHED GREEN SHEET AMENDMENT)**

BILL NO. 3022 PROVIDES FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT 1, LOT 5, A 29.897 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD, WEST OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD **(FIRST & SECOND READINGS; PLANNING COMMISSION RECOMMENDS APPROVAL)**

BILL NO. 3021 **ORDINANCE NO.**_____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2081 TO MODIFY DEVELOPMENT CRITERIA AND USE RESTRICTIONS FOR A 160.195 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE (P.Z. 11-2014 THF CHHESTERFIELD DEVELOPMENT LLC [THE COMMONS] - 17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101) .

WHEREAS, the petitioner, Cedar Creek Consulting Inc. on behalf of THF Chesterfield Development, LLC, has requested an ordinance amendment to modify development criteria and use restrictions specific to the easternmost and westernmost anchor tenants for a 160.195 acre tract of land zoned "C-8" Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and east of RHL Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 13, 2014; and,

WHEREAS, the petitioner, subsequent to the Public Hearing, added items to the request pertaining to the easternmost anchor tenant which were not previously requested; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment with amendments to the hours of operation and outdoor storage restrictions; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request with the amendments to the hours of operation and outdoor storage restrictions.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Ordinance Number 2081 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made part hereof for Chesterfield Commons described as follows:

A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Bacons Estate, and part of Lots 1-10 of the Herman Ficke Estate Subdivision, in US Surveys 125 and 2031, and more recently described as Lots 1-5, 7 and 8 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:

Beginning at a point located at the right of way intersection of the south right of way Chesterfield Airport Road and the west right of way of RHL Drive and running along Chesterfield Airport Road the following: N 89 degrees 35 minutes 06 seconds E for 229.87 feet; S 89 degrees 16 minutes 09 seconds E for 300.06 feet; S 86 degrees 36 minutes 03 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 465.64 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 266.36 feet; N 88 degrees 26 minutes 21 seconds E for 300.06 feet; N 89 degrees 35 minutes 06 seconds E for 263.00 feet; S 86 degrees 36 minutes 00 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 456.35 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 903.56 feet; S 86 degrees 36 minutes 13 seconds E for 120.35 feet; N 89 degrees 35 minutes 06 seconds E for 84.35 feet; N 89 degrees 35 minutes 16 seconds E for 213.41 feet; N 89 degrees 35 minutes 06 seconds E for 24.23 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 170.18 feet; thence leaving said right of way S 00 degrees 25 minutes 35 seconds E for 274.49 feet to a point; thence N 89 degrees 23 minutes 53 seconds E for 33.87 feet to a point; S 01 degrees 37 minutes 21 seconds W for 966.48 feet to a point on the south right of way of Edison Avenue; thence along Edison Avenue the following: S 81 degrees 50 minutes 20 seconds W for 626.18 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 249.73 feet and a chord of N 86 degrees 48 minutes 19 seconds W for 248.10 feet; N 75 degrees 26 minutes 57 seconds W for 192.15 feet; along a curve concave to the south having a radius of 570.00 feet, an arc of 457.10 feet and a chord of S 81 degrees 34 minutes 39 seconds W for 444.95 feet; S 58 degrees 36 minutes 17 seconds W for

188.91 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 232.73 feet and a chord of S 69 degrees 11 minutes 16 seconds W for 231.41 feet; S 79 degrees 46 minutes 13 seconds W for 1418.90 feet; S 81 degrees 29 minutes 05 seconds W for 804.00 feet to a point; thence leaving said right of way N 00 degrees 21 minutes 46 seconds E for 1854.62 feet to a point; thence along Chesterfield Airport Road N 89 degrees 35 minutes 06 seconds E for 5.51 feet to the Point of Beginning. Said tract contains 140.692 acres. The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and RHL Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in C8 Zoning District.

A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Bacons Estate, and part of Lots 1-10 of the Herman Ficke Estate Subdivision, in US Surveys 125 and 2031, and more recently described as Lot 6 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows: Beginning at a point located on the north right of way of Chesterfield Airport Road said point being the southwest most corner of Lot 6 as shown on plat recorded in Plat Book 848, pages 554-564; thence leaving said right of way the following: N 42 degrees 15 minutes 54 seconds W for 66.72 feet; N 05 degrees 53 minutes 06 seconds E for 173.86 feet; N 43 degrees 23 minutes 35 seconds E for 70.24 feet; N 80 degrees 53 minutes 31 seconds E for 812.67 feet; N 85 degrees 33 minutes 19 seconds E for 363.07 feet; S 84 degrees 06 minutes 54 seconds E for 174.63 feet; N 00 degrees 58 minutes 49 seconds E for 21.08 feet; S 84 degrees 06 minutes 54 seconds E for 827.17 feet; S 82 degrees 12 minutes 21 seconds E for 300.17 feet; S 84 degrees 06 minutes 54 seconds E for 116.61 feet; S 01 degrees 38 minutes 32 seconds W for 303.22 feet to a point located on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 975.52 feet; N 86 degrees 36 minutes 09 seconds W for 120.33 feet; S 89 degrees 35 minutes 06 seconds W for 451.70 feet; S 00 degrees 24 minutes 54 seconds E for 8.00 feet; S 89 degrees 35 minutes 06 seconds W for 482.96 feet; N 89 degrees 16 minutes 09 seconds W for 84.32 feet; N 85 degrees 30 minutes 27 seconds W for 284.15 feet; S 89 degrees 35 minutes 06 seconds W for 189.42 feet to the Point of Beginning. Said tract contains 22.753 acres less and except a tract of land containing 2.646 area as described on a plat entitled "Country Club Car Wash Express ; The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and RHL Drive. The above described is not to be

used for property conveyance. This description should be used to describe a tract of land located in C8 Zoning District.

Less and except a parcel of land as described; Beginning at a point located on the north right of way of Chesterfield Airport Road N 00 degrees 24 minutes 54 seconds W for 438.27 feet to a point; thence S 84 degrees 06 minutes 54 seconds E for 163.06 feet to a point; thence N 00 degrees 58 seconds 49 seconds E for 21.08 feet to a point; thence S 84 degrees 06 minutes 54 seconds E for 105.04 feet to a point; thence S 00 degrees 24 seconds 54 seconds E for 429.92 feet to a point on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 266.99 feet to the Point of Beginning. Said tract contains 2.646 acres more or less.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the Outboundary Survey indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Cedar Creek Consulting Inc. on behalf of THF Chesterfield Development, LLC in P.Z. 11-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of October 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015

_____
MAYOR

ATTEST:

_____
CITY CLERK

FIRST READING HELD:_____

Greensheet Amendments

The Planning and Public Works Committee recommended by a vote of 3-0 that the following changes be made to the Attachment A:

AMENDMENT 1:

Section I. Permitted Uses, B. 3. page 1. Remove the following language:

3. ~~Hours of operation for retail sales at the westernmost anchor store of Chesterfield Commons shall be limited to 6 a.m. to 11 p.m.~~ Hours of operation for all ~~other~~ retail sales shall be limited to 7 a.m. to 11 p.m.

AMENDMENT 2:

Section I. Permitted Uses, B. 6. a. page 2. Revise the following language in the **first sentence** here:

a. The area to be utilized for outdoor storage shall be limited to 5,000 sq. ft. as delineated on the attached Exhibit A and is permitted ~~year-round~~ for the period of March 15th until October 15th of each year.

AMENDMENT 3:

Section I. Permitted Uses, B. 6. a. page 2. Revise the following language in the **second sentence** here:

a. All materials stored in this area shall be limited to a height of ~~eight (8)~~ six (6) feet.

AMENDMENT 4:

Section I. Permitted Uses, B. 6. b. page 2. Revise the following language:

b. ~~Materials in the storage area shall not be stored in shipping containers or on pallet racks.~~ Materials allowed in all outdoor storage areas shown on Exhibit A shall be limited to plants, soil, mulch, and other related landscape materials and shall not be stored in shipping containers or on pallet racks.

Greensheet

AMENDMENT 5:

Section I. Permitted Uses, B. 6. page 2. Add the following language:

f. During times of outdoor storage in areas along the western side of the existing garden center as depicted in Exhibit A, traffic along the internal drive parallel to RHL Boulevard shall be restricted to one-way traffic traveling north to south with appropriate directional signage

Please note, there is currently an item f. in this section of the Attachment A. If this Amendment is approved, Staff will re-number the other necessary items accordingly.

AMENDMENT 6:

Section I. Permitted Uses, B. 6. g. page 2. Add the following language:

g. The seasonal outdoor storage area shall be limited to approximately 3,000 sq. ft. as delineated on the attached Exhibit B. Storage in this area shall be restricted to a height of ten (10) feet.

Greensheet

ATTACHMENT A

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

I. PERMITTED USES

A. The uses allowed in this "C-8" Planned Commercial District shall be:

1. Retail
2. Offices
3. Hotel and motels
4. Restaurants, sit down
5. Restaurants, fast food
6. Recreational and entertainment facilities, including indoor theaters
7. Financial Institutions
8. Outdoor storage as restricted in Section B below.

B. The above uses in the "C-8" Planned Commercial District shall be restricted as follows:

1. The number of buildings constructed shall be based on the development's ability to comply with the parking regulations of the City of Chesterfield Unified Development Code.

2. Total square footage of buildings in this development shall not exceed 1,185,400 square feet. The square footage constructed shall be based on the development's ability to comply with the parking regulations of the City of Chesterfield Unified Development Code.

3. Hours of operation for retail sales at the westernmost anchor store of Chesterfield Commons shall be limited to 6 a.m. to 11 p.m. Hours of operation for all other retail sales shall be limited to 7 a.m. to 11 p.m.

4. All deliveries and trash pick-ups shall be limited to the hours from 7 a.m. to 10 p.m.

5. No vehicles shall remain on the premises with idling engines between 11 p.m. and 7 a.m.

6. The use listed in A(8) above shall be limited to the westernmost and easternmost anchor stores of Chesterfield Commons and the following shall also apply:

Westernmost Anchor

a. The area to be utilized for outdoor storage shall be limited to 5,000 sq. ft. as delineated on the attached Exhibit A and is permitted year-round. All materials stored in this area shall be limited to a height of eight (8) feet.

b. Materials in the storage area shall not be stored in shipping containers or on pallet racks.

c. A 44 inch wide aisle in front of each gate, giving clear access to the drive aisle on the north side of the area shall be provided.

d. Materials stored inside existing fencing on the site shall not extend or be visible above the fence line.

e. The privacy screening shall be extended from the rear to the western portion of the fenced area.

Easternmost Anchor

f. Seasonal outdoor storage shall be limited to the period starting on October 15th and ending on January 31st of the following year.

g. The seasonal outdoor storage area shall be limited to approximately 3,000 sq. ft. as delineated on the attached Exhibit B.

h. The year-round outdoor storage shall be limited to approximately 2,500 sq. ft. as delineated on the attached Exhibit B.

i. Outdoor storage in both areas delineated on Exhibit B shall be permitted in portable storage containers designed, constructed, and used for temporary storage of goods, merchandise, and supplies offered for sale or used by the easternmost anchor tenant. No dumpster or receptacle used for the disposal of solid waste may be used for outdoor storage.

j. During times that it is used for storage purposes, the seasonal outdoor storage area delineated on Exhibit B shall be screened on all sides using sight-proof materials that match the existing architecture of the main building and the previously approved garden center as approved by the City of Chesterfield.

k. All screening, including gates, must not impede the flow of pedestrian or vehicular traffic.

7. No retail sales, storage or displays are permitted outside of enclosed buildings except as listed above.

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

A. The following requirements will apply to the permitted uses:

1. Height

a. Buildings shall be limited to three (3) stories or forty-five (45) feet, whichever is less, as measured from the average finished ground elevation of the building. The above shall be exclusive of roof-top equipment.

III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months from the preliminary development plan approval date by the City of Chesterfield and prior to issuance of any building permit, the developer shall submit to the City of Chesterfield for their review and approval, a Site Development Concept Plan. Within twelve (12) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the City of Chesterfield for review and approval. Where due cause is shown by the developer, this time interval may be extended by the City of Chesterfield.

IV. 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 twenty-four (24) 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.

V. GENERAL CRITERIA - CONCEPT PLAN

A. The Site Development Concept Plan shall include the following:

1. Outboundary plat and legal description of the property.

2. Conceptual location, design (with design statement), materials, and size, including height, of all proposed buildings, parking and loading areas, and lots.

3. Specific structure and parking setbacks along all roadways and property lines.

4. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.

5. Existing and proposed contours at intervals of not more than one (1) foot, and extending one hundred fifty (150) feet beyond the limits of the site.

6. Preliminary stormwater and sanitary sewer facilities.

7. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed

8. Comply with all preliminary plat requirements of the City of Chesterfield City Code.

9. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.

VI. GENERAL CRITERIA - SECTION PLANS

A. Site Development Section Plans shall include the following:

1. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and landscaping.

2. Existing and proposed contour intervals of not more than one (1) foot, and extending one hundred fifty (150) feet beyond the limits of the site.

3. Existing and proposed roadways, drives, and walkways on and adjacent to the property in question, including location of curb cuts.

4. Location and size of all parking areas.

5. A landscape plan, including, but not limited to, location, size and type of all plant and other material to be used.

6. Area of each building phase.

7. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

VII. SITE DEVELOPMENT PLAN SUBMITTAL OPTION

In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

VIII. GENERAL CRITERIA FOR SITE DEVELOPMENT PLAN

A. The Site Development Plan will include the following:

1. Outboundary plat and legal description of the property.

2. Location and size, including height above sea level, of all buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and all other above-ground structures and landscaping.

3. Location map, north arrow, and plan scale.

4. Parking calculations.

5. Architectural elevations (with design statement) and materials of the proposed buildings.

6. Confirmation of compliance with the sky exposure plane and height restrictions as set forth in this ordinance.

7. Specific structure and parking setbacks along all roadways and property lines.

8. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.

9. Existing and proposed contours at intervals of not more than two (2) feet, and extending one hundred fifty (150) feet beyond the limits of the site.

10. Existing improvements within one hundred fifty (150) feet of the site as directed. Road and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed will be included.

11. All existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements and rights-of-way required for utilities, storm water drainage, grading, or other improvements.

12. Prior to Site Development Plan approval, show all existing or proposed easements and right-of-way on site. The Site Development Plan and Tree Preservation Plan must be approved prior to clearing or grading.

13. The location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to existing systems.

14. Show existing improvements and the locations of significant natural features, such as wooded areas and rock formations that are to remain or be removed.

15. Comply with all preliminary plat requirements of the City of Chesterfield City Code.

16. The scale to which the Site Development Plan will be drawn will be no greater than one (1) inch equals one hundred (100) feet.

17. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Monarch Chesterfield Levee District, and the Missouri Department of Transportation.

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.

IX. SPECIFIC CRITERIA

A. The Site Development Concept and Section Plans or Site Development Plan shall illustrate adherence to the following specific design criteria. Information to be shown on the Site Development Concept Plan shall be limited to those items specified in Section A, General Criteria-Concept Plan.

1. Structure Setbacks

   Structure setbacks will be determined on the Site Development Concept Plan. No building or structure, other than boundary walls, retaining walls, signs, light standards, flagpoles or fences, shall be located within the setbacks

2. Parking and Loading Space Setbacks

   Parking and loading space setbacks will be determined on the Site Development Concept Plan.

3. Parking and Loading Requirements

   a. Parking and loading spaces for this development will be as required in the City of Chesterfield Unified Development Code.

   b. Parking lots shall not be used as streets.

4. Access

   a. The number, location and geometry of access points to this development from Chesterfield Airport Road shall be limited to four (4) entrances on the south side and three (3) entrances on the north side in accordance with the addendum to the traffic impact study dated September 15, 1997, exception being: the eastbound right turn lane on Chesterfield Airport

Road at the development entrance opposite Boone's Crossing should be retained; dual northbound left turn lanes on the main development entrance should be retained; the easternmost driveway should contain channelization islands on the southeast as well as the southwest corners.

b. Access to the office development should have no intersecting drive closer than two hundred (200) feet on the main entrance and one hundred (100) feet on the two secondary entrances as directed by the St. Louis County Department of Highways and Traffic.

c. Outlots shall have no direct access to Chesterfield Airport Road. Cross access shall be provided between outlets. An interior loop road shall be provided.

5. Public/Private Road Improvements, Including Pedestrian Circulation

Roadway improvements include new interchanges on Highway 40/61, the extension of Edison Avenue through the southern portion of the site to Chesterfield Airport Road/Baxter Road, relocation of Old Olive Street to improve intersection geometrics and widening of Chesterfield Airport Road to five (5) traffic lanes with additional paved shoulders on both sides.

a. Improve Chesterfield Airport Road full width across the entire frontage to a five-lane cross section with ten (10) foot stabilized shoulders in order to conform to the typical section with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Verify handling of surface runoff will not require additional easement dedication.

b. The developer shall provide any additional right-of-way and construct any improvements related to the construction of a full interchange on Highway 40/64 east of Boone's Crossing as required by the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, and/or the City of Chesterfield.

c. Provide right of way dedication for Edison Avenue from the west property line of the site, adjacent to the Chesterfield Monarch Levee, to the connection with Old Olive Street. Right-of-way shall consist of a forty (40) foot right-of-way, with additional roadway improvement, maintenance, utility and drainage easement on both sides. The width of easements shall be a minimum of ten (10) feet. The City of Chesterfield may require additional width. The centerline radius of Edison Avenue

shall be a minimum of five hundred seventy-five (575) feet; other standards shall be determined by the City of Chesterfield.

d. On both sides of the subject development, provide forty (40) foot right-of-ways, with ten (10) foot minimum roadway improvement, maintenance, utility and drainage easements on both sides, between Edison Avenue and Chesterfield Airport Road. Construct a minimum twenty-six (26) foot pavement with seven (7) foot shoulders on both sides, and appurtenant storm drainage facilities as required by the City of Chesterfield. Additional widening at each end shall be provided to accommodate separate right and left turn approach lanes at the intersection. Parking shall be prohibited along both sides of this roadway. No curb cuts shall be permitted within two hundred (200) feet of the intersection of Chesterfield Airport Road and Edison Avenue with RHL Drive, Chesterfield Commons Crossing, JW Drive, or THF Boulevard.

e. Traffic signals shall be required along Chesterfield Airport Road at both main entrance intersections and the intersection with Boone's Crossing as directed by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield.

f. Provide a five (5) foot wide sidewalk, conforming to St. Louis County ADA standards, adjacent to the north side of Chesterfield Airport Road as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalks shall be required on both sides of the three easternmost access drives on the south side of Chesterfield Airport Road. The sidewalks shall be constructed within public right-of-way or easement that provides sufficient width as determined by the City of Chesterfield.

g. Utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation costs shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

6. Traffic Study

   a. A traffic study including internal and external circulation will be provided for review and approval by the City of Chesterfield, the St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.

7. Landscape Plan

   a. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Unified Development Code except as specifically noted elsewhere in this section.

   b. The developer shall submit a landscape plan in accord with Unified Development Code adopted by the Planning Commission, either as part of the appropriate Site Development Concept Plan or on a separate drawing to be reviewed as part of said plan, to comply with the following:

      1. A landscape buffer shall be required on both sides of Chesterfield Airport Road on the Site Development Concept Plan.

      2. All new required landscaping material shall meet the following criteria:

         a) Deciduous trees - two (2) inch minimum caliper.
         b) Evergreen trees - four (4) feet minimum height.
         c) Shrubs - eighteen (18) inch minimum diameter.

   c. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a surety for two (2) years sufficient in amount to guarantee the installation of said landscaping and for an additional (2) years for guaranteeing the maintenance of said landscaping.

8. Sign Requirements

   a. A sign package will be submitted to the City of Chesterfield in conjunction with the Site Development Concept Plan.

b. Freestanding project identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. If the outline area and/or a height increase for the freestanding project identification sign is requested, the required landscaping for the sign will be subject to Planning Commission approval.

c. Ornamental Entrance Monument 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.

d. No advertising signs, temporary signs, portable signs or attention getting devices shall be permitted in this development.

9. Light Requirements

a. The location and height of all light standards shall be as approved by the Planning Commission on the appropriate development plan. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the City of Chesterfield Unified Development Code.

10. Architectural Elevations

a. Architectural elevations shall be as approved by the Planning Commission in conjunction with the Site Development Concept Plan.

b. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Unified Development Code.

c. 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 Concept/Section Plan.

11. Monarch-Chesterfield Levee District

a. The developer shall dedicate necessary property and construct improvements to the levee as directed by the Monarch Chesterfield Levee District.

12. Miscellaneous

    a. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission

    b. If any work is proposed in, near or above the natural watercourse through this site, a hydrologic/hydraulic study evaluating the impacts of the proposed work shall be provided as directed by the City of Chesterfield. Said study shall evaluate impacts on the entire length of stream, and any maintenance requirements. Appropriate permits and approvals from other agencies shall also be provided.

X. TRUST FUND CONTRIBUTION

The developer shall contribute to the Chesterfield Valley Trust Fund (No. 556). This fund was created for roadway improvements, stormwater improvements, sanitary sewer facilities and water main improvements in the Chesterfield Valley Area.

The trust contribution consists of four components representing the improvement categories.

A. Road

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 on the basis of the following:

Type of Development	Required Contribution
Industrial	$3,685.05/acre of gross acreage

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

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development, shall be retained in the trust fund.

The roadway improvement contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

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 $486.43 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 contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

C. Stormwater

The stormwater 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 stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of $1,534.99 per acre for the total area as approved on the Site Development Plan.

The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

D. Sanitary Sewer

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

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

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, if not submitted by January 1, 1998 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

XI. VERIFICATION PRIOR TO APPROVAL

A. Prior to approval of the Site Development Plan, the developer will provide the following:

1. Roadway Improvements and Curb Cuts

   a. Road improvements, right-of way and roadway easement dedication shall be completed prior to issuance of a St. Louis County Department of Highways and Traffic Special Use Permit. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

   b. Prior to Special Use Permit issuance by St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements, and location or permitted curb cuts.

   c. Obtain approval from the City of Chesterfield and the St. Louis County Department of Highways and Traffic for the locations of proposed curb cuts, areas of new dedication, and roadway improvements.

2. Stormwater and Sanitary Sewer

   a. Verification to the St. Louis County Department of Public Works and the City of Chesterfield of adequate sanitary services.

   b. A preliminary engineering plan approved by the City of Chesterfield, the St. Louis County Department of Highways and Traffic and MSD showing that adequate handling of the stormwater drainage of the site is provided.

1. The proposed site improvements shall not conflict with the proposed Chesterfield Valley Master Plan. Equivalent stormwater detention/retention and routing functionality shall be provided as required by the City of Chesterfield. If modifications to the Stormwater Plan are proposed, routing calculations, signed and sealed by a registered professional engineer licensed to practice in the State of Missouri, demonstrating functionally equivalent operation shall be submitted. The calculations shall be performed using identical methods as the initial analysis, AdICPR software. Maintenance of the stormwater system shall be the responsibility of the property owner. The petitioner is to provide:

    a) An eighteen (18") inch sanitary sewer running along the south side of Chesterfield Airport Road on the north edge of the Outlot Parcels. The sanitary sewer, including gravity lines, a lift station and force main, is to continue along Chesterfield Airport Road and Old Olive Street to tie into the existing eighteen (18") inch sanitary sewer near the Caulks Creek "B" Pump Station.

    b) Extensive stormwater improvements include, but not are not limited to, a large dry reservoir extending along the entire south side of the development, smaller dry reservoirs, flat-bottom ditches and several culverts. In addition, a 19.2 acre lake is to be provided immediately to the east of the site on the south side of Old Olive Street Road.

2. The site shall provide for the positive drainage of stormwater and it shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. This may require extensive off site sewer ditch work and appropriate easements. Emergency overflow drainage ways to accommodate the one hundred (100) year storm shall be provided.

3. Show all off-site easements required for utility, grading and/or stormwater drainage improvements.

c. Indicate the location where the proposed sanitary sewer will connect to the existing system.

3. Geotechnical Report

   Provide a geotechnical report prepared by a Professional Engineer licensed to practice in the State of Missouri. Said report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkholes, ponds, septic fields, etc., and recommendations for treatment.

4. Grading and Improvement Plans

   a. A clearing/grading permit or improvement plan approval is required prior to any grading on the site. The Site Development Plan and Tree Preservation Plan must be approved prior to issuance of clearing and grading. No change in watershed shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required. A floodplain development permit must be obtained prior to any work in the regulated floodplain.

   b. Interim storm water drainage control in the form of siltation control and/or siltation basins is required throughout construction. A Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved by the City of Chesterfield prior to approval of any clearing or grading. The SWPPP will address required erosion control practices specific to site conditions. Its purpose is to ensure the design, implementation, management and maintenance of Best Management Practices (BMP's) to reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities. The SWPPP will ensure compliance with Missouri Water Quality Standards, and the terms and conditions of the NPDES for the site.

   c. Temporary settlement basins, as required by the City of Chesterfield, will be constructed during construction to allow for settling of sediment, prior to the discharge of storm water from this site. Erosion and siltation control will be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil.

d. When clearing and/or grading operations are completed or suspended for more than thirty (30) days, all necessary precautions will be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the City of Chesterfield upon demand.

e. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses will be utilized, if adequate storm water detention and erosion control devices have not been established.

f. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surface areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on the pavement causing hazardous roadway and driving conditions. The contractor will keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto will be cleaned at the end of each day.

g. This development may require an NPDES Permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres. A copy of the NPDES permit must be submitted to the City of Chesterfield prior to issuance of a grading permit or approval of improvement plans.

XII. 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 by the Planning Commission.

XIII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

A. Prior to Improvement Plan approval, the developer will provide the following:

1. Comments/approvals from St. Louis County Department of Highways and Traffic, the Missouri Department of Transportation, the Monarch Chesterfield Levee District, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources and the Chesterfield Fire Protection District.

2. Location of all off-site easements needed for utility main extensions shall be shown. Copies of the recorded easements for utility main extensions, including book and page, shall be required prior to approval of the Improvement Plans as directed by the City of Chesterfield.

XIV. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permit, the following requirements will be met:

1. Notification of Planning and Development Services Division

Prior to the issuance of foundation or building permits, all approvals from the above mentioned agencies and the City of Chesterfield Department of Public Works, as applicable, must be received by the City of Chesterfield Planning and Development Services Division.

2. Certification of Plans

Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer will be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in the report.

XV. OCCUPANCY PERMIT/FINAL OCCUPANCY

A. 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 outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.

B. Prior to final occupancy of any building the developer will provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

C. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit.

XVI. FINAL RELEASE OF ESCROW

Prior to the release of final escrow, the developer will provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

XVII. GENERAL DEVELOPMENT CONDITIONS

A. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:

1. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of permits by issuing Departments and Commissions.

2. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.

3. All loading docks are to be screened by sound proofing material.

4. The City of Chesterfield has completed a Valley Master Development Plan that sets forth the scope, location, and type of infrastructure improvements desired to facilitate quality development within Chesterfield Valley. Said Plan has been incorporated into the City of Chesterfield Comprehensive Plan. During review of Site Development Concept and Section Plans, due consideration will be given to the Valley Master Plan which may be in effect at the time. The conceptual Valley Master Plan depicts stormwater, road and interchange improvements in the vicinity of the subject rezoning.

5. The petitioner will provide adequate detention to eliminate any additional water discharge to encroach on right of way.

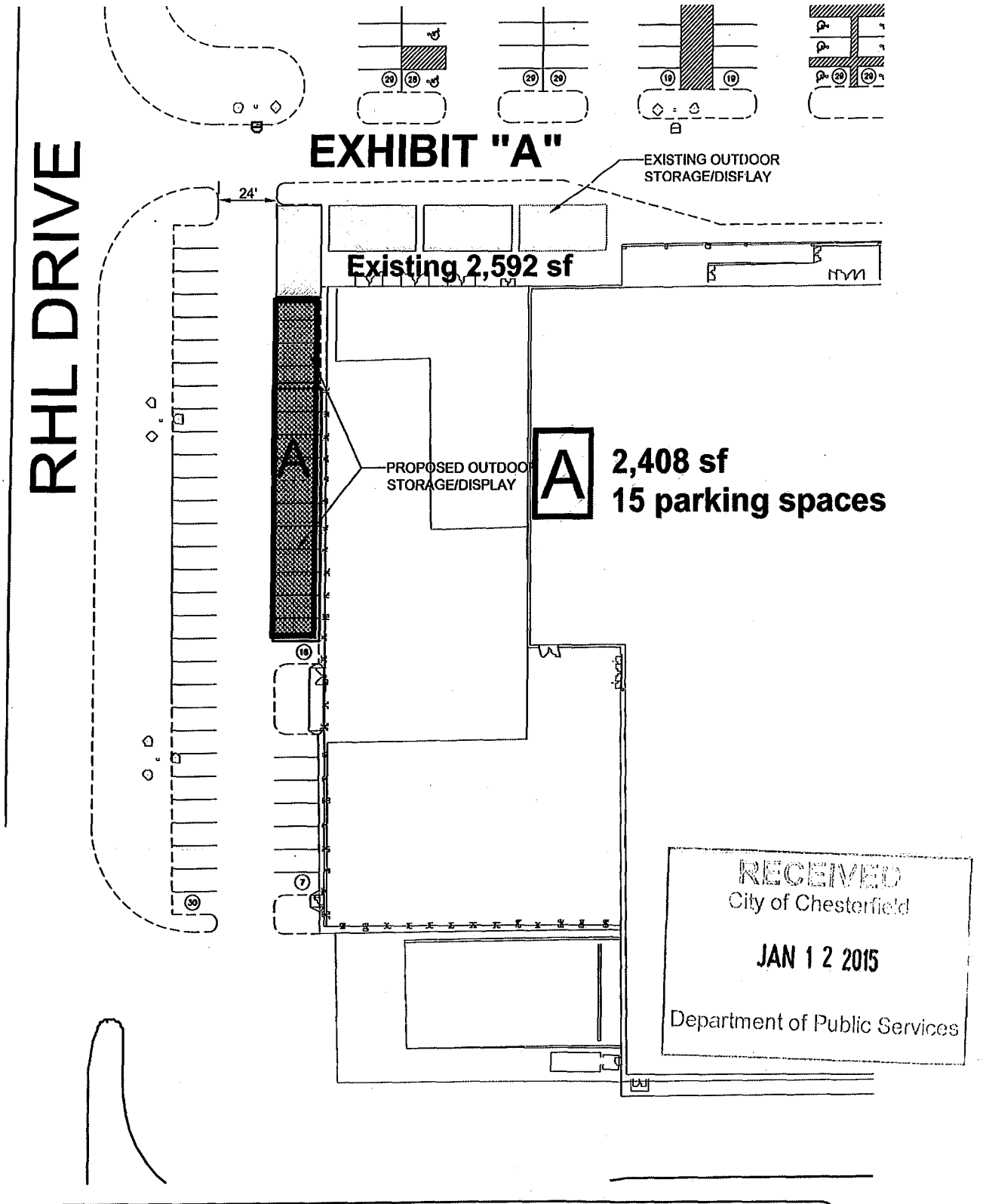
6. The developer will cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.

7. Parking, circulation, and other applicable site design features shall comply with Chapter 1001, Section 310 "Physically Handicapped and Aged" of SLCRO 1974, as amended.

B. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing Departments and Commissions.

C. The City of Chesterfield, Missouri shall enforce the conditions of this ordinance in accord with the Site Development Concept Plan approved by the City of Chesterfield and any Site Development Section Plans approved by the City of Chesterfield.

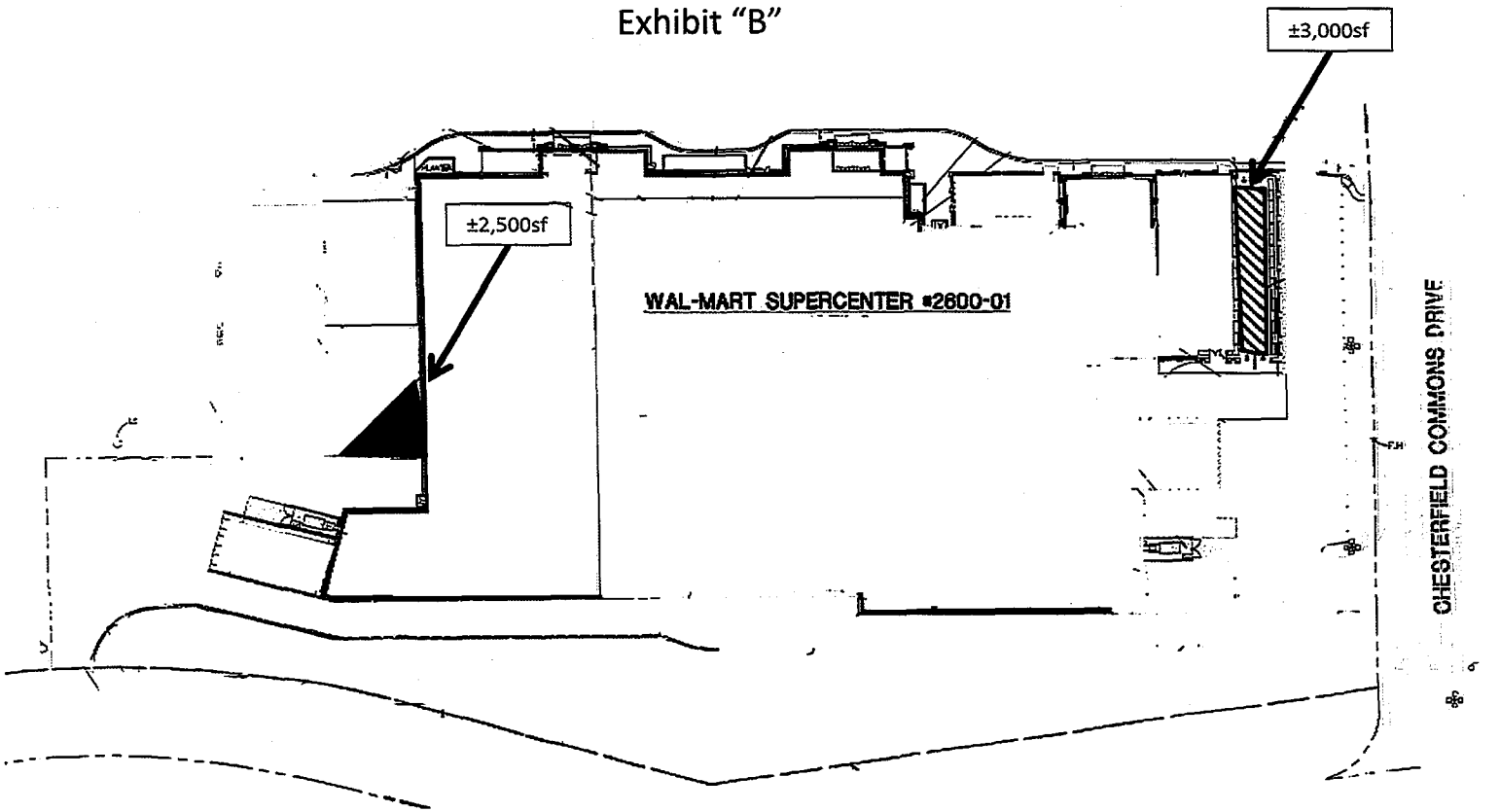
D. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



LOWE'S SITE ANALYSIS

	FROM ORD. 2081 EXHIBIT	EXISTING	PROPOSED	CITY REQUIRED PARKING
LOWE'S	135,197 S.F.	135,197 S.F.	135,197 S.F.	135,197 S.F.
PARKING	654 SPACES	646 SPACES	631 SPACES	609 SPACES
CART CORRALS	10 CC	10CC	10 CC	
PARKING RATIO	4.84SP/1000 S.F.	4.79SP/1000 S.F.	4.67SP/1000 S.F.	4.50SP/1000 S.F.

Exhibit "B"



Seasonal Outdoor Storage Area

Year-Round Outdoor Storage Area

RECEIVED
City of Chesterfield
JAN 1 2 2015
Department of Public Services

LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
○ IPS	NEW IRON PIN (5/8" REBAR)
● IPF	EXISTING IRON PIN
R/W	RIGHT-OF-WAY

MO GRID

INTERSTATE HIGHWAY 64
(VARIABLE WIDTH RIGHT-OF-WAY)

BOONES CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)

CHESTERFIELD AIRPORT ROAD
(100' RIGHT-OF-WAY)

RHL DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

MONUMENT
"SL 38"
ELEV.=102.14'
N 1032242.8174
E 787278.7896

S 88°51'20" E 3426.42' TOTAL TIE

N 00°21'46" E 1854.82'

N 80°53'31" E 612.67' TOTAL

N 85°33'19" E 383.07'

S 00°26'45" E 438.27'

S 89°35'06" W 482.86'

L33	N 00°06'29" E 100.00'
L34	N 80°53'31" E 30.00'
L35	N 85°33'19" E 383.07'
L36	S 00°26'45" E 438.27'
L37	S 89°35'06" W 482.86'
L38	N 00°24'54" W 100.00'
L39	N 89°35'06" E 482.86'
L40	N 00°26'45" W 438.27'
L41	S 85°33'19" W 383.07'
L42	S 80°53'31" W 612.67'
L43	N 00°06'29" E 30.00'

TOTAL ACREAGE
991,180 SQ.FT.
22.753 ACRES
LESS AND EXCEPT ACREAGE
115,291 SQ.FT.
2.646 ACRES
NET ACREAGE
875,889 SQ.FT.
20.107 ACRES

6,128,615 SQ.FT. *
140.693 ACRES *
* ACREAGE INCLUDES ANY AND ALL ROAD RIGHT-OF-WAY

MATCHLINE "A"

MATCHLINE "B"

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

RECEIVED
City of Chesterfield
JAN 20 2015
Department of Public Services

SEE SHEET 4 FOR LINE TABLE, WRITTEN DESCRIPTION AND NOTES.

SHEET 1 OF 4

BASIS OF BEARINGS AND BENCHMARK:

BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 38". NAD 83 (2007) - NAVD 88

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF	PARTY CHIEF: GRA CHECKED: JCC
REF. PLAT BOOK:	
REF. DEED BOOK:	
TAX MAP :	
DATE OF SURVEY:	
DATE DRAWN:	8-6-2014
DRAWING NO:	65442-ZONING
DATE OF LAST REVISION:	

0' 100' 200' 300'
SCALE: 1" = 100'

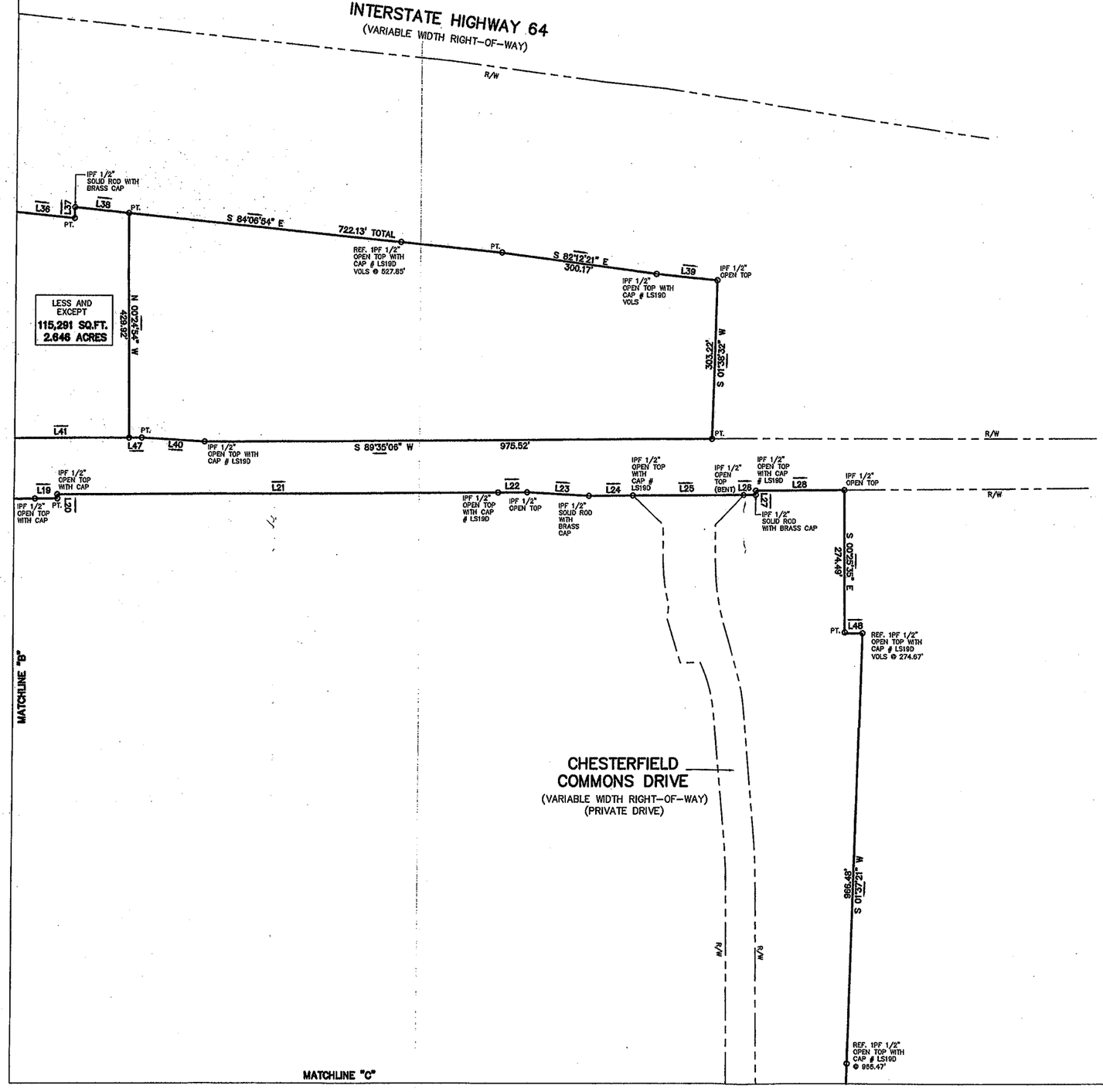
STATE OF MISSOURI
JAMES RALPH FREELAND
NUMBER
PLS-2011001371
PROFESSIONAL LAND SURVEYOR

JAMES R. FREELAND
PLS NO: 2011001371

STATE OF MISSOURI
ST. LOUIS COUNTY
CITY OF CHESTERFIELD
TWP 45N - R4E

BOUNDARY
SURVEY FOR
TOWN OF CHESTERFIELD
(ZONING ORDINANCE)

SITE ADDRESS:
CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO



MO GRID

BASIS OF BEARINGS AND BENCHMARK:

BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 38" NAD 83 (2007) – NAVD 88

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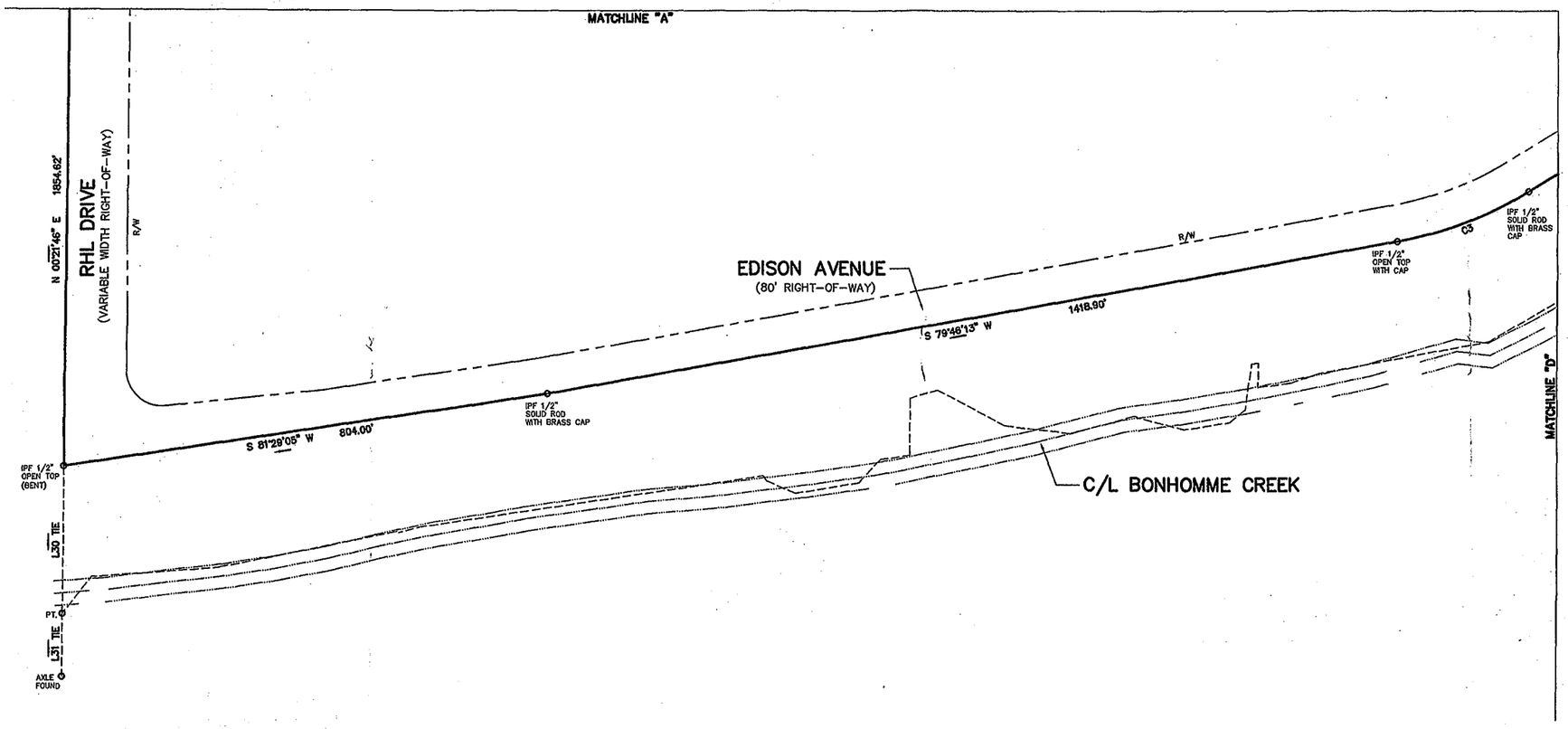
11/5/15

STATE OF MISSOURI
ST. LOUIS COUNTY
CITY OF CHESTERFIELD
TWP 45N - R4E

BOUNDARY SURVEY FOR TOWN OF CHESTERFIELD (ZONING ORDINANCE)

SITE ADDRESS:
CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO

SEE SHEET 4 FOR LINE TABLE, WRITTEN DESCRIPTION AND NOTES.



SEE SHEET 4 FOR LINE TABLE, WRITTEN DESCRIPTION AND NOTES.

SHEET 3 OF 4

BASIS OF BEARINGS AND BENCHMARK:

BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 38"
NAD 83 (2007) – NAVD 88

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DRAWING NO:	65442-ZONING
DATE OF LAST REVISION:	

0' 100' 200' 300'
SCALE: 1" = 100'

STATE OF MISSOURI
JAMES RALPH FREELAND
NUMBER
PLS-2011001371
PROFESSIONAL LAND SURVEYOR

JAMES R. FREELAND
PLS NO: 2011001371

1/15/15

STATE OF MISSOURI
ST. LOUIS COUNTY
CITY OF CHESTERFIELD
TWP 45N - R4E

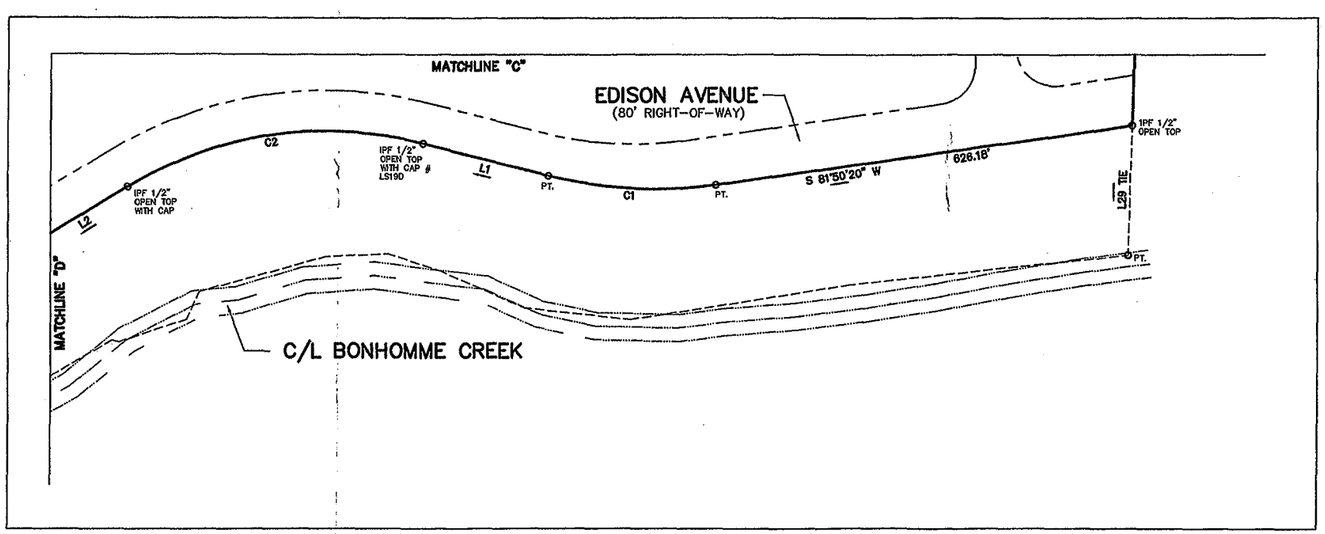
BOUNDARY SURVEY FOR TOWN OF CHESTERFIELD (ZONING ORDINANCE)

SITE ADDRESS:
CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO

LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	NEW IRON PIN (5/8" REBAR)
IPF	EXISTING IRON PIN
R/W	RIGHT-OF-WAY

GRID ON



WRITTEN DESCRIPTION:

A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Bacons Estate, and part of Lots 1-10 of the Herman Fiske Estate Subdivision, in US Surveys 125 and 2031, and more recently described as Lots 1-5, 7 and 8 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:

Beginning at a point located at the right of way intersection of the south right of way Chesterfield Airport Road and the west right of way of RHL Drive and running along Chesterfield Airport Road the following: N 89 degrees 35 minutes 06 seconds E for 226.97 feet; S 89 degrees 16 minutes 09 seconds E for 300.06 feet; S 88 degrees 26 minutes 50 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 463.64 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 286.36 feet; N 88 degrees 28 minutes 21 seconds E for 300.06 feet; N 89 degrees 35 minutes 06 seconds E for 263.00 feet; S 88 degrees 36 minutes 00 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 456.35 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 905.56 feet; S 86 degrees 36 minutes 13 seconds E for 120.35 feet; N 89 degrees 35 minutes 06 seconds E for 84.35 feet; N 89 degrees 35 minutes 16 seconds E for 213.41 feet; N 89 degrees 35 minutes 06 seconds E for 24.23 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 170.19 feet; thence leaving said right of way S 00 degrees 25 minutes 38 seconds E for 274.48 feet to a point; thence N 89 degrees 23 minutes 53 seconds E for 33.87 feet to a point; S 01 degrees 37 minutes 21 seconds W for 885.46 feet to a point on the south right of way of Edison Avenue; thence along Edison Avenue the following: S 81 degrees 50 minutes 20 seconds W for 626.18 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 249.73 feet and a chord of N 88 degrees 48 minutes 19 seconds W for 248.10 feet; N 75 degrees 26 minutes 57 seconds W for 192.15 feet; along a curve concave to the south having a radius of 570.00 feet, an arc of 457.10 feet and a chord of S 81 degrees 34 minutes 39 seconds W for 444.95 feet; S 58 degrees 36 minutes 17 seconds W for 188.91 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 232.73 feet and a chord of S 69 degrees 11 minutes 16 seconds W for 231.41 feet; S 79 degrees 46 minutes 13 seconds W for 1418.00 feet; S 81 degrees 28 minutes 03 seconds W for 804.00 feet to a point; thence leaving said right of way N 00 degrees 31 minutes 46 seconds E for 1854.62 feet to a point; thence along Chesterfield Airport Road N 89 degrees 35 minutes 06 seconds E for 5.51 feet to the Point of Beginning. Said tract contains 1140.692 acres. The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and RHL Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in CB Zoning District.

A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Bacons Estate, and part of Lots 1-10 of the Herman Fiske Estate Subdivision, in US Surveys 125 and 2031, and more recently described as Lot 6 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:

Beginning at a point located on the north right of way of Chesterfield Airport Road said point being the southwest most corner of Lot 6 as shown on plat recorded in Plat Book 848, pages 554-564; thence leaving said right of way the following: N 42 degrees 15 minutes 54 seconds W for 68.72 feet; N 05 degrees 53 minutes 06 seconds E for 173.86 feet; N 43 degrees 23 minutes 35 seconds E for 70.24 feet; N 89 degrees 53 minutes 31 seconds E for 815.67 feet; N 85 degrees 33 minutes 19 seconds E for 383.07 feet; S 84 degrees 08 minutes 54 seconds E for 174.63 feet; N 00 degrees 58 minutes 49 seconds E for 21.08 feet; S 84 degrees 08 minutes 54 seconds E for 827.17 feet; S 82 degrees 12 minutes 21 seconds E for 300.17 feet; S 84 degrees 08 minutes 54 seconds E for 116.61 feet; S 01 degrees 35 minutes 32 seconds W for 303.52 feet to a point located on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 975.22 feet; N 88 degrees 36 minutes 03 seconds W for 120.33 feet; S 89 degrees 35 minutes 06 seconds W for 451.79 feet; S 00 degrees 24 minutes 54 seconds E for 8.00 feet; S 89 degrees 35 minutes 06 seconds W for 482.66 feet; N 89 degrees 16 minutes 09 seconds W for 64.32 feet; N 85 degrees 30 minutes 27 seconds W for 284.15 feet; S 89 degrees 35 minutes 06 seconds W for 189.42 feet to the Point of Beginning. Said tract contains 22.763 acres less and except a tract of land containing 2.648 acres as described on a plat entitled Spirit City Club Car Wash Exposure 1. The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and RHL Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in CB Zoning District.

Less and except a parcel of land as described: Beginning at a point located on the north right of way of Chesterfield Airport Road N 00 degrees 24 minutes 54 seconds W for 438.27 feet to a point; thence S 84 degrees 08 minutes 54 seconds E for 163.06 feet to a point; thence N 00 degrees 58 minutes 49 seconds E for 21.08 feet to a point; thence S 84 degrees 08 minutes 54 seconds E for 105.04 feet to a point; thence S 00 degrees 24 minutes 54 seconds E for 429.92 feet to a point on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 268.89 feet to the Point of Beginning. Said tract contains 2.648 acres more or less.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	630.00'	249.73'	126.53'	248.10'	N 86°48'19" W	22°42'43"
C2	570.00'	457.10'	241.64'	444.95'	S 81°34'39" W	45°56'49"
C3	630.00'	232.73'	117.71'	231.41'	S 69°11'16" W	21°09'57"

LINE TABLE		
LINE	LENGTH	BEARING
L1	192.15'	N 75°26'57" W
L2	188.91'	S 58°36'17" W
L5	128.94'	N 89°35'06" E
L6	100.93'	N 89°35'06" E
L7	300.06'	S 89°16'09" E
L8	120.27'	S 88°36'03" E
L9	209.41'	N 89°35'06" E
L10	229.70'	N 89°35'06" E
L11	26.53'	N 89°35'06" E
L12	8.00'	N 00°24'54" W
L13	286.36'	N 89°35'06" E
L14	300.06'	N 88°26'21" E
L15	263.00'	N 89°35'06" E
L16	120.27'	S 88°36'00" E
L17	206.94'	N 89°35'06" E
L18	208.46'	N 89°35'06" E
L19	42.95'	N 89°35'06" E
L20	8.00'	N 00°24'54" W
L21	847.59'	N 89°35'06" E
L22	55.97'	N 89°35'06" E
L23	120.35'	S 86°36'13" E
L24	84.35'	N 89°35'06" E
L25	213.41'	N 89°35'16" E
L26	24.23'	N 89°35'06" E
L27	8.00'	N 00°24'54" W
L28	170.18'	N 89°35'06" E
L29 TIE	193.78'	S 01°36'59" W
L30 TIE	240.75'	S 00°21'46" W
L31 TIE	101.45'	S 00°21'46" W
L32	68.72'	N 42°15'54" W
L33	173.86'	N 05°53'06" E
L34	70.24'	N 43°23'35" E
L35	11.57'	S 84°06'54" E
L36	163.06'	S 84°08'54" E
L37	21.08'	N 00°58'49" E
L38	105.04'	S 84°06'54" E
L39	116.61'	S 84°06'54" E
L40	120.33'	N 86°36'09" W
L41	268.89'	S 89°35'06" W
L42	160.41'	S 89°35'06" W
L43	8.00'	S 00°24'54" E
L44	84.32'	N 89°16'09" W
L45	284.15'	N 85°30'27" W
L46	189.42'	S 89°35'06" W
L47	24.30'	S 89°35'06" W
L48	33.87'	N 89°23'53" E
L49	5.51'	N 89°35'06" E

BASIS OF BEARINGS AND BENCHMARK:

BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 38" NAD 83 (2007) - NAVD 88

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF LANDS DESCRIBED HEREON AND FOUND CONDITIONS TO BE AS INDICATED. THIS SURVEY IS IN ACCORDANCE WITH STANDARDS ADOPTED BY THE MISSOURI BOARD FOR THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF A RURAL SURVEY.

JAMES RALPH FREELAND, PLS NO. 2011001371

SHEET 4 OF 4

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: GF	PARTY CHIEF: GRA CHECKED: JCC
REF. PLAT BOOK:	
REF. DEED BOOK:	
TAX MAP :	
DATE OF SURVEY:	
DATE DRAWN:	8-8-2014
DRAWING NO:	6544Z-ZONING
DATE OF LAST REVISION:	

0' 100' 200' 300'

SCALE: 1" = 100'

STATE OF MISSOURI
JAMES RALPH FREELAND
NUMBER
PLS-2011001371
PROFESSIONAL LAND SURVEYOR

JAMES R. FREELAND
PLS NO: 2011001371

11/5/14

STATE OF MISSOURI
ST. LOUIS COUNTY
CITY OF CHESTERFIELD
TWP 45N - R4E

BOUNDARY SURVEY FOR
TOWN OF CHESTERFIELD
(ZONING ORDINANCE)

SITE ADDRESS:
CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO

BILL NO. 3022 **ORDINANCE NO.** _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT 1, LOT 5, A 29.897 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD, WEST OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD.

WHEREAS, Stock and Associates Consulting Engineers Inc., on behalf of Chesterfield Blue Valley, LLC., has submitted for review and approval a Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5; and,

WHEREAS, the purpose of said Record Plat is to re-subdivide a 29.897 acre tract of land into six (6) commercial lots; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval thereof; and,

WHEREAS, the Department of Public Services has reviewed the Record Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Record Plat to the City Council; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Record Plat.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIED, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Record Plat for the Resubdivision of Chesterfield Blue Valley Plat 1, Lot 5, which is made part hereof and attached hereto as Exhibit 1; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the Record Plat. The owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Record Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

_____
MAYOR

ATTEST:

_____
CITY CLERK

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as:

"A RESUBDIVISION OF LOT 5 OF CHESTERFIELD BLUE VALLEY PLAT ONE"

BLUE VALLEY AVENUE, 62' wide and BRASHER STREET, 50' wide, which for better identification shown as hatchured [hatch] on this plat, together with all roundings located at the street intersections are hereby dedicated to the City of Chesterfield, Missouri for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri American Water Company, Ameren-Missouri Company, Laclede Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communication, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities. It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Certain existing BMP Reserve areas as established by a Maintenance Agreement recorded in Book 20067, Page 1132 and/or Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256-259 of the St.Louis County records, the extents of which are shown hatchured [hatch] are eliminated by document recorded Book 21347, page 455 and no longer required for BMPs.

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

The area which for better identification as shown hatchured [hatch] on this plat is hereby established as a INGRESS/EGRESS, CROSS ACCESS reserved by the present and future owners of Lots 5D-1, 5D-2 and 5D-3 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Outlet Boulevard, Premium Way and Brasher Street. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lot 5D-1, 5D-2 and Lot 5D-3, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Chesterfield Blue Valley, which is recorded in Book 20155, Page 2729 of the St. Louis County Missouri real estate records.

This subdivision is also subject to the Tract Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Lots created by Resubdivision of Lot 5 of Chesterfield Blue Valley Plat One which will be recorded contemporaneously with this plat.

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of ______________, 20___.

CHESTERFIELD BLUE VALLEY, LLC,
a Missouri limited liability company

By: Wolfe Properties, LLC
Title: Manager of Chesterfield Blue Valley, LLC

By:______________________
R. Dean Wolfe
Title: Manager Wolfe Properties, LLC

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

On this _____ day of ________, 20__, before me appeared R. DEAN WOLFE, personally known to me, who being by me duly sworn, did say that (a) he is the Manager of WOLFE PROPERTIES, LLC, a Missouri limited liability company, and (b) WOLFE PROPERTIES, LLC is the Manager of CHESTERFIELD BLUE VALLEY, LLC, a Missouri limited liability company, and said R. Dean Wolfe acknowledged to me that (i) he has the authority to bind said limited liability companies; (ii) the foregoing instrument was signed and sealed on behalf of said limited liability companies by authority of the respective operating agreements of said limited liability companies; and (iii) he executed said instrument as the free act and deed of said limited liability companies.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

____
Notary Public

My commission expires: ______________________

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book 17556, Page 1759, Book 17834, Page 1164 of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this ____ day of ________________, 20__.

____

By:______________________

Print Name:______________________

Print Title:______________________

STATE OF)
) SS.
COUNTY OF)

On this _____ day of ________________, 20__, before me appeared ______________ ___________, me personally known, who, being by me duly sworn, did say that he is the ______________ of ______________________, a National Banking Association, known to me to be the person who executed the within instrument in behalf of said ____________________, and acknowledged to me that ______________________ executed same for the purposes therein stated.

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

____
Notary Public

My commission expires: ______________________

This is to certify that "Chesterfield Blue Valley Plat Two" was approved by the City Council for the City of Chesterfield by Ordinance No. __________, on the _____ day of ________________, 20__, and thereby authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deed

______________________ Bob Nation, Mayor
______________________ Vickie Hass, City Clerk

PREPARED FOR:
CHESTERFIELD BLUE VALLEY, L.L.C.
7711 Bonhomme Avenue, Suite 901
CLAYTON, MISSOURI 63105
ATTN: MR. DEAN WOLFE

A RESUBDIVISION OF LOT 5
CHESTERFIELD BLUE VALLEY PLAT ONE

AS RECORDED IN PLAT BOOK 360, PAGES 256-259
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 29.897 AC±

LEGEND

FOUND 1/2" IRON PIPE	o
SET IRON PIPE	•
FOUND CROSS	+
FOUND STONE	□
DENOTES RECORD INFORMATION	( )
SET PERMANENT MONUMENT	■
ADDRESS	(1000)

ABBREVIATIONS

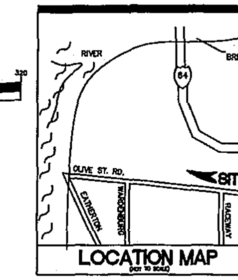
DB.	-	DEED BOOK
FT.	-	FEET
FND.	-	FOUND
N/F	-	NOW OR FORMERLY
PB.	-	PLAT BOOK
PG.	-	PAGE
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCEMENT
SP	-	STATE PLANE COORDINATE
SQ.	-	SQUARE
(88'W)	-	RIGHT-OF-WAY WIDTH

PROPERTY DESCRIPTION

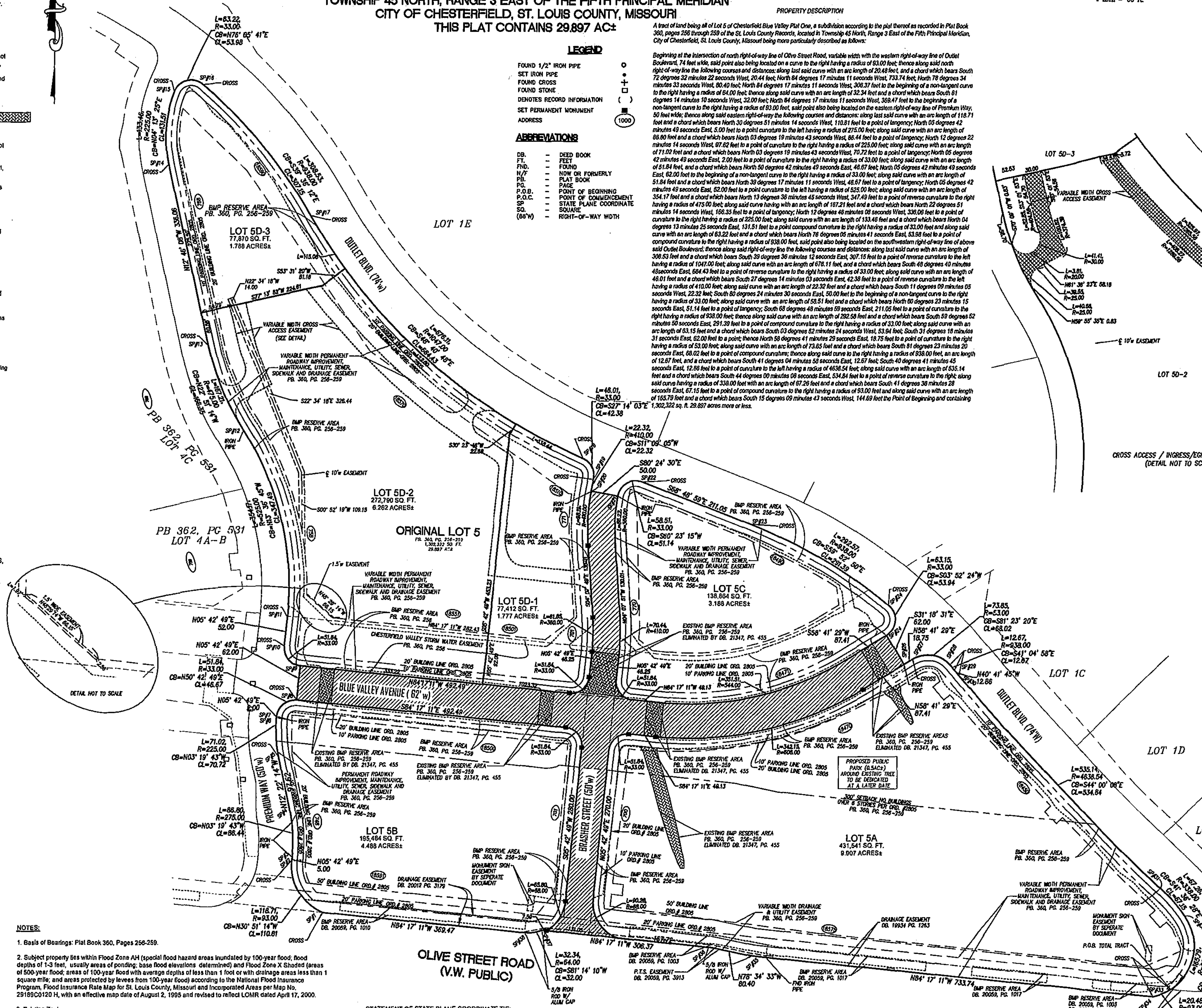
A tract of land being all of Lot 5 of Chesterfield Blue Valley Plat One, a subdivision according to the plat thereof as recorded in Plat Book 360, pages 256 through 259 of the St. Louis County Records, located in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

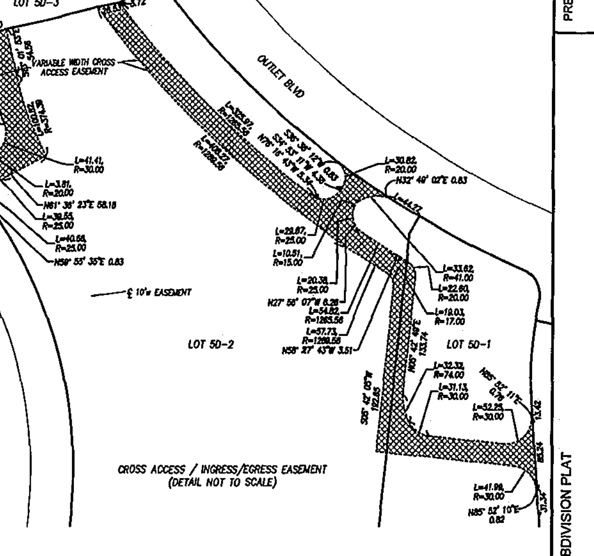
Beginning at the intersection of north right-of-way line of Olive Street Road, variable width with the western right-of-way line of Outlet Boulevard, 74 feet wide, said point also being located on a curve to the right having a radius of 93.00 feet; thence along said north right-of-way line the following courses and distances: along last said curve with an arc length of 20.48 feet, and a chord which bears South 72 degrees 32 minutes 22 seconds West, 20.44 feet; North 84 degrees 17 minutes 11 seconds West, 733.74 feet; North 78 degrees 34 minutes 33 seconds West, 80.40 feet; North 84 degrees 17 minutes 11 seconds West, 306.37 feet to the beginning of a non-tangent curve to the right having a radius of 64.00 feet; thence along said curve with an arc length of 32.34 feet and a chord which bears South 81 degrees 14 minutes 10 seconds West, 32.00 feet; North 84 degrees 17 minutes 11 seconds West, 369.47 feet to the beginning of a non-tangent curve to the right having a radius of 93.00 feet, said point also being located on the eastern right-of-way line of Premium Way, 50 feet wide; thence along said eastern right-of-way the following courses and distances: along last said curve with an arc length of 118.71 feet and a chord which bears North 30 degrees 51 minutes 14 seconds West, 110.81 feet to a point of tangency; North 05 degrees 42 minutes 49 seconds East, 5.00 feet to a point curvature to the left having a radius of 275.00 feet; along said curve with an arc length of 86.80 feet and a chord which bears North 03 degrees 19 minutes 43 seconds West, 86.44 feet to a point of tangency; North 12 degrees 22 minutes 14 seconds West, 97.62 feet to a point of curvature to the right having a radius of 225.00 feet; along said curve with an arc length of 71.02 feet and a chord which bears North 03 degrees 19 minutes 43 seconds West, 70.72 feet to a point of tangency; North 05 degrees 42 minutes 49 seconds East, 2.00 feet to a point of curvature to the right having a radius of 33.00 feet; along said curve with an arc length of 51.84 feet, and a chord which bears North 50 degrees 42 minutes 49 seconds East, 46.67 feet; North 05 degrees 42 minutes 49 seconds East, 62.00 feet to the beginning of a non-tangent curve to the right having a radius of 33.00 feet; along said curve with an arc length of 51.84 feet and a chord which bears North 39 degrees 17 minutes 11 seconds West, 46.67 feet to a point of tangency; North 05 degrees 42 minutes 49 seconds East, 52.00 feet to a point curvature to the left having a radius of 525.00 feet; along said curve with an arc length of 354.17 feet and a chord which bears North 13 degrees 36 minutes 45 seconds West, 347.49 feet to a point of reverse curvature to the right having a radius of 475.00 feet; along said curve having with an arc length of 167.21 feet and a chord which bears North 22 degrees 51 minutes 14 seconds West, 166.35 feet to a point of tangency; North 12 degrees 46 minutes 08 seconds West, 336.06 feet to a point of curvature to the right having a radius of 225.00 feet; along said curve with an arc length of 133.46 feet and a chord which bears North 04 degrees 13 minutes 25 seconds East, 131.51 feet to a point compound curvature to the right having a radius of 33.00 feet and along said curve with an arc length of 63.22 feet and a chord which bears North 76 degrees 05 minutes 41 seconds East, 53.98 feet to a point of compound curvature to the right having a radius of 938.00 feet, said point also being located on the southwestern right-of-way line of above said Outlet Boulevard; thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 308.53 feet and a chord which bears South 39 degrees 36 minutes 12 seconds East, 307.15 feet to a point of reverse curvature to the left having a radius of 1047.00 feet; along said curve with an arc length of 676.11 feet, and a chord which bears South 48 degrees 40 minutes 48seconds East, 684.43 feet to a point of reverse curvature to the right having a radius of 33.00 feet; along said curve with an arc length of 46.01 feet and a chord which bears South 27 degrees 14 minutes 03 seconds East, 42.38 feet to a point of reverse curvature to the left having a radius of 410.00 feet; along said curve with an arc length of 22.32 feet and a chord which bears South 11 degrees 09 minutes 05 seconds West, 22.32 feet; South 80 degrees 24 minutes 30 seconds East, 50.00 feet to the beginning of a non-tangent curve to the right having a radius of 33.00 feet; along said curve with an arc length of 58.51 feet and a chord which bears North 60 degrees 23 minutes 15 seconds East, 51.14 feet to a point of tangency; South 68 degrees 48 minutes 59 seconds East, 211.05 feet to a point of curvature to the right having a radius of 938.00 feet; thence along said curve with an arc length of 292.58 feet and a chord which bears South 59 degrees 52 minutes 50 seconds East, 291.39 feet to a point of compound curvature to the right having a radius of 33.00 feet; along said curve with an arc length of 63.15 feet and a chord which bears South 03 degrees 52 minutes 24 seconds West, 53.94 feet; South 31 degrees 18 minutes 31 seconds East, 62.00 feet to a point; thence North 58 degrees 41 minutes 29 seconds East, 18.75 feet to a point of curvature to the right having a radius of 53.00 feet; along said curve with an arc length of 73.65 feet and a chord which bears South 81 degrees 23 minutes 20 seconds East, 68.02 feet to a point of compound curvature; thence along said curve to the right having a radius of 938.00 feet, an arc length of 12.67 feet, and a chord which bears South 41 degrees 04 minutes 58 seconds East, 12.67 feet; South 40 degrees 41 minutes 45 seconds East, 12.86 feet to a point of curvature to the left having a radius of 4636.54 feet; along said curve with an arc length of 535.14 feet and a chord which bears South 44 degrees 00 minutes 08 seconds East, 534.84 feet to a point of reverse curvature to the right; along said curve having a radius of 338.00 feet with an arc length of 67.26 feet and a chord which bears South 41 degrees 38 minutes 28 seconds East, 67.15 feet to a point of compound curvature to the right having a radius of 93.00 feet and along said curve with an arc length of 165.79 feet and a chord which bears South 15 degrees 09 minutes 43 seconds West, 144.69 feet the Point of Beginning and containing 1,302,322 sq. ft. 29.897 acres more or less.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.



LOCATION MAP
(NOT TO SCALE)





CROSS ACCESS / INGRESS/EGRESS EASEMENT
(DETAIL NOT TO SCALE)

NOTES:

1. Basis of Bearings: Plat Book 360, Pages 256-259.

2. Subject property lies within Flood Zone AH (special flood hazard areas inundated by 100-year flood; flood depths of 1-3 feet, usually areas of ponding; base flood elevations determined) and Flood Zone X Shaded (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas per Map No. 29189C0120 H, with an effective map date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.

3. Existing Zoning:
"PC" Planned Commercial Ordinance No. 2805
a. Building Setbacks:
No building or structure shall be permitted within:
50 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
Structures which are six-stories in height shall be no closer than 300 feet from the right-of-way of Olive Street Road.
100 feet from northern boundary of "PC" district.
30 feet from eastern boundary of "PC" district.
20 feet from any interior road.
Structures exceeding thirty (30) feet in height which adjoin "NU" Non-urban, "PS" Park and Scenic or an "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
Structures which are six-stories in height shall be no closer than 150 feet from the paved portion of I-64.

b. Parking setbacks.
20 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
20 feet from western boundary of "PC" district.
20 feet from eastern boundary of "PC" district.
20 feet from northern boundary of "PC" district.
0 feet from internal lot lines and shared driveways.
10 feet from the principal internal streets

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-40 (ADJUSTED 2000)	STATION: SL-41 (ADJUSTED 2001)
NORTH (Y): 315379.803	NORTH (Y): 313595.655
EAST (X): 237342.881	EAST (X): 234890.181
GRID FACTOR: 0.9999169	GRID FACTOR: 0.9999190

NOTE: 1 METER = 3.28083333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS

Project Grid Factor of 0.99991795 established by averaging the Grid Factors for SL-40 and SL-41.

Station SL-40 to SL-41 Grid Azimuth = South 53 degrees 58 minutes 01 seconds West.

The Missouri Coordinate System of 1983, East Zone Coordinate Values reported hereon were determined based upon a field traverse during using Trimble GPS receiver, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 360, Pages 256-259. The grid bearing along a Southerly line on this plat is found to be North 82 degrees 32 minutes 38 seconds West. The measured bearing labeled along the same line is North 84 degrees 17 minutes 11 seconds West 733.74 feet. The grid bearing from SL-40 to the most Southeast corner on this plat is South 70 degrees 16 minutes 03 seconds West 1118.255 meters with the scale factor applied.

STATE PLANE COORDINATES
(METERS)

1	315062.385	235830.784
2	315091.892	235814.354
3	315093.403	235814.551
4	315119.736	235813.822
5	315148.977	235808.335
6	315170.522	235807.739
7	315171.127	235807.818
8	315179.794	235819.096
9	315198.630	235821.548
10	315209.808	235812.880
11	315225.522	235814.937
12	315328.163	235793.154
13	315378.4509	235774.893
14	315478.990	235755.304
15	315516.853	235759.470
16	315520.320	235775.554
17	315448.414	235833.006
18	315308.148	235980.953
19	315296.490	235986.511
20	315289.659	235984.993
21	315286.884	235999.934
22	315294.150	236013.714
23	315269.093	236072.955
24	315222.214	236148.381
25	315205.652	236146.772
26	315189.417	236156.096
27	315192.236	236161.067
28	315188.511	236181.460
29	315185.625	236183.908
30	315182.477	236186.372
31	315061.835	236295.992
32	315046.126	236309.110
33	315003.934	236296.287
34	315002.247	236290.201
35	315031.266	236068.558
36	315036.848	236044.699
37	315048.965	235952.116
38	315047.773	235942.437

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2013, by order of and for the use of Chesterfield Blue Valley, L.L.C., executed a Property Boundary Survey and Record Plat of a tract of land being Lot 5 of Chesterfield Blue Valley Plat One as recorded in Plat Book 360, Pages 256 through 259 of the St. Louis County Records, located in U.S. Surveys 102, 368, and 371, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Resubdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

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

By: [signature] 2/03/15
Daniel Ehlmann, Missouri P.L.S. No. 2215

CITY OF CHESTERFIELD
EXHIBIT 1

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

RESUBDIVISION PLAT
LOT 5 CHESTERFIELD BLUE VALLEY PLAT ONE
18575 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI

[Seal: STATE OF MISSOURI, DANIEL EHLMANN, NUMBER PLS-2215]
[signature] 2/03/15
Daniel Ehlmann
MO. P.L.S. # 2215
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1	1/09/2015- REVISED BMP AREAS PER MSD COMMENTS
2	1/20/2015- REVISED SCRIPT PER CLIENT COMMENTS

DRAWN BY: W.J.P.	CHECKED BY: D.M.E.
DATE: 10/29/2014	JOB NO. 214-5260
M.S.D. P #: P-29437-01	BASE MAP #: 18-W & 17-W
S.L.C. HAT #: XXXX	HAT S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE:
RESUBDIVISION PLAT

SHEET NO.:
1 OF 1

City of Chesterfield

NEWSLETTER - CITY COUNCIL MEETING

AGENDA REVIEW – Wednesday, February 18 – 6:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:30pm**, on Wednesday, February 18, 2014. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

As always, if you have any questions regarding any of the items contained within said AGENDA, please let me know. Additionally, if there is anything that you would like ADDED to said AGENDA, please contact either Mayor Nation, or me, prior to Monday's meeting.

UPCOMING MEETINGS/EVENTS

Saturday, February 14	Valentine's Day (it's not too late! :-))
Thursday, February 19	P/PW Committee (5:30pm)
Monday, February 23	F&A Committee (5:30pm)
Monday, February 23	Planning Commission (7pm)
Monday, March 2	Next City Council meeting

PRESENTATION

As stated in the attached memo from Libbey Tucker, Community Services & Economic Development Director, the Citizen's Committee for the Environment will recognize Girl Scout Troop 2534, Charity Sharity, and Ozark Berry Farm for their contributions and assistance with CCE efforts.

FINANCE AND ADMINISTRATION COMMITTEE – MAYOR'S VETOES

At the February 2 City Council meeting, action regarding a possible override of the Mayor's vetoes, as itemized below, was deferred until the February 18 City Council meeting:

1. The FY2015 Budget contains a salary pool, based on 3% of all full-time salaries. **The Mayor has vetoed .5% of that amount, or $43,458, leaving 2.5%.**

2. The FY2015 Budget contains $200/employee, or a total of $45,200, for Holiday Grocery Gift Certificates. **The Mayor has vetoed $100/employee.**

3. The FY2015 Budget contains $100,000 to cover the full cost of implementing a plan developed by Staff, to bring Public Art IN-HOUSE. As a reminder, this "plan" was discussed at a Special City Council meeting, held in early November. **The Mayor has vetoed that portion of Staff's plan dealing with the promotion of one**

existing employee, to the position of "Superintendent of Arts and Entertainment" and the hiring of one "Recreation Specialist". The Mayor's veto will, in effect, remove approx. $59,000 of the original $100,000, from the FY2015 Parks Sales Tax Fund Budget, leaving approx. $41,000 to cover various other costs associated with implementing that plan.

4. The FY2015 Budget contains $102,000 specifically allocated to enable the hiring of two (2) new Police Officers, as of April 1, covering nine months of salary/fringe benefit expenses. **The Mayor has vetoed $51,000, or the amount associated with the hiring of one of those Police Officers.**

If you have any questions, please contact F&A Committee Chairperson Derek Grier, prior to Monday's meeting.

RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Director of Public Services, the P/PW Committee met on Thursday, February 5, 2015. The following items, discussed by the Committee at this meeting, will require further action, by City Council, at the February 18, 2015 City Council meeting:

IIIC. **BILL NO. 3016** – Provides for Acceptance of Terra Vista Drive and Terra Vista Court as Public Streets **FIRST READING)**

BILL NO. 3017 – Provides for Acceptance of Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path as Public Streets (**FIRST READING**)

BILL NO. 3018 – Provides for Installation of Stop Signs at Various Intersections Involving Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path (**FIRST READING**)

BILL NO. 3019 – Provides for Acceptance of Park Circle Drive and Main Circle Drive as Public Streets (**FIRST READING**)

BILL NO. 3020 – Provides for Acceptance of Outlet Boulevard and Premium Way as Public Streets (**FIRST READING**)

IIIB. **BILL NO. 3021** – P.Z. 11-2014 – THF Chesterfield Development LLC (THE COMMONS) (**FIRST READING; GREENSHEET AMENDMENT)**

----- **BILL NO. 3022** – Provides for Approval of Record Plat and Escrow Agreements re: Resubdivision of Blue Valley, Plat 1, Lot 5 (**FIRST AND SECOND READINGS**)

----- **NEXT MEETING:** Thursday, February 19, 2015 (5:30pm)

If you have any questions, regarding the item listed above, please contact Chairperson Dan Hurt, Councilmember, Ward III, any other member of this Committee, Mr. Geisel or me, prior to Wednesday's meeting.

LIQUOR LICENSE

As detailed in the enclosed MEMO, prepared by Andrea Majoros, Business Assistance Coordinator, the following business is requesting a liquor license:

Balkan Grocery, located at 13393 Olive Blvd. is requesting a new liquor license to sell all kinds of liquor in original package, not to be consumed on premise.

Per City Council policy, the application for this liquor license has been reviewed and is recommended for approval by both our Planning/Development Services Division and our Police Department.

If you have any questions, please let me know prior to Wednesday's meeting.

LEGISLATION

BILL NO. 3016 PERTAINS TO THE ACCEPTANCE OF TERRA VISTA DRIVE AND TERRA VISTA COURT AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3017 PERTAINS TO THE ACCEPTANCE OF PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3018 AMENDS ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH, AND WILLOW WEALD PATH **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3019 PERTAINS TO THE ACCEPTANCE OF PARK CIRCLE DRIVE AND MAIN CIRCLE DRIVE AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3020 PERTAINS TO THE ACCEPTANCE OF OUTLET BOULEVARD AND PREMIUM WAY AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

LEGISLATION - PLANNING COMMISSION

BILL NO. 3021 REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2081 TO MODIFY DEVELOPMENT CRITERIA AND USE RESTRICTIONS FOR A 160.195 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE (P.Z. 11-2014 THF CHHESTERFIELD DEVELOPMENT LLC [THE COMMONS] - 17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101) . **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED WITHIN THE ATTACHED GREEN SHEET AMENDMENT)**

BILL NO. 3022 PROVIDES FOR THE APPROVAL OF A RECORD PLAT AND ESCROW AGREEMENTS FOR THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT 1, LOT 5, A 29.897 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD, WEST OF ITS INTERSECTION WITH CHESTERFIELD AIRPORT ROAD **(FIRST & SECOND READINGS; PLANNING COMMISSION RECOMMENDS APPROVAL)**