AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, February 07, 2022
5:30 PM

I. Appointments – President Pro-Tem Mary Ann Mastorakos

II. Council Committee Reports

A. Planning and Public Works Committee – Chairperson Mary Monachella, Ward I

1. **Bill No. 3377 - P.Z. 14-2020 84 Lumber (17519 Chesterfield Airport Road) –** An ordinance amending Ordinance 2575 of the City of Chesterfield to modify development criteria contained in Ordinance 2575 to establish a new "PC" Planned Commercial District on a 7.42-acre tract of land at 17519 Chesterfield Airport Road, located south of Highway 40/61 Interstate 64. (P.Z. 14-2020 84 Lumber 17U510073). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

2. **Bill No. 3378 - Public Street Acceptance – Fienup Farms, Plats 2 and 7 –** An ordinance pertaining to the acceptance of portions of Patchwork Fields and Fienup Lake Drive in Fienup Farms as public streets in the City of Chesterfield. **(Second Reading) Planning & Public Works Committee recommends approval.**

3. **15525 Olive Blvd. (Mellow Mushroom) ASDSP –** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd**.** (18S521120). **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

4. **Next Meeting – Thursday, February 10, 2022 (5:30pm)**

B. Finance and Administration Committee – Chairperson Michael Moore, Ward III

1. **Next Meeting – Not yet scheduled**

C. **Parks, Recreation and Arts Committee** – Chairperson Mary Ann Mastorakos, Ward II

1. **Next Meeting – Not yet scheduled**

D. **Public Health and Safety Committee** – Chairperson Tom DeCampi, Ward IV

1. **Next Meeting – Monday, February 28, 2022 (5:30pm)**

III. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

A. **Grant Recommendation – Wilson Avenue –** Recommendation to authorize the Mayor and City Administrator to execute a grant submittal to East West Gateway for the Wilson Avenue Improvement Project. The grant application fee for this project is currently estimated at $5,250 (0.5 percent of the requested federal funds). Funds for the application fee are budgeted in account 120-079-5261. The application fee will be returned if the grant application is not accepted. Please note that the grant request is based upon preliminary engineering design completed thus far. Engineering design is ongoing, and final engineering design is estimated for completion near the end of 2023, after utility coordination and right of way acquisition. **(Roll Call Vote) Department of Public Works recommends approval.**

B. **Liquor License Request – Ukraft Café & Smoothie Exchange –** has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and Sunday sales. **(Voice Vote)**

C. **Liquor License Request – Wildhorse Hotel DBA AC Hotel Chesterfield –** has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and Sunday sales. **(Voice Vote)**

IV. Other Legislation

A. **Bill No. 3381 - Lot Split Plat – 1901 Wilson Avenue**
An ordinance providing for the approval of a Lot Split Plat of new Lot A of "Wilson Road Parcel Boundary Adjustment Plat" also known as 1901 Wilson Avenue, zoned R1 Residence District and located west of Wilson Avenue and south of Wild Horse Creek Road (19T220258).

(First & Second Readings) Department of Planning recommends approval.

B. **Bill No. 3382 - Boundary Adjustment Plat**
An ordinance providing for the approval of a Boundary Adjustment Plat for a tract of land totaling 3.083 acres zoned "PI" Planned Industrial District at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133). **(First & Second Readings) Department of Planning recommends approval.**

C. **Proposed Resolution #475 –** A resolution stating that the City of Chesterfield is in opposition of the Maryland Heights Railroad Transfer Facility that is to be built North of River Bend **(Voice Vote)**

D. **Proposed Resolution # 476 – House Bill 1611 –** A resolution opposing Missouri House Bill #1611 which would require City Council candidates to declare a party affiliation. **(Voice Vote)**

V. Unfinished Business

VI. New Business

VII. 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; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.*

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, February 07, 2022
7:00 PM

I. CALL TO ORDER – President Pro-Tem Mary Ann Mastorakos

II. PLEDGE OF ALLEGIANCE – President Pro-Tem Mary Ann Mastorakos

III. MOMENT OF SILENT PRAYER – President Pro-Tem Mary Ann Mastorakos

IV. ROLL CALL – City Clerk Vickie McGownd

V. APPROVAL OF MINUTES – President Pro-Tem Mary Ann Mastorakos

A. **City Council Meeting Minutes** – January 18, 2022

B. **Executive Session Minutes** – January 18, 2022

VI. INTRODUCTORY REMARKS – President Pro-Tem Mary Ann Mastorakos

A. **Thursday, February 10, 2022 – Planning & Public Works (5:30pm)**

B. **Monday, February 14, 2022 – Planning Commission (7:00pm)**

C. **Monday, February 21, 2022 – City Hall Closed for Presidents Day**

D. **Tuesday, February 22, 2022 – City Council Meeting (7:00pm)**

VII. COMMUNICATIONS AND PETITIONS – President Pro-Tem Mary Ann Mastorakos

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Mary Monachella, Ward I

1. **Bill No. 3377 - P.Z. 14-2020 84 Lumber (17519 Chesterfield Airport Road) –** An ordinance amending Ordinance 2575 of the City of Chesterfield to modify development criteria contained in Ordinance 2575 to establish a new "PC" Planned Commercial District on a 7.42-acre tract of land at 17519 Chesterfield Airport Road, located south of Highway 40/61 Interstate 64. (P.Z. 14-2020 84 Lumber 17U510073). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

2. **Bill No. 3378 - Public Street Acceptance – Fienup Farms, Plats 2 and 7 –** An ordinance pertaining to the acceptance of portions of Patchwork Fields and Fienup Lake Drive in Fienup Farms as public streets in the City of Chesterfield. **(Second Reading) Planning & Public Works Committee recommends approval.**

3. **15525 Olive Blvd. (Mellow Mushroom) ASDSP –** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120). **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

4. **Next Meeting – Thursday, February 10, 2022 (5:30pm)**

B. Finance and Administration Committee – Chairperson Michael Moore, Ward III

1. **Next Meeting- Not yet scheduled**

C. Parks, Recreation and Arts Committee – Chairperson Mary Ann Mastorakos, Ward II

1. **Next Meeting – Not yet scheduled**

D. Public Health and Safety Committee – Chairperson Tom DeCampi, Ward IV

1. **Next Meeting – Monday, February 28, 2022 (5:30pm)**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Grant Recommendation – Wilson Avenue – Recommendation to authorize the Mayor and City Administrator to execute a grant submittal to East West Gateway for the Wilson Avenue Improvement Project. The grant application fee for this project is currently estimated at $5,250 (0.5 percent of the requested federal funds). Funds for the application fee are budgeted in account 120-079-5261. The application fee will be returned if the grant application is not accepted. Please note that the grant request is based upon preliminary engineering design completed thus far. Engineering design is ongoing, and final engineering design is estimated for completion near the end of 2023, after utility coordination and right of way acquisition. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Liquor License Request – Ukraft Café & Smoothie Exchange – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and Sunday sales. **(Voice Vote)**

C. Liquor License Request – Wildhorse Hotel DBA AC Hotel Chesterfield – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and Sunday sales. **(Voice Vote)**

XI. OTHER LEGISLATION

A. Bill No. 3381 - Lot Split Plat – 1901 Wilson Avenue
An ordinance providing for the approval of a Lot Split Plat of new Lot A of "Wilson Road Parcel Boundary Adjustment Plat" also known as 1901 Wilson Avenue, zoned R1 Residence District and located west of Wilson Avenue and south of Wild Horse Creek Road (19T220258). **(First & Second Readings) Department of Planning recommends approval.**

B. Bill No. 3382 - Boundary Adjustment Plat
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C. Proposed Resolution # 475 – A resolution expressing opposition to the Precision Vehicle Industrial Development in Maryland Heights, adjacent to residential neighborhoods within Chesterfield. **(Voice Vote)**

D. **Proposed Resolution # 476 – House Bill 1611 –** A resolution opposing Missouri House Bill #1611 which would require City Council candidates to declare a party affiliation. **(Voice Vote)**

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. 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.*

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AGENDA REVIEW – MONDAY 02/07/2022 – 5:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:30 PM, on Monday, February 07, 2022**.

Please let me know, ASAP, if you will be unable to attend this meeting.

City of Chesterfield
Excess Checks (=> $5,000)
January 2022

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
1/6/2022	1019	WE HANG CHRISTMAS LIGHTS	HOLIDAY TREE LIGHTING & DECOR	$ 7,527.00	137
1/6/2022	48291	CAPRI POOLS, LLC	LABOR - REBUILD FRAMES, RETURN VALVE REPLACEMENT/PLUMBING REPAIR	7,140.42	119
1/6/2022	48295	VERMONT SYSTEMS, INC.	RECTRAC	5,815.38	119
1/28/2022	48355	METROPOLITAN ST. LOUIS SEWER DISTRICT	17925 N OUTER 40 RD, ACCT# 0626172-1	5,077.78	119
1/28/2022	48356	MISSOURI AMERICAN WATER COMPANY	17925 N OUTER 40, ACCT #1017-210013295212	11,262.51	119
1/6/2022	65528	CONCRETE STRATEGIES	WILDHORSE PARKWAY BRIDGE DECK OVERLAY	16,354.77	120
1/6/2022	65530	DELTA DENTAL OF MISSOURI	JAN 2022 DENTAL INSURANCE-HIGH&LOW	12,904.28	001
1/6/2022	65533	ERB EQUIPMENT CO., INC.	PK204 REPAIR, O-RINGS, HOSE CLAMPS, CLUTCH	8,061.60	001
1/6/2022	65547	KEELEY RESTORATION SERVICES LLC	2021 CITY HALL DECK SEALING	70,898.55	120
1/6/2022	65556	MERCY HEALTH	LANDSCAPE SURETY RELEASE-MERCY VIRTUAL CARE PARKING LOT	34,982.00	808
1/6/2022	65558	MISSOURI MUNICIPAL LEAGUE	ANNUAL MEMBERSHIP DUES ID: 10510493	5,399.90	001
1/6/2022	65567	PAYNE FAMILY HOMES	LOT CASH ESCROW RELEASE - ALEXANDER WOODS, LOTS 4,9,20,23,24, 26, 27, 32, 35, 36.	15,000.00	808
1/6/2022	65576	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	JAN 2022 HEALTH INSURANCE PREMIUMS	193,408.32	001
1/6/2022	65582	THE HARTFORD-PRIORITY ACCOUNTS	JAN 2022 LIFE & VOLUNTARY LIFE/LDT & STD BENEFITS	10,577.07	001
1/6/2022	65583	TOPE PLUMBING	1824 BAXTER - SEWER REPAIR	7,001.99	110
1/6/2022	65585	TOPE PLUMBING	56 HIGH VALLEY - SEWER REPAIR	6,415.50	110
1/13/2022	65598	BEELMAN LOGISTICS LLC	2021/2022 SALT DELIVERY & UNLOADING	6,894.07	001
1/13/2022	65603	CITY OF CHESTERFIELD	ROYAL BANKS OF MO CD MATURED & WAS REINVESTED IN US SECURITES AT UMB IN THE GF INVESTMENT HOLDINGS ACCOUNT	246,312.00	001
1/13/2022	65604	COMPASS MINERALS AMERICA INC	2020-2021 SALT, SALT CO-OP	77,561.90	001
1/13/2022	65614	IDEAL LANDSCAPE MANAGEMENT	RIPARIAN TRAIL PHASE II	82,278.31	120
1/20/2022	65648	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	9,126.83	001
1/20/2022	65654	AXON ENTERPRISE INC,	ANNUAL CONTRACT	140,880.00	121
1/20/2022	65662	DELTA DENTAL OF MISSOURI	FEB 2022 DENTAL INSURANCE-HIGH&LOW	13,415.83	001
1/20/2022	65668	GRIMCO INC	PRINTER/VINYL CUTTER	7,251.21	001
1/20/2022	65670	HORNER & SHIFRIN INC.	EBERWEIN PARK TRAILS-DESIGN SERVICES	15,674.00	120
1/20/2022	65687	PNC BANK	PARTIAL DEC21-JAN22 MONTHLY PNC STATEMENT	17,106.74	001
1/20/2022	65696	THE PRAETORIAN GROUP,	POLICE TRAINING 12/31/21-12/31/22	8,301.00	121
1/24/2022	65706	SPIRE ENERGY	690 CHESTERFIELD PKWY W-3433311000	5,556.01	001
1/28/2022	65793	COMPASS MINERALS AMERICA INC	SALT CO-OP, 2020-2021 SALT	83,916.27	001
1/28/2022	65801	ENERGY PETROLEUM CO.	#2 DIESEL ULS, MID RFG GASOLINE 89 OCT	42,248.90	001
1/28/2022	65804	FISCHER & FRICHTEL	LCE RELEASE - FIENUP FARMS, LOTS 117,123,128,148,149,161	9,000.00	808
1/28/2022	65805	GEORGE BUTLER ASSOCIATES, INC.	RIPARIAN TRAIL PROJECT-ENG. DESIGN AND CONSTRUCTION SERVICES	30,895.29	120
1/28/2022	65811	IDEAL LANDSCAPE MANAGEMENT	RIPARIAN TRAIL PHASE II	77,107.36	120
1/28/2022	65827	SHI INTERNATIONAL CORP	12 MONTH O365 EMAIL HARDENING SUBSCRIPTION, ADVANCED MALWARE & URL PROTECTION SUBSCRIPTION(10)	9,630.90	001
1/28/2022	65830	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	FEB 2022 HEALTH INSURANCE PREMIUMS	196,764.96	001
1/28/2022	65837	TOPE PLUMBING	15556 COUNTRY RIDGE - SEWER REPAIR	5,013.00	110
1/28/2022	65838	TOPE PLUMBING	13522 LADUE FARM - SEWER REPAIR	5,213.00	110
1/28/2022	65842	TRACKER PRODUCTS, LLC	POLICE EVIDENCE TRACKING SOFTWARE SUBSCRIPTION	8,100.00	001
1/28/2022	65844	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS JAN 2022	17,354.52	121
1/28/2022	65845	TYLER TECHNOLOGIES, INC	PROJECT PLANNING SERVICES, NEW WOLD ERP SERVICES-PROJECT PLANNING SERVICES-RETURN, BANK REC SETUP TRAINING-5.5HRS, BANK REC SETUP TRAINING-5.5HRS-RETURN, 2022 SOFTWARE MAINTENANCE AGREEMENT	83,372.33	001
				$ 1,616,801.50	

Respectfully submitted by,
John Hughes, Assistant Finance Director

Fund Legend	
General Fund	001
Sewer lateral fund	110
Police forfeiture fund	114
Parks	119
Capital Improvements	120
Public Safety	121
Everything from the ARPA Strategy should be coded to	137
Trust & Agency	808

John Hughes

RECORD OF PROCEEDING

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

JANUARY 18, 2022

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 Mary Monachella	
Councilmember Barbara McGuinness	
Councilmember Aaron Wahl	
Councilmember Mary Ann Mastorakos	
Councilmember Dan Hurt	
Councilmember Michael Moore	
Councilmember Tom DeCampi	
Councilmember Gary Budoor	

APPROVAL OF MINUTES

The minutes of the January 3, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the January 3, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, February 7, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Dan Manning, 16150 Main Circle Drive, Suite 250, indicated that he was available to answer questions related to Bill No. 3377 (P.Z. 14-2020 84 Lumber – 17519 Chesterfield Airport Road).

APPOINTMENTS

There were no appointments scheduled for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3376 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing "NU" Non-Urban District to a new "PC" Planned Commercial District for a 1.006-acre tract of land located at the southwest corner of the intersection of Clarkson Road and Wilson Avenue (P.Z. 09-2021 2272 Clarkson Road {SMS Group, LLC} 20T520406) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3376. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3376 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3376 with the following results: Ayes – Wahl, Mastorakos, Budoor, Hurt, Monachella, Moore, McGuinness and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3376 approved, passed it and it became **ORDINANCE NO. 3178.**

Bill No. 3377 Amends Ordinance 2575 of the City of Chesterfield to modify development criteria contained in Ordinance 2575 to establish a new "PC" Planned Commercial District on a 7.42-acre tract of land at 17519 Chesterfield Airport Road, located south of Highway 40/61 Interstate 64 (P.Z. 14-2020 84 Lumber 17U510073) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as**

amended. Green Sheet Amendment recommended by Planning & Public Works Committee regarding screening of outdoor storage

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3377, including the green sheet amendment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3377 was read for the first time.

Bill No. 3378 Pertains to the acceptance of portions of Patchwork Fields and Fienup Lake Drive in Fienup Farms as public streets in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3378. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3378 was read for the first time.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, January 20, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, reported that the Parks, Recreation and Arts Committee unanimously directed staff to look into alternative locations within Central Park to construct two to four Pickleball courts, excluding the sites immediately adjacent to Chesterfield Parkway, and to also evaluate construction of Pickleball courts at the west end of the Chesterfield Valley Athletic Complex, taking into account the wind factor at both locations. Staff is directed to return the site evaluations for both Central Park and the Athletic Complex together, as soon as practicable.

Public Health & Safety Committee

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Professional Design Services. Based upon review of information provided by Director

of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of a Professional Services Agreement with Stock and Associates for the design of Main Circle Drive within Central Park, in an amount not to exceed $40,000. Councilmember McGuinness made a motion, seconded by Councilmember Wahl, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, Mastorakos, Moore, DeCampi, Budoor, McGuinness, Wahl and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3379 Provides for the approval of a Boundary Adjustment Plat for an 8.5-acre tract of land located southwest of the intersection of Spirit Valley East Drive and Olive Street (17W510136, 17W510125) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3379. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3379 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3379 with the following results: Ayes – Mastorakos, DeCampi, Moore, Monachella, Wahl, Hurt, McGuinness and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3379 approved, passed it and it became **ORDINANCE NO. 3179.**

Bill No. 3380 Approves an amendment to a Declaration of Trust in connection with the City's outstanding certificates of participation and authorizes the execution of other documents **(First & Second Readings) Finance Director & City Administrator recommend approval**

Councilmember Moore made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3380. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3380 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3380 with the following results: Ayes – DeCampi, Hurt, Wahl, Monachella, Moore, Budoor, Mastorakos and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3380 approved, passed it and it became **ORDINANCE NO. 3180.**

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:28 p.m.

_____
Mayor Bob Nation

ATTEST:

_____
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

A. Thursday, February 10, 2022 – Planning & Public Works (5:30pm)

B. Monday, February 14, 2022 – Planning Commission (7:00pm)

C. Monday, February 21, 2022 – City Hall Closed for Presidents Day

D. Tuesday, 22, 2022 – City Council Meeting (7:00pm)

COMMUNICATIONS AND PETITIONS

There are no communications and or petitions for Monday's meeting.

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Monachella
Vice-Chair: Councilmember Hurt

Bill No. 3377 - P.Z. 14-2020 84 Lumber (17519 Chesterfield Airport Road) – An ordinance amending Ordinance 2575 of the City of Chesterfield to modify development criteria contained in Ordinance 2575 to establish a new "PC" Planned Commercial District on a 7.42-acre tract of land at 17519 Chesterfield Airport Road, located south of Highway 40/61 Interstate 64. (P.Z. 14-2020 84 Lumber 17U510073). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

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15525 Olive Blvd. (Mellow Mushroom) ASDSP – An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120). **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, February 10th, 2022, at 5:30 pm.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning JW

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 20, 2022

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 20, 2022 in Conference Room 101.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III). Councilmember Tom DeCampi (Ward IV) was absent.

Also in attendance were: Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning; Chris Dietz, Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the January 6, 2022 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of January 6, 2022. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3-0.**

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

A. POWER OF REVIEW: 15525 Olive Blvd. (Mellow Mushroom) ASDSP: An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120). (Ward 1)

STAFF PRESENTATION

Chris Dietz, Planner, presented the project request for an Amended Site Development Section Plan to redesign a vacant restaurant building for a new restaurant tenant.

On December 9, 2021, the Architectural Review Board unanimously recommended approval of the project. The Planning Commission also unanimously approved the project at their January 10, 2022 meeting.

On January 11, 2022, Power of Review was called and since that time, the applicant has modified the building elevations based upon the discussion that was held at the Planning Commission meeting. The revised elevations were then presented.

DISCUSSION

The Committee members expressed their appreciation for the applicant's willingness to work with them and were pleased with the changes to the building elevations.

Councilmember Mastorakos made a motion to forward 15525 Olive Blvd. (Mellow Mushroom) ASDSP, with the amendments presented, to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on 15525 Olive Blvd. (Mellow Mushroom) ASDSP.]

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 5:37 p.m.

BILL NO. 3377 **ORDINANCE NO.**_____

AN ORDINANCE AMENDING ORDINANCE 2575 OF THE CITY OF CHESTERFIELD TO MODIFY DEVELOPMENT CRITERIA CONTAINED IN ORDINANCE 2575 TO ESTABLISH A NEW "PC" PLANNED COMMERCIAL DISTRICT ON A 7.42-ACRE TRACT OF LAND AT 17519 CHESTERFIELD AIRPORT ROAD, LOCATED SOUTH OF HIGHWAY 40/61 INTERSTATE 64. (P.Z. 14-2020 84 LUMBER 17U510073).

WHEREAS, the petitioner, Doster Ullom & Boyle, LLC, has requested an Ordinance Amendment to modify the development criteria for a tract of land located along Chesterfield Airport Road, east of its intersection with Long Road and south of Interstate 64; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 23, 2021; and,

WHEREAS, the Planning Commission on December 13, 2021, having considered said request, recommended approval with the condition that specific permitted uses be removed from the request; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment as amended by the Planning Commission; and,

WHEREAS, the City Council, having considered said request, voted to approve the ordinance amendment request.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a new "PC" Planned Commercial District for a 7.42-acre tract of land located at 17519 Chesterfield Airport Road and as described as follows:

A TRACT OF LAND BEING ALL OF LOT 1 OF 84 LUMBER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 339 PAGE 80 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF LOT 1 OF 84 LUMBER SUBDIVISION BEING ON THE SOUTHERN RIGHT OF WAY LINE OF INTERSTATE 64, U.S. HIGHWAY 40-61 (VARIABLE WIDTH), FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 84 DEGREES 09 MINUTES 41 SECONDS WEST 0.16 FEET; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF THE AFORESAID INTERSTATE, SOUTH 84 DEGREES 06 MINUTES 36 SECONDS EAST A DISTANCE OF 458.79 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST A DISTANCE OF 641.98 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 77 DEGREES 19 MINUTES WEST 0.21 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 44 SECONDS WEST A DISTANCE OF 407.09 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST A DISTANCE OF 367.38 FEET TO A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER 347-D" BEING ON THE NORTHERN RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD (100' WIDE); THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD, SOUTH 89 DEGREES 35 MINUTES 44 SECONDS WEST A DISTANCE OF 50.01 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 85 DEGREES 40 MINUTES WEST A DISTANCE OF 0.61 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 00 DEGREES 48 MINUTES 46 SECONDS EAST A DISTANCE OF 1059.68 FEET TO THE POINT OF BEGINNING CONTAINING 323,240 SQ. FT. OR 7.42 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING SEPTEMBER 2019.

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 preliminary plan indicated as Attachment B which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Stock and Associates in P.Z. 14-2020, 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 23rd day of August, 2021, 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 Article 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 _____, 2022

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/18/2022

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC"—Planned Commercial District shall be:

    a. Automobile Dealership

    b. Automotive Retail Supply

    c. Car Wash

    d. Car Wash, Self-Service

    e. Motorcycle, RV, and Similar Motor Vehicles Dealership

    f. Office—General

    g. Office—Medical

    h. Oil Change Facility

    i. Professional and Technical Service Facility

    j. Recreation Vehicle Dealership

    k. Retail Sales Establishment—Community

    l. Retail Sales Establishment—Neighborhood

    m. Retail Sales Establishment—Regional

    n. Vehicle Repair and Service Facility

2. Hours of Operation.

    a. Uses "b", "k", "l", and "m" listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded

for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area

   a. Combined total building floor area for this PC District shall not exceed 60,000 square feet.

2. Height

   a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty (30) feet or two (2) stories, whichever is less.

3. Building Requirements

   a. A minimum of thirty-five percent (35%) open space is required for this development.

   b. This development shall have a maximum F.A.R. of 0.55.

4. Outdoor Storage

   a. Outdoor storage areas shall be depicted on the Site Development Plan with screening to including berming, landscaping, fencing, or other methods as approved by the City of Chesterfield. Section profiles may be required to verify the adequacy of proposed screening.

C. SETBACKS

1. Structure Setbacks

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

   a. Three-hundred (300) feet from the right-of-way of Interstate 64 on the northern boundary of the “PC”—Planned Commercial District.

b. Seventy (70) feet from the right-of-way of Arnage Road along the southern boundary of the PC District.

c. Thirty (30) feet from the right-of-way of Chesterfield Airport Road along the southern boundary of the PC District.

d. Sixty (60) feet from the eastern boundary of the PC District.

e. Fifty-five (55) feet from the western boundary of the PC District.

2. Parking Setbacks

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

a. Two-hundred ninety (290) feet from the right-of-way of Interstate 64 on the northern boundary of the "PC"—Planned Commercial District.

b. Thirty (30) feet from the right-of-way of Arnage Road along the southern boundary of the PC District.

c. Thirty (30) feet from the right-of-way of Chesterfield Airport Road along the southern boundary of the PC District.

d. Thirty (30) feet from the eastern boundary of the PC District.

e. Ten (10) feet from the western boundary of the PC District.

D. PARKING AND LOADING REQUIREMENTS

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

2. Parking lots shall not be used as streets.

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and as directed by the City of Chesterfield, Missouri Department of Transportation, and St. Louis County. Arnage Road shall be extended to the west property line, as shown on the Preliminary Site Plan, prior to issuance of the Certificate of Occupancy.

2. The private access road to Chesterfield-Airport Road shall be removed at such time that Arnage Road connects to Caprice Drive.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The private road shall be improved to City roadway standards. A permanent private Access and Utility Easement must be granted to the surrounding properties from Arnage Road and from the property fronting the private road to the east.

2. Provide a five-foot (5’) wide sidewalk conforming to ADA standards along the Arnage Road and Chesterfield-Airport Road frontages of the site, and provide a four-foot (4’) wide sidewalk adjacent to the north-south private road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled

by another agency, if permitted by that agency, or on private property within a six-foot (6') wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

3. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

4. Additional right-of-way and road improvements shall be provided, as directed by City of Chesterfield, St. Louis County and Missouri Department of Transportation.

5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and St. Louis County. No gate installation will be permitted on public right-of-way.

6. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and St. Louis County. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as directed by City of Chesterfield and St. Louis County. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or St. Louis County.

L. POWER OF REVIEW

1. The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.

2. The Chesterfield Valley Master Storm Water Plan indicates a 10' flat bottom ditch along the north property line of this site and that drainage from this site is to be directed to the north to Pump Station #4 at Long Road and the North Outer Forty Road. The property owner is required to maintain the cross section and flowline of this channel across the portion that runs through this property.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield and Monarch Chesterfield Levee District.

4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

5. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

6. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the

developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

7. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.

8. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

9. Jurisdictional wetlands have been identified on this site. The mitigation for the wetlands has been addressed under the Chesterfield Valley Mitigation Bank Program; therefore, the developer shall reimburse the Program for the mitigation provided for this site. There are 5.26 acres of wetlands delineated on this site, which require a total of 5.26 acres of mitigation credit. The total mitigation amount paid by the City for this property was $131,507. A partial reimbursement payment of $50,624 was made to the City in 1996. Prior to approval of a grading permit, improvement plans, or issuance of a building permit, the developer is required to pay the remaining balance of $80,883 to the City of Chesterfield as the site's proportionate share of the cost of establishment of the mitigation area.

10. Formal MSD review, approval, and permits are required.

11. Post-construction BMPs will be required. Stormwater Management facilities and site design strategies shall be applied such that the extents of the project's disturbed areas are managed. The site is considered new development; volume reducing BMP's will be required.

12. The project is in the Caulks Creek Service area and is subject to the Caulks Creek Surcharge.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the

Metropolitan St. Louis Sewer District.

2. Sanitary flow estimates must be provided. These shall include the estimated average daily and peak flow rates. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements, including pump station upgrades may be required based on the flow rates provided.

3. The site is currently served via an existing private pump station and force main. These shall remain private.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities shall be installed underground.

2. An opportunity for recycling shall be provided.

3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

4. All required easements must be recorded prior to Improvement Plan approval.

5. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

6. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

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

5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of property.

3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is a separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

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

11. Indicate location of all existing and proposed freestanding monument signs.

12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

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

17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.

6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

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

9. Indicate location of all existing and proposed freestanding monument signs.

10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

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

15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Transportation, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

Type of Development	Required Contribution
General Retail	$2,373.42 / parking space
Office	$2,373.42 / parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Transportation will provide rates.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Department of Transportation or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to “Treasurer, St. Louis County.”

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to "Treasurer, Saint 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 $954.57 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on $3,028.63 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

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

IV. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

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

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

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

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

PRELIMINARY DEVELOPMENT PLAN

for a

CAR CRAFT AUTOBODY

84 LUMBER SUBDIVISION

CITY OF CHESTERFIELD
ST LOUIS COUNTY, MISSOURI

ATTACHMENT B

RECEIVED
City of Chesterfield
NOV 22 2021
Department of Public Services

LEGEND

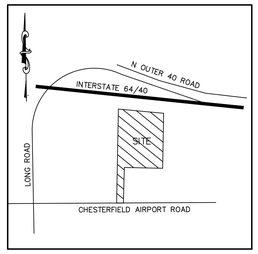
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
RIGHT-OF-WAY
EASEMENT
CENTERLINE
EXISTING TREE
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
SWALE
TO BE REMOVED
TO BE REMOVED & RELOCATED
TO BE USED IN PLACE
ADJUST TO GRADE
BACK OF CURB
FACE OF CURB
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE
OVERHEAD WIRE
UNDERGROUND ELECTRIC
SILTATION CONTROL
FIRE HYDRANT
POWER POLE
WATER VALVE
LIGHT STANDARD

SYMBOLS

- WV WATER VALVE
- WMH WATER MANHOLE
- TMH TELEPHONE MANHOLE
- BRUSH & SHRUB LINE
- SIGN
- ELECTRIC YARD LIGHT
- MB MAIL BOX
- EB ELECTRIC BOX
- PP POWER POLE
- PP POWER POLE & GUY
- CO CLEAN OUT
- GV GAS VALVE
- GM GAS METER
- GD GAS DRIP

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE



LOCATION MAP

N.T.S.

PROPERTY DATA

OWNER	= MACE LLC
ADDRESS	= 17519 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MISSOURI 63005
LOCATOR NO.	= 17U510073
TOTAL ACREAGE	= 7.42± Ac.
PROPOSED ZONING	= PC – PLANNED COMMERCIAL (ORDINANCE 2575)
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= METRO. ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0165K, 02/04/2015
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

PROJECT BENCHMARK

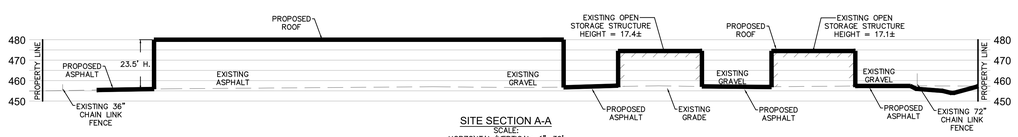
ST. LOUIS COUNTY BENCHMARK 12-168 ELEV. = 459.91' NAVD 88(ELEV = 460.06' NGVD29) STANDARD DNR ALUMINUM DISK STAMPED SL-38 SITUATED IN A GRASSY AREA NORTHWEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE, SOUTH OF THE PARKING FOR A RETAIL STRIP CENTER APPROXIMATELY 0.1 MILES EAST OF LONG ROAD, ROUGHLY 58 FEET WEST OF THE CENTERLINE OF CAPRICE DRIVE, 43 FEET NORTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD, AND 69 FEET EAST OF A FIRE HYDRANT.

SITE BENCHMARK

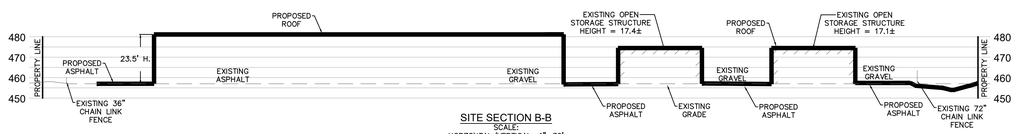
ELEV. 460.76' "O" IN OPEN ON FIRE HYDRANT AS SHOWN ON THIS SURVEY.

FLOOD ZONE NOTES

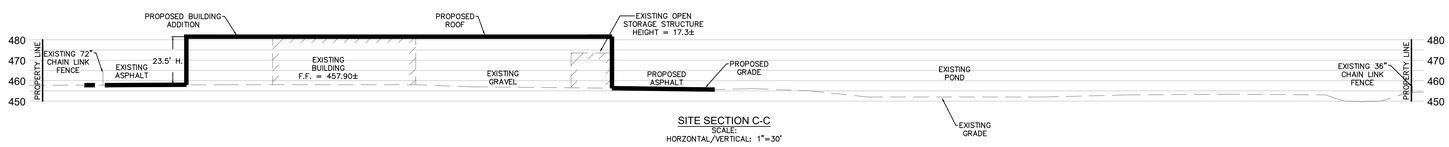
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) BASE FLOOD AREAS DETERMINED ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0165K, (ST. LOUIS COUNTY, MISSOURI) WHICH BEARS AN EFFECTIVE OF FEBRUARY 4, 2015.



SITE SECTION A-A
SCALE:
HORZONTAL/VERTICAL: 1"=30'



SITE SECTION B-B
SCALE:
HORZONTAL/VERTICAL: 1"=30'



SITE SECTION C-C
SCALE:
HORZONTAL/VERTICAL: 1"=30'

SHEET INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN

GENERAL NOTES

1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.

2.) ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK

3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.

4.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.

5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.

6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.

8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.

11.) GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.

12.) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & MODOT.

13.) SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.

14.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20'H. SLOPES GREATER THAN 1"V:20'H MUST BE DESIGNED AS A RAMP.

15.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

16.) DENSITY CALCULATIONS

Open Space: 178,981 s.f. / 323,240 s.f. total site × 100 = 55%

F.A.R.: 57,800 s.f. Bldg / 323,240 s.f. total site = 0.18

17.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES LIE WITHIN SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0165K AND COMMUNITY NUMBER 290896 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; ARES OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED).

18.) 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 PROVISIONS OF SECTION 31.04.03 OF THE UNIFIED DEVELOPMENT CODE.

19.) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.

20.) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND

21.) ROOF TOP EQUIPMENT SHALL BE SCREENED

22.) THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.

23.) NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD

24.) ALL PROVISIONS OF THE CITY CODE SHALL APPLY

LEGAL DESCRIPTION

(FROM TITLE COMMITMENT)

LOT 1 OF 84 LUMBER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 339 PAGE 80 OF THE ST. LOUIS COUNTY RECORDS.

A TRACT OF LAND BEING ALL OF LOT 1 OF 84 LIMBER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 339 PAGE 80 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF LOT 1 OF 84 LUMBER SUBDIVISION BEING ON THE SOUTHERN RIGHT OF WAY LINE OF INTERSTATE 64, U.S. HIGHWAY 40-61 (VARIABLE WIDTH), FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 84 DEGREES 09 MINUTES 41 SECONDS WEST 0.16 FEET; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF THE AFORESAID INTERSTATE, SOUTH 84 DEGREES 06 MINUTES 36 SECONDS EAST A DISTANCE OF 458.79 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST A DISTANCE OF 641.98 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 77 DEGREES 19 MINUTES WEST 0.21 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS WEST A DISTANCE OF 407.09 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST A DISTANCE OF 367.38 FEET TO A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER 347-D" BEING ON THE NORTHERN RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD (100' WIDE); THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD, SOUTH 89 DEGREES 35 MINUTES 44 SECONDS WEST A DISTANCE OF 50.01 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS NORTH 85 DEGREES 40 MINUTES WEST A DISTANCE OF 0.61 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 00 DEGREES 48 MINUTES 46 SECONDS EAST A DISTANCE OF 1059.68 FEET TO THE POINT OF BEGINNING CONTAINING 323,240 SQ. FT. OR 7.42 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING SEPTEMBER 2019.

END OF DESCRIPTION

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

NOTE:

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

MISSOURI ONE CALL TICKET NUMBER 192483554

THE UTILITIES CONTACT BY MISSOURI ONE CALL WERE: AMEREN MISSOURI ELECTRIC, ATT DISTRIBUTION, CHARTER COMMUNICATIONS, EXTENET SYSTEMS, MISSOURI AMERICAN WATER COMPANY, MO, SPIRE MO EAST AND ST LOUIS METROPOLITAN SEWER.

Prepared For:

Car Craft Autobody
3900 Lemay Ferry Road
St. Louis, MO 63125
Mr. Gary Goddard

Prepared By:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

STATE OF MISSOURI
BRANDON ASHER HARP
NUMBER E-28650
PROFESSIONAL ENGINEER
BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

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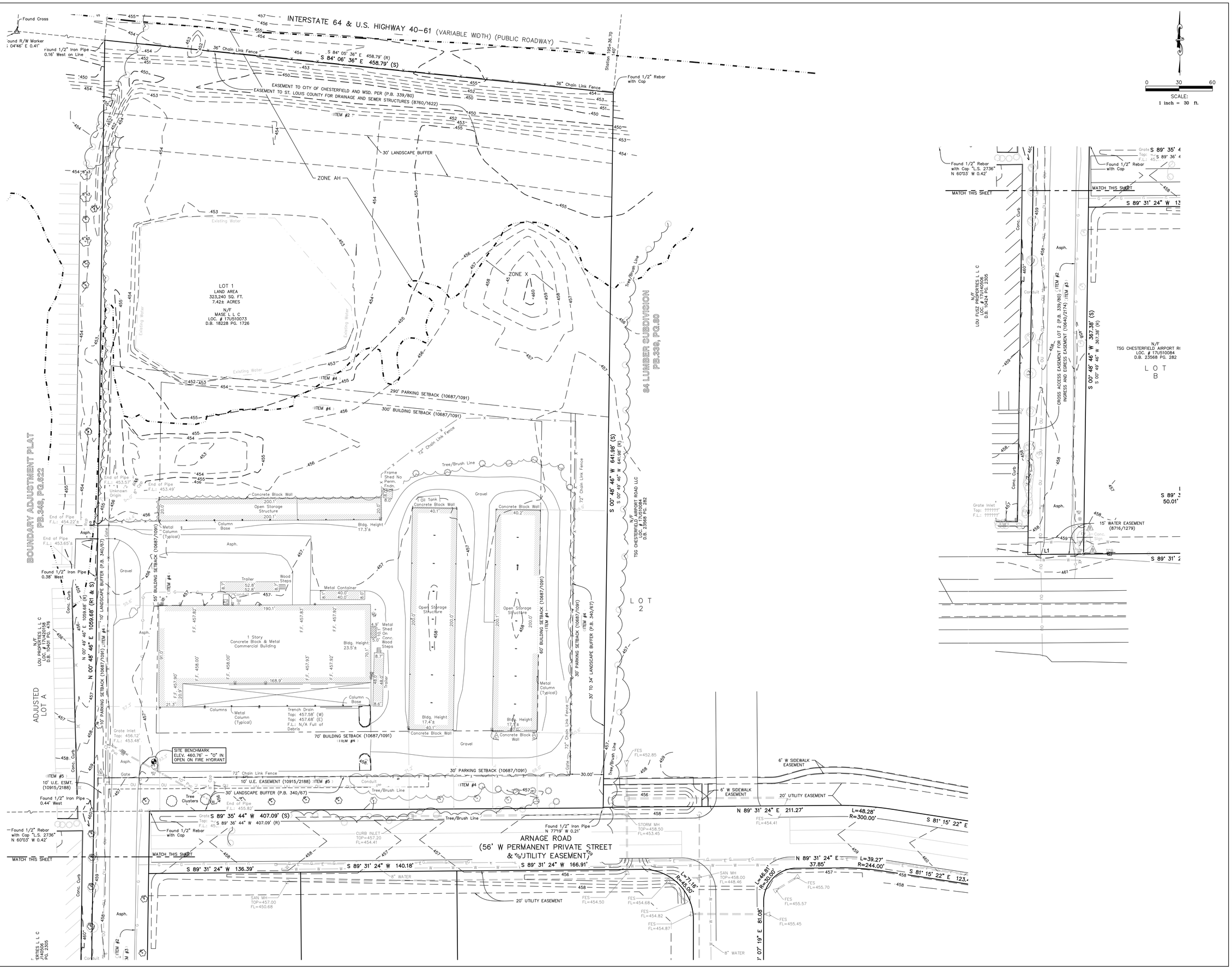
Preliminary Development Plan for
CAR CRAFT AUTOBODY
17519 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005

Proj. # 1980

No.	Description	Date
	To City	11-18-2020
	To City	3-16-2021
	To City	7-16-2021
	To City	10-07-2021
	To City	11-02-2021

TITLE SHEET

C1



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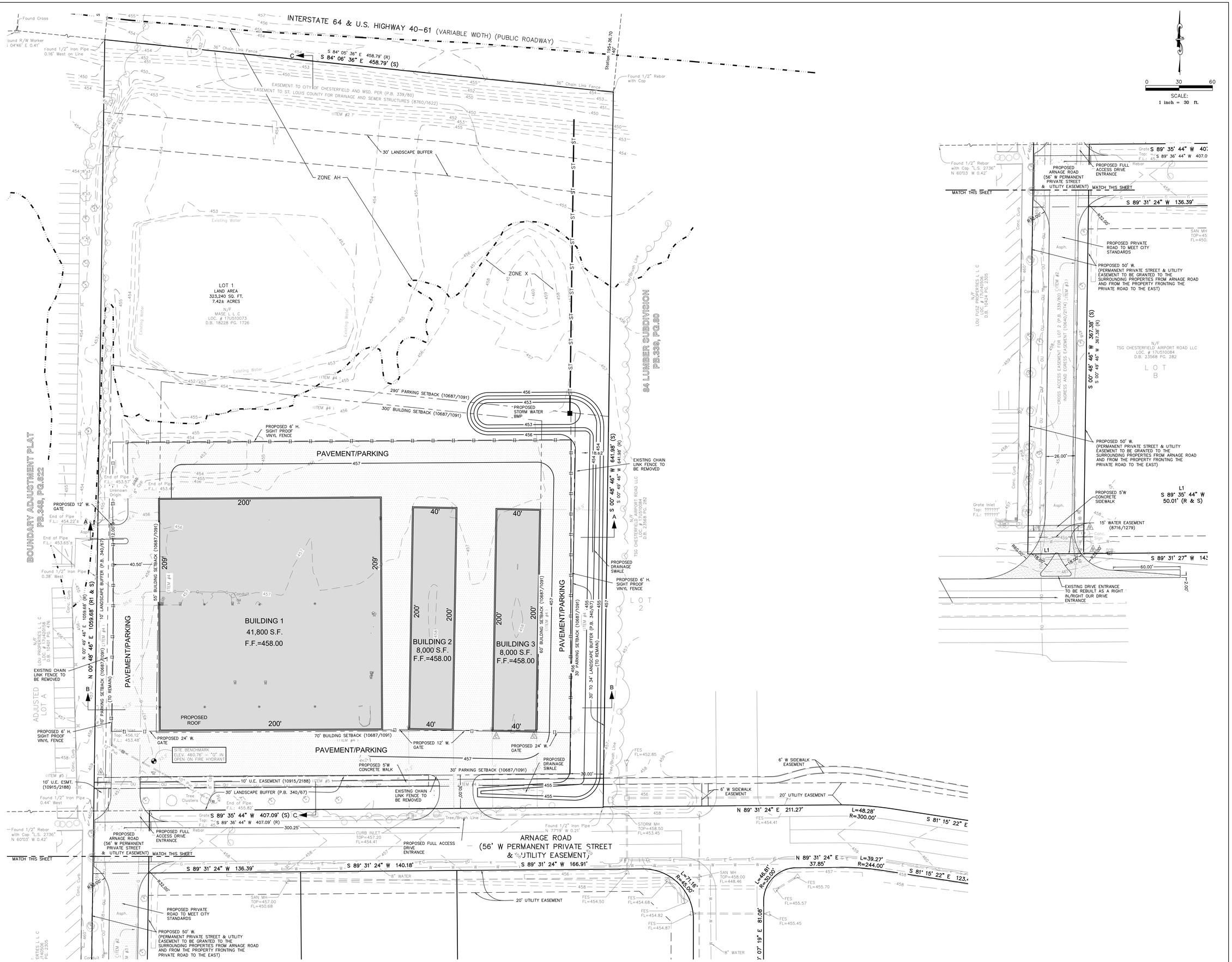
	To City	7-16-2021
	To City	10-07-2021
	To City	11-02-2021

EXISTING CONDITIONS

C2



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	To City	10-07-2021
	To City	11-02-2021

SITE PLAN

C3

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Pear	14	20	3	
2	Pear	12	20	3	
3	Maple	8	15	2	Under power lines
4	Pear	12	15	3	
5	Maple	11	25	3	
6	Maple	10	20	3	Offsite
7	Ash	11	20	2	Offsite
8	Maple	12	30	2	Under power lines
9	Maple	8	15	1	Offsite, split
10	Maple	11	25	3	
11	Oak	6	12	3	
12	Maple	11	20	2	Offsite, girdling roots
13	Maple	12	25	3	
14	Ash	12	20	2	Offsite
15	Maple	10	20	2	Offsite, girdling roots
16	Ash	10	15	1	Offsite, dead limbs
17	Maple	12	20	2	Near fire hydrant
18	Maple	7	18	3	
19	Apple	5	8	2	Multi-stem
20	Apple	5	8	2	Multi-stem
21	Apple	4	8	1	Lean, defoliated
22	Apple	7	10	2	
23	Apple	5	8	2	Multi-stem
24	Apple	5	8	2	
25	Pine	18	30	2	Near power pole
26	Pine	16	30	2	Near power pole
27	Pine	11	30	1	Twin (10+11), vines, dieback
28	Pine	15	30	2	Vines
29	Pine	15	30	2	Vines
30	Apple	5	8	1	Impacted by tree fall
31	Pine	8	15	2	Vines
32	Pine	5	10	2	Vines
33	Pine	5	10	1	Competing vegetation
34	Pine	12	25	1	Vines
35	Cottonwood	5	8	1	Poor structure
36	Pine	10	15	1	Vines
37	Pine	11	15	2	Vines
38	Cottonwood	11	15	1	Vines, lean
39	Cottonwood	19	25	1	Vines
40	Pine	10	20	1	Vines
41	Pine	14	35	2	Vines
42	Pine	11	25	2	Vines
43	Pine	14	0	0	Dead, fungus on trunk
44	Pine	10	0	0	Dead
45	Cottonwood	28	50	2	Vines
46	Pine	15	20	2	Vines
47	Pine	13	20	1	Vines, dieback
48	Pine	14	25	2	Vines
49	Pine	15	20	1	Vines, fungus
50	Pine	14	20	1	Vines, fungus
51	Pine	13	20	1	Vines, fungus
52	Pine	14	20	1	Vines, fungus
53	Pine	13	20	2	Vines
54	Cottonwood	18	30	2	Vines
55	Pine	13	20	1	Vines, dieback
56	Pine	15	20	1	Vines, dieback
57	Cottonwood	14	30	1	Vines
58	Pine	13	25	1	Vines, fungus
59	Pine	16	30	1	Vines, poor structure
60	Pine	15	35	2	Vines, dieback
61	Pine	13	25	2	Vines
62	Pine	9	10	1	Dieback
63	Pine	11	15	1	Vines, dieback
64	Pine	10	15	1	Dieback
65	Pine	11	10	1	Vines, dieback
66	Pine	6	8	1	Vines, dieback
67	Cottonwood	14	25	2	Lean
68	Pine	12	15	2	Vines
69	Pine	9	10	1	Vines, dieback
70	Pine	5	8	1	Vines, dieback
71	Pine	8	8	1	Vines
72	Pine	14	20	1	Vines
73	Sycamore	6	10	1	Near wall, poor structure
74	Sycamore	8	10	1	Near wall, poor structure
75	Cottonwood	10	15	1	Near wall, lean
76	Cottonwood	14	25	2	
77	Sycamore	6	10	1	Near wall, lean
78	Cottonwood	15	30	2	
79	Cottonwood	15	30	2	Vines
80	Cottonwood	14	25	2	
81	Cottonwood	30	45	2	Vines
82	Spruce	5	8	2	Offsite, lean
83	Maple	6	8	2	Offsite
84	Maple	5	8	1	Offsite
85	Maple	5	30	2	Offsite, triple (5+5+5)
86	Maple	6	20	2	Offsite, twin, girdling roots
87	Spruce	4	12	2	Offsite, lean
88	Maple	10	30	2	Offsite, triple (6+6+10)
89	Maple	8	25	2	Offsite, triple (6+7+8)

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

Legend

Symbol	Description	Symbol	Description
	Existing Trees		Existing Dead Trees
	Existing Tree Canopy		Existing Offsite Woodland

Tree Stand Delineation Prepared under direction of:
Kristin Provinse
Certified Arborist MW-6075A

Kristin Provinse

Tree Stand Delineation Narrative

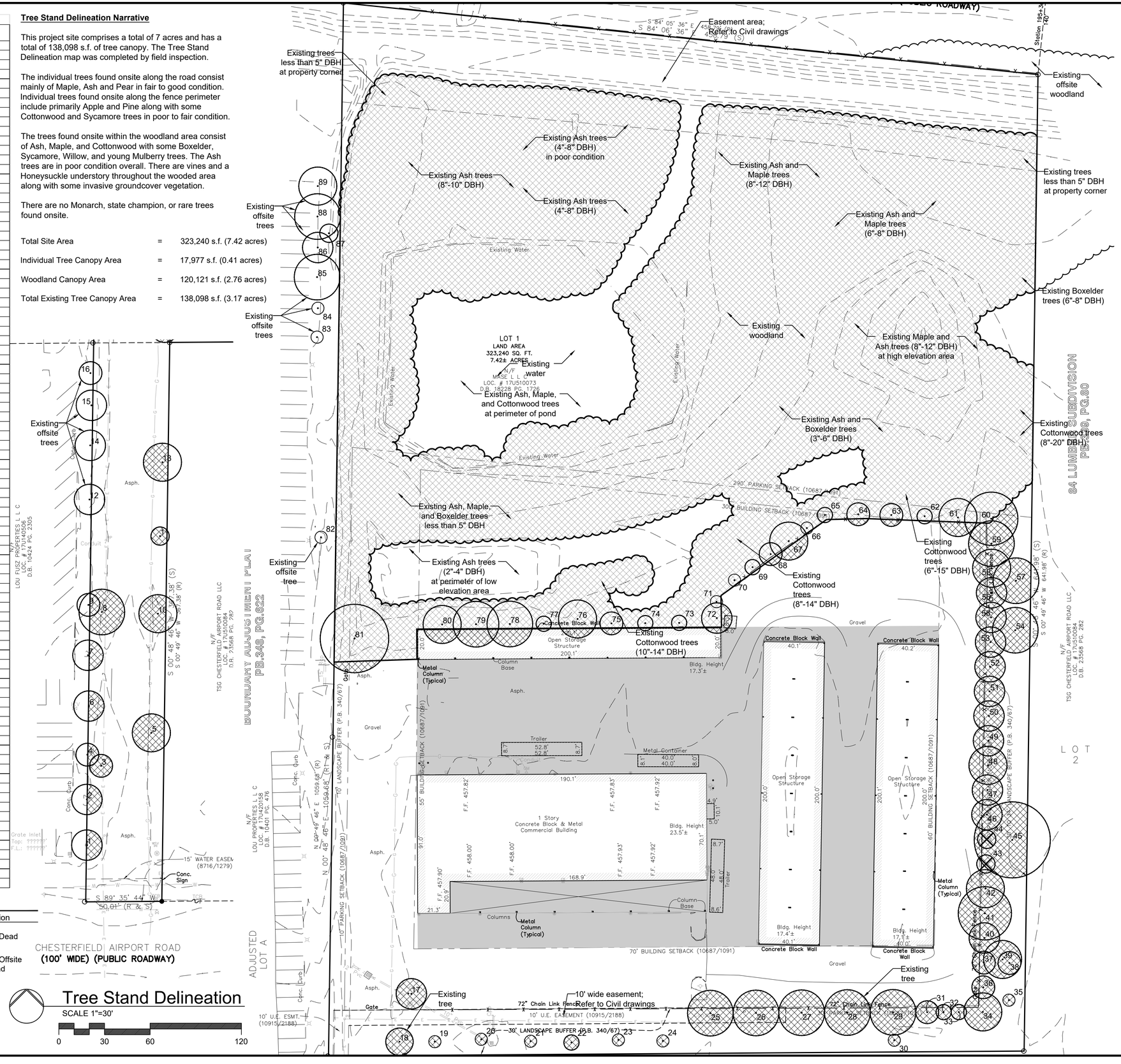
This project site comprises a total of 7 acres and has a total of 138,098 s.f. of tree canopy. The Tree Stand Delineation map was completed by field inspection.

The individual trees found onsite along the road consist mainly of Maple, Ash and Pear in fair to good condition. Individual trees found onsite along the fence perimeter include primarily Apple and Pine along with some Cottonwood and Sycamore trees in poor to fair condition.

The trees found onsite within the woodland area consist of Ash, Maple, and Cottonwood with some Boxelder, Sycamore, Willow, and young Mulberry trees. The Ash trees are in poor condition overall. There are vines and a Honeysuckle understory throughout the wooded area along with some invasive groundcover vegetation.

There are no Monarch, state champion, or rare trees found onsite.

Total Site Area	=	323,240 s.f. (7.42 acres)
Individual Tree Canopy Area	=	17,977 s.f. (0.41 acres)
Woodland Canopy Area	=	120,121 s.f. (2.76 acres)
Total Existing Tree Canopy Area	=	138,098 s.f. (3.17 acres)



Tree Stand Delineation

SCALE 1"=30'

0 30 60 120

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
10/13/2020

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Car Craft

47 Caprice Drive
Chesterfield, Missouri 63005

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
759 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 10/13/20
Job #: 584.033

BILL NO. 3378 ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF PORTIONS OF PATCHWORK FIELDS AND FIENUP LAKE DRIVE IN FIENUP FARMS AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Fienup Farms; and

WHEREAS, the streets in Fienup Farms were intended to be public streets and were therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield; and

WHEREAS, Consort Homes has completed improvements in Plat 2 and Plat 7 including the required portions of Patchwork Fields and Fienup Lake Drive.

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) Patchwork Fields (Plat 2):	Approximately 132 feet; from 40 feet north of Pine Summit Drive to a point 172 feet north of Pine Summit Drive; Book 367 Pages 131-133
(2) Patchwork Fields (Plat 7):	Approximately 415 feet; from 375 feet west of Fienup Lake Drive to 40 feet east of Fienup Lake Drive; Book 367 Pages 253-255
(3) Fienup Lake Drive (Plat 7):	Approximately 645 feet; from Patchwork Fields to 645 feet south of Patchwork Fields; Book 367 Pages 253-255

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

Passed and approved this _____ day of _____, 2022.

_____ _____

PRESIDING OFFICER MAYOR

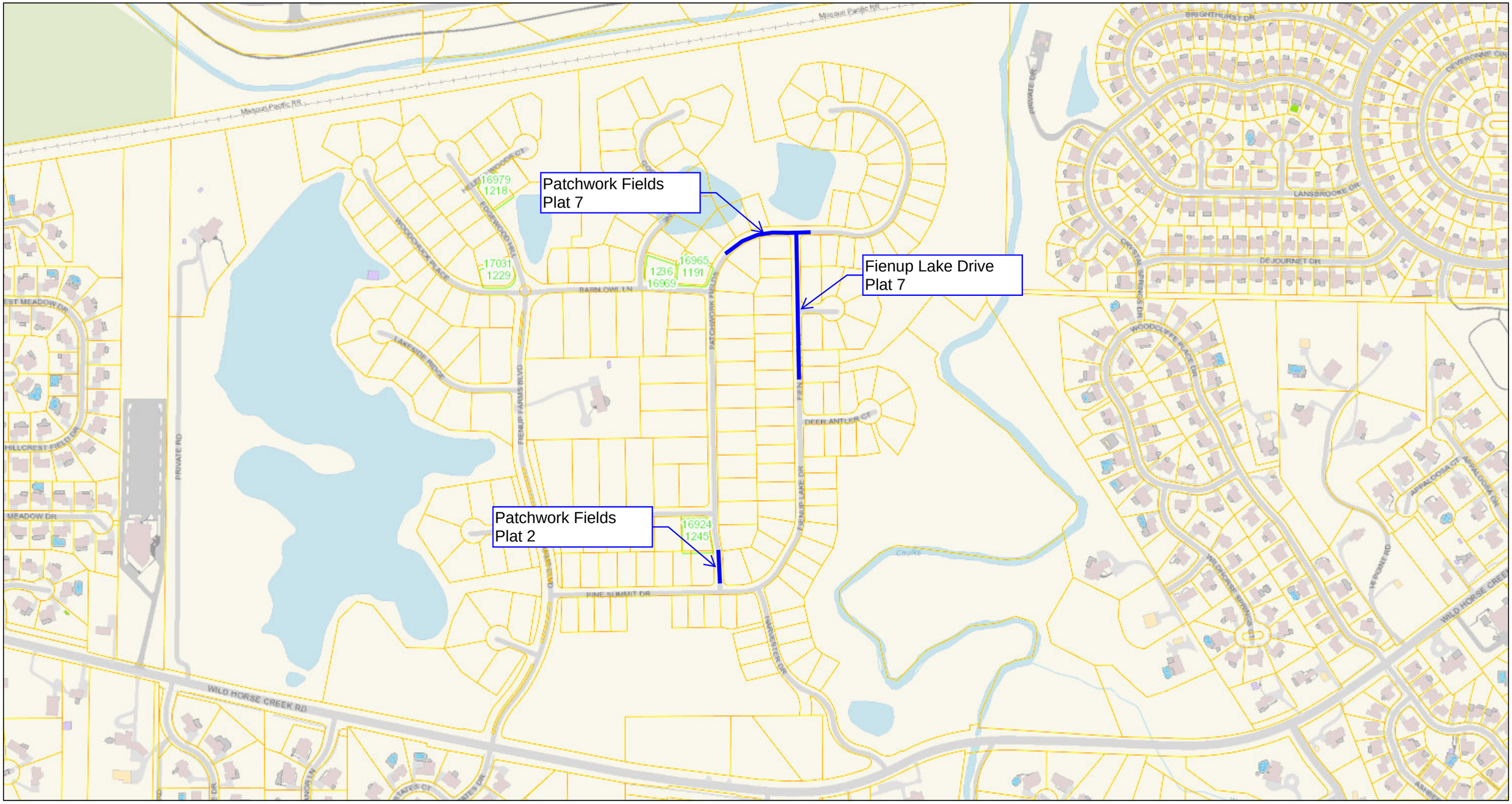
ATTEST:

_____

CITY CLERK

FIRST READING HELD:
01/18/2022

Fienup Farms Public Street Acceptance



12/28/2021, 11:47:50 AM

Parcels

Preliminary Parcels

1:6,350

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

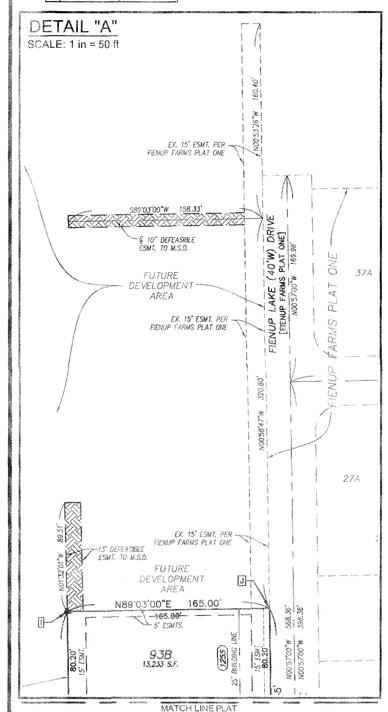
Esri., Inc., City of Chesterfield, Missouri

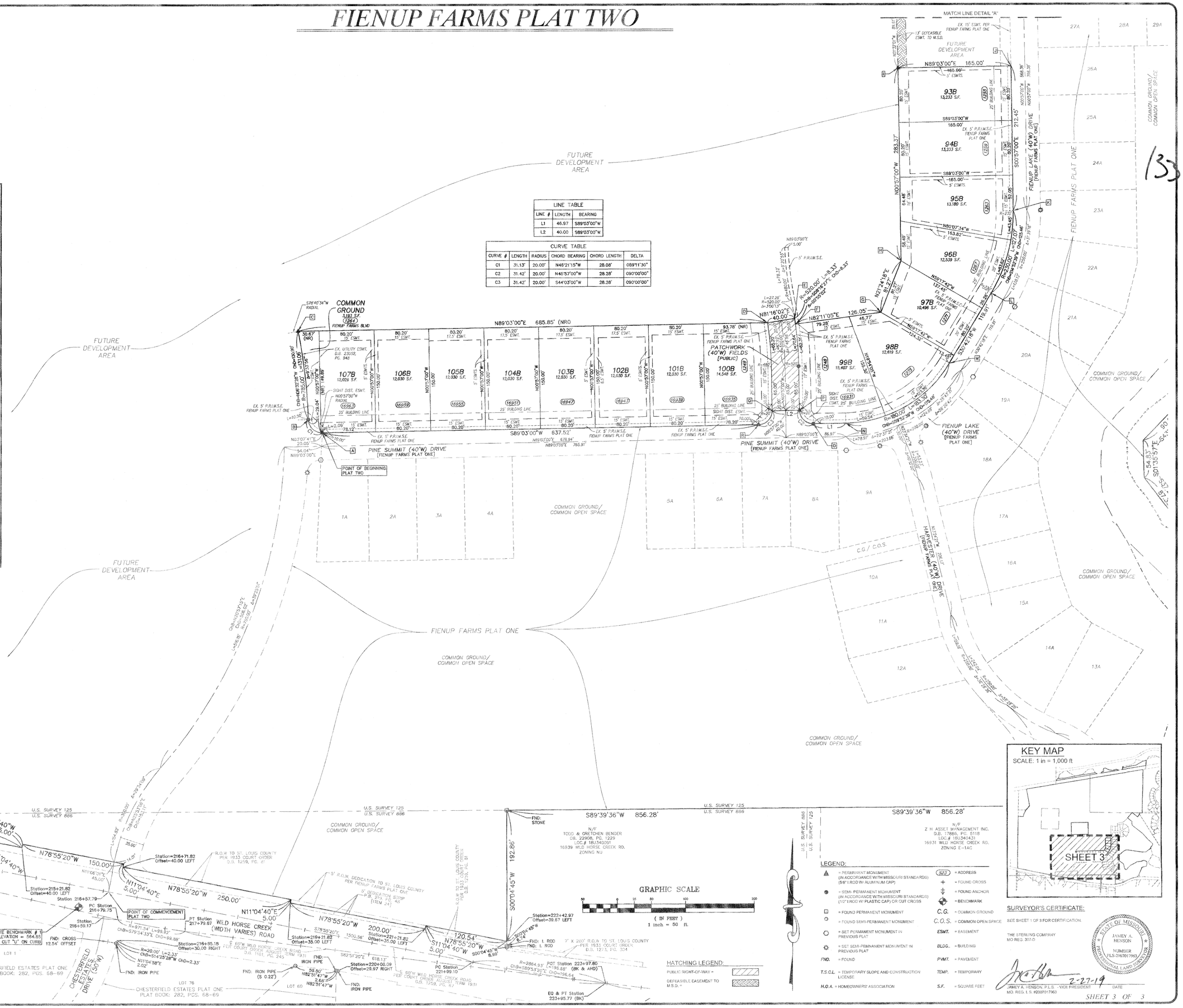
FIENUP FARMS PLAT TWO

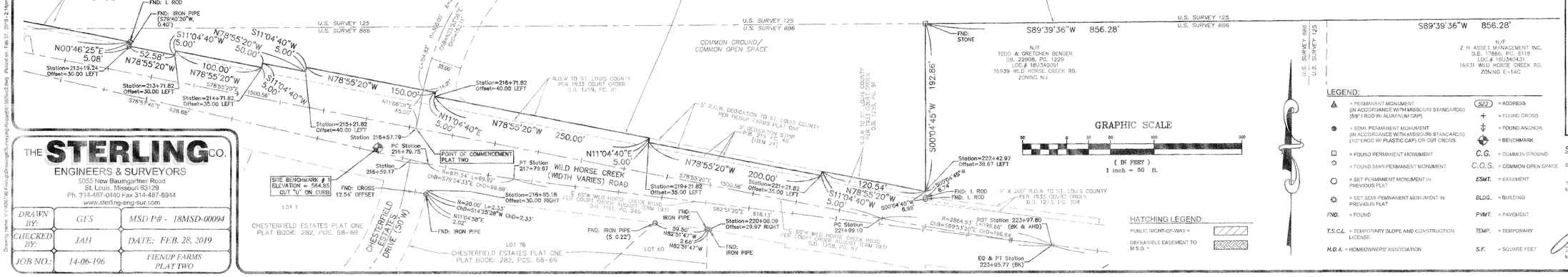
STATE PLANE COORDINATES		
	NORTHING	EASTING
A	313291.040	241182.672
B	313296.969	241176.498
C	313336.621	241172.089
D	313339.373	241381.099
E	313341.183	241393.155
F	313338.670	241393.512
G	313343.765	241431.591
H	313366.794	241440.709
I	313453.149	241439.572
J	313453.811	241489.855
K	313389.068	241490.708
L	313352.146	241480.764
M	313320.789	241461.998
N	313294.106	241415.648
O	313293.919	241401.334
P	313299.934	241395.158
Q	313299.773	241382.968
R	313293.598	241376.954

LINE TABLE		
LINE #	LENGTH	BEARING
L1	46.97'	S89°03'00"W
L2	40.00	S89°03'00"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	31.13'	20.00'	N46°21'15"W	28.08'	089°11'30"
C2	31.42'	20.00'	N45°57'00"W	28.28'	090°00'00"
C3	31.42'	20.00'	S44°03'00"W	28.28'	090°00'00"







SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

STATE OF MISSOURI — JAMEY A. HENSON — NUMBER PLS-2006017963 — PROFESSIONAL LAND SURVEYOR

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT — DATE 2-27-19
MO. REG. L.S. #2006017963

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY: GES	MSD P# - 18MSD-00094	
CHECKED BY: JAH	DATE: FEB. 28, 2019	
JOB NO.: 14-06-196	FIENUP FARMS PLAT TWO	

SHEET 3 OF 3

FIENUP FARMS PLAT SEVEN

STATE PLANE COORDINATES		
	NORTHING	EASTING
A	313453.611	241489.855
B	313453.149	241439.572
C	313676.834	241436.626
D	313697.677	241445.496
E	313750.520	241444.800
F	313727.807	241405.670
G	313763.105	241367.743
H	313788.386	241389.480
I	313800.596	241420.526
J	313808.326	241443.649
K	313764.664	241458.246
L	313764.760	241461.377
M	313765.322	241504.041
N	313753.132	241504.202
O	313746.956	241498.187
P	313668.462	241499.221
Q	313662.447	241505.396
R	313650.257	241505.556
S	313644.082	241499.542
T	313562.436	241500.617
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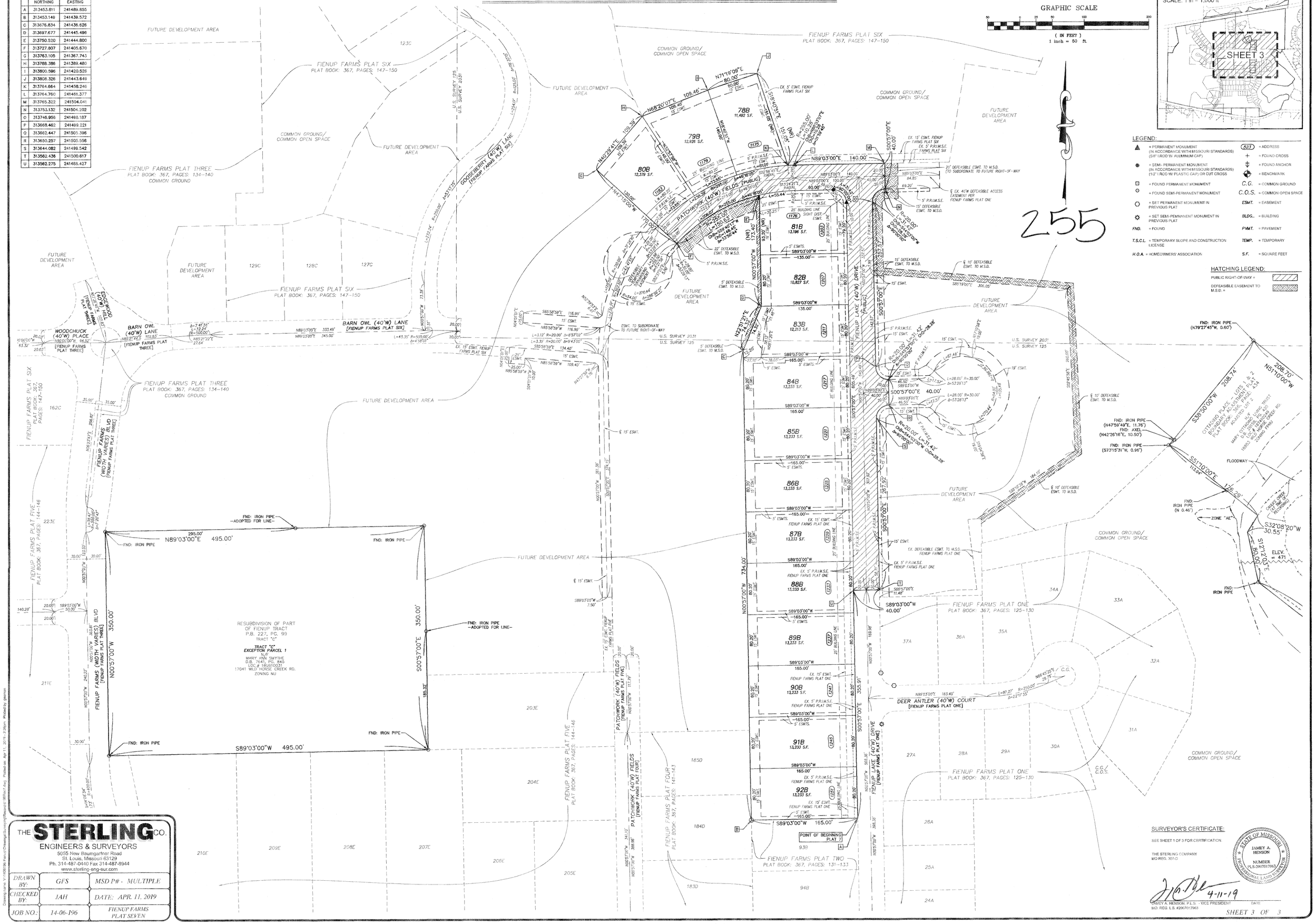

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www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - MULTIPLE
CHECKED BY:	JAH	DATE: APR. 11, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT SEVEN

Memorandum
Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning JW

Date: February 7, 2022

RE: **POWER OF REVIEW - 15525 Olive Blvd. (Mellow Mushroom) ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120). (Ward 1)

Summary

Stock and Associates, on behalf of Mellow Mushroom St. Louis, has submitted an Amended Site Development Section Plan to redesign a vacant restaurant building for a new restaurant tenant. The request includes changes to each of the building's elevations and a new patio located on the southeast side of the building. A new enclosure will be constructed on an existing pad on the north side of the building. Minor changes to landscape and lighting are also proposed with this request.

On December 9, 2021, this project was reviewed by the Architectural Review Board who approved a motion to forward to Planning Commission with a recommendation for approval, as presented, by a vote of 5-0.

On January 10, 2022, this project was reviewed by Planning Commission, who approved a motion to approve the project by a vote of 7-0 with the condition that a bicycle rack be added to the site.

On January 11, 2022, Power of Review was called in accordance to Section 405.02.200 of the Unified Development Code. The applicant has since revised the building elevations, based on the discussion held at the January 10, 2022 Planning Commission meeting.

On January 20, 2022, Planning and Public Works Committee motioned to forward the project to City Council with the recommendation for approval, with the amendments presented, by a vote of 3-0. This project will now proceed to the next City Council meeting on February 7, 2022 for Council's consideration.

A full description of the applicant's request, site history, and staff analysis pertaining to the Site Development Section Plan may be found in the January 10, 2022 Planning Commission report attached to this document.

Attachments: January 10, 2022 Staff Report
Revised Amended Site Development Section Plan Packet

Figure 1: Subject Site Aerial

VII.A

City of Chesterfield

690 Chesterfield Pkwy W ● Chesterfield MO 63017-0760
Phone: 636-537-4000 ● Fax 636-537-4798 ● www.chesterfield.mo.us

Planning Commission Staff Report

Meeting Date: January 10, 2022

From: Chris Dietz, Planner

Location: 15525 Olive Blvd.

Description: **15525 Olive Blvd. (Mellow Mushroom) ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120).

PROPOSAL SUMMARY

Stock and Associates, on behalf of Mellow Mushroom St. Louis, has submitted an Amended Site Development Section Plan to redesign a vacant restaurant building for a new restaurant tenant. The request includes changes to each of the building's elevations and a new patio located on the southeast side of the building. A new enclosure will be constructed on an existing pad on the north side of the building. Minor changes to landscape and lighting are also proposed with this request.

Figure 1: Subject Site

HISTORY OF SUBJECT SITE

Pre-1988—Subject site zoned "C-8" Planned Commercial District under provisions of St. Louis County Ordinance 13,388.

1990—Reduced parking setback approved by City of Chesterfield City Council through Ordinance 458. Final Development Plan was approved by the City for a restaurant use.

2010—Amended Architectural Elevations approved for the repurposing of the building from one restaurant tenant to another, including exterior color changes and the addition of awnings on the building.

2019—Amended Site Development Section Plan (ASDSP) approved for a 489 sq. ft. cooler addition on north elevation of building, with material and color to match the existing building. An enclosure was also introduced with this ASDSP, located just north of the building. However, these improvements were never built.

STAFF ANALYSIS

Zoning and Land Use

The site is zoned under the provisions of St. Louis County Ordinance 13,388, which was later amended by City of Chesterfield Ordinance 458 (parking setbacks). The proposed use would be for a restaurant, similar to the previous use of the site, which is a permitted use listed under Ordinance 13,388.

Direction	Zoning	Land Use
North	"C-8"—Planned Commercial	Retail
South	"C-8"—Planned Commercial	Gas Station
East	"C-2"—Shopping; "C-8"—Planned Commercial	Utility Substation/Retail
West	"C-8"—Planned Commercial	Laboratory/Office

Table 1: Adjacent Zoning and Land Use

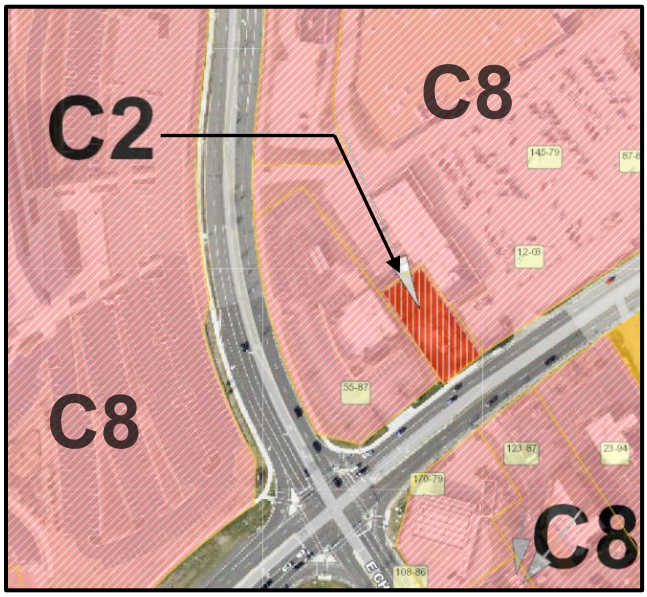


Figure 2: Zoning Map

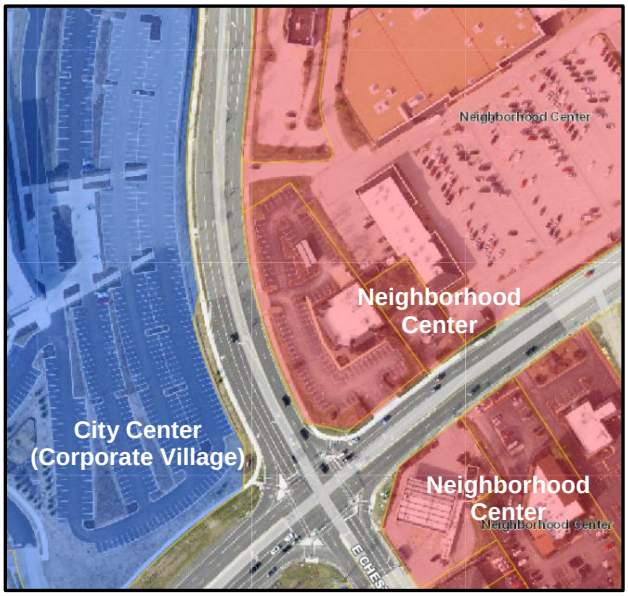


Figure 3: Land Use Map

Comprehensive Plan

The subject site is located within the Neighborhood Center Character Area, as designated in the City's Comprehensive Plan. This area is defined primarily by small-scale commercial centers that provide goods and services to surrounding neighborhoods. Due to the proximity to these neighborhoods, operations within this area are required to be low-intensity, unobtrusive and at a scale and design compatible with nearby residential development. These areas typically serve as transition areas between residential and non-residential uses and include pedestrian and bicycle accommodations for nearby residents.

Circulation and Access

Vehicular access to the site is currently gained through three existing entrances: two curb cuts from Olive Blvd. and Chesterfield Parkway West, as well as a cross-access to the interior of Hilltown Village to the east. There are no changes to vehicular circulation or access in conjunction with this request. Pedestrian sidewalks are currently located along both street frontages. The ASDSP shows a new ADA path from Olive Blvd to the building within the site, with benches on the pedestrian plaza in front of the building's main entrance.

Figure 4: Color Site Plan

Off-Street Parking and Loading

The ASDSP has carried over much of the existing parking to accommodate the new restaurant user, with 95 spaces being provided. This falls within the minimum and maximum parking allowed for the site as required in the Unified Development Code.

Landscaping

The UDC requires that any nonresidential use must have a landscape buffer when located along either a collector or arterial roadway. This would apply to both street frontages to the west and south of the site.

The proposed Landscape Plan depicts six (6) trees along Chesterfield Parkway and one (1) tree along Olive Blvd. Several new ornamental shrub plantings are shown around the building, as well as the frontage along Olive Blvd. A sweet gum tree (no longer in City's approved tree list) near the proposed patio will be removed and replaced with a smaller serviceberry tree. Other smaller tree species are found around the building and in the parking area. All planting selections comply with the UDC.

Figure 5: View from Chesterfield Pkwy W

Lighting

Two (2) new fixtures are proposed with this request to replace existing fixtures already in place. First, a decorative upward and downward-lit wall sconce to replace the existing decorative sconce currently found on the building. The applicant has provided an exhibit demonstrating that light will not project past the roofline of the building, shown in Figure 6. The decorative sconce fixture will require Planning Commission approval as an alternative to a flat lensed, fully shielded fixture.

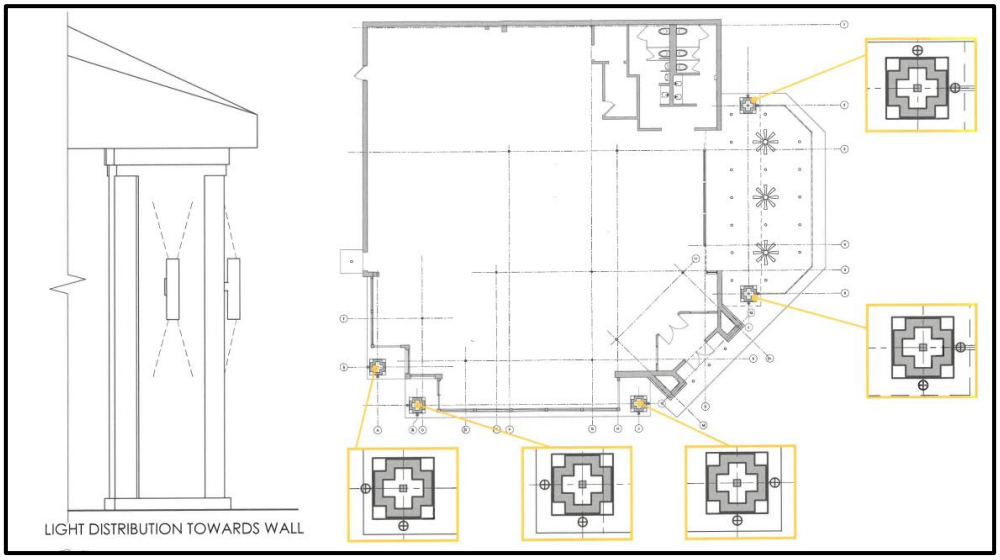


Figure 6: Upward Lighting Exhibit

Second, LED soffit lighting will be added beneath canopies on the north and south elevations. Since the changes to the lighting are limited to only the building, a photometric plan is not included in the ASDSP packet. No other changes are proposed to the site's existing lighting. Cutsheets for both proposed fixtures are provided in the Planning Commission packet.

Architectural Elevations

The design features existing material and color found on the building today with the incorporation of new elements primarily found around the south and west elevations of the building. The design will include a new pedestrian entrance on the north elevation with a canopy system above it. A new standing seam canopy system will be incorporated above the main entrance, which will carry over to the covered patio area on the south elevation. The main entrance will be redesigned to include new mint green Hardie siding and white brick not found on the building today, rising to a height of 25’0”.

Metal tiles will flank the north elevation entrance along with a new canopy support system, which will form the shape of an “M”. The patio will also feature this canopy support system on the south elevation. The patio will be enclosed by a white aluminum railing system and a staggered

white and green brick wall. Rooftop mechanical equipment will be fully screened by the tower and roof parapet around each side of the building. An area designated for public art will be located in front of the main entrance of the building. A materials and palette is included in the Planning Commission packet.

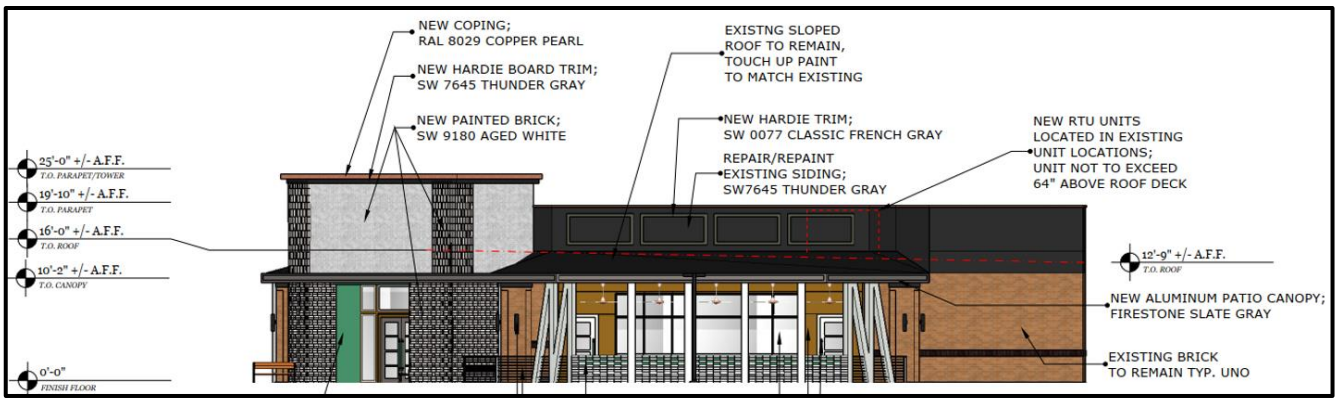


Figure 7: South Elevation

Architectural Review Board Input

This request was reviewed by the City of Chesterfield Architectural Review Board on December 9, 2021 and was recommended for approval, as presented, by a vote of 5-0.

Figure 8: Architectural Rendering

STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan, Unified Development Code and governing ordinance. All outstanding comments have been addressed at this time. Staff recommends approval of this Amended Site Development Section Plan for 15525 Olive Blvd. (Mellow Mushroom) ASDSP.

MOTION

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

1) "I move to approve (or deny) the Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for 15525 Olive Blvd. (Mellow Mushroom), as presented."
2) "I move to approve the Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for 15525 Olive Blvd. (Mellow Mushroom) with the following conditions…" (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Section Plan Packet

01/20/2022

mellow MUSHROOM
PIZZA BAKERS

CHESTERFIELD, MO

REVISED ARB SUBMITTAL
JANUARY 20, 2022

Harrison.

PROJECT SITE

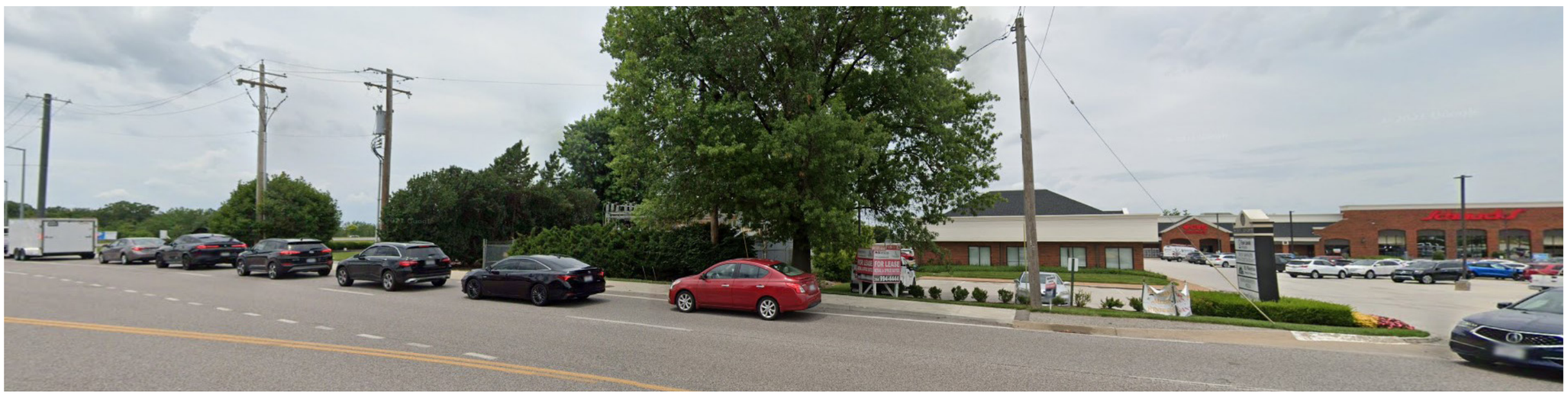
mellow MUSHROOM PIZZA BAKERS

Harrison.

SATELLITE VIEW FROM GOOGLE MAPS: 15525 OLIVE BLVD

LOCATION

INTERSECTION OF CHESTERFIELD PKWY AND OLIVE BLVD LOOKING NORTH TOWARD SITE



OLIVE BLVD LOOKING NW TOWARD SITE

CONTEXT PHOTOS

mellow MUSHROOM PIZZA BAKERS

Harrison.

OLIVE BLVD LOOKING N TOWARD SITE

CHESTERFIELD PKWY LOOKING SOUTH

CONTEXT PHOTOS

Harrison.

CHESTERFIELD PKWY LOOKING NE TOWARD SITE

CHESTERFIELD PKWY LOOKING NE TOWARD OLIVE BLVD.

CONTEXT PHOTOS

EXISTING BUILDING

mellow MUSHROOM PIZZA BAKERS

Harrison.

Parapet Coping w/ Cornice

Painted Siding

Brick

PHOTO EXISTING EXTERIOR -SOUTH

Painted Siding

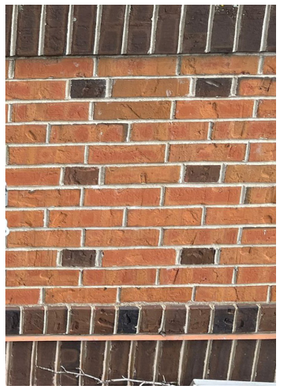
Standing Seam Roof

Fabric Canopy w/ Metal Columns

Standing Seam Roof

Paint

Painted Siding



Brick

EXISTING

mellow MUSHROOM PIZZA BAKERS

Harrison.

EXISTING EXTERIOR -SOUTH

EXISTING EXTERIOR -NORTH WEST

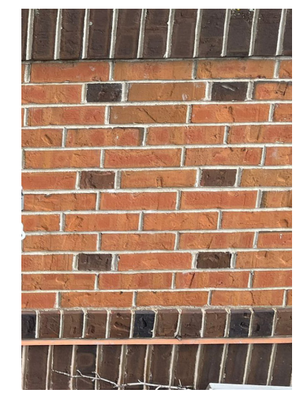
EXISTING EXTERIOR- SOUTH WEST

EXISTING EXTERIOR -SOUTH EAST

Standing Seam Roof

Paint

Painted Siding



Brick

EXISTING

EXISTING SITE PHOTOS & MATERIALS

MELLOW MUSHROOM

ARCHITECT'S STATEMENT OF DESIGN

For over 40 years, Mellow Mushroom Pizza Bakers has been serving up fresh, stone-baked pizzas to order in an art-filled and family-friendly environment. Every Mellow Mushroom is locally owned and operated and provides a unique feel, focused around great customer service and high-quality food. Mellow Mushroom looks to the history and culture of the surrounding city as an important part of design decisions. For this prominent location along Olive Blvd and Chesterfield Parkway, Mellow Mushroom maintains the predominant traditional architectural styling of the surrounding development by creating minimal building alterations to the entry tower, patio canopy, and additional secondary entryway. New façade treatments are respectful of traditional stylistic approaches utilizing durable materials, painted brick, and a predominantly neutral color palate. Minimal addition of accent color is utilized where it is least prominent from street views and further enhances Chesterfield Building Design requirements to highlight the building entry and provide artisan touches to the human experience.

The following sections address areas of the Architectural Review Design Standards as they relate to the building façade.

Scale:
The existing building size, proportion and orientation are maintained with limited modification focused on the entry tower and canopies that are aesthetically compatible with the adjacent red brick development and cohesive to the existing red/black brick building. Elements are proportioned with human scale in mind to create a welcoming experience from both street view and walking towards the entry.

Design:
Exterior design of the building is focused on maintaining the existing core design, detailing, and structure.

a) Each façade is coordinated to work together as a whole. Each facade maintains the existing red brick and black painted parapet. Where new color is introduced on the tower, canopy, and secondary entrance, it is white or gray which ties into the existing architectural palate and form within the surrounding development.
b) The building does not create linear repetitive streetscapes.
c) While the Mellow Mushroom brand always incorporates an "M" into their designs, the M's applied to this location are done so in a subtle manner as part of the canopy/overhang structure preventing it from presenting in an overtly branded manner.
d) The existing façade is delineated with windows, trim work, and decorative brick column surround details. The proposed new tower and patio brick contain subtle detailing though the use of varying depths of brickwork.
e) The entry landscape island will contain public art. Additionally, the brickwork detailing of the existing building and new brickwork for the entry tower and patio creates a sense of artisanry.
f) Existing exterior decorative lighting fixtures are intended to be replaced with more energy efficient models.
g) Reuse of the existing building materials and structure is an environmentally conscious practice.
h) The existing tower and entry design provides a recess entry point. Additionally, the new canopy further emphasizes the building entrance while adding additional protection from the elements.
i) If temporary walls are required during construction, this project will comply with requirement to compliment the permanent construction where applicable.
j) Existing parapet walls provide visual screening of all new and proposed roof top equipment.

Materials and Colors:
Exterior design of the building is focused on maintaining the existing core materials, design, and details.

a) Colors, materials, and detailing of the building are compatible with and complimentary to each other and with the existing development palate and styling.
b) The existing brick, metal roofing, and Hardie paneling has proven to be durable. New materials being introduced such as brick with masonry grade paint and metal canopy are also durable materials for exterior applications.
c) Paved areas are kept to a minimum to maximize landscaping opportunities and new sidewalks will match the existing paving material.

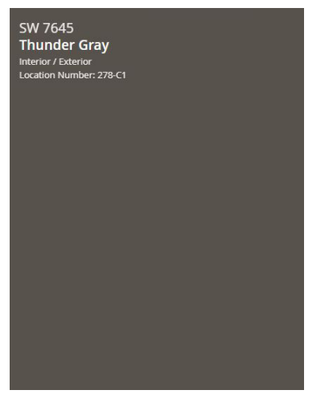
mellow MUSHROOM PIZZA BAKERS

Harrison.

3D EXTERIOR -SOUTH INTERSECTION

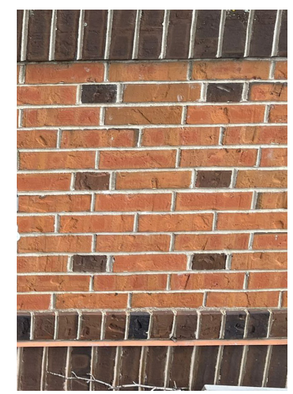
Red and Black Brick Pattern

Paint

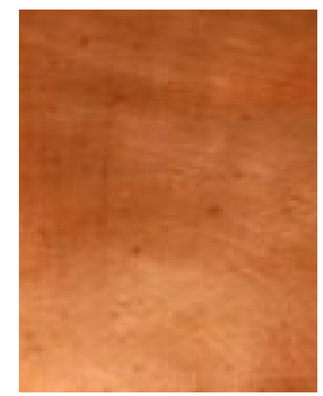


Re-Painted & Repaired Siding

Existing Standing Seam Metal Roof



Existing Brick



Copper Accents/Coping

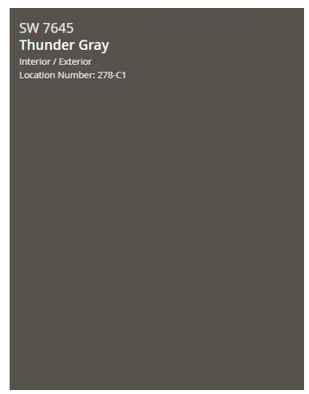
3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS

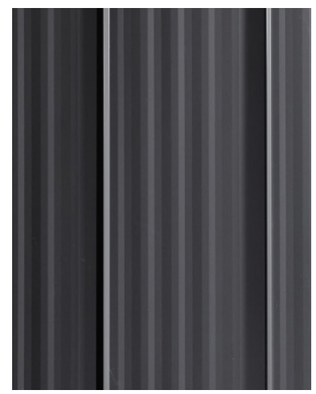
3D EXTERIOR -SOUTH

Red and Black Brick Pattern

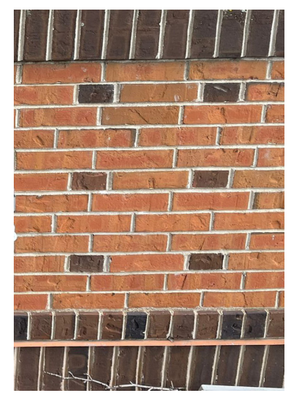
Paint



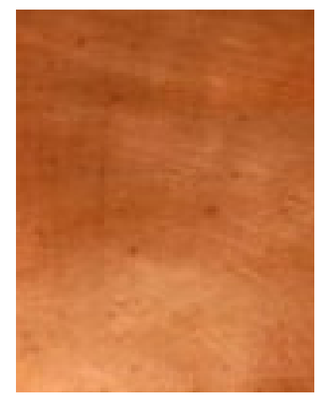
Re-Painted & Repaired Siding



Existing Standing Seam Metal Roof



Existing Brick



Copper Accents/Coping

3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS

COPING RAL 7022 UMBRA GRAY W/ SW7645 THUNDER GRAY HARDIBOARD TRIM BELOW

COPPER COPING

RED BRICK TO MATCH EXISTING

PAINTED SIDING: SW 7645 THUNDER GRAY

TRIM: SW 0077 CLASSIC FRENCH GRAY

EXISTING STANDING SEAM METAL ROOF

EXISTING STANDING SEAM METAL ROOF

REPAINTED SIDING: SW 7703 EARTHEN JUG

TRIM: SW 0077 CLASSIC FRENCH GRAY

NEW CANOPY: RAL 7022 UMBRA GRAY

SUBTLE MINT ACCENT: SW 9041 PARISIAN PATINA

NEW CANOPY STRUCTURE: RAL 7022 UMBRA GRAY

RED AND BLACK BRICK TO MATCH EXISTING IN DIMENSIONAL PATTERN

EXISTING BRICK

3D RENDERING

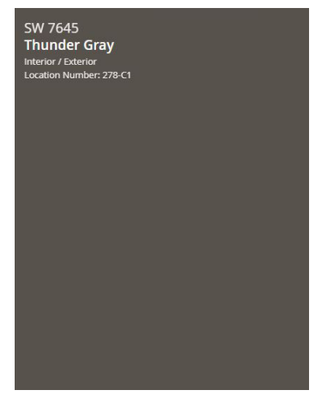
PRELIMINARY 3D VIEW & MATERIALS

mellow MUSHROOM PIZZA BAKERS

Harrison.

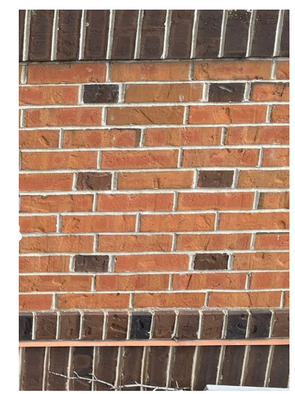
Red and Black Brick Pattern

Paint

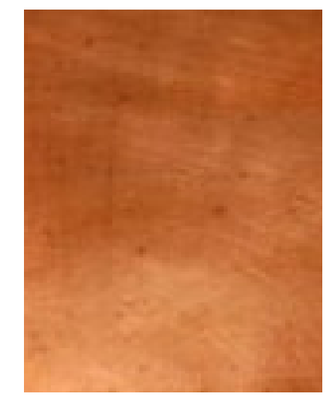


Re-Painted & Repaired Siding

Existing Standing Seam Metal Roof



Existing Brick



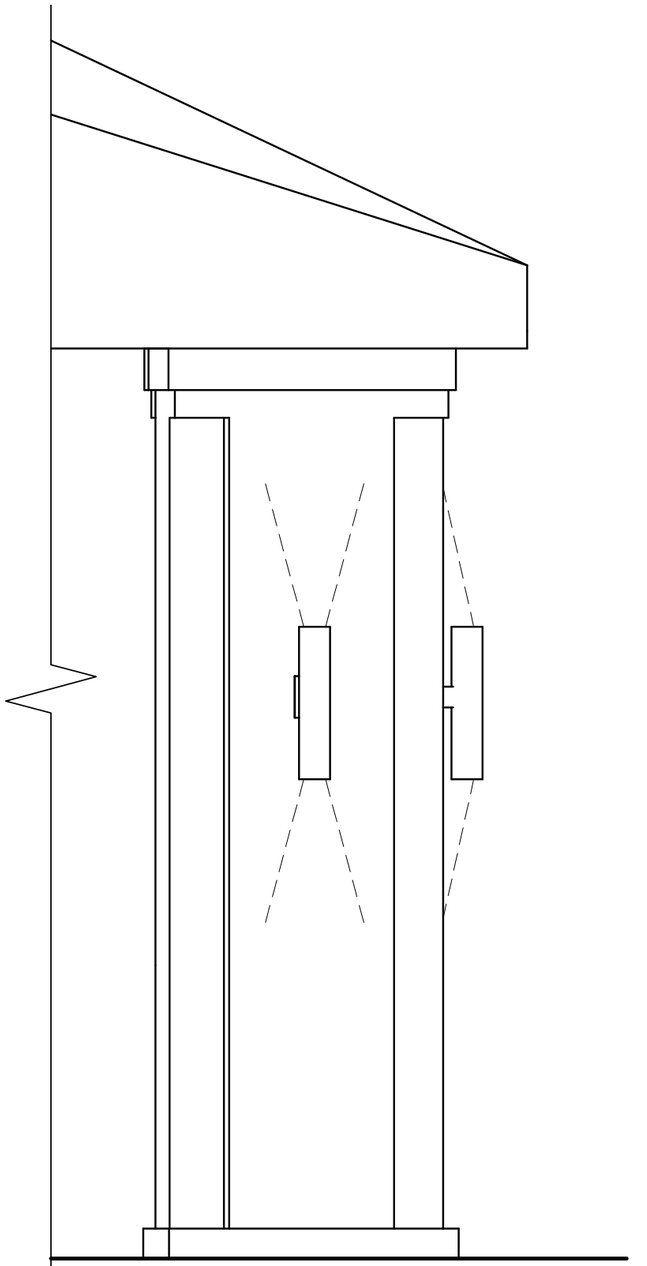
Copper Accents/Coping

mellow MUSHROOM PIZZA BAKERS

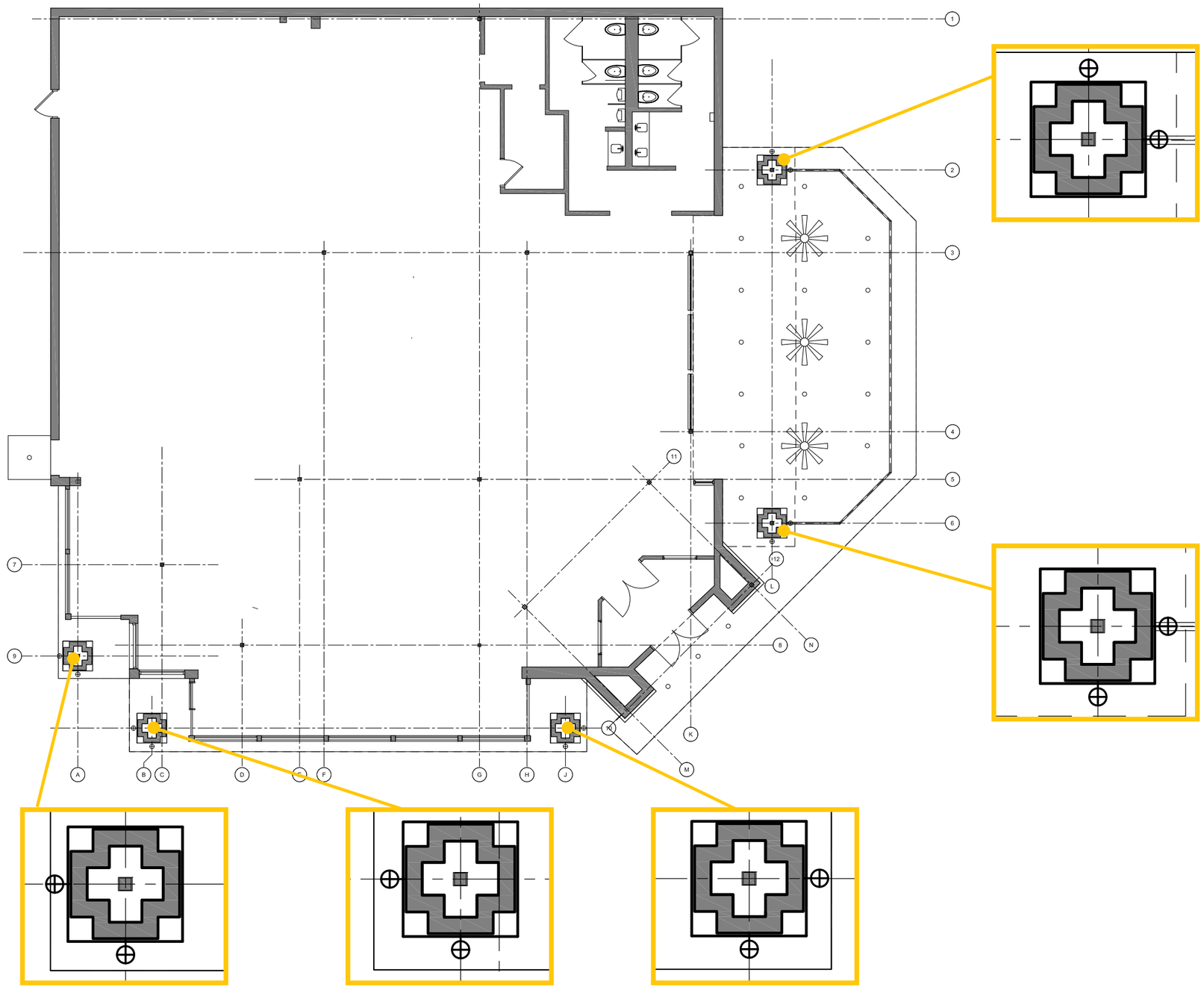
3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS

Harrison.



LIGHT DISTRIBUTION TOWARDS WALL

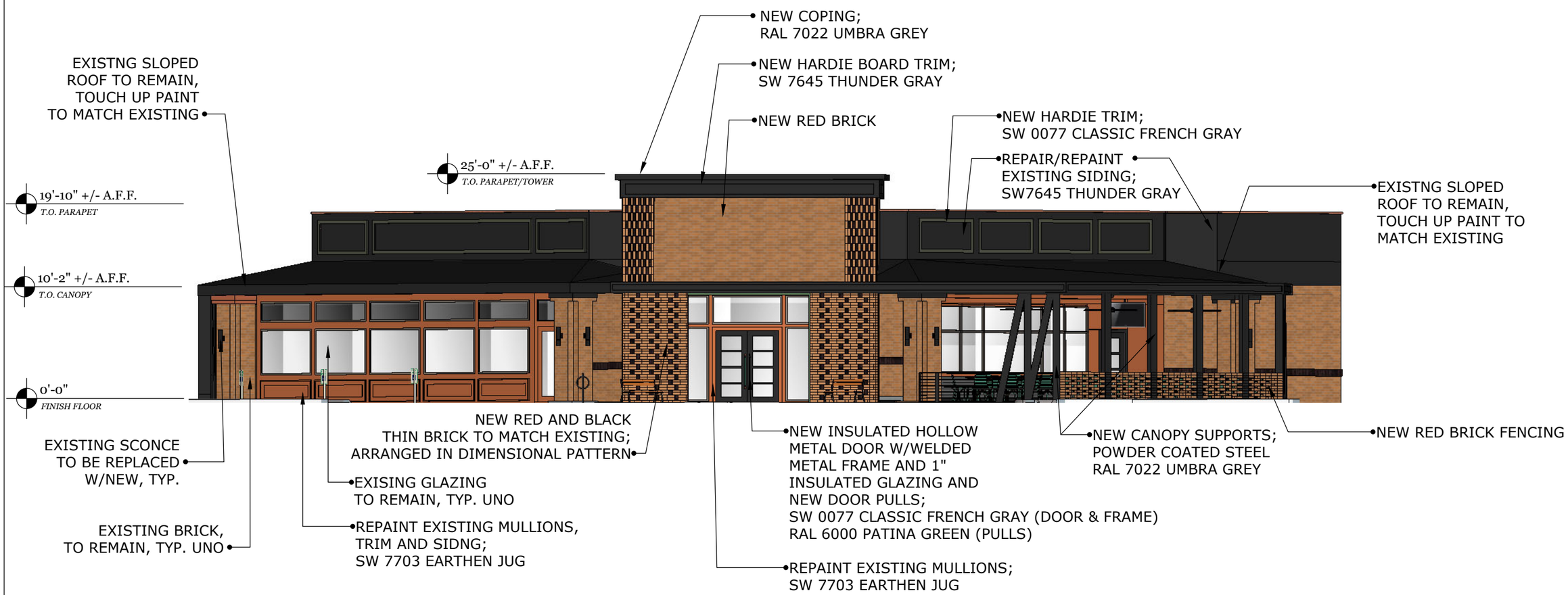


EXTERIOR LIGHTING PLAN

WALL SCONCE LOCATIONS

mellow MUSHROOM PIZZA BAKERS

Harrison.



ELEVATION @ FRONT

1" = 10'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14990 Landmark Blvd, Suite 265
Dallas, TX 75254
Phone 972.807.9257

info@harrison.hn www.harrison.hn

REVISIONS:

Δ	date	revision

project name and address

MELLOW MUSHROOM
CHESTERFIELD, MO

15525 OLIVE BOULEVARD
CHESTERFIELD, MO 63017

date: 01-19-2022

drawn by: WF

reviewed by: .

sheet title

COLOR ELEVATIONS

sheet number

SK-01

project number

4881

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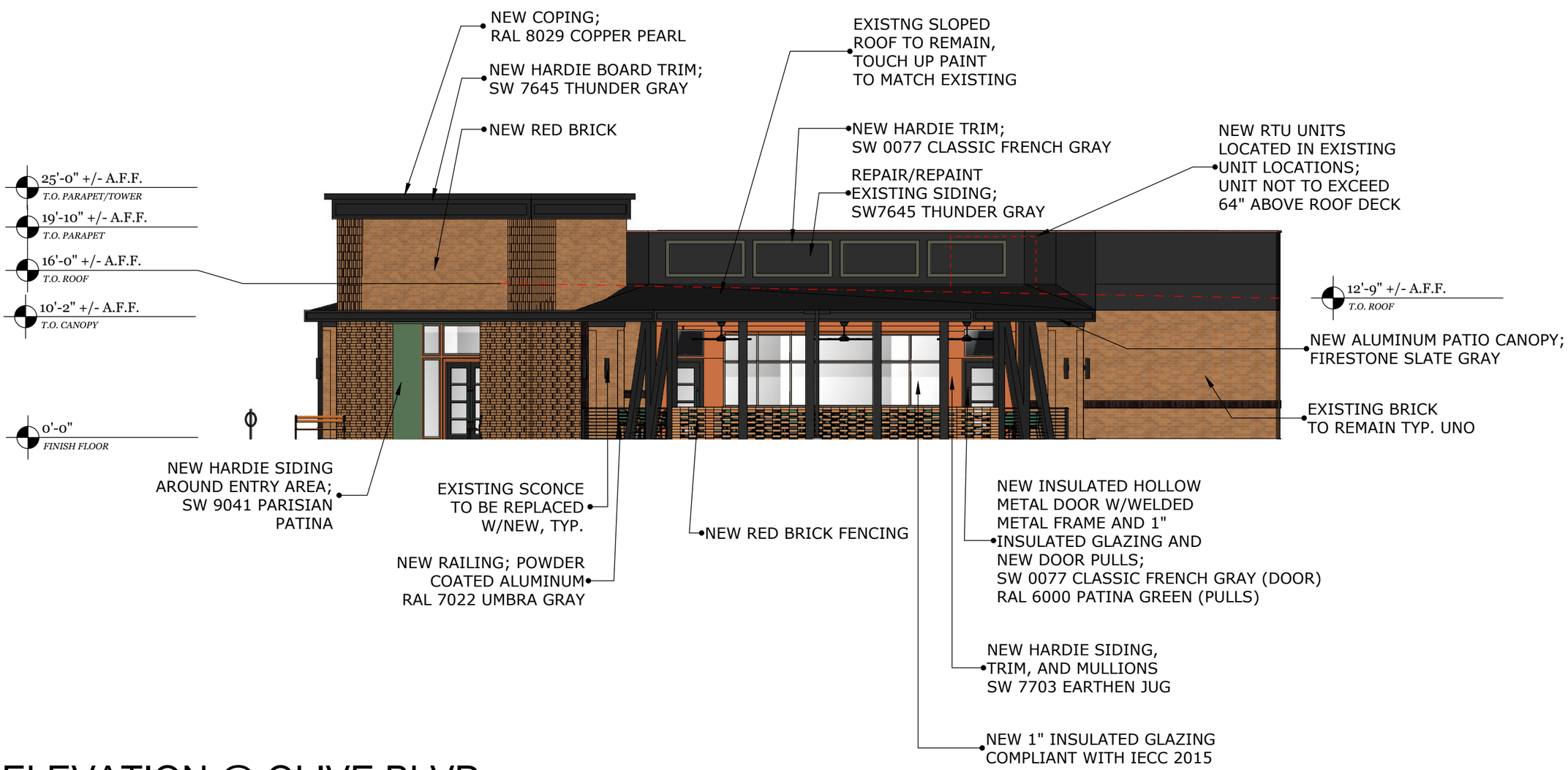

ELEVATION @ OLIVE BLVD

1" = 10'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14990 Landmark Blvd, Suite 265
Dallas, TX 75254
Phone 972.807.9257

info@harrison.hn www.harrison.hn

REVISIONS:

Δ	date	revision

project name and address

MELLOW MUSHROOM
CHESTERFIELD, MO

15525 OLIVE BOULEVARD
CHESTERFIELD, MO 63017

date: 01-19-2022

drawn by: WF

reviewed by: .

sheet title

COLOR ELEVATIONS

sheet number

SK-02

project number

4881

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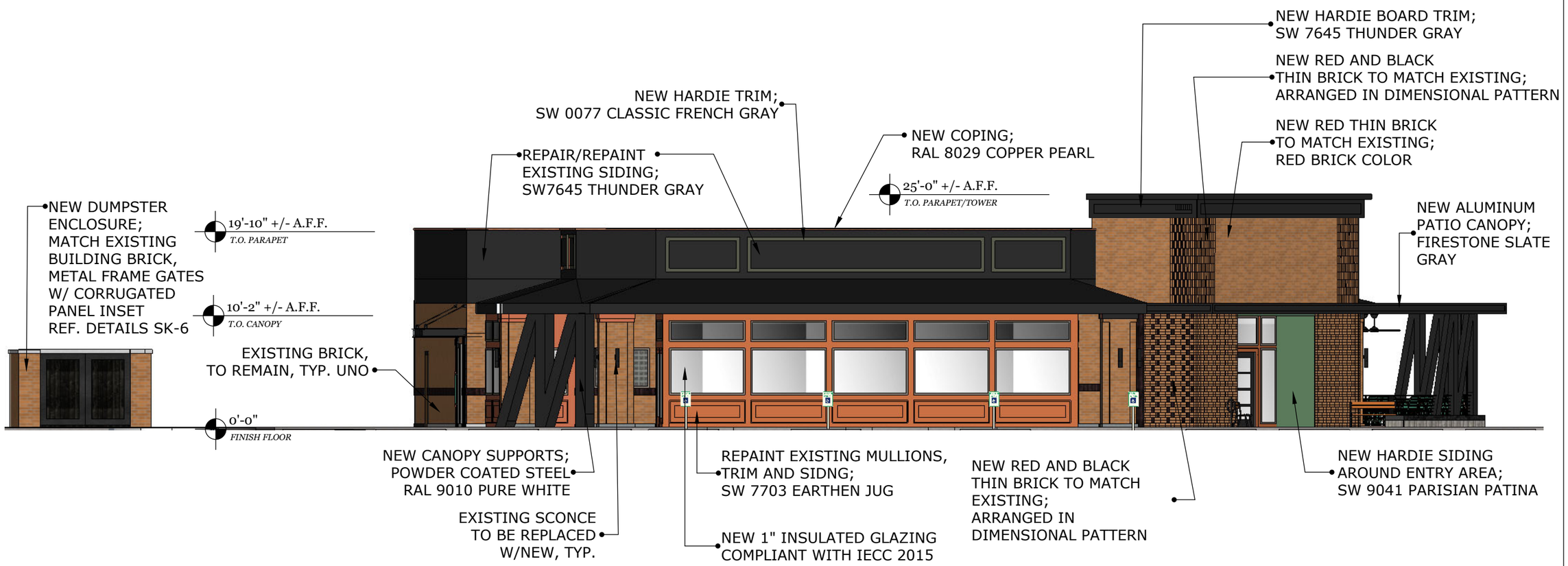

ELEVATION @ CHESTERFIELD PKWY

1" = 10'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14990 Landmark Blvd, Suite 265
Dallas, TX 75254
Phone 972.807.9257

info@harrison.hn www.harrison.hn

REVISIONS:

Δ	date	revision

project name and address

MELLOW MUSHROOM
CHESTERFIELD, MO

15525 OLIVE BOULEVARD
CHESTERFIELD, MO 63017

date: 01-19-2022

drawn by: WF

reviewed by: .

sheet title

COLOR ELEVATIONS

sheet number

SK-03

project number

4881

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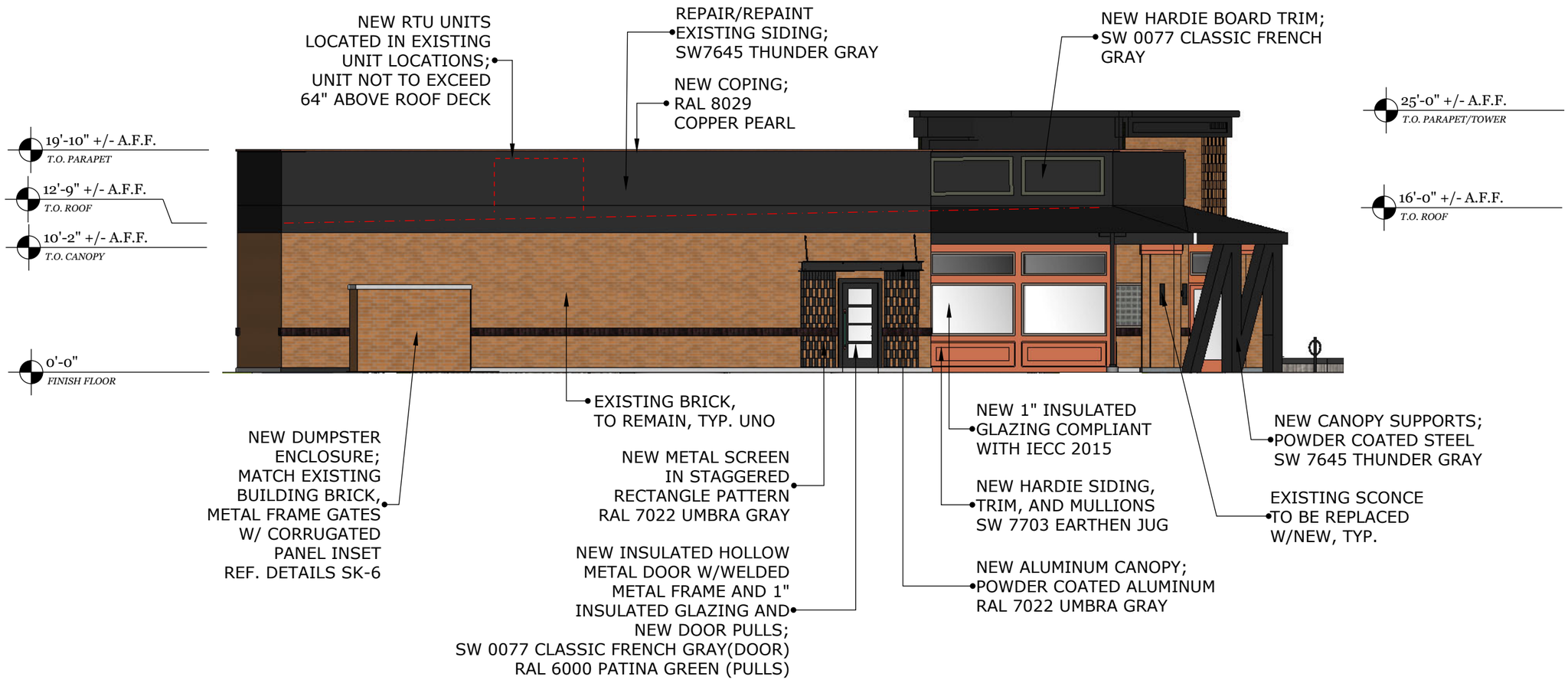

ELEVATION @ MAIN PARKING LOT

1" = 10'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14990 Landmark Blvd, Suite 265
Dallas, TX 75254
Phone 972.807.9257

info@harrison.hn www.harrison.hn

REVISIONS:

Δ	date	revision

project name and address

MELLOW MUSHROOM
CHESTERFIELD, MO

15525 OLIVE BOULEVARD
CHESTERFIELD, MO 63017

date: 01-19-2022

drawn by: WF

reviewed by: .

sheet title

COLOR ELEVATIONS

sheet number

SK-04

project number

4881

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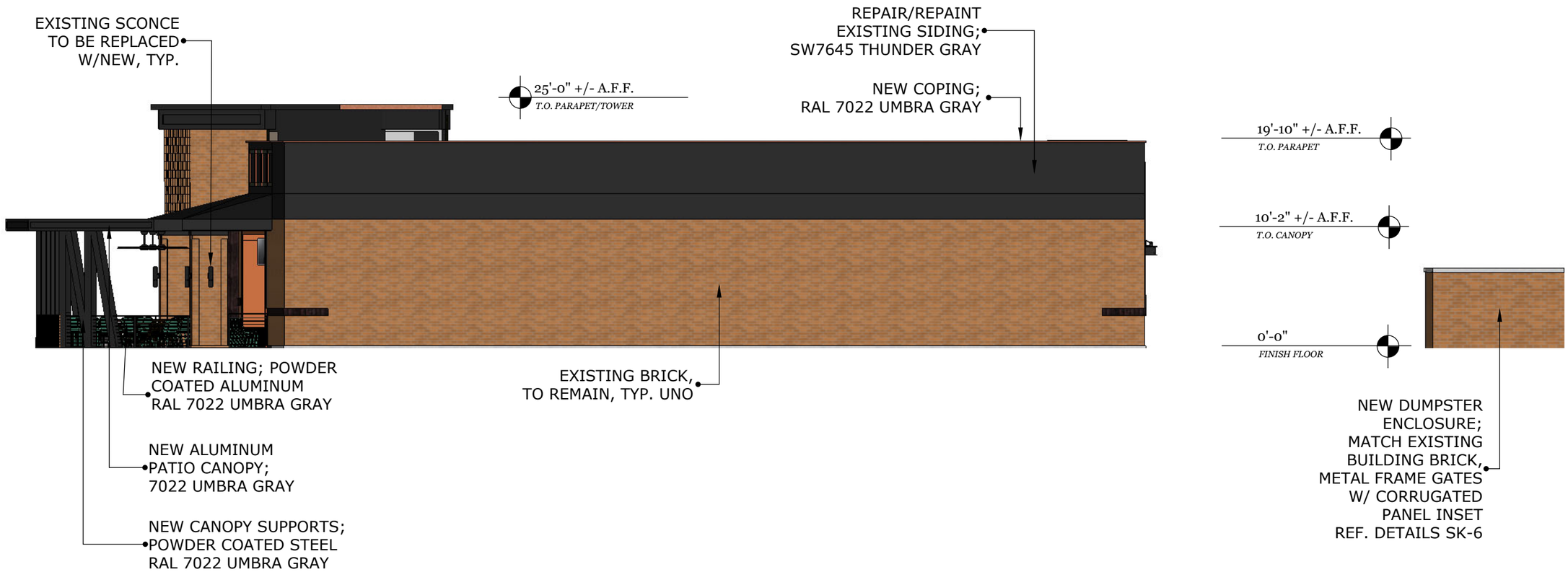

ELEVATION @ REAR OF BUILDILNG

1" = 10'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14990 Landmark Blvd, Suite 265
Dallas, TX 75254
Phone 972.807.9257

info@harrison.hn www.harrison.hn

REVISIONS:

Δ	date	revision

project name and address

MELLOW MUSHROOM
CHESTERFIELD, MO

15525 OLIVE BOULEVARD
CHESTERFIELD, MO 63017

date: 01-19-2022

drawn by: WF

reviewed by: .

sheet title

COLOR ELEVATIONS

sheet number

SK-05

project number

4881

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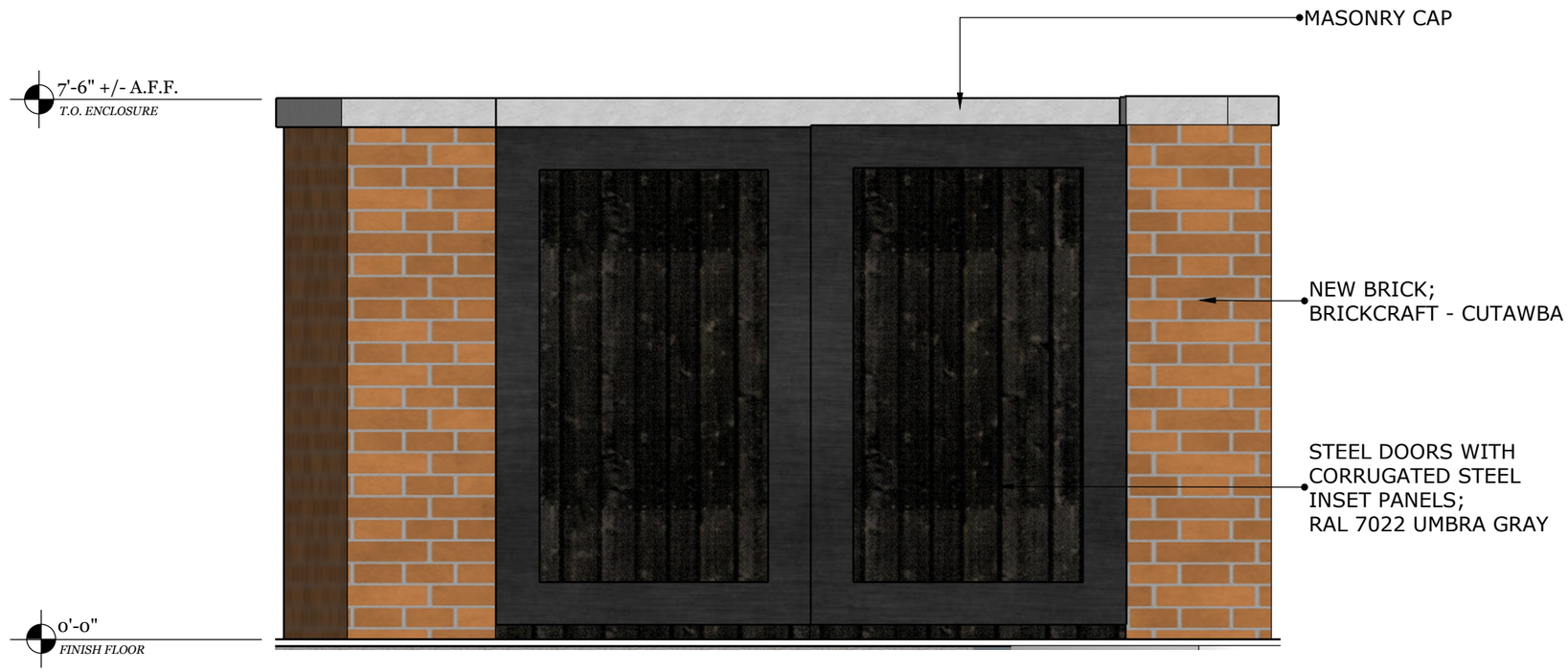

ELEVATION @ DUMPSTER ENCLOSURE

1/2" = 1'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14990 Landmark Blvd, Suite 265
Dallas, TX 75254
Phone 972.807.9257

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REVISIONS:

Δ	date	revision

project name and address

MELLOW MUSHROOM
CHESTERFIELD, MO

15525 OLIVE BOULEVARD
CHESTERFIELD, MO 63017

date: 01-19-2022

drawn by: WF

reviewed by: .

sheet title

COLOR ELEVATIONS

sheet number

SK-06

project number

4881

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THANK YOU

mellow MUSHROOM PIZZA BAKERS

Harrison.

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore
Vice-Chair: Councilmember McGuinness

There are no Finance and Administration Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

The next meeting of the Finance and Administration Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly or me prior to Monday's meeting.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mastorakos
Vice Chair: Councilmember Budoor.

There are no Parks, Recreation and Arts Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Parks, Recreation and Arts Director Thomas McCarthy or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember DeCampi
Vice Chair: Councilmember Wahl

There are no Public Health and Safety Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

The next meeting of the Public Health and Safety Committee has been scheduled for Monday, February 28th, 2022, at 5:30 pm.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior Monday's meeting.

REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

Grant Recommendation – Wilson Avenue
Recommendation to authorize the Mayor and City Administrator to execute a grant submittal to East West Gateway for the Wilson Avenue Improvement Project. The grant application fee for this project is currently estimated at $5,250 (0.5 percent of the requested federal funds). Funds for the application fee are budgeted in account 120-079-5261. The application fee will be returned if the grant application is not accepted. Please note that the grant request is based upon preliminary engineering design completed thus far. Engineering design is ongoing, and final engineering design is estimated for completion near the end of 2023, after utility coordination and right of way acquisition. **(Roll Call Vote) Department of Public Works recommends approval.**

Liquor License Request – Ukraft Café & Smoothie Exchange – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and Sunday sales. **(Voice Vote)**

Liquor License Request – Wildhorse Hotel DBA AC Hotel Chesterfield – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and Sunday sales. **(Voice Vote)**

OTHER LEGISLATION

Bill No. 3381 - Lot Split Plat – 1901 Wilson Avenue
An ordinance providing for the approval of a Lot Split Plat of new Lot A of "Wilson Road Parcel Boundary Adjustment Plat" also known as 1901 Wilson Avenue, zoned R1 Residence District and located west of Wilson Avenue and south of Wild Horse Creek Road (19T220258). **(First & Second Readings) Department of Planning recommends approval.**

Bill No. 3382 - Boundary Adjustment Plat
An ordinance providing for the approval of a Boundary Adjustment Plat for a tract of land totaling 3.083 acres zoned "PI" Planned Industrial District at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133). **(First & Second Readings) Department of Planning recommends approval.**

Proposed Resolution # 475 – A resolution expressing opposition to the Precision Vehicle Industrial Development in Maryland Heights, adjacent to residential neighborhoods within Chesterfield. **(Voice Vote)**

Proposed Resolution # 476 – House Bill 1611 – A resolution opposing Missouri House Bill #1611 which would require City Council candidates to declare a party affiliation. **(Voice Vote)**

Memorandum
Department of Public Works

TO: Michael O. Geisel, P.E.
City Administrator

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

DATE: January 28, 2022

RE: Wilson Avenue Improvement Project – Grant Application

On November 1, 2021 the City of Chesterfield City Council approved a contract in an amount not to exceed $310,000 with Oates Associates for design services necessary for an improvement project on Wilson Avenue. The problems with Wilson Avenue have been well documented, and were delineated in detail at numerous public meetings, a public presentation on August 23, 2021, and a public presentation on January 24, 2022. As approved by City Council on August 30, 2021, the current project scope includes improvements to Wilson Avenue at the Wild Horse Creek Road intersection, reconstruction of the failing culvert, a softening of the S curve, the addition of shoulders, and construction of an off-street shared use path for cyclists and pedestrians. An asphalt overlay only has been added to the south end of the project in order to avoid a short section of unimproved pavement. The current project scope does NOT include a vehicular connection to Baxter Crossing Lane – only a bike/ped connection.

The preliminary design has progressed substantially enough that we will be prepared to submit a grant application to East West Gateway for this project. All grant applications are due by February 10, 2022 at 4:00pm. The estimated cost of this project is broken down as follows (not including engineering design, which has already been allocated):

Right of Way:	$250,000
Construction:	$1,500,000
Construction Engineering, Inspection, and Testing:	$150,000
TOTAL PROJECT COST	**$1,900,000**

In researching all of the parameters of the grant, there is an incentive to keep the federal grant request below $1,150,000. Accordingly, the Engineering Staff recommends that the City submit a grant application whereby the City pays 100% of the Right of Way and Construction Engineering / Inspection / Testing costs, and

30% of the construction costs. This would result in a federal grant request of $1,050,000 and a local share (City cost) of $850,000. *Please note that based upon comments at the meeting and comments from abutting property owners we are currently investigating moving the shared use path to the east side of Wilson Avenue. That will likely result in a revised cost estimate, necessitating an adjustment to the numbers detailed above.* As we progress with the design and cost estimate between now and the grant submittal on February 10, our intention will be to generally adhere to the cost breakdown described above, while keeping the federal grant request below $1,150,000. I want to be clear that some adjustment to these numbers may be necessary prior to the grant submittal.

This project was presented to the public at an informational meeting held on January 24, 2022. At that meeting there was overwhelming support for a project of this scope, as evidenced by an audience member asking for a "show of hands." That said, there are still myriad details which need to be resolved, including the specific location of the shared use path. The design process will include individual meetings with impacted property owners to address their concerns in an effort to make right of way acquisition possible. Additionally, I anticipate that we will schedule an Open House which will allow all interested parties to review the design and provide feedback at a later date.

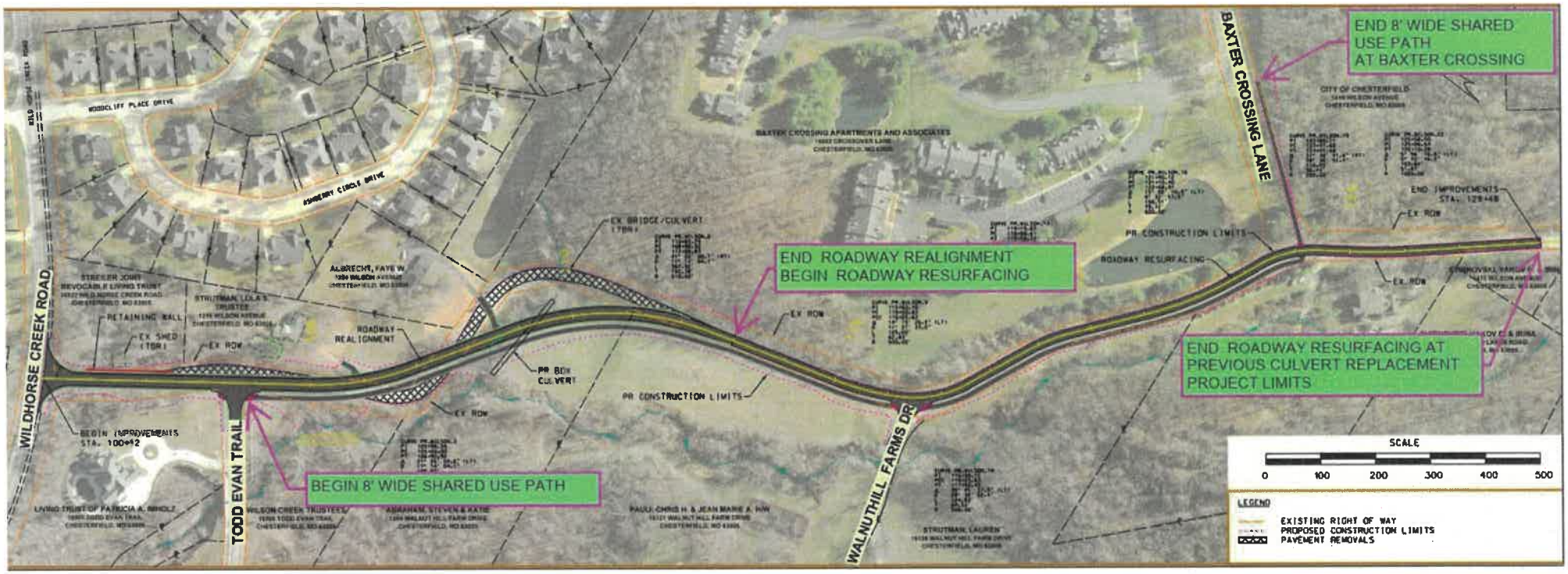
The engineering design of this project is on-going and will continue until design is complete. If this grant submittal is approved by City Council and accepted by East West Gateway, the City Council be asked to enter a Program Agreement with MODOT. If that is approved, right of way acquisition will commence in 2023, and construction could start as early as 2024. If the grant application is not approved or the grant is not recommended for funding the project would once again be reviewed by the Planning and Public Works Committee of City Council. At that point (if the grant is not accepted) the City Staff would likely recommend a smaller City-funded project that included only a reconstructed culvert (at the road layout shown in the preliminary plans) and an asphalt mill and overlay.

Attached for your use in considering this matter are my slides from the January 24, 2022 presentation and the handouts from that meeting. Should you have questions or need additional information, please let me know.

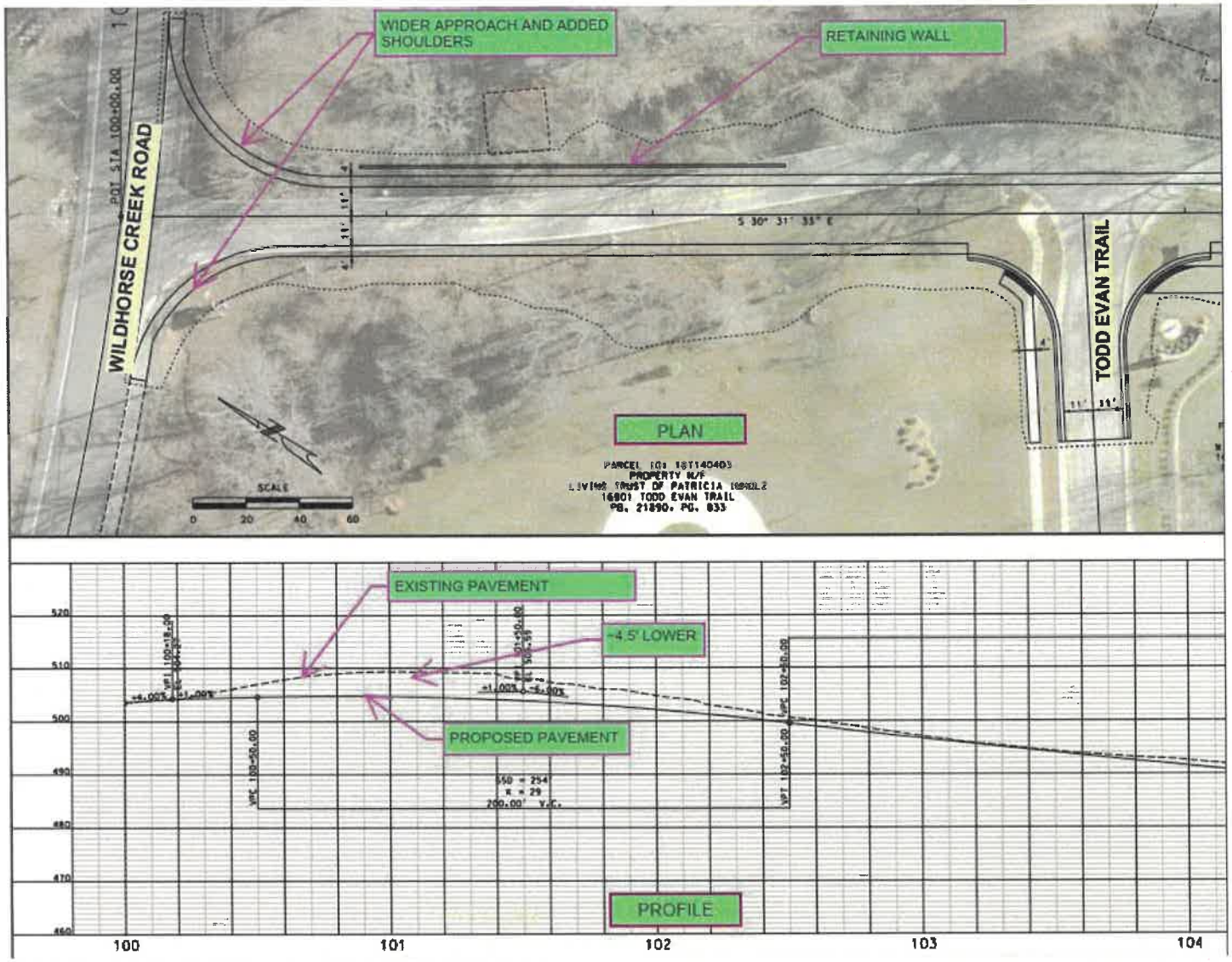
Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the Mayor and City Administrator to execute a grant submittal to East West Gateway for the Wilson Avenue Improvement Project. The grant application fee for this project is currently estimated at $5,250 (0.5 percent of the requested federal funds). Those funds are budgeted in account 120-079-5261. The application fee will be returned if the grant application is not accepted.

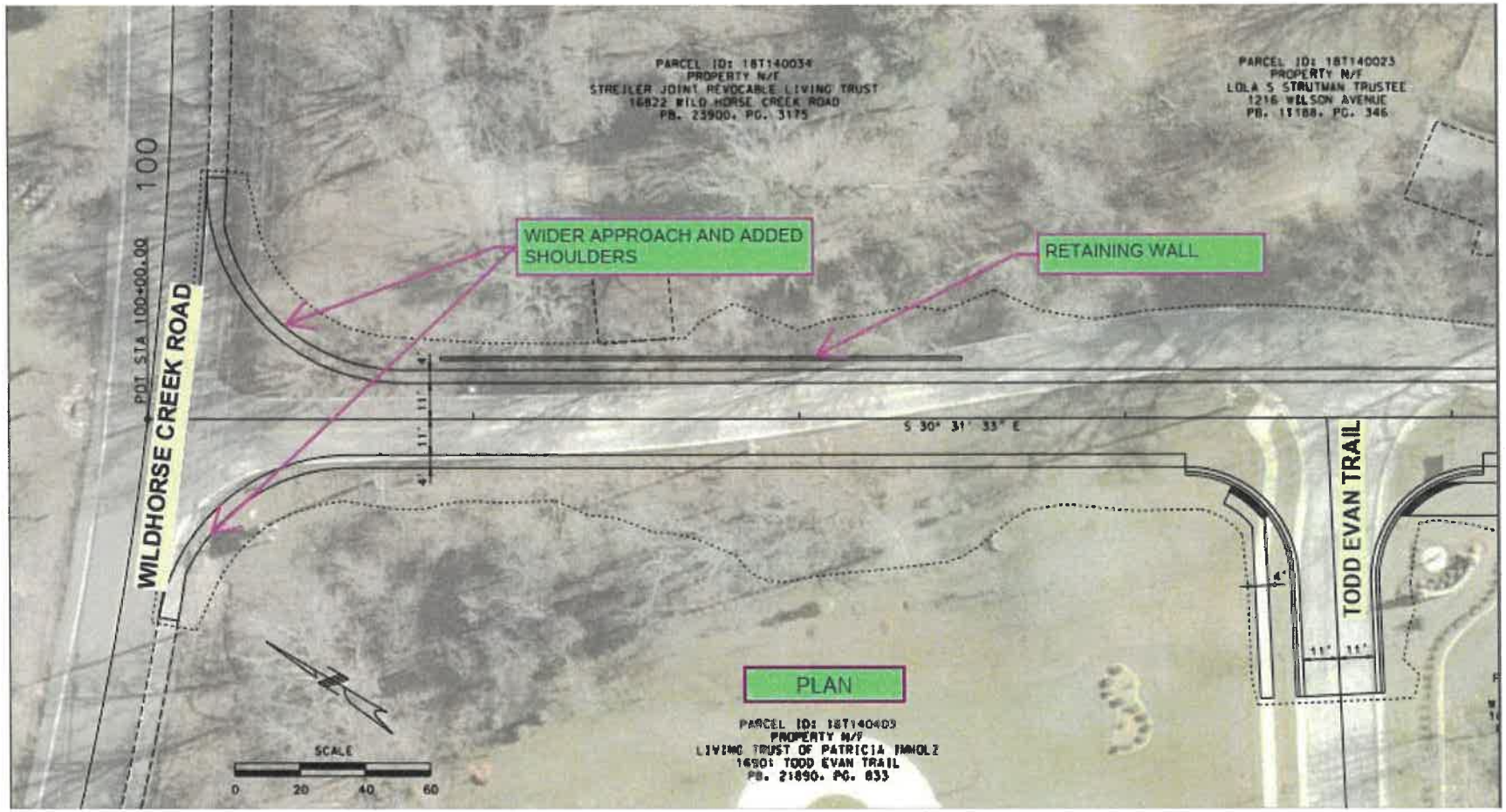
Wilson Avenue Design



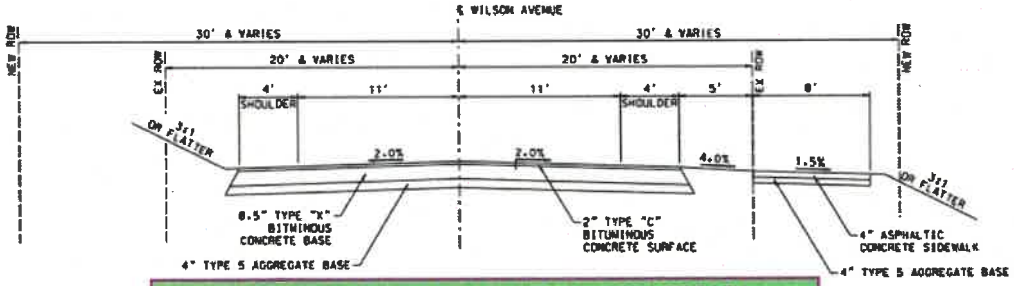
Wilson Avenue Design



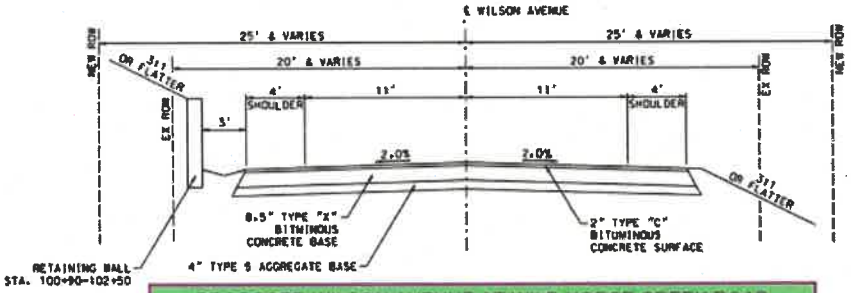
Wilson Avenue Design



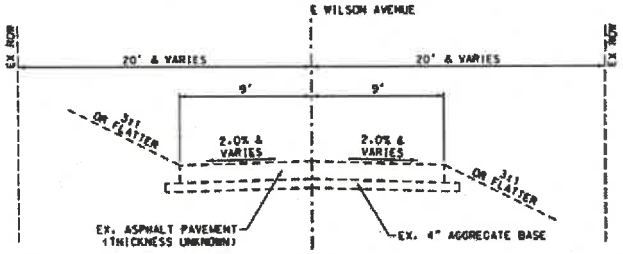
Wilson Avenue Design



PROPOSED WILSON AVENUE WITH SHARED USE PATH
11' LANES, 4' SHOULDER, 8' SHARED USE PATH ON WEST SIDE

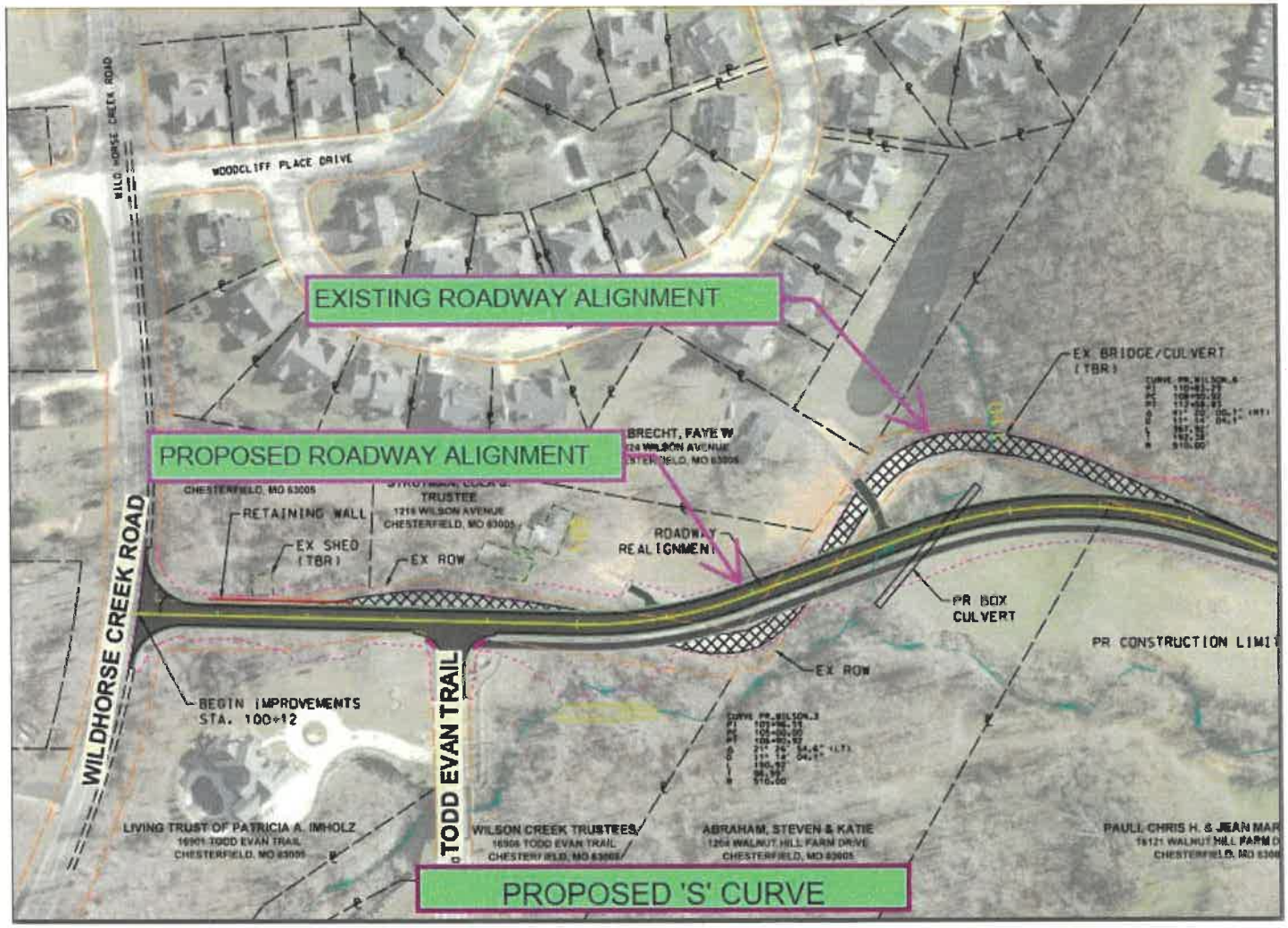


PROPOSED WILSON AVENUE AT WILD HORSE CREEK ROAD
11' LANES, 4' SHOULDER, RETAINING WALL ON EAST SIDE



EXISTING WILSON AVENUE
9' LANES, NO SHOULDER (SOUTHERN PORTION OF PROJECT)

Wilson Avenue Design



Chesterfield, Missouri

1

Wilson Avenue Improvement Project – Preliminary Design

- James Eckrich, PE, CFM
  - Public Works Director / City Engineer
  - 22 years of Public Works Experience
  - 9 years with City of Chesterfield
- The purpose of this meeting to is to provide information on the Wilson Avenue design and potential grant application.

2

Wilson Avenue Introduction

- The subsequent slides – with a light green background - are taken directly from my public presentation on August 23, 2021.
  - These slides are NOT changed
  - Allegations that the City has hid this information from the public are entirely false.
  - Allegations that the design and project scope have changed since the design was approved by City Council are entirely false.

3

Wilson Avenue Introduction

- Allegations that there have been no public involvement with this project are not true.
  - Originally considered at PPW on October 8, 2020.
  - Survey advertised on Wilson Avenue and website Oct / Nov of 2020
  - Considered at PPW on December 10, 2020
  - After grant denial reviewed again by PPW on June 10, 2021
  - Considered by City Council on August 2, 2021
  - Public informational meeting on August 23, 2021
  - Budget adjustment approved by City Council on August 30, 2021
  - Engineering contract approved by City Council on Nov 1, 2021

4

Wilson Avenue Introduction

- On August 30, 2021 the City of Chesterfield City Council voted to proceed with design services for Wilson Avenue, in accordance with my public presentation on August 23.
- On November 1, 2021 the City Council voted to approve an engineering design contract for the project scope previously presented.
- That is EXACTLY how the City Staff has proceeded.
  - The details of the preliminary design will be presented later in the presentation.

5

Wilson Avenue Introduction

- First, I will quickly go through the slides from my previous presentation on August 23.
- Again, these slides are intentionally unchanged and were left light green.
- I will run through these slides quickly, primarily for the benefit of anyone who was not in attendance at the August 23 presentation.
  - Also to demonstrate that all of this information was provided previously, prior to the City Council authorizing design services.

6

Wilson Avenue

- Clarkson Road to Wild Horse Creek Road
- Approx 10,900 feet (2 miles) long
- Contains myriad deficiencies
  - Steep hill
  - Sharp curves
  - Narrow Lanes / No shoulders / No drainage
  - Intersection at WHCR

7

Wilson Avenue

8

Wilson Avenue – South

- Basically comprised of two sections separated by steep hill
- South section mostly consists of concrete streets that meet today's roadway standards
- Wilson Forest View Court to Clarkson
- No substantial work needed in this section

9

Wilson Avenue South

10

Wilson Avenue – North

- Section of Wilson Avenue north of the recently reconstructed culvert
- Pavement comprised of Asphalt
- Serves Walnut Hill Farm Drive, Todd Evan Trail, and drivers traveling between Wild Horse Creek Road and Clarkson.
- Approximately 3,000 feet of roadway

11

Wilson Avenue North

12

Wilson Avenue and Wild Horse Creek Road

13

Wilson Avenue approaching Wild Horse Creek Road

14

Wilson Avenue approaching the S-Curve

15

Wilson Avenue through the S-Curve

16

Wilson Avenue around the S-Curve

17

Wilson Avenue Failing Culvert (West Side)

18

Wilson Avenue Failing Culvert
(West Edge of Pavement)

19

Wilson Avenue Failing Culvert
(East Side)

20

Walnut Hill Farm entrance /
exit onto Wilson Avenue

21

Wilson Avenue south of
Walnut Hill Farm

22

Wilson Avenue heading
toward new culvert

23

Wilson Avenue looking toward
steep hill

24

Wilson Avenue - History

- In the 1990s the City obtained then subsequently forfeited a federal grant to reconstruct Wilson Avenue
- Proposed 40-foot road section with two 12-foot lanes and 8-foot shoulders
- Would have completely reconstructed Wilson Avenue from Clarkson to WHCR.
- Residents opposed the project - did not want to change the character of the road

25

Wilson Avenue - Today

- Public Works Staff maintains the road the best it can
- Substantial improvements to south portion
- Incremental improvements on north end such as the one lane culvert replacement
- City has not pursued improvements due to previous Council direction and history
- Maintaining the current roadway is increasingly challenging

26

Walnut Hill Subdivision Request

- Sent City a letter requesting that the deficiencies on Wilson be addressed
  - Inadequate sight distance, Lack of visibility
  - Severe road curvature
  - Creek flooding with debris that damages their bridge, sole access to their property
  - Water frequently drains across Wilson Avenue
  - Steep edge drop-offs, no shoulders
  - No pedestrian / bike accommodations

27

Walnut Hill Subdivision Request – City Action

- Request evaluated in accordance with City Council Policy PW-34, City Request for Traffic Control Devices or Street Enhancements
- Staff presented Wilson history and Walnut Hill's request to PPW in October 2020.
- Staff requested direction on whether or not the City should pursue a TIP grant

28

Walnut Hill Subdivision Request – City Action

- PPW directed City staff to pursue a grant and solicit feedback from residents for the design details
- Staff received 540 resident survey responses
- Survey results were presented to PPW on December 10, 2020

29

2021 Grant Submittal Resident Survey Results

- 75% prefer a rural roadway section with asphalt pavement, roadside ditches, and consideration for shoulders versus a suburban roadway section with concrete pavement, curbed, and piped drainage
- 79% prefer an off-road shared used path for bicycles and pedestrians versus on-road bike facilities with traditional sidewalk

30

2021 Grant Submittal Resident Survey Results

- 65% do not favor vehicular and pedestrian/bicycle connection to Baxter Crossing Lane through existing public right-of-way
- 64% would favor a pedestrian/bicycle connection to Baxter Crossing Lane with no vehicular connection

31

2021 Grant Submittal Resident Comments

- Primary Objections
  - Increase traffic volume and speed
  - Negative impact to the existing country/rural character of the road
  - Residents do not want Baxter Road II
- Primary Support
  - Increase safety
  - Improve Wild Horse Creek Road intersection
  - Eliminate narrow lanes, add shoulders

32

2021 Grant Submittal Overview

- In December of 2020 PPW provided further clarification on the design elements for the grant submittal
- With the authorization from PPW, City staff submitted the grant application to East-West Gateway to improve Wilson Ave
- Total estimated project cost was $4,251,000 (70% federal/30% local)
  - ~$1.3 million City share

33

2021 Grant Submittal Project Scope

- Asphalt roadway with paved shoulders
- Off-road shared use path for bicyclists and pedestrians.
- Replace failing culvert and soften the S curve.
- Improve WHCR intersection with turn lanes (pending County approval)
- Hill was NOT included due to cost

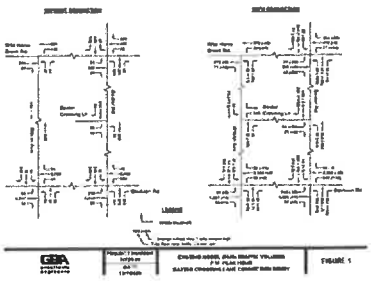
34

2021 Grant Submittal Project Scope

- Vehicle, bicyclist, and pedestrian connection to Baxter Crossing using only local funds
  - Use of local funds provided flexibility if City decided not to make the vehicle connection
  - Traffic study shows a reduction of traffic on the north end of Wilson with connection
  - Vehicular connection would only be made after additional public input

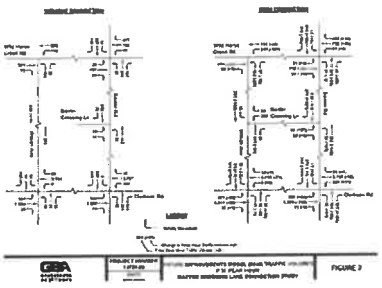
35

Traffic Study - 2020



36

Traffic Study - 2040



37

2021 Grant Application

- The 2021 Grant Application was not recommended for approval by East West Gateway
  - Project was too expensive
  - Consider lowering the grant costs by breaking the project into phases, reducing the project scope or increasing the local participation.

38

Continued Pursuit of Grant Funding

- The PPW considered the project again in May of 2021, at which time they directed that the project scope be reduced
  - Project limits from WHCR to just south of the S-curve. Reduces project length from 3,000 feet to 1,500 feet.
  - No connection to Baxter Crossing.
  - Complete a project design to firm up scope and reduce contingency costs

39

What Would Be Included?

- Improvements to the Wild Horse Creek Road intersection, subject to County
- New asphalt roadway with shoulders
  - Maintain rural character of the road
- Roadway drainage improvements
- Reconstruction of culvert and softening of the S-curve, (not elimination of curves)
- Separated shared use path for cyclists and pedestrians

40

What Would NOT Be Included?

- NO Vehicle Connection to Baxter Crossing
- NO Additional Lanes – except possibly at the Wild Horse Creek Road intersection
- NO complete straightening of the road – S curve will be softened but NOT eliminated
- NO improvements to the steep hill
- NO improvements to the road section from Walnut Hill to the recently reconstructed culvert

41

What Happens if We Don't Move Forward with Project?

- We will plan for a future asphalt overlay on Wilson Avenue using City funding
  - No changes in road width, drainage, or configuration
- We will repair the failing culvert with City funds to the best of our abilities
  - This will keep the sharp / blind curve
  - If nothing is done to culvert it will fail resulting in road closure

42

Most Recent Action Recommended

- City Staff recommends allocating $320,000 for engineering services for Wilson Avenue. These monies will fund roadway design plans, project specifications, and a construction cost estimate to allow Staff to submit a grant application in early 2022.
  - City Council postponed action and directed an informational meeting be held

43

Meeting with Walnut Hill and Todd Evan Trail Reps

- City Staff met with reps from these subdivisions at their request
- Reps from these subdivisions have met, listened to each other, and agreed upon recommended improvements
- These are supported by City Staff

44

Recommended Improvements from Todd Evan & Walnut Hill

- Lower vertical curve on Wilson near WHCR
- Improve WHCR intersection but do not add lanes unless required by County
- Wilson pavement and shoulders should be minimum width to meet standards
- Coordinate with Ameren to relocate utility poles a safe distance from pavement
- Address any water drainage problems

45

Recommended Improvements continued

- Remove veg restricting roadway but add safe vegetation for impacted residents
- New box culvert with softer S curve
- Expand project length from WHCR to Baxter Crossing but no vehicular connect at Baxter Crossing – only bike/ped.
  - create Shared Use Path from TET to Bax Cr.
- Stop shared use path at Todd Evan Trail
  - Smaller sidewalk next to roadway - future

46

What is next?

- This project will once again be considered by the PPW Committee / City Council.
- Council will determine scope of project and consider recommendation to fund engineering design
- If approved – the plan would be to apply for a grant in February of 2022
  - Grant application presented to PPW prior to submittal to East West Gateway

47

Wilson Avenue Design

- Fast Forward to Today

48

Wilson Avenue Design

- On August 30, 2021 the City of Chesterfield City Council voted to proceed with engineering design services for a project of the scope delineated in my previous presentation.
- On November 1, 2021 the City Council authorized a contract with Oates Associates for engineering design services.
  - Must hold public presentation prior to grant
  - That is occurring today

49

Wilson Avenue Design

- Preliminary Design has progressed substantially enough for the City to submit a grant application to East West Gateway.
  - Grant application due February 10, 2022
  - Will be considered by City Council at its meeting on February 7, 2022

50

Wilson Avenue Design

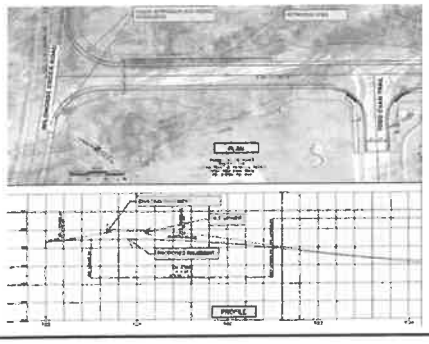
51

Wilson Avenue Design

- Does the project lower the Wilson Avenue vertical curve near WHCR for improved visibility and safety?
- ANSWER: Yes, the crest between WHCR and Todd Evan Trail will be lowered approximately 4.5 feet.

52

Wilson Avenue Design



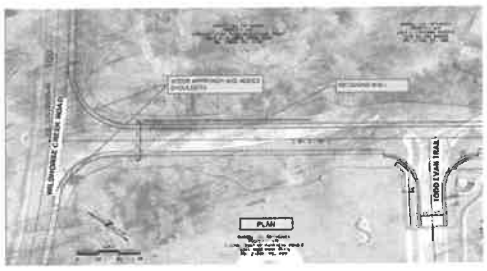
53

Wilson Avenue Design

- Does the project maintain two lanes only on Wilson Avenue and Wild Horse Creek Road, adding tapers, shoulders, and radii instead of lanes?
- ANSWER: Yes, no lane add, but turning radii have been increased and shoulders.
  - City Staff has contacted St. Louis County regarding this intersection and they are conceptually agreeable and supportive.

54

Wilson Avenue Design



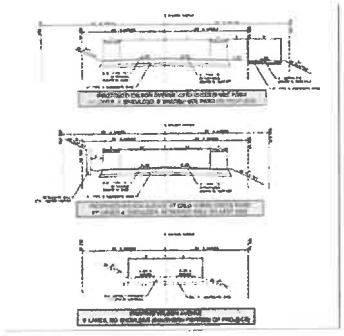
55

Wilson Avenue Design

- Have the Wilson Avenue improvements been designed with the minimum pavement width and shoulders to meet safety standards.
- ANSWER: Yes, the road width has been designed with 11 feet lanes and four feet shoulders – the minimum allowed by AASHTO for this type of road.

56

Wilson Avenue Design



57

Wilson Avenue Design

- Will the City coordinate with Ameren to coordinate the relocation of power poles away from the roadway, where practical? ANSWER: YES
- Will the City remove vegetation necessary for construction and visibility and restore vegetation for the privacy of affected property owners? ANSWER: YES

58

Wilson Avenue Design

- Has the City designed and constructed a new culvert with a "softer" curve over the culvert?
- ANSWER: Yes, a new box culvert has been designed and the curve has been softened, but not straightened.

59

Wilson Avenue Design

60

Wilson Avenue Design

- Has the City constructed a separated shared use path from Todd Evan Trail to Baxter Crossing, with NO vehicular connection at Baxter Crossing and NO "trail to nowhere"?
- ANSWER: Yes. The project includes an 8' shared use path separated from the road from TET to Baxter Crossing. No vehicular connection.
- The bike / ped accommodations have been included because we address those as part of every project – NOT solely to obtain a grant.
  - Consistent with City's Comprehensive Plan
  - 79% of survey respondents favored shared use path

61

Wilson Avenue Design

62

Other Details

- There is no construction or reconstruction of any private amenity except where private driveways and a private road tie into the new Wilson Avenue.
- No vehicular connection to Baxter Crossing
- No addition of lanes
- Asphalt overlay only from tie-in near Walnut Hill to newer asphalt near south culvert.

63

Wilson Avenue Design

64

What is next?

- On February 7 the City Council will consider approval of a grant application for the previously described project.
- Estimated Project Cost, including right of way, construction, and construction engineering services is $1,900,000.
  - $1.5 million for construction
  - $150,000 for construction engineering, inspection, and testing
  - $250,000 for right of way acquisition.

65

What is next?

- Previous project cost estimate was $4,251,000
  - $2,975,700 federal grant request
  - $1,275,300 proposed City funding
- Current cost estimate is $1,900,000
  - Staff will propose grant request of $1,050,000 (70% of the construction cost)
  - Proposed City funding is $850,000
- Project has been SUBSTANTIALLY reduced and stands a better chance of grant approval.
- City uses grant funding to leverage and extend limited available money in Capital Projects Fund.

66

Closing

- The City Staff recognizes there are differing opinions on what should / should not be done to Wilson Avenue.
  - We cannot make everyone happy.
- Because of the history of Wilson Avenue we have consulted with City Council on each step of the project.
- We have proceeded EXACTLY as director or authorized by City Council

67

Closing

- The goal is to construct a safe and passable City street, with bicycle and pedestrian accommodations, while maintaining the rural character of the roadway.
- Accordingly, the Public Works Department will recommend approval of a grant submittal to East West Gateway
  - Will be considered by Council on February 7.

68

Questions?

69

City of Chesterfield

MEMORANDUM

DATE: January 25, 2022

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – UKRAFT CAFÉ & SMOOTHIE EXCHANGE**

UKRAFT CAFÉ & SMOOTHIE EXCHANGE, 14888 CLAYTON RD (formerly Russell's Cafe) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Mr. Michael Ratz is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Monday, February 7, 2022 city council meeting, I will immediately issue this license.

City of Chesterfield

MEMORANDUM

DATE: January 26, 2022

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – WILD HORSE HOTEL dba AC HOTEL CHESTERFIELD**

AC HOTEL CHESTERFIELD, 16461 WILD HORSE CREEK ROAD ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Mr. Michael Hurley is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Monday, February 7, 2022 city council meeting, I will immediately issue this license.

Memorandum
Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning JW

Date: February 07, 2022

RE: **<u>1901 Wilson Avenue Lot Split Plat:</u>** A Lot Split Plat for a 19.8 acre tract of land zoned R1 Residence District, and located west of Wilson Avenue and south of Wild Horse Creek Road (19T220258).

Keith and Donna Strope have submitted for review and approval a Lot Split Plat for a parcel totaling 19.8 acres, zoned R1 Residence District, and located at 1901 Wilson Avenue.

The purpose of said Lot Split Plat is to create two lots; the first Lot 1 at 14.4 acres and the second Lot 2 at 5.3 acres of land and when totaled equal the 19.8 with rounding.

The Department of Planning has reviewed the Lot Split 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 Lot Split Plat to the City Council.

For your information, Lot Split Plats are only reviewed by City Council.

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

Figure 1: Aerial Image of Subject Site

BILL NO. 3381 **ORDINANCE NO.**_____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT OF NEW LOT A OF "WILSON ROAD PARCEL BOUNDARY ADJUSTMENT PLAT" ALSO KNOWN AS 1901 WILSON AVENUE, ZONED R1 RESIDENCE DISTRICT AND LOCATED WEST OF WILSON AVENUE AND SOUTH OF WILD HORSE CREEK ROAD (19T220258).

WHEREAS, Keith and Donna Strope have submitted for review and approval a Lot Split Plat for a parcel totaling 19.8 acres, zoned R1 Residence District, and located at 1901 Wilson Avenue; and,

WHEREAS, the purpose of said Lot Split Plat is to create two lots; the first Lot 1 at 14.4 acres and the second Lot 2 at 5.3 acres of land; and,

WHEREAS, the Department of Planning has reviewed the Lot Split 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 Lot Split Plat to the City Council.

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

Section 1. The Lot Split Plat of New Lot A of "Wilson Road Parcel Boundary Adjustment Plat", which is made part hereof and attached hereto as Exhibit 1, is hereby approved; 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 Lot Split 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 _____, 2022.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: 02/07/2022

EXHIBIT 1

STROPNELL ESTATE
A TRACT OF LAND BEING
NEW LOT A OF "WILSON ROAD PARCEL BOUNDARY ADJUSTMENT PLAT"
IN SECTION 16, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED R1 - RESIDENCE DISTRICT

We, Volz Incorporated, have during September 2021 by order of Keith and Donna Strope, made a property boundary survey and Subdivision Plat of a tract of land being New Lot A of "Wilson Road Parcel Boundary Adjustment Plat", in Section 16, Township 45 North - Range 5 East, City of Chesterfield, St. Louis County, Missouri. The results of said survey are represented on this plat. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

_____
Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

Notes:

1. Bearing system adopted from "Wilson Road Parcel Consolidation Plat" as recorded in Plat Book 361 page 110 of the St. Louis County Records.

2. A title commitment was not provided. Property may be subject to easements and restrictions of record.

3. St. Louis County Benchmark 12165 - NAVD88(SLC2011a) Elev = 646.83 FtUS "Standard Aluminum Disk" stamped SL-31, 1990. Disk is set along the west side of Elbridge-Payne Drive; across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I-64 South Outer Road and Elbridge-Payne Drive.

   Site Benchmark - Elevation = 631.57 - Concrete Monument found near the Southeast corner of New Lot A.

THIS SITE IN THE FOLLOWING DISTRICTS:

METROPOLITIAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
BONHOMME CREEK WATERSHED
CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

MISSOURI AMERICAN WATER COMPANY
SPIRE MISSOURI, INC.
AMEREN COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATION (CABLE TV)

Survey Prepared for:

Keith and Donna Strope
1901 Wilson Avenue
Chesterfield
Missouri, 63005
Tel. (314) 983 2006

Original Property Description

New Lot A of "Wilson Road Parcel Boundary Adjustment", a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 361, Page 110 of the St. Louis County records.

Property Description Lot 1

A tract of land being part of New Lot A of "Wilson Road Parcel Boundary Adjustment Plat", a subdivision according to the plat thereof recorded in Plat Book 361, Page 110 of the St. Louis County records. In Section 16, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West line of Wilson Avenue, 65 feet, wide with the South line of said New Lot A of the "Wilson Road Parcel Boundary Adjustment"; thence Westwardly along the said South line of said New Lot A South 88 degrees 31 minutes 56 seconds West 1164.07 feet to a point on the Southwest line of said New Lot A; thence along said Southwest line North 28 degrees 18 minutes 12 seconds West 269.82 feet to a point on the West line of said New lot A; thence along said West line North 00 degrees 28 minutes 53 seconds East 459.19 feet to a point on the North line of said New Lot A; thence along said North line South 89 degrees 21 minutes 12 seconds East 885.63 feet to a point; thence departing said North line South 00 degrees 38 minutes 48 seconds West 497.46 feet to a point; thence South 51 degrees 08 minutes 04 seconds East 7.20 feet to a point; thence South 55 degrees 53 minutes 16 seconds East 88.17 feet to a point; thence along a curve to the left, whose radius point bears North 34 degrees 48 minutes 46 seconds East 175.00 feet from the last mentioned point, a distance of 110.81 feet to a point; thence North 88 degrees 31 minutes 56 seconds East 225.99 feet to the West line of Wilson Avenue, 65 feet wide; thence along said West line South 00 degrees 48 minutes 07 seconds West 80.06 feet to the Point of Beginning and containing 14.418 Acres according to calculations by Volz Incorporated during September 2021.

Property Description Lot 2

A tract of land being part of New Lot A of "Wilson Road Parcel Boundary Adjustment Plat", a subdivision according to the plat thereof recorded in Plat Book 361, Page 110 of the St. Louis County records. In Section 16, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Commencing at the intersection of the West line of Wilson Avenue, 65 feet wide, with the South line of said New Lot A of the "Wilson Road Parcel Boundary Adjustment"; thence along said West line North 00 degrees 48 minutes 07 seconds East 80.06 feet to the Point of Beginning; thence departing said West line South 88 degrees 31 minutes 56 seconds West 225.99 feet to a point, thence along a curve to the right whose radius bears North 01 degrees 28 minutes 04 seconds West 175.00 feet from the last mentioned point; thence along said curve a distance of 110.81 feet to a point; thence North 55 degrees 53 minutes 16 seconds West 88.17 feet to a point; thence North 51 degrees 08 minutes 04 seconds West 7.20 feet to a point; thence North 00 degrees 38 minutes 48 seconds East 497.46 feet to a point of the North line of said New Lot A; thence along said North line South 89 degrees 21 minutes 12 seconds East 411.34 feet to a point on said West line of Wilson Avenue, 65 feet wide; thence Southwardly along said West line South 00 degrees 48 minutes 07 seconds West 572.28 feet to the Point of Beginning and containing 5.327 Acres according to calculations by Volz Incorporated during September 2021.

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Stropnell Estate".

The 30' wide Water Service Line Easement shown hereon is hereby granted to the present and future owners of Lot 1 of Stropnell Estate, and their successors and assigns, for the purpose of the installation, replacement, removal and maintenance of a private water service line, together with the right of access, ingress, egress and also being an appurtenant and unobstructed pathway, for the use and enjoyment of rights as herein granted.

The 10' wide Sewer Easement shown hereon is hereby granted to the Metropolitan St. Louis Sewer District and confers them the right to build and maintain a sewer, or sewers, including stormwater improvements, on the strip of land shown and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance or repair of the aforementioned sewer or sewers, including stormwater improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises to construct, reconstruct, replace, maintain, or repair the aforesaid sewer or sewers, including stormwater improvements and may assign its rights herein to the State, County, City, or other political subdivisions of the State. The easement hereby granted is irrevocable and shall continue forever.

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions recorded the _____ day of _____, _____ as Daily Number _____ in the St. Louis County Records.

At the date of this survey, each corner of the Lots created by this subdivision plat have been monumented in accordance with 2 CSR 90-60.30 of the Missouri Department of Agriculture and 20 CSR 2030-16.030 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2022.

Strope Family Qualified Spousal
Joint Trust Fund Dated June 5, 2018

_____
Keith J. Strope, Trustee

_____
Donna J. Strope, Trustee

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

On this _____ day of _____, 2021, before me personally appeared Keith J. Strope and Donna J. Strope, who being by me duly sworn, did say that they are the Co-trustees of the Strope Family Qualified Spousal Joint Trust Fund Dated June 5, 2018 and that said instrument was signed on behalf of said trust by authority of its trustees and the said Co-trustees acknowledged said instrument to be the free act and deed of said trust.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

_____ _____
Notary Public

There is no current Deed of Trust for this property.

This is to certify that the Record Plat of "Stropnell Estate" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on the _____day of _____, 2021 and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

_____
Bob Nation, Mayor

_____
Vickie McGownd, City Clerk

STATE OF MISSOURI
ERIC J. KIRBY
NUMBER
2005000074
PROFESSIONAL LAND SURVEYOR
01/05/22

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

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

1901 Wilson Ave.
Chesterfield, MO 63005

Sheet 1 of 3

22409-0

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES : DECEMBER 31, 2023 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING

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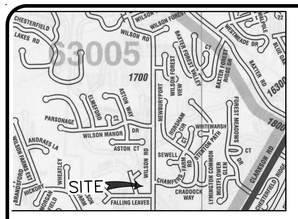
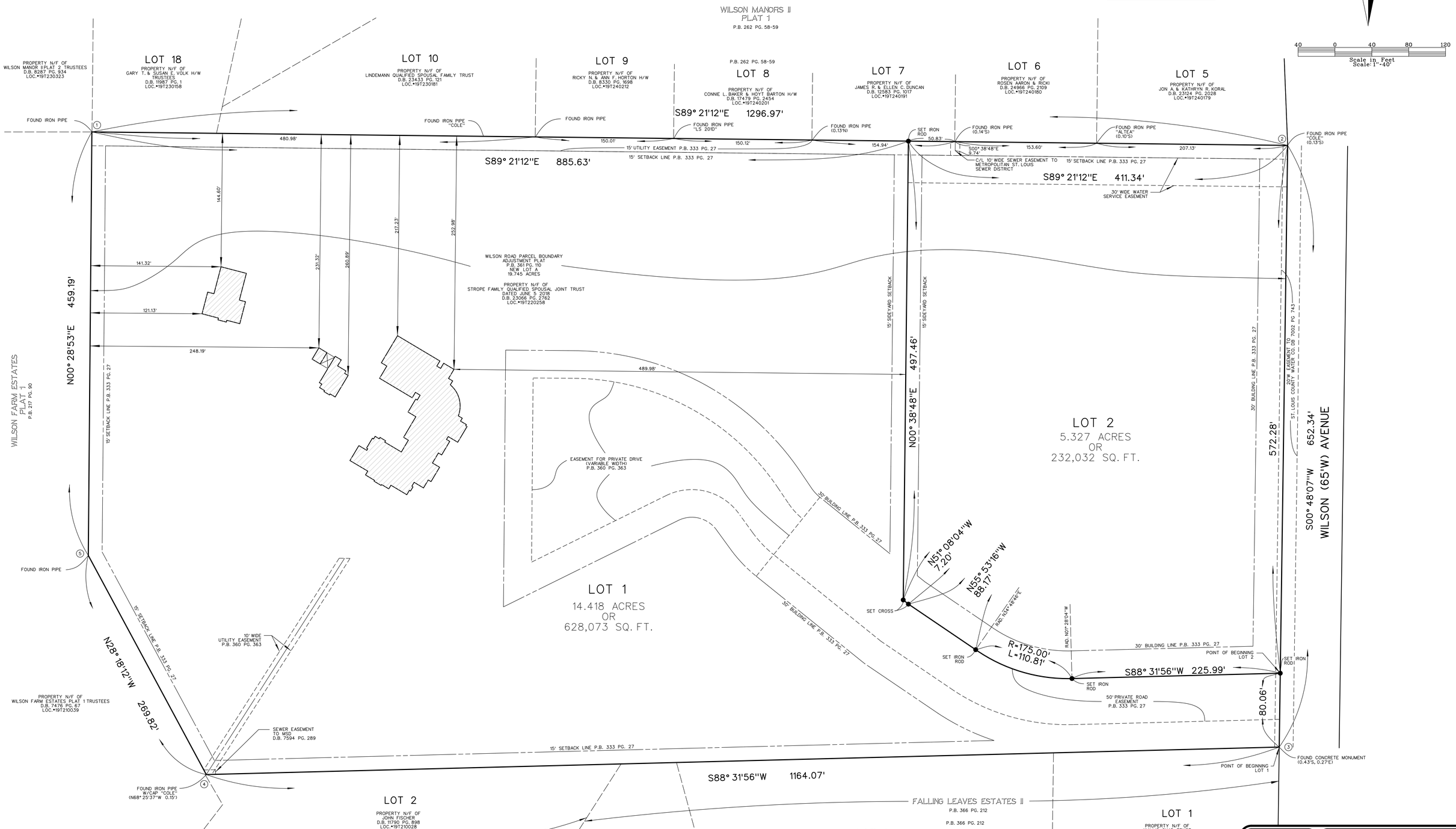
STROPNELL ESTATE
A TRACT OF LAND BEING
NEW LOT A OF "WILSON ROAD PARCEL BOUNDARY ADJUSTMENT PLAT"
IN SECTION 16, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED R1 - RESIDENCE DISTRICT

The metric coordinates listed below for outboundary corners are referenced to the Missouri Coordinate System 1983 (MCS), East Zone, 2010 Epoch, by Real Time Kinematic GNSS methods to the Missouri Department of Transportation VRS Network, specifically Control Point MOSI having coordinates, 302839.923 North, 253366.365 East. The Grid Factor at the Point of Origin, 311104.352 North, 242989.688 East, has been calculated to be 0.999933938. The Relative Positional Tolerance of the survey is 0.03 meters at a 68% confidence level.

Corner	Northing	Easting
1	311252.954	242593.983
2	311248.492	242989.276
3	311049.677	242986.493
4	311040.588	242631.800
5	311112.997	242592.807





STATE OF MISSOURI
ERIC J. KIRBY
NUMBER
L-2005000074
01/05/23
PROFESSIONAL LAND SURVEYOR

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

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

1901 Wilson Ave.
Chesterfield, MO 63005

Sheet 2 of 2
22409.0

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES : DECEMBER 31, 2023 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING

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Memorandum
Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning JW

Date: February 7, 2022

RE: **Wings Corporate Estates (Lots 14 and 16) BAP:** A Boundary Adjustment Plat for a tract of land totaling 3.083 acres zoned "PI" Planned Industrial District located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133)

Summary

Stock and Associates, Inc., on behalf of Let's Ride, LLC., has submitted a request for a Boundary Adjustment Plat for Lots 14 and 16 of the Wings Corporate Estates subdivision.

The purpose of this request is to remove the common lot line between the two lots, creating one (1) consolidated lot. The resulting lot will comply with all requirements for the "PI" Planned Industrial District.

A copy of the Boundary Adjustment Plat is attached to the legislation for consideration.

Figure 1: Subject Site Aerial

BILL NO. 3382 **ORDINANCE NO.**_____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR A TRACT OF LAND TOTALING 3.083 ACRES ZONED "PI" PLANNED INDUSTRIAL DISTRICT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WINGS CORPORATE DRIVE AND BUZZ WESTFALL DRIVE (18W440122, 18W440133).

WHEREAS, Stock and Associates, Inc., on behalf of Let's Ride, LLC, has submitted for review and approval a Boundary Adjustment Plat for the above referenced property located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to remove a lot line between two lots to consolidate the property into one parcel zoned "PI" Planned Industrial District known as Lot 14A; and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment 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 Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein is hereby approved; 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 Boundary Adjustment 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 _____, 2022.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: 02/07/2022

WINGS CORPORATE ESTATES PLAT TWO

A LOT CONSOLIDATION OF LOTS 14 AND 16 OF WINGS CORPORATE ESTATES PER P.B. 356, PG. 79, LOCATED IN U.S. SURVEYS 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, LOUIS COUNTY, MISSOURI

01/27/2022

EXHIBIT 1

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 adjusted in the manner shown on this plat, which Boundary Adjustment Plat shall be known as:

"WINGS CORPORATE ESTATE PLAT TWO"

It is not certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

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 LOT CONSOLIDATION 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 boundary adjustment plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

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

____

By:___________________________

PRINT NAME: ____________________

PRINT TITLE: ____________________

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

On this _____ day of _____________ in the year ______ before me, ______________________________, a Notary Public in and for said state, personally appeared ______________________________, the ______________________________of ________________________, known to me to be the person who executed the within Lot Consolidation Plat in behalf of _________________ and acknowledged to me that he executed the same for the purposes therein stated

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 promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book _____, Page ____, as amended in Book ______, Page ____ of the St. Louis County Records, does hereby join in and consent to the foregoing Boundary Adjustment Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____day of ____________, 20__.

____

By: ___________________________

PRINT NAME: _________________

PRINT TITLE: _________________

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

On this _____ day of ________, 20__, before me appeared ______________________________, personally known to me, who being by me duly sworn, did say that he/she is the ________________ of ______________, a national banking association, and acknowledged to me that he/she has the authority to bind said national banking association; and executed the foregoing Boundary Adjustment Plat as the free act and deed of said national banking association.

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: _______________

STATEMENT OF STATE PLANE COORDINATE TIE:

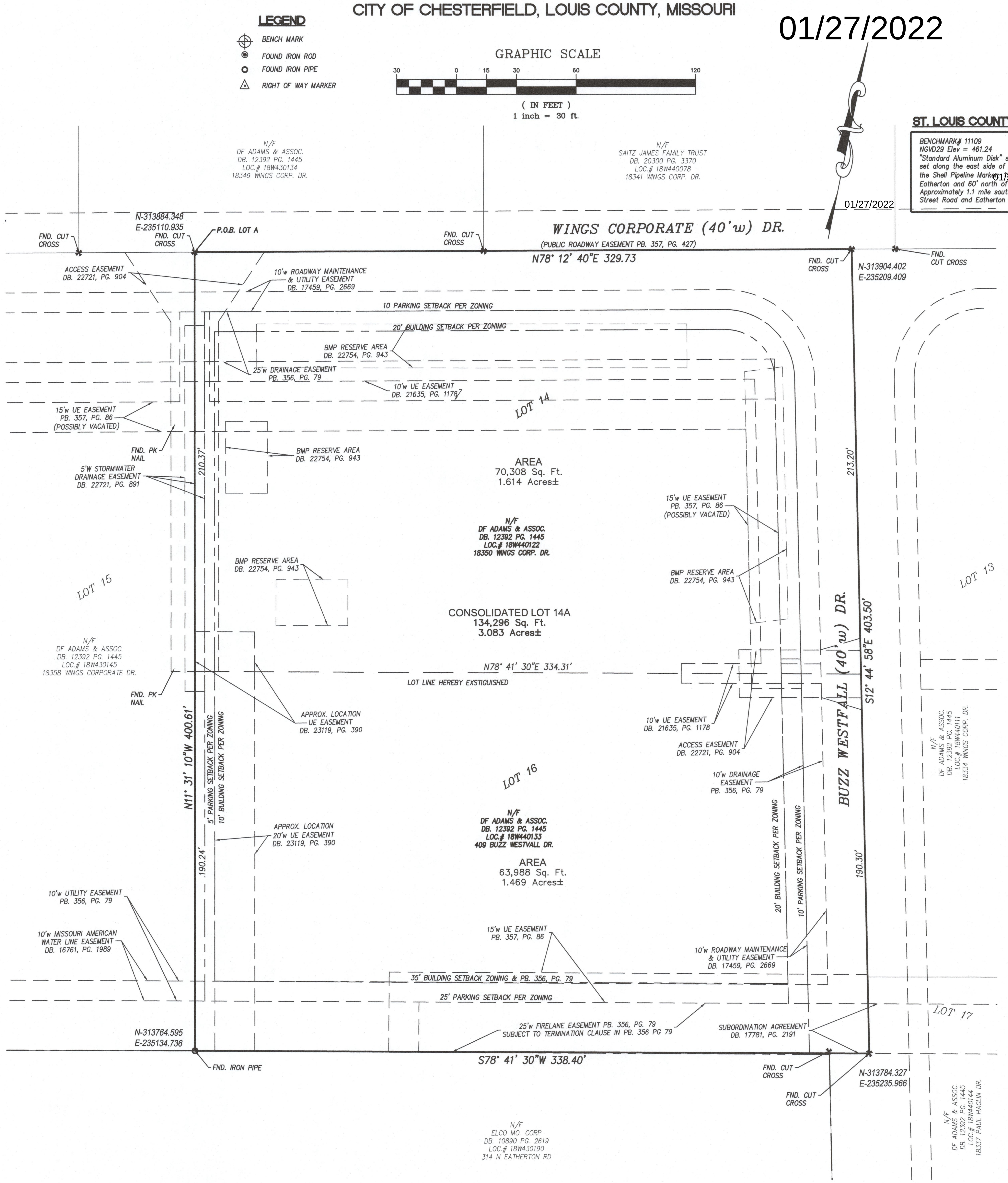
STATION: SL-38
GRID FACTOR = 0.99991780
NORTH (Y) = 314628.250
EAST (X) = 239963.018

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

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon the subdivision plat of Wings Corporate Estates as recorded in Plat Book 356, Page 79, 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 356, Page 79. The grid bearing along the South line on this plat is found to be South 78 degrees 58 minutes 12 seconds West. The measured bearing labeled along the same line is South 78 degrees 41 minutes 30 seconds West 338.40 feet.

PREPARED FOR:
LETS RIDE, LLC
2690 MASTERSON AVE., SUITE 300
ST. LOUIS, MO. 63114
ATTN: MR. BOB HONZ

DRAWING FILE: O:\DRAW6800\2020\6831\survey\6831.1-LOT CONSOLIDATION PLAT.dwg LAYOUT: 24x36 PLOTTED: Jan 27, 2022 - 11:53am PLOTTED BY: norbert.wildhaber



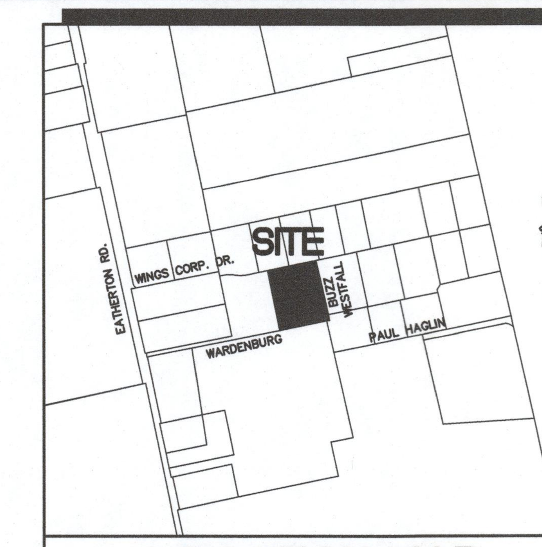
ABBREVIATIONS

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

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 11109
NGVD29 Elev = 461.24
"Standard Aluminum Disk" stamped SL-41 1990 Disk is set along the east side of Eatherton Road just north of the Shell Pipeline Marker, 15' east of the centerline of Eatherton and 60' north of the east pipeline marker. Approximately 1.1 mile south of the intersection of Olive Street Road and Eatherton Road.

01/27/2022



LOCATION MAP
(NOT TO SCALE)

CONSOLIDATED LOT 14A

A consolidation of Lots 14 and 16 of Wings Corporate Estates, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 79 of the St Louis County records, located in U.S. Surveys 362 and 133, Township 45 North, Range 3 East, of the Fifth Principal Meridian City Of Chesterfield, Louis County, Missouri, being more particularly described as follows:

Beginning at a found cut cross located at the northwest corner of above said Lot 14, said point also being located on the centerline of Wings the intersection of Wing Corporate Drive, a private 40 feet wide roadway; thence along the north line of said Lot 14, North 78 degrees 12 minutes 40 seconds East, 329.73 feet to a found cut cross located at the northeast corner of said Lot 14; thence along the east lines of Lot 14 and above said Lot 16, South 12 degrees 44 minutes 58 seconds East, 403.50 feet to a found cut cross located at the southeast corner of said Lot 16; thence along the south line of said Lot 16, South 78 degrees 41 minutes 30 seconds West, 338.40 feet to a found Iron Pipe located at the southwest corner of said Lot 16; thence along the west lines of said Lot 16 and above said Lot 14, North 11 degrees 31 minutes 10 seconds West, 400.61 feet to the POINT OF BEGINNING.

Containing 134,296 square feet or 3.083 acres, more or less.

GENERAL NOTES:

1) Zoned PI Planned Industrial District. per City Ordinance No. 3156.

1. Structure Setbacks

No building or structure, other than:
a fence no taller than eight feet (8') in height, a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
a. Twenty feet (20') from the right-of-way of Wings Corporate Drive on the north boundary of the Planned Industrial ("PI") District.
b. Twenty feet (20') from the right-of-way of Buzz Westfall Drive on the east boundary of the Planned Industrial "PI" District.
c. Thirty-five feet (35') from the south boundary of the "PI" District.
d. Ten feet (10') from the west boundary of the "PI" District.

2. Parking Setbacks:

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

a. Ten feet (10') from the right-of-way of Wings Corporate Drive on the north boundary of the Planned Industrial ("PI") District.
b. Ten feet (10') from the right-of-way of Buzz Westfall Drive on the east boundary of the Planned Industrial "PI" District.
c. Twenty-five feet (25') from the south boundary of the "PI" District.
d. Five feet (5') from the west boundary of the "PI" District.

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

2) Subject property lies within Flood Zone Shaded X (Area with reduced risk due to levee) and Zone AH (Base flood elevations determined, Elev.=455) according to the National Flood Insurance Rate Map Number 29189C0145K with and effective date of 02/04/2015.

8) Basis of bearings: Wings Corporate Estates per P.B. 356, PG. 79

This is to certify that "Wings Corporate Estates Plat Two" as 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 Lot Consolidation Plat with the office of the St. Louis County Recorder of Deeds.

______________________ ______________________
Bob Nation, Mayor Vickie McGownd, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during December 2021, by order of and for the use of Let's Ride, LLC, executed a Property Boundary Survey and Lot Consolidation Plat of Lots 14 and 16 of Wings Corporate Estates as recorded in Plat Book 356, PAge 79, located in U.S. Surveys 362 and 133, Township 45 North, Range 3 East, Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Boundary Adjustment 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 standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri 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] 1/27/22
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

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

LOT CONSOLIDATION PLAT

LOTS 14 AND 16

18350 WINGS CORPORATE DR. & 409 BUZZ WESTFALL DR
CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI

STATE OF MISSOURI — WALTER JOSEPH PFLEGER — 1/27/22 — NUMBER PLS-2008000728 — PROFESSIONAL LAND SURVEYOR

WALTER J. PFLEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1	01/14/22 CITY COMMENTS

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 12/23/2021	JOB NO: 220-6831.1
M.S.D. P #: P-XXXXX-XX	BASE MAP #: XXX
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE: LOT CONSOLIDATION PLAT

SHEET NO.: 1 OF 1

RESOLUTION # 475

A RESOLUTION OF THE CITY COUNCIL OF CHESTERFIELD, MISSOURI OPPOSING THE PROPOSED INDUSTRIAL DEVELOPMENT BY PRECISION VEHICLE HOLDING FOR THE MARSHALLING, STORAGE, AND DISTRIBUTION OF NEW PRODUCTION VEHICLES VIA RAIL AND CAR CARRIERS AT 149 RIVER VALLEY DRIVE AND 860 HOG HOLLOW ROAD LOCATED WITHIN THE CITY OF MARYLAND HEIGHTS.

WHEREAS, Precision Vehicle Holding submitted for a Planned District on 90.95 acres of land located within the City of Maryland Heights; and,

WHEREAS, the proposed development includes heavy rail and vehicular operations that will produce negative impacts including, but not limited to noise pollution, significant vibration, added traffic to Hog Hollow Road; and light pollution; and,

WHEREAS, the proposed development site is located directly adjacent to several established residential neighborhoods located within the City of Chesterfield; and,

WHEREAS, the proposed development does not provide reasonable transition or buffering between residentially zoned properties and the proposed industrial development which will lead to negative impacts on the health, safety, and general welfare of the residents in the area; and,

WHEREAS, the City of Maryland Heights Planning Commission held a Public Hearing regarding the zoning changes and numerous Chesterfield residents provided testimony pertaining to the negative impacts of locating an industrial development of this nature adjacent to residential properties; and,

WHEREAS, after receiving testimony from all interested parties, the City of Maryland Heights Planning Commission found that the operation has the potential to negatively impact the general welfare of adjoining residents and such impacts cannot be adequately mitigated.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Chesterfield opposes the proposed industrial development of the 90.95 acres located at 149 River Valley Drive and 860 Hog Hollow Road due to the adverse impacts the proposed development will have on the established residential neighborhoods within the City of Chesterfield and the City of Chesterfield strongly urges the City Council of Maryland Heights to affirm the decision of the Maryland Heights Planning Commission to deny approval of the development and reject any appeal by the petitioner.

BE IT FURTHER RESOLVED that the City of Chesterfield supports the City of Maryland Heights Planning Commission in their denial of the application of Precision

Vehicle Holding and encourages any and all regulatory bodies to support the denial due to the inability to mitigate negative impacts between incompatible zoning and land uses.

Passed this day, February 7, 2022, by the City Council of the City of Chesterfield.

_____ _____

Presiding Officer Bob Nation, Mayor

Attest:

_____

Vickie McGownd
City Clerk

RESOLUTION # 476

A RESOLUTION OF THE CITY COUNCIL OF CHESTERFIELD, MISSOURI OPPOSING THE MISSOURI HOUSE BILL 1611, WHICH WOULD REQUIRE CITY COUNCIL CANDIDATES TO DECLARE A PARTY AFFILIATION.

WHEREAS, Representative Sassmann has filed House Bill 1611 for consideration during the 101st General Assembly the Missouri legislature; and,

WHEREAS, Local municipal elections in the State of Missouri are non-partisan; and,

WHEREAS, The primary function of local municipal government within the State of Missouri is provide Police, Public works, Parks, and Planning services for the benefit of the local community and businesses; and,

WHEREAS, Any requirement to require declaration of party affiliation as a condition of candidate filing will unnecessarily and detrimentally affect the effectiveness in the delivery of local public services; and,

WHEREAS, Party affiliation should play no role in voting, decision making and delivery of essential local services at the municipal level; and,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Chesterfield opposes the unnecessary and detrimental impacts associated with interjecting partisan affiliation with the non-partisan duties and responsibilities of locally elected municipal officials.

Passed this day, February 7, 2022, by the City Council of the City of Chesterfield.

_____ _____

Presiding Officer Bob Nation, Mayor

Attest:

_____

Vickie McGownd
City Clerk

HB 1611 -- CANDIDATE QUALIFICATIONS

SPONSOR: Sassmann

This bill requires candidates for political subdivision or special district offices that are currently designated as nonpartisan to file an indication of their political party membership, if any, when running for office. There is no requirement to hold primary elections or choose a particular candidate to represent a political party. Independents may continue to run for such local offices in the same manner.

HB1611

Date	Jrn Pg	Activity Description
12/01/2021		Prefiled (H)
1/05/2022	H 18	Read First Time (H)
1/06/2022	H 168	Read Second Time (H)
1/06/2022	H 199	Referred: General Laws(H)
1/24/2022		Public Hearing Completed (H)

The activity can be referenced in the House or Senate Journal. The JRN PG column indicates the H-House or S-Senate journal printed for that activity date and the page number for the activity.

SECOND REGULAR SESSION

HOUSE BILL NO. 1611

101ST GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE SASSMANN.

3126H.01I

DANA RADEMAN MILLER, Chief Clerk

AN ACT

To repeal section 115.124, RSMo, and to enact in lieu thereof two new sections relating to elections.

Be it enacted by the General Assembly of the state of Missouri, as follows:

Section A. Section 115.124, RSMo, is repealed and two new sections enacted in lieu
2 thereof, to be known as sections 115.124 and 115.354, to read as follows:

115.124. 1. Notwithstanding any other law to the contrary, in **[**~~a nonpartisan~~**] an**
2 election in any political subdivision or special district including municipal elections in any
3 city, town, or village with two thousand or fewer inhabitants that have adopted a proposal
4 pursuant to subsection 3 of this section but excluding municipal elections in any city, town, or
5 village with more than two thousand inhabitants, if the notice provided for in subsection 5 of
6 section 115.127 has been published in at least one newspaper of general circulation as defined
7 in section 493.050 in the district, and if the number of candidates for each office in a
8 particular political subdivision, special district, or municipality is equal to the number of
9 positions for each office within the political subdivision, special district, or municipality to be
10 filled by the election and no ballot measure is placed on the ballot such that a particular
11 political subdivision will owe no proportional elections costs if an election is not held, no
12 election shall be held, and the candidates shall assume the responsibilities of their offices at
13 the same time and in the same manner as if they had been elected. If no election is held for a
14 particular political subdivision, special district, or municipality as provided in this section, the
15 election authority shall publish a notice containing the names of the candidates that shall
16 assume the responsibilities of office under this section. Such notice shall be published in at
17 least one newspaper of general circulation as defined in section 493.050 in such political

EXPLANATION — Matter enclosed in bold-faced brackets **[**~~thus~~**]** in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

18 subdivision or district by the first of the month in which the election would have occurred,
19 had it been contested. Notwithstanding any other provision of law to the contrary, if at any
20 election the number of candidates filing for a particular office exceeds the number of
21 positions to be filled at such election, the election authority shall hold the election as
22 scheduled, even if a sufficient number of candidates withdraw from such contest for that
23 office so that the number of candidates remaining after the filing deadline is equal to the
24 number of positions to be filled.

25 2. The election authority or political subdivision responsible for the oversight of the
26 filing of candidates in any [~~nonpartisan~~] election in any political subdivision or special district
27 shall clearly designate where candidates shall form a line to effectuate such filings and
28 determine the order of such filings; except that, in the case of candidates who file a
29 declaration of candidacy with the election authority or political subdivision prior to 5:00 p.m.
30 on the first day for filing, the election authority or political subdivision may determine by
31 random drawing the order in which such candidates' names shall appear on the ballot. If a
32 drawing is conducted pursuant to this subsection, it shall be conducted so that each candidate,
33 or candidate's representative if the candidate filed under subsection 2 of section 115.355, may
34 draw a number at random at the time of filing. If such drawing is conducted, the election
35 authority or political subdivision shall record the number drawn with the candidate's
36 declaration of candidacy. If such drawing is conducted, the names of candidates filing on the
37 first day of filing for each office on each ballot shall be listed in ascending order of the
38 numbers so drawn.

39 3. The governing body of any city, town, or village with two thousand or fewer
40 inhabitants may submit to the voters at any available election, a question to adopt the
41 provisions of subsection 1 of this section for municipal elections. If a majority of the votes
42 cast by the qualified voters voting thereon are in favor of the question, then the city, town, or
43 village shall conduct [~~nonpartisan~~] municipal elections as provided in subsection 1 of this
44 section for all [~~nonpartisan~~] elections remaining in the year in which the proposal was
45 adopted and for the six calendar years immediately following such approval. At the end of
46 such six-year period, each such city, town, or village shall be prohibited from conducting such
47 elections in such a manner unless such a question is again adopted by the majority of
48 qualified voters as provided in this subsection.

115.354. In any declaration of candidacy for an office in a political subdivision or
2 **special district, a candidate shall declare affiliation with a political party, as defined in**
3 **section 115.013, or no affiliation. The candidate's political party affiliation or**
4 **nonaffiliation shall be printed on the ballot.**

✓

https://www.stltoday.com/news/local/govt-and-politics/missouri-lawmaker-s-plan-would-usher-in-partisan-elections-at-the-local-level/article_41691520-054b-595f-acad-41d43d3fcac0.html

Missouri lawmaker's plan would usher in partisan elections at the local level

Jack Suntrup
Dec 9, 2021

"I am Irish. Ever since I started running I have always worn green and my signs have always been green," said incumbent Leslie Suzanne Hogshead, who casts her vote electronically on Tuesday, April 2, 2019, at Johnson-Wabash Elementary . The Ferguson-Florissant school board will be elected using a method called cumulative voting for the first time. Cumulative voting, settles a Voting Rights Act lawsuit filed in 2014 by the ACLU of Missouri and the NAACP. Photo by Laurie Skrivan, **lskrivan@post-dispatch.com**
Laurie Skrivan

Jack Suntrup

JEFFERSON CITY — Is the mayor a Democrat? How many Republicans are on the local school board? And is that one guy on city council actually a Libertarian?

In Missouri, where elections at the municipal and school district level are nonpartisan, candidates for office currently do not declare a political party. But that would change if legislation introduced in the state Legislature is signed into law.

A proposal by Rep. **Bruce Sassmann**, R-Bland, would require candidates in political subdivisions and special districts to declare a party affiliation, or nonaffiliation. A candidate's party, or lack of one, would appear on the ballot.

"If they (voters) don't have an opportunity to study every candidate, maybe they can get a glimpse of what the candidate's personal or political philosophy might be when they looked at the name on the ballot," he said.

"I just think that voters have a right to know if they're going to elect school board members or city council members who are maybe particularly conservative, or may be more liberal or progressive," Sassmann said.

People are also reading...

1 **Warmth, rain, then 'significant' snow expected in St. Louis this week, as cold front approaches**

2 **Award-winning Wentzville school superintendent hired away by Rockwood**

3 **Sultan: If parents sued Missouri's attorney general**

4 **With few details, A-B says 'Flying Eagle' sign will be fixed**

The push follows statements by Secretary of State Jay Ashcroft, a Republican, **who told St. Louis Public Radio in September he was weighing** a plan requiring local candidates to choose a party.

"If we were to make some of those partisan, we're not trying to make them more combative, would that help more people to come out? Does calling them nonpartisan make people think they are not important?" Ashcroft asked.

House Minority Leader **Crystal Quade**, D-Springfield, said she opposes the idea because local elections have been getting "nastier" and more partisan than in the past.

"Things are becoming more and more partisan and I think Missourians, from what I've heard, want less partisanship not more," she said. "I don't see why we would change something that isn't broken."

County elections in Missouri are partisan, meaning county prosecutors, commissioners, clerks, sheriffs and other officials already pick a party.

At the St. Louis County Council, Republican Tim Fitch recently floated a plan to make council elections nonpartisan in Democratic-leaning St. Louis County.

Sen. **Doug Beck**, D-south St. Louis County, tweeted that he opposed that plan.

"You may have heard St. Louis County Council is considering nonpartisan elections," Beck said. "I don't know about you but I would like to know if a politician identifies with the party who tried to overthrow our duly elected

government."

Fitch on Tuesday night dropped the legislation from the council's agenda, saying it needed significant revisions.

Beck, who previously served on the Affton School Board, said in an interview that he also disagreed with Sassmann's bill to make school board races partisan.

He said board members would start toeing party lines, making decisions not "based on what's best for the kids."

He said there would be "more money thrown into these races and it would become so political."

Beck said he was fine with city council members or aldermen declaring a party, but said such a decision should be made at the local level, such as when the city of St. Louis recently switched from partisan to nonpartisan elections.

"Schools are different; fire boards are different," Beck said. "I think those should be nonpartisan simply because of the nature of what they do. They're providing a service.

"If you politicize that, you change what they're about," he said. "The other ones are trying to govern and set policies for an entire region."

Melissa Randol, executive director of the **Missouri School Boards Association**, said the group does not support legislation to establish partisan elections for school boards.

"We (Missouri) have historically gone to great lengths to protect the governance of our children from partisan politics," Randol said. "Missourians have wanted our focus to be on children, not a partisan platform."

The Legislature won't start considering legislation until it convenes on Jan. 5.

The legislation is **House Bill 1611**.

Originally posted at 12:45 p.m. Wednesday.

Bell opposes Fitch's plan for nonpartisan elections in St. Louis County

UNFINISHED BUSINESS

There is no "Unfinished Business" scheduled for action at this meeting.

NEW BUSINESS

EXECUTIVE SESSION

An Executive Session (closed meeting) has been scheduled to take place immediately following the Agenda Review Meeting on Monday, February 07, 2022, which itself is scheduled to begin at 5:30 p.m.

The purpose of this meeting is to provide the opportunity for confidential communication by/among the City's elected officials, their City Attorney, and appropriate City Staff.

The discussion during this Executive Session is scheduled to include the following:

RSMo 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

RSMo 610.021 (13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.