



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, February 2, 2015
6:30PM**

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

A. Motions to Override Mayor's Vetoes

1. Amount Budgeted for Employee Performance-Based Salary Adjustments – 2015
2. Amount Budgeted for Employee Holiday Grocery Gift Certificates
3. Amount Budgeted for funding for “Superintendent of Arts and Entertainment” Position and Additional “Recreation Specialist” Position
4. Amount Budgeted for New Police Officers

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

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

A. Bill No. 3014 – P.Z. 09-2014, Bur Oaks (17751 Wild Horse Creek Road) (SECOND READING)

B. Bill No. 3015 – Minor Subdivision Plat (Long Road and Edison Road) (FIRST AND SECOND READINGS)

C. Next Meeting – Thursday, February 5, 2015 (5:30pm)

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

4. Adjourn –

5. Executive Session - RSMo 610.021(1) (Closed Meeting)

A. Confidential Communication - City's elected officials and City Attorney

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, February 2, 2015
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – January 21, 2015
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. February 16** – President’s Day (City Hall Closed)
 - B. February 18** – Next City Council meeting (7pm)
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Proclamation**
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

1. Motions to Override Mayor's Vetoes

- A.** Amount Budgeted for Employee Performance-Based Salary Adjustments – 2015
- B.** Amount Budgeted for Employee Holiday Grocery Gift Certificates
- C.** Amount Budgeted for funding for “Superintendent of Arts and Entertainment” Position and Additional “Recreation Specialist” Position
- D.** Amount Budgeted for New Police Officers

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

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

- 1. Bill No. 3014 – P.Z. 09-2014, Bur Oaks (17751 Wild Horse Creek Road) (SECOND READING)**
- 2. Bill No. 3015 – Minor Subdivision Plat (Long Road and Edison Road) (FIRST AND SECOND READINGS)**
- 3. Next Meeting – Thursday, February 5, 2015 (5:30pm)**

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

A.

XI. OLD BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

- A. **BILL NO. 3014** – AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “E-1/2AC” ESTATE DISTRICT WITH A “WH” WILD HORSE CREEK ROAD OVERLAY DISTRICT FOR A 21.876 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (P.Z. 09-2014 BUR OAKS [17751 WILD HORSE CREEK ROAD] **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**)
- B. **BILL NO. 3015** – PROVIDES FOR THE APPROVAL OF A MINOR SUBDIVISION PLAT FOR A 10.97 ACRE TRACT OF LAND ZONED “PC” PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF LONG ROAD AND EDISON ROAD. **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

XV. ADJOURNMENT

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

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

AGENDA REVIEW – Monday, February 2 – 6:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:30pm**, on Monday, February 2, 2014. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

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

Please note that, at the request of City Attorney Rob Heggie, an EXECUTIVE SESSION (CLOSED MEETING), has been scheduled and will take place at the end of the AGENDA REVIEW meeting. Mr. Heggie has requested 20-25 minutes for this EXECUTIVE SESSION.

UPCOMING MEETINGS/EVENTS

Monday, February 2

**HAPPY BIRTHDAY TO COUNCILMEMBER
GRISSOM!**

Thursday, February 5

P/PW Committee (5:30pm)

Monday, February 9

Planning Commission (7pm)

Tuesday, February 10

Chesterfield Community Development Advisory
Committee (City Hall) (7:30am)

Monday, February 16

President's Day (City Hall Closed)

Wednesday, February 18

Next City Council meeting



RECORD OF PROCEEDING

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

JANUARY 21, 2015

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

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

A roll call was taken with the following results:

PRESENT

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

ABSENT

Councilmember Barry Flachsbart
Councilmember Nancy Greenwood

APPROVAL OF MINUTES

The minutes of the January 5, 2015 City Council meeting were submitted for approval. Councilmember Grissom made a motion, seconded by Councilmember Fults, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

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

Mayor Nation announced that candidate filing for the April 7, 2015 Municipal Election closed January 20th. Mayor Nation announced the names of the candidates and recognized those in attendance:

Councilmember – Ward I

Nancy Greenwood (incumbent)

Jim Brown

Harvey Rosenberg

Councilmember – Ward II

Bridget Nations

Councilmember – Ward III

Dan Hurt (incumbent)

Councilmember – Ward IV

Bruce DeGroot (incumbent)

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, February 2, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, stated he was available to answer questions on behalf of Pulte Homes regarding Bill No. 3014 (P.Z. 09-2014, Bur Oaks [17751 Wild Horse Creek Road]).

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Derek Grier, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Grissom, to hold the motions to override the Mayor's vetoes pertaining to the 2015 Budget until the February 2, 2015 City Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Grier announced that the next meeting of this Committee, scheduled for Monday, January 26, at 5:30 p.m., has been cancelled. The next meeting is scheduled for Monday, February 23, at 5:30 p.m.

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3012 (P.Z. 16-2014, City of Chesterfield [Urban Core Updates]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt reported that Bill No. 3013 (Property Assessed Clean Energy [PACE] Program) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Hurt reported that Bill No. 3014 (P.Z. 09-2014, Bur Oaks [17751 Wild Horse Creek Road]) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

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

REPORT FROM THE CITY ADMINISTRATOR

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

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3013 AUTHORIZING THE CITY OF CHESTERFIELD, MISSOURI TO JOIN THE MISSOURI CLEAN ENERGY DISTRICT PURSUANT TO SECTIONS 67.2800 TO 67.2835, INCLUSIVE, RSMO., THE "PROPERTY ASSESSED CLEAN ENERGY ACT," AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES WITHIN THE CITY AS A MEMBER OF SUCH DISTRICT; REQUESTING APPOINTMENT TO THE DISTRICT'S ADVISORY BOARD; DISCLAIMING ANY NEED FOR APPROPRIATION; AND DIRECTING THE CITY CLERK TO SEND A CERTIFIED COPY OF THIS ORDINANCE TO THE

**BOARD OF DIRECTORS OF THE DISTRICT. (SECOND
READING; PLANNING/PUBLIC WORKS COMMITTEE
RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 3013. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3013 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3013 with the following results: Ayes – Casey, Grier, Grissom, Hurt, Fults and DeGroot. Nays – None. Whereupon Mayor Nation declared Bill No. 3013 approved, passed it and it became **ORDINANCE NO. 2829.**

LEGISLATION – PLANNING COMMISSION

BILL NO. 3012 AMENDS ARTICLE 3 SECTION 03-04.H OF THE UNIFIED DEVELOPMENT CODE TO AMEND DEVELOPMENT CRITERIA AND STANDARDS TO ENCOURAGE PEDESTRIAN CONNECTIVITY AND ACCESS WITHIN THE URBAN CORE DISTRICT (P.Z. 16-2014 CITY OF CHESTERFIELD {URBAN CORE DISTRICT UPDATES}) (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 3012. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3012 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3012 with the following results: Ayes – DeGroot, Casey, Grissom, Grier, Hurt and Fults. Nays – None. Whereupon Mayor Nation declared Bill No. 3012 approved, passed it and it became **ORDINANCE NO. 2830.**

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

Councilmember Hurt made a motion, seconded by Councilmember Fults, for the first reading of Bill No. 3014. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3014 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Fults, "Pursuant to Ordinance No. 2816, I move to approve the petitioner's request to modify the side yard setback requirement in 1003.109, Article 03-03G, E-1/2 Acre Section 1 (c)(3)(c) to eight (8) feet from fifteen (15) feet. The thirty (30) foot structure setback required in Section 1 (c)(3)(d) shall be maintained". A roll call vote was taken with the following results: Ayes – Hurt, Casey, DeGroot, Fults, Grissom and Grier. Nays – None. The motion was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Fults, to approve the green sheet amendment for Bill No. 3014. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:12 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

PRESENTATION

As explained within the enclosed MEMO, prepared by Libbey Tucker, Community Services/Economic Development Director, Mayor Nation will be presenting a PROCLAMATION to Ayla (pronounced "I-LAH"), at Monday's City Council meeting.

For a variety of reasons, her mother does not want her last name mentioned, so we have not included it here or in the PROCLAMATION. Since Ayla and her family are in California, she and her family will be joining the meeting via Skype technology. Her cousin, Nathan Sewell (pronounced "Sool") will be present to accept the PROCLAMATION, on behalf of Ayla and her family.

If you have any questions, just let me know.



TO: Michael Herring, City Administrator

FROM: Libbey Tucker, Community Services/Economic Development Director

DATE: January 27, 2015

RE: Presentation

Mayor Nation will be presenting a proclamation, at the February 2 City Council meeting. An 11 year old girl named Ayla (pronounced I-LAH) was a contestant on the third season of MasterChef Junior on Fox (Channel 2).

Ayla has recently moved to California and is not able to attend the City Council meeting in person, but is very excited to use Skype technology to accept the proclamation.

✓MGH
1/27/15



PROCLAMATION

- WHEREAS,** *Ayla is an 11 year old that is home-schooled and is from Chesterfield; and,*
- WHEREAS,** *Ayla was chosen to be a contestant on the third season of MasterChef Junior on Fox (Channel 2); the show consists of 19 young cooks, all between the ages of 8 and 13, competing against one another in a process-of-elimination. Her cooking was judged by three internationally known chefs Gordon Ramsay, Joe Bastianich and Graham Elliot; and,*
- WHEREAS,** *Ayla's parents Steven and Faronda own a cooking school for children located in the Chesterfield Mall called "Honey Kids Kitchen", where Ayla has been cooking since she was just 6 years old; and,*
- WHEREAS,** *Ayla's signature dish is pumpkin and corn soup, with other favorites being pizza dough, pasta and pancakes and she says, "she enjoys cooking everything and there isn't anything I don't like to cook"; and,*
- WHEREAS,** *the show was filmed last spring, and as with all such televised contests, she has not been allowed to tell anyone how she or anyone else performed; however, the show will end with the grand prize winner taking home \$100,000.*

NOW, THEREFORE, I, BOB NATION, MAYOR OF THE CITY OF CHESTERFIELD, DO HEREBY PROCLAIM, FEBRUARY 4 AS

AYLA DAY IN THE CITY OF CHESTERFIELD

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND CAUSED THE OFFICIAL SEAL OF THE CITY OF CHESTERFIELD TO BE AFFIXED THIS 4th DAY OF FEBRUARY, 2015.

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

FINANCE AND ADMINISTRATION COMMITTEE – MAYOR'S VETOES

At the January 21 City Council meeting, action regarding a possible override of the Mayor's vetoes, as itemized below, was deferred until the February 2 City Council meeting:

1. The FY2015 Budget contains a salary pool, based on 3% of all full-time salaries. **The Mayor has vetoed .5% of that amount, or \$43,458, leaving 2.5%.**
2. The FY2015 Budget contains \$200/employee, or a total of \$45,200, for Holiday Grocery Gift Certificates. **The Mayor has vetoed \$100/employee.**
3. The FY2015 Budget contains \$100,000 to cover the full cost of implementing a plan developed by Staff, to bring Public Art IN-HOUSE. As a reminder, this "plan" was discussed at a Special City Council meeting, held in early November. **The Mayor has vetoed that portion of Staff's plan dealing with the promotion of one existing employee, to the position of "Superintendent of Arts and Entertainment" and the hiring of one "Recreation Specialist".** The Mayor's veto will, in effect, remove approx. \$59,000 of the original \$100,000, from the FY2015 Parks Sales Tax Fund Budget, leaving approx. \$41,000 to cover various other costs associated with implementing that plan.
4. The FY2015 Budget contains \$102,000 specifically allocated to enable the hiring of two (2) new Police Officers, as of April 1, covering nine months of salary/fringe benefit expenses. **The Mayor has vetoed \$51,000, or the amount associated with the hiring of one of those Police Officers.**

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

RECOMMENDATIONS – PLANNING/PUBLIC WORKS (P/PW) COMMITTEE

As you are aware, the P/PW Committee has not met, since the last City Council meeting. The following will be discussed at Monday's meeting:

1. **Bill No. 3014** – P.Z. 09-2014, Bur Oaks (17751 Wild Horse Creek Road) (**SECOND READING**)
2. **Bill No. 3015** – Minor Subdivision Plat (Long Road and Edison Road) (**FIRST AND SECOND READINGS**)
3. **Next meeting** – Thursday, February, 5, 2015 (5:30pm)

If you have any questions, please contact Chairperson Dan Hurt, any other member of this Committee, Director of Public Services Mike Geisel or me, prior to Monday's meeting.

**City Council
Memorandum
Department of Public Services**

SEE BILL#

3015

✓MBH

1/26/15



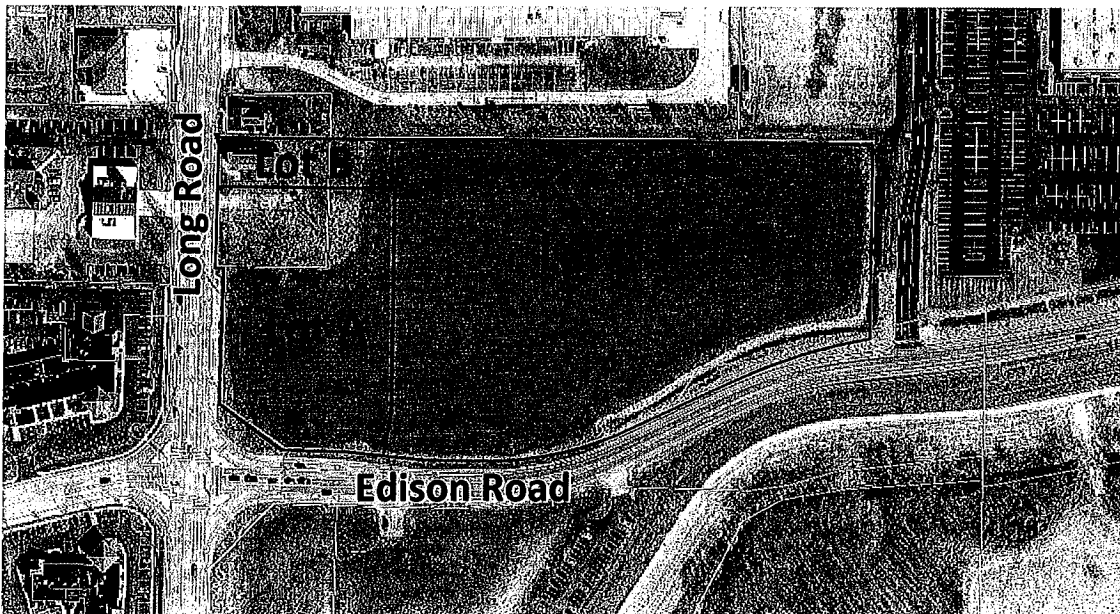
To: Michael Herring, City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: January 26, 2015
CC Date: February 2, 2015
Re: **Monarch Center Minor Subdivision Plat:** A Minor Subdivision Plat for a 10.97 acre tract of land zoned "PC" Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

CEDC, on behalf of JLA Development, LLC, has submitted a request for a Minor Subdivision Plat for the Monarch Center Development. This plat is establishing three (3) lots for development which will be served by multiple access points off of Long and Edison Roads. The primary purpose of the plat is to create smaller lots for individual development.

In 2014, the Planning Commission approved a Site Development Concept Plan and the City Council approved a Site Development Section Plan for the Monarch Center Development. The Minor Subdivision Plat currently presented for consideration conforms to the approved SDCP and SDSP.

The Minor Subdivision Plat was presented to the Planning Commission on January 12, 2015 where a motion to recommend approval was passed by a vote of 6-1.

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



LEGISLATION - PLANNING COMMISSION

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

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

BILL NO. 3014

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "E-1/2AC" ESTATE DISTRICT WITH A "WH" WILD HORSE CREEK ROAD OVERLAY DISTRICT FOR A 21.876 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (P.Z. 09-2014 BUR OAKS [17751 WILD HORSE CREEK ROAD] - 18V510105).

WHEREAS, the petitioner, Pulte Homes of St. Louis, has requested a change in zoning from "NU" Non-Urban District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 27, 2014; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning and recommended approval for modification request for a reduced 8 foot side yard setback to allow for the development of single family dwellings with side entry garages; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request and voted to approve the aforementioned modification 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 an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court and as described as follows:

A tract of land being Part of Lot 1 of Mary Schaeffer Estates Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records and part of Share 6 of the Partition of the Estate of Missouri A Stevens, also part of Lot 24 of R.H. Stevens Farm Subdivision, located in U.S. Survey 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the a found Iron Pipe located at the intersection of the northern right-of-way line of Wild Horse Creek Road, variable width, with the western line a tract of land as conveyed to John Wilmas, by instrument recorded in Book 12756, Page 2437 of above said records; thence along said right-of-way line, South 55 degrees 15 minutes 47 seconds West, 481.15 feet to a found Iron Pipe at the eastern line of a tract of land as conveyed CDF Holdings, LLC by instrument recorded in Book 18588, Page 2418 of above said records; thence along the eastern line of said CDF Holdings, LLC tract the following courses and distances: North 13 degrees 12 minutes 14 seconds West, 5.15 feet to a found Iron Pipe; North 40 degrees 09 minutes 05 seconds West, 69.35 feet to a found Iron Pipe; North 37 degrees 11 minutes 51 seconds West, 172.32 feet to the beginning of a non-tangent curve to the right having a radius of 413.50 feet, from which a found Iron pipe bears North 58 degrees 28 minutes 05 seconds East, 0.43 feet; along said curve with an arc length of 209.79 feet and a chord which bears North 21 degrees 38 minutes 46 seconds West, 207.54 feet; North 07 degrees 12 minutes 28 seconds West, 266.41 feet; North 11 degrees 03 minutes 11 seconds West, 64.81 feet and North 11 degrees 40 minutes 19 seconds West, 692.78 feet to the southern right-of-way line of the Chicago Rock Island and Pacific Rail Road, 100 feet wide, from which a found Iron Pipe bears South 70 degrees 11 minutes 48 seconds East, 0.56 feet; thence along said right-of-way line, North 74 degrees 47 minutes 19 seconds East, 777.36 feet to the northwest corner of a tract of land as conveyed to Vision Ventures, LLC by instrument recorded in Book 18974, Page 1757 of above said records, from which a found Iron Pipe bears South 58 degrees 15 minutes 52 seconds East, 1.00 feet; thence along the western line of said Vision Ventures, LLC tract, South 12 degrees 36 minutes 00 seconds East, 783.00 feet to the northeast corner of a tract of land as conveyed to Emil & Loretta Tomschin by instrument recorded in Book 16601, Page 462 of above said records, from which a found Iron Pipe bears South 60 degrees 11 minutes 01 seconds East, 0.48 feet; thence along the northern lines of said Tomschin and above said Wilmas tracts, South 55 degrees 15 minutes 47 seconds West, 250.88 feet to the northwest corner of said Wilmas tract from which a found Iron Pipe bears South 59 degrees 05

minutes 01 seconds East, 0.41 feet; thence along the western line of said Wilmas tract, South 12 degrees 36 minutes 00 seconds East, 134.45 feet; thence departing last said western line the following courses and distances: South 59 degrees 19 minutes 34 seconds West, 31.56 feet; South 12 degrees 36 minutes 00 seconds East, 15.26 feet and South 30 degrees 00 minutes 01 seconds East, 100.32 feet to the western line of said Wilmas tract; thence along said western line, South 12 degrees 36 minutes 00 seconds East, 172.34 feet to the Point of Beginning and containing 952,958 square feet or 21.876 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March, 2014.

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 Pulte Homes of St. Louis in P.Z. 09-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 27th day of October 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2015

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: 01/21/2015

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 "E-½ AC" Estate District with a Wild Horse Creek Road "WH" Overlay District shall be:
 - a. Dwellings, Single Family Detached.

B. DENSITY REQUIREMENTS

The total number of single family residential units shall not exceed thirty-five (35) units.

C. SETBACKS

1. Structure Setbacks

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

- a. Twenty-five (25) foot from the internal right-of-way shown as Oak Ridge Lane on the Preliminary Plan attached hereto and marked as Attachment B.
- b. Fifteen (15) foot minimum side yard setback for all lots; except that lots developed with side entry garages shall have a minimum side yard setback of eight (8) feet.
- c. Thirty (30) foot minimum setback between structures shall be maintained for all lots.

2. Lot Setbacks

- a. All lots shall be set back a minimum of seventy-seven (77) feet from the northern boundary of this district.

D. DEVELOPMENT STANDARDS

Minimum lot size for this development shall be 15,000 sf.

E. PARKING AND LOADING REQUIREMENTS

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

2. No construction related parking shall be permitted within Wild Horse Creek Road right-of-way or on any other existing roadways. All construction related parking shall be confined to the development.
3. On-street parking shall be limited to one side of internal street identified as Oak Ridge Lane on the Preliminary Plan attached hereto and marked as Attachment B.

F. LANDSCAPE AND TREE REQUIREMENTS

1. Landscape Buffers requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the district except on the southern border. A fifty (50) foot Landscape Buffer shall be required along the southern border adjacent to Wild Horse Creek Road.
 - b. The required Landscape Buffer shall be outside of any developed lot.
2. A minimum of thirty percent (30%) Common Ground shall be required for this district.

G. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or MoDOT, for sight distance considerations prior to installation or construction.

H. LIGHT REQUIREMENTS

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

I. ARCHITECTURAL

The development shall adhere to the Architectural Review Standards and the "WH" Overlay District of the City of Chesterfield Code.

J. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Plan attached hereto and marked as Attachment B, and adequate sight distance shall be provided, as directed by the City of Chesterfield and the Missouri Department of Transportation, as applicable.

2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Secondary access to the development shall be provided as directed by the City of Chesterfield and Monarch Fire Protection District.
4. No lot shall be allowed direct access to Wild Horse Creek Road.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Oak Ridge Lane shall be a public street and shall not be gated.
2. Provide street connections and right-of-way to the adjoining properties as shown on the Preliminary Plan attached hereto and marked as Attachment B and as directed by the City of Chesterfield and the Missouri Department of Transportation.
3. Stub streets shall conform to the requirements set forth in Article 4 of the Unified Development Code.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
5. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
7. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Wild Horse Creek 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 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
8. Provide an on-site pedestrian walking trail and community recreation area as shown on the Preliminary Plan attached hereto and marked as Attachment B.
9. Any work within MoDOT's right of way will require a MoDOT permit.

10. The entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.
11. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.
12. All drainage detention storage facilities shall be placed outside of the standard governmental agencies' planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.
13. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
14. The proposed driveway location is subject to meet MoDOT's sight distance criteria and Access Management Engineering Policy.
15. All sidewalk and pedestrian facilities within MoDOT right of way must meet the ADA standards.
16. A left turn lane will need to be constructed for access to this subdivision from Wild Horse Creek Road as directed by MoDOT and the City of Chesterfield.

L. TRAFFIC STUDY

1. A traffic study may be required as directed by the City of Chesterfield and/or MoDOT. 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. MoDOT may require a scoping meeting to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

M. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

N. 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(s) or an adequate piped system(s). The adequacy and condition of the existing downstream system(s) shall be verified and upgraded as necessary.
2. Storm water quantity management, channel protection, and water quality improvements shall be provided as required by the Metropolitan St. Louis Sewer District (MSD), Missouri Department of Transportation (MoDOT), St. Louis County, the Monarch Chesterfield Levee District, and the City of Chesterfield. The location and types of storm water management facilities shall be identified on all Site Development and Improvement Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the MSD.
7. Storm water control easements are required as detailed in Article 4 of the Unified Development Code.
8. 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.

9. 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.
10. 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.
11. Formal project development plans, shall be submitted to MSD for review, approval, and permits. The development shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD.
12. Easement to MSD will be required for any public sewers. The project is located within the Caulks Creek Impact area and is subject to applicable fees.
13. Storm water quality, channel protection, and flood detention requirements will apply. This development will be considered "new development", and controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess storm water quality and flood detention effectiveness based on the site's January 2000 pre-construction condition.
14. To comply with the region's MS4 Permit, site characteristics should be considered upfront to ensure adequate planning for storm water compliance. A pre-existing natural resources plan should be prepared and used to guide development layout and location of storm water facilities.

15. The drainage areas tributary to each bio-retention cell should be limited to five (5) acres in order to preserve BMP performance and filter longevity. Pretreatment is also required for the point discharges into these facilities. If these items place constraints on the design, MSD encourages the developer to explore methods for reducing impervious area and land disturbance as well as distributing BMPs into other site features located within green space in an effort to minimize water quality impacts and runoff volume generation on the site.
16. Sewers draining into the Chicago Rock Island and Pacific Railroad right-of-way may require approvals and licenses from them.
17. MoDOT approval will be required prior to formal MSD plan approval for public sewer construction located within the Wild Horse Creek Road right-of-way.

O. SANITARY SEWER

1. Sanitary sewers and pump stations shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
2. The proposed public gravity sewer and sanitary pump station shall be designed and configured such that non-sewered offsite properties may connect to it.
3. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
4. Easement to MSD will be required for any public sewers. The project is located in the Caulks Creek Impact area and subject to applicable fees.

P. GEOTECHNICAL REPORT

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

Q. MISCELLANEOUS

1. Historic Markers shall be included in the development in recognition of the historic significance of the property. Details and location shall be approved by the City of Chesterfield during Site Development Plan review.
2. All utilities shall be installed underground.

3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. 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 MoDOT and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
6. Spirit of St. Louis Airport's existing FAA Part 150 Airport Noise Compatibility Study recommends that housing developments are not compatible with airport operations if the noise level at the subject site is greater than 65 DNL. The proposed development lies just outside the 65 DNL noise contour. A notation shall be placed on all plans regarding this development that clearly states the project is approximately 2,000 feet away from Spirit's Runway 26L and therefore aircraft noise will be noticeable at the site on a daily basis.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

- A. The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- C. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans of this project to the Planning Commission shall be permitted if this option is utilized.
- D. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional years.

IV. GENERAL CRITERIA

A. 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 open space percentage for overall development including separate percentage for each lot on the plan.
- 6. Provide Floor Area Ratio (F.A.R.).
- 7. A note indicating all utilities will be installed underground.
- 8. A note indicating signage approval is separate process.
- 9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
- 10. Specific structure and parking setbacks along all roadways and property lines.
- 11. Indicate location of all existing and proposed freestanding monument signs.
- 12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
- 13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, 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.

V. TRUST FUND CONTRIBUTION

A. ROADS

The developer shall contribute a Traffic Generation Assessment (TGA) to the Eatherton – Kehrs Mill Road Trust Fund (Trust Fund No. 552). This contribution shall not exceed an amount established by multiplying the ordinance-required parking space by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$1,055.10/Parking Space

(Parking spaces as required by the site-specific ordinance or by Section 1003.165 of the St. Louis County).

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

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

Traffic Generation Assessments shall be paid prior to issuance of building permits. Payment shall be made to Treasure, St. Louis County.

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

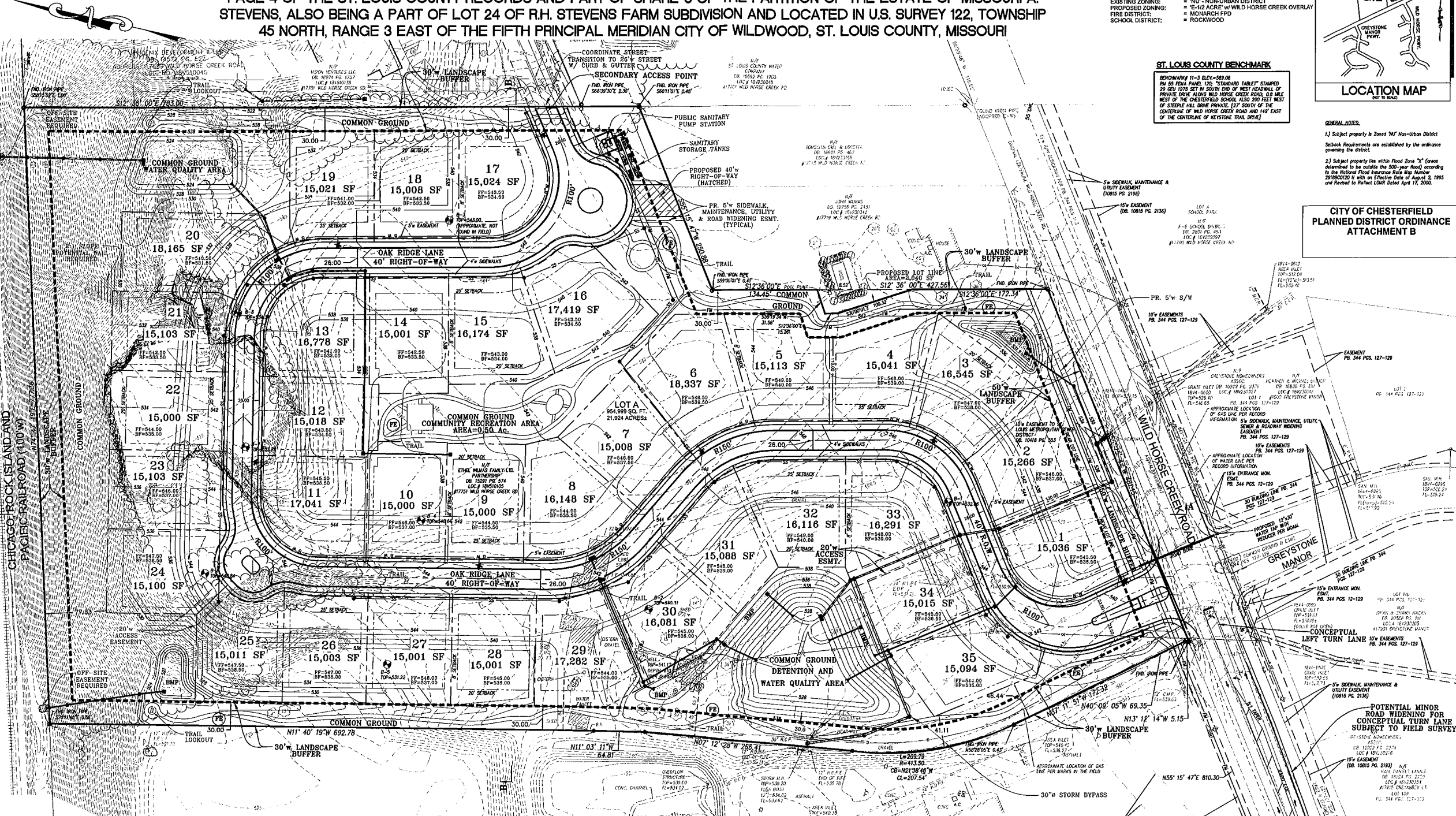
The amount of the required contribution, if not approved for construction by January 1, 2015 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by St. Louis County Department of Highways and Traffic.

VI. 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.

VII. 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.



A TRACT OF LAND BEING PART OF LOT 1 OF MARY SCHAEFFER ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS AND PART OF SHARE 6 OF THE PARTITION OF THE ESTATE OF MISSOURI A. STEVENS, ALSO BEING A PART OF LOT 24 OF R.H. STEVENS FARM SUBDIVISION AND LOCATED IN U.S. SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

OWNER	■ ETHEL WILLAS FAMILY LTD. PARTNERSHIP
SITE ADDRESS	■ 17751 WILD HORSE CREEK ROAD CHESTERFIELD, MISSOURI 63005
LOCATOR NO.	■ 18V510105
WATER SHED	■ BONHOMME CREEK
EXISTING ZONING:	■ "U" - NON-URBAN DISTRICT
PROPOSED ZONING:	■ "E-1/2 ACRE" w/ WILD HORSE CREEK OVERLAY
FIRE DISTRICT:	■ MONARCH FPD
SCHOOL DISTRICT:	■ ROCKWOOD



1.) Subject property is Zoned "NU" Non-Urban District
Setback Requirements are established by the ordinance governing the district.

2.) Subject property lies within Flood Zone "X" (areas determined to be outside the 500-year flood) according to the National Flood Insurance Rate Map Number 29189C00120 H with an Effective Date of August 2, 1993 and Revised to Reflect LOMR Dated April 17, 2000.

**CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B**

PREPARED BY:

PRELIMINARY PLAN FOR:

PRELIMINARY PLAN FOR:
 ZONING FROM NU TO E-1/2 ACRE w/ WILD HORSE CREEK OVER
BUR OAKS SUBDIVISION

17751 WILD HORSE CREEK RD

REVISIONS:	
1.	2014-10-02 REVISED PER CITY COMMENTS
2.	2014-10-21 REVISED PER CITY COMMENTS
3.	2014-11-06 REVISED PER CITY COMMENTS
4.	2014-11-24 REVISED PER CITY COMMENTS
5.	2014-12-02 REVISED PER CITY COMMENTS
6.	2015-01-26 REVISED PER CITY COMMENTS

PRELIMINARY
PLAN
SHEET NO. 2
C1.0

GENERAL NOTES

1. EXISTING CONTOURS PER ALTA/USDA AND TITLE SURVEY DATED 3/14/74 PREPARED BY STACY & ASSOCIATES CONSULTING ENGINEERS, INC.
2. UNDERGROUND FACILITIES, STRUCTURES & UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS; THEREFORE THE RELATIONSHIP BETWEEN THESE FACILITIES AND THE PROPOSED PROJECT CANNOT BE FULLY ASSESSED. THIS INFORMATION IS CONSIDERED APPROXIMATE, AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.
3. THIS PLAN IS FOR THE EXCLUSIVE USE OF PUBLIC BODIES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. IT DOES NOT CONVEY ANY CONCEPT AND QUANTITY TAKE-OFFS, NO UTILITY RESEARCH OR COORDINATION HAS BEEN MADE WITH ANY AGENCIES.
4. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOLOGICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
5. NO UTILITY MEETINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REQUIREMENTS FOR THIS SITE, ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS ARE SUBJECT TO REVIEW & APPROVAL BY EACH RESPECTIVE AGENCY.
6. ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGING PENDING PLAN ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY AGENCIES.

Diagram illustrating the proposed lot dimensions and setbacks:

- Proposed Lot:** 15,000 sq ft MIN.
- Setbacks:**
 - (REAR YARD) 20' SET BACK
 - (FRONT YARD) 25' SET BACK
 - (SIDE YARD) 6' SET BACK (on both sides)
- Dimensions:**
 - 100'w (min.)
 - 40' WIDE STREET R.O.W.

TYPICAL LOT DETAIL

AVERAGE LOT SIZE = 15,669 SF

PREPARED FOR:
FULTE GROUP
C/O BJ KEANE, P.E. - LAND DEVELOPMENT MANAGER
17107 CHESTERFIELD AIRPORT ROAD, SUITE 120
CHESTERFIELD, MISSOURI 63005
PHONE: (636) 837-7126
FAX: (636) 537-9652

LAYOUT NOTES

1. LAYOUT SUBJECT TO CITY OF CHESTERFIELD & OUTSIDE AGENCY APPROVAL
2. LAYOUT SUBJECT TO CITY APPROVAL OF RE-ZONING TO E-1/2 WITH WILD HORSE CREEK OVERLAY.
3. LOT YIELD SUBJECT TO SITE GRADING AND STORMWATER DETENTION/WATER

EARTHWORK QUANTITIES
BULK CUT: 75,200 c.y. ±
BULK FILL: 81,200 c.y. ±

LEGEND

FITNESS TRAIL
SEE LANDSCAPE

LANDSCAPE

NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING AND ENGINEERS, INC.
2. SITE INFO.
PROPOSED ZONING: E-1/2 ACRE WITH WILD HORSE OVERLAY
DESIGNER: DESIGNED BY: 150' MIN.
DESIGN WIDTH: 100' MIN.
FRONT SETBACK: 25'
SIDE SETBACK: 8' PER SITE SPECIFIC ORDINANCE
REAR SETBACK: 20'
MINIMUM 30' BETWEEN STRUCTURES
3. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADJACENT NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADJACENT NATURAL DISCHARGE POINTS.
4. NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEO TECH. APPROVAL. GRADING SHALL FOLLOW GEO TECHNICAL RECOMMENDATIONS. SEE GEO TECHNICAL REPORT REFERENCE TO CITY OF CHESTERFIELD DATED MARCH 2014, FOR ALL RECOMMENDATIONS.
5. TOTAL SITE AREA = 954,999 SF (21.92 Ac.)
6. ON-STREET PARKING IS TO BE RESTRICTED TO ONE SIDE OF STREET ONLY
7. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD STANDARDS

8. SITE AREA CALCULATIONS:
EXISTING GROSS OVERALL SITE = 852,556 s.f. (21,876 Ac.)
FOR OUTBOUNDARY SURVEY
SUBMITTED 6/15/14 TO CITY
TOTAL COMMON GROUND = 298,883 s.f. (31.45% OF NET SITE AREA)
9. RIGHT OF WAY AND ROAD DESIGN TO BE DETERMINED AT THE SITE DEVELOPMENT
PLAN STAGE.
10. MAXIMUM STRUCTURE HEIGHT PER WILD HORSE CREEK OVERFLOW DISTRICT = 50 FEET.
11. PROJECT LOCATED WITHIN 2,000 FEET OF SPIRIT OF ST. LOUIS AIRPORT RUNWAY 26L.
THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.
12. STEEP SLOPES (20% OR GREATER):
- | | |
|-------------------------------|---------------------------|
| TOTAL EXISTING AREA | = 112,355 s.f. (2.56 Ac.) |
| TOTAL AREA WITH PROPOSED LOTS | = 17,855 s.f. (0.41 Ac.) |
| PERCENTAGE | 15.90% |
13. PERMIT REQUIRED FOR ALL WORK WITHIN MUDM RIGHT-OF-WAY. ALL WORK SHALL BE
IN ACCORDANCE WITH MUDM STANDARDS, SPECIFICATIONS AND ACCESS MANAGEMENT GUIDELINES.
14. HISTORICAL LEFT TURN LANE SHOWS PUDM PROJECT COMMENTS. DESIGN TO BE FINALIZED DURING
THE CITY PLANNING AND DESIGN PROCESS.
15. CONCEPT MAPKERS TO BE PLACED ON SITE. DETAILS AND LOCATIONS TO BE DETERMINED DURING
SITE DEVELOPMENT PLAN PROCESS.
- 15% EASEMENT TO ST. LOUIS METROPOLITAN
10% EASEMENT
LOUIS METRO

APPROXIMATE LOCATION OF
WILD HORSE CREEK ROAD
(40'±) VACATED BY COUNTY
COUNCIL ON 02/08/1987

Submitted: 01/05/2007

AREA CALCULATIONS:
 NG GROSS OVERALL SITE
 OUTBOUNDARY SURVEY
 TTED 6/12/14 TO CITY

COMMON GROUND

STRUCTURE HEIGHT PER WIND
LOCATED WITHIN 2,000 FEET

EXISTING AREA

REQUIRED FOR ALL WORK WITH
CONFORMANCE WITH MCOOT STANDARDS

ACTUAL LEFT TURN LANE SHOWN
DEVELOPMENT PLAN REVIEW PRO

15th EASEMENT
LOUIS METROP

SEMI-ANNUAL REPORT
DEB. 10418 PG.

BILL NO. 3015

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A MINOR SUBDIVISION PLAT FOR A 10.97 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF LONG ROAD AND EDISON ROAD. (17U120210 and 17U120100).

WHEREAS, CEDC on behalf of JLA Development, LLC has submitted for review and approval a Minor Subdivision Plat for the above referenced property located on the northeast corner of the intersection of Long Road and Edison Road; and,

WHEREAS, the purpose of said Minor Subdivision Plat is to re-subdivide a 10.97 acre tract of land into three (3) commercial lots; and,

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

WHEREAS, the Department of Public Services has reviewed the Minor Subdivision 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 Minor Subdivision Plat to the City Council; and,

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

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

Section 1. The Minor Subdivision 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 Minor Subdivision Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

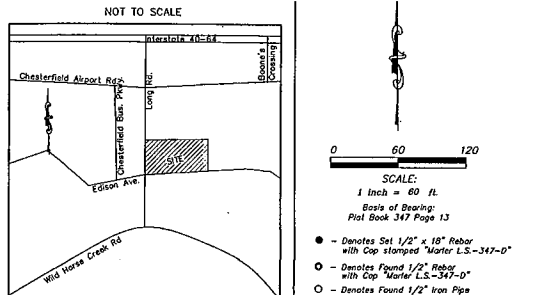
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015

MAYOR

ATTEST:

CITY CLERK



MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A- TRACT "A", "B" & "C" OF THE SUBDIVISION OF ADJUSTED PARCEL 2 (PLAT BOOK 347 PAGE 13) OF A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER & PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN & PART OF LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST. ZONED PLANNED COMMERCIAL (PER ORDINANCE NO. 2753) CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

CITY OF CHESTERFIELD EXHIBIT 1

OWNER CERTIFICATION
THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACT OF LAND TO BE ADJUSTED IN THE MANNER SHOWN AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A". ALL EASEMENTS REFERENCED WITH THE TITLE COMMITMENTS PROVIDED ARE SHOWN ON THIS PLAT. ACCESS EASEMENTS ARE TO BE CREATED ON SEPARATE DOCUMENTS.

WILLIAM S. AND SANDRA A. KIRCHOFF
WILLIAM S. KIRCHOFF
SANDRA A. KIRCHOFF, HIS WIFE
KSAPA LLC

EXHIBIT-LARSON-MANAGER
STATE OF MISSOURI } SS
COUNTY OF ST. LOUIS }

ON THIS DAY OF 2013, BEFORE ME PERSONALLY APPEARED WILLIAM S. AND SANDRA A. KIRCHOFF, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

STATE OF MISSOURI } SS
COUNTY OF ST. LOUIS }

ON THIS DAY OF 2013, BEFORE ME APPEARED EARL LARSON, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF KSAPA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND SAID PERSON ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT ON BEHALF OF SAID COMPANY DULY AUTHORIZED, AND ACKNOWLEDGED SAID INSTRUMENT AS THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

LIEN HOLDER SCRIPT
THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AND HEREBY SUBORDINATES SAID DEED OF TRUST TO SAID PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF 20____.

(PRINTED NAME/TITLE) (SIGNATURE)
STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

ON THIS DAY OF 20____, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF THE UNITED STATES OF AMERICA, DIRECTORS AND ASSOCIATES, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER SCRIPT
THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK 18303 PAGE 1573 OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AND HEREBY SUBORDINATES SAID DEED OF TRUST TO SAID PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF 20____.

CASS COMMERCIAL BANK
BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

ON THIS DAY OF 20____, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF CASS COMMERCIAL BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID ASSOCIATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS AND ASSOCIATES, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY SCRIPT
THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20____, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATIONS, MAYOR
MICHELE MASS, CITY CLERK
RECORDED
City of Chesterfield
DEC 9 2014
Department of Public Services

SURVEYOR'S STATEMENT
THIS IS TO CERTIFY THAT AT THE REQUEST OF WILLIAM S. AND SANDRA A. KIRCHOFF, I HAVE DURING THE MONTH OF DECEMBER 2011, PERFORMED A BOUNDARY RECONSTRUCTION AND IMPROVEMENT LOCATION SURVEY ON ADJUSTED PARCEL 2 OF A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER AND PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN AND PART OF LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST. A SUBDIVISION RECORDED IN PLAT BOOK 347 PAGE 13 AND A TRACT CONVEYED BY DEED BOOK 20167 PAGE 2476 OF THE ST. LOUIS COUNTY RECORDS, IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS, MISSOURI, AND HAVE CAUSED THE SAME TO BE ADJUSTED IN THE MANNER SHOWN ON THIS PLAT AND SHALL BE KNOWN HEREAFTER AS "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A". THAT THE SAID SURVEY WAS CONDUCTED IN THE FIELD BY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (20 CSR 200-16.000) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 200-16.000) INTERIM 12/00/04, AND LAST REVISED APRIL OF 2011. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 30th DAY OF DECEMBER 2011.
WILLIAM S. & SANDRA KIRCHOFF
17827 MIDWINTER CREEK ROAD
CHESTERFIELD, MO 63005
Phone: (636)-537-4381
OWNER INFORMATION
KSAPA LLC
240 LONG ROAD
CHESTERFIELD, MO 63005
Phone: (636)-537-0477

JOB NO. 1112-040CP
DRAWN BY: D.J.H.
DATE: 11-18-14
NUMBER: 11-18-14
ASSOCIATION: MISSOURI PLAT 2002014104
MARLER SURVEYING COMPANY, INC.
11402 GRAYSON RD., STE. 200 ST. LOUIS, MO 63116 (314) 729-1001 PH. (314) 729-1044 FAX (314) 729-1044
MARLER SURVEYING COMPANY, INC.
11402 GRAYSON RD., STE. 200 ST. LOUIS, MO 63116 (314) 729-1001 PH. (314) 729-1044 FAX (314) 729-1044

LINE LABEL CHART
L1 = N 89° 27' 00" W 14.01' (S)
L2 = N 10° 33' 17" E 88.07' (S)

CURVE LABEL CHART
C1 = R=55.42' L=255.41' (R & S)
C2 = R=37.98' L=144.79' (R & S)
C3 = R=37.98' L=144.79' (R & S)
C4 = R=37.98' L=144.79' (R & S)

STATE PLANE COORDINATES
THE STATE PLANE COORDINATES WERE CALCULATED USING THE GPS RECEIVER ROVER (RTH) MODEL FROM TRIMBLE, BROADCASTING AND RECORDS (BROUCCON 2000), FROM THE COORDINATE REFERENCE SYSTEM STATION MO9 (FIRST ORDER STATION). THE GRID FACTOR OF .999924855 WAS USED. TO CONVERT THE BEARINGS LISTED ON THE STATE PLANE SYSTEM, A COUNTER CLOCKWISE ROTATION OF 0.00254° IS NEEDED. FOR EXAMPLE, THE BEARING OF S 89°27'00" E, WOULD BE S 89°26'54" E.

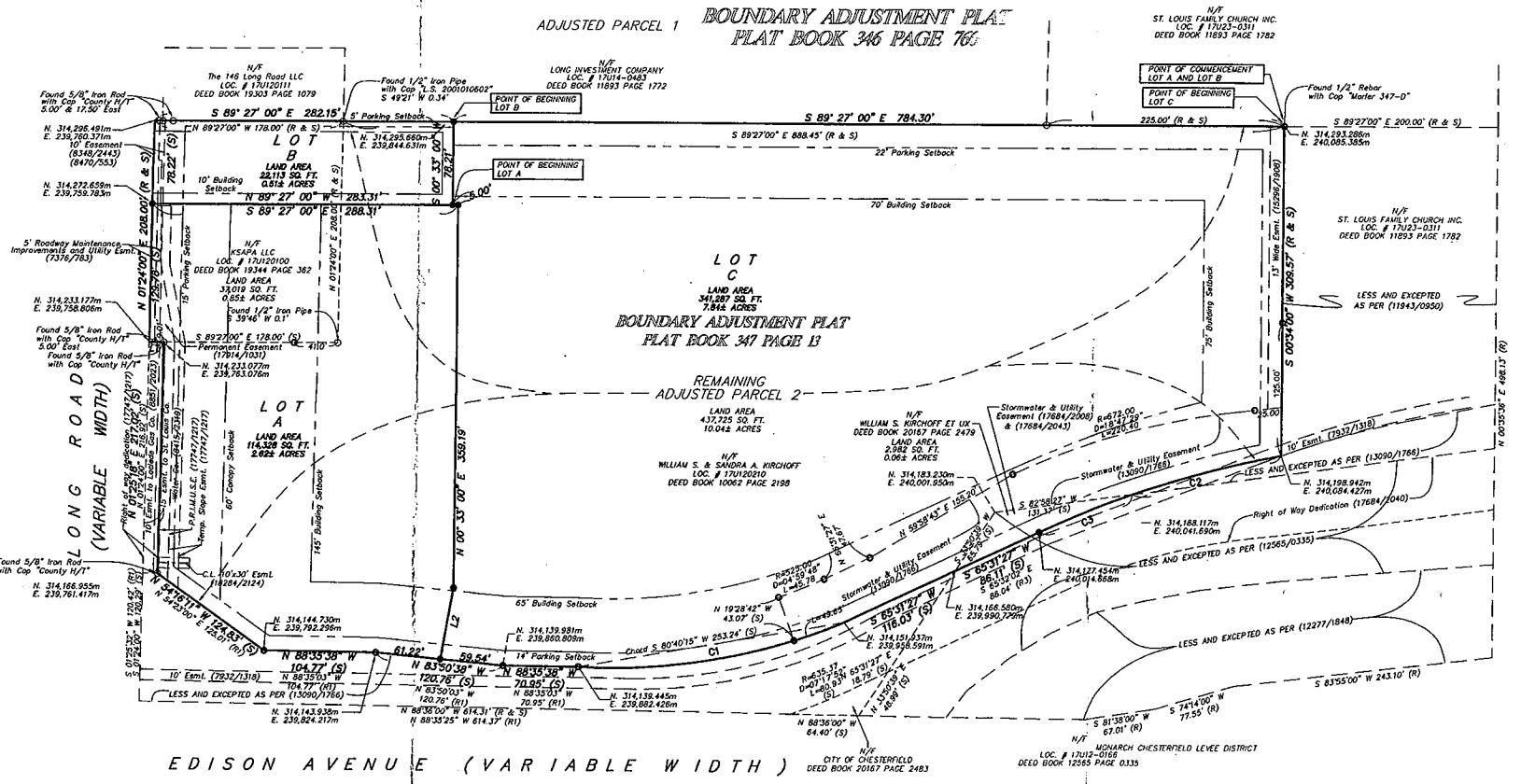
LAND DESCRIPTION FROM RECORD INFORMATION
ADJUSTED PARCEL 2
Adjusted Parcel 2 of a Boundary Adjustment Plat of Plat 4 of the Valley Center and part of Share 7 of the Estate of Peter Steffan and part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, according to the Plat recorded in Plat Book 347 page 13 of the St. Louis County records, less and excepting therefrom that part conveyed to St. Louis Family Church, Inc. by Deed recorded in Book 11843 page 850 and also excepting therefrom that part conveyed to the Monarch-Chesterfield Levee District by Deed recorded in Book 12277 page 1848 and Book 12565 page 336 and further excepting therefrom that part conveyed to the City of Chesterfield by Deed recorded in Book 13090 page 1766.
Loc. # 17U120100
A tract of land being part of Lot 1 of the Portion of the Estate of Domin Kroenung in U. S. Survey 126, Township 45 North, Range 4 East, St. Louis County, Missouri, being more particularly described as follows:
Beginning at the intersection of the North line of said Lot 1, with the East line of Long Road, 60 feet wide, thence Southward along said East line of Long Road South 00 degrees 59 minutes 59 seconds East 176.00 feet to an iron pipe, thence Southward and parallel with said line of Lot 1, South 89 degrees 27 minutes 00 seconds East 176.00 feet to an old iron pipe, thence Northward and parallel with the aforementioned North line of Lot 1, thence Westward along said North line North 89 degrees 27 minutes 00 seconds East 176.00 feet to the point of beginning.

LAND DESCRIPTION LOT A
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:
Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical), thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar being the point of beginning of the herein described tract; thence South 89 degrees 27 minutes 00 seconds East 5.00 feet to a set rebar, thence South 00 degrees 33 minutes 00 seconds West a distance of 359.19 feet to a set rebar; thence South 10 degrees 33 minutes 17 seconds West a distance of 68.07 feet to a set rebar on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of Edison Road, North 83 degrees 50 minutes 30 seconds East a distance of 61.22 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 88 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 54 degrees 10 minutes 11 seconds West a distance of 124.83 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 01 degrees 25 minutes 16 seconds East a distance of 217.02 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence South 00 degrees 33 minutes 00 seconds West a distance of 14.01 feet to a set rebar, thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 14.01 feet to a set rebar, thence continuing along the Eastern right of way of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 129.78 feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to the point of beginning containing 114,328 square feet or 2.62 acres more or less as calculated by Marler Surveying Company, Inc. during April 2013.

LAND DESCRIPTION LOT B
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:
Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical) being the point of beginning of the herein described parcel, thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar, thence North 89 degrees 27 minutes 00 seconds West a distance of 283.31 feet to a set rebar on the Eastern right of way line of Long Road (Variable Width), thence along the Eastern right of way line of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 129.78 feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to the point of beginning containing 221.13 square feet or 0.51 acres more or less as calculated by Marler Surveying Company Inc. during April 2014.

LAND DESCRIPTION LOT C
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:
Beginning at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Eastern line of Adjusted Parcel 2, South 00 degrees 33 minutes 00 seconds West a distance of 308.57 feet to a point on the Northern right of way line of Edison Road (Variable Width), thence along the Northern right of way line of said Edison Road, in a West direction with a non-tangent curve turning to the left with a radius of 132.56 feet, having a chord bearing of South 03 degrees 46 minutes 19 seconds West and a chord distance of 144.69 feet, and on one length of 144.79 feet to a point being the Eastern corner of a tract conveyed to William S. Kirchoff et al by Deed Book 20167 Page 2476, thence continuing along the Northern right of way line of Edison Road, in a Southwesterly direction with a compound tangent curve turning to the left with a radius of 937.95 feet, having a chord bearing of South 69 degrees 13 minutes 13 seconds West and a chord distance of 85.32 feet, having a central angle of 65 degrees 49 minutes 35 seconds and on one length of 95.37 feet to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 86.11 feet to a point being the Western corner of the aforementioned tract of land, thence South 65 degrees 31 minutes 27 seconds West a distance of 180.03 feet to a point; thence in a West direction with a non-tangent curve turning to the right with a radius of 265.42 feet, having a chord bearing of South 00 degrees 40 minutes 15 seconds West and a chord distance of 255.24 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 83 degrees 50 minutes 30 seconds West a distance of 70.95 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 83 degrees 50 minutes 30 seconds West a distance of 59.54 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D"; thence leaving said right of way line, North 10 degrees 33 minutes 17 seconds East a distance of 68.07 feet to a set rebar (typical); thence North 00 degrees 33 minutes 00 seconds East a distance of 359.19 feet to a set rebar, thence North 89 degrees 27 minutes 00 seconds West a distance of 5.00 feet to a set rebar; thence North 00 degrees 33 minutes 00 seconds East a distance of 78.21 feet to a set rebar on the Northern line of Adjusted Parcel 2, thence South 89 degrees 27 minutes 00 seconds East a distance of 784.30 feet to the point of beginning containing 341,287 square feet or 7.84 acres more or less as calculated by Marler Surveying Company Inc. during April 2013.

End of Description



THIS PLAT CONTAINS 477,727 SQUARE FEET OR 10.97± ACRES



NEWSLETTER - CITY COUNCIL MEETING

2/2/15

AGENDA REVIEW – Monday, February 2 – 6:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:30pm**, on Monday, February 2, 2014. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

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

Please note that, at the request of City Attorney Rob Heggie, an EXECUTIVE SESSION (CLOSED MEETING), has been scheduled and will take place at the end of the AGENDA REVIEW meeting. Mr. Heggie has requested 20-25 minutes for this EXECUTIVE SESSION.

UPCOMING MEETINGS/EVENTS

Monday, February 2	HAPPY BIRTHDAY TO COUNCILMEMBER GRISSOM!
Thursday, February 5	P/PW Committee (5:30pm)
Monday, February 9	Planning Commission (7pm)
Tuesday, February 10	Chesterfield Community Development Advisory Committee (City Hall) (7:30am)
Monday, February 16	President's Day (City Hall Closed)
Wednesday, February 18	Next City Council meeting

PRESENTATION

As explained within the enclosed MEMO, prepared by Libbey Tucker, Community Services/Economic Development Director, Mayor Nation will be presenting a PROCLAMATION to Ayla (pronounced "I-LAH"), at Monday's City Council meeting.

For a variety of reasons, her mother does not want her last name mentioned, so we have not included it here or in the PROCLAMATION. Since Ayla and her family are in California, she and her family will be joining the meeting via Skype technology. Her cousin, Nathan Sewell (pronounced "Sool") will be present to accept the PROCLAMATION, on behalf of Ayla and her family.

If you have any questions, just let me know.

FINANCE AND ADMINISTRATION COMMITTEE – MAYOR'S VETOES

At the January 21 City Council meeting, action regarding a possible override of the Mayor's vetoes, as itemized below, was deferred until the February 2 City Council meeting:

1. The FY2015 Budget contains a salary pool, based on 3% of all full-time salaries. **The Mayor has vetoed .5% of that amount, or \$43,458, leaving 2.5%.**
2. The FY2015 Budget contains \$200/employee, or a total of \$45,200, for Holiday Grocery Gift Certificates. **The Mayor has vetoed \$100/employee.**
3. The FY2015 Budget contains \$100,000 to cover the full cost of implementing a plan developed by Staff, to bring Public Art IN-HOUSE. As a reminder, this "plan" was discussed at a Special City Council meeting, held in early November. **The Mayor has vetoed that portion of Staff's plan dealing with the promotion of one existing employee, to the position of "Superintendent of Arts and Entertainment" and the hiring of one "Recreation Specialist".** The Mayor's veto will, in effect, remove approx. \$59,000 of the original \$100,000, from the FY2015 Parks Sales Tax Fund Budget, leaving approx. \$41,000 to cover various other costs associated with implementing that plan.
4. The FY2015 Budget contains \$102,000 specifically allocated to enable the hiring of two (2) new Police Officers, as of April 1, covering nine months of salary/fringe benefit expenses. **The Mayor has vetoed \$51,000, or the amount associated with the hiring of one of those Police Officers.**

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

RECOMMENDATIONS – PLANNING/PUBLIC WORKS (P/PW) COMMITTEE

As you are aware, the P/PW Committee has not met, since the last City Council meeting. The following will be discussed at Monday's meeting:

1. **Bill No. 3014** – P.Z. 09-2014, Bur Oaks (17751 Wild Horse Creek Road) (**SECOND READING**)
2. **Bill No. 3015** – Minor Subdivision Plat (Long Road and Edison Road) (**FIRST AND SECOND READINGS**)
3. **Next meeting** – Thursday, February, 5, 2015 (5:30pm)

If you have any questions, please contact Chairperson Dan Hurt, any other member of this Committee, Director of Public Services Mike Geisel or me, prior to Monday's meeting.

LEGISLATION - PLANNING COMMISSION

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

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