



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, January 22, 2020
5:30PM**

- I. Planning and Public Works Committee** – Chairperson Mary Ann Mastorakos, Ward II
- A. Bill No. 3274 – P.Z. 11-2019 318 N. Eatherton** An ordinance repealing City of Chesterfield Ordinance 2705 to establish a new “PI” Planned Industrial District for a 2.05 acre tract of land located east of North Eatherton Road, south of its intersection with Wardenburg Road (John Follmer) [P.Z. 11-2019 318 N. Eatherton Rd. 18W410026, 18W420080]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**
- B. Bill No. 3275 – P.Z. 13-2019 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd.)** An ordinance amending City of Chesterfield Ordinance 2969 to establish a new permitted use and revise development criteria for a 13.023 acre tract of land within an existing “PC” Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road (P.Z. 13-2019 84 Lumber, Adj. Lot 2 [17511 Chesterfield Airport Rd] – 17U510084). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- C. Bill No. 3276 – P.Z. 14-2019 16849 N. Outer 40 Rd. (FPNU to AG)** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for an 84.59 acre tract of land located on the north side of North Outer 40 Road. [P.Z. 14-2019 16849 N. Outer 40 Rd, Chesterfield Topsoil (FPNU to AG) 17T540059]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- D. Bill No. 3277 – Public Street Acceptance – Olive Street Road** An ordinance pertaining to the acceptance of a portion of Olive Street Road as a public street in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval.**

E. Bill No. 3280 – Public Street Acceptance – Arbors at Kehrs Mill An ordinance pertaining to the acceptance of Bottlebrush Court, Prairie Cord Drive, Sideoats Court, Soft Rush Court, Switch Grass Court, and White Sage Court as public streets in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval.**

F. Bill No. 3281 – P.Z. 15-2019 Wiegand Studio (Wiegand Foundation) An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue. [P.Z. 15-2019 Wiegand Studio (Wiegand Foundation) 17T220942, 17T310335]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

G. PW City Policy No. 42 - Debris Management Plan Outlines procedures for debris management under General Practices, Local Disasters, and States of Emergency. **(Voice Vote) Planning & Public Works Committee recommends approval.**

H. Next Meeting – January 23, 2020 (5:30pm)

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

III. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

IV. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

A. Bill No. 3279 – Allowing anonymous complaints An Ordinance amending Chapters 7 and 25 of the Chesterfield City Code, removing the requirement for individuals to provide their name and address as a condition for filing an allegation of a code violation. **(Second Reading) Public Health and Safety recommends approval**

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

A. Liquor License Requests

- **Flik International**
- **Addie’s Thai House & Henry’s Tavern in Hog Hollow**

VI. Other Legislation

A. Bill No. 3282 – 318 N. Eatherton Road (Boundary Adjustment Plat) An ordinance providing for the approval of a Boundary Adjustment Plat for 318 N. Eatherton Rd. and a portion of 340 N. Eatherton Rd. to create a 2.052 acre tract of land and a 19.893 acre tract of land, zoned “PI” Planned

Industrial District, and located on the east side of North Eatherton Road south of its intersection with Wardenburg Road (18W410026, 18W430080). **(First & Second Readings) Department of Planning recommends approval.**

- B. Bill No. 3283 – Chesterfield Court Cost** An ordinance amending chapter 19, titled “municipal court” of the municipal code of the City of Chesterfield, Missouri regarding municipal division court costs. **(First Reading) City Attorney recommends approval.**

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

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
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, January 22, 2020
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 McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – January 6, 2020
 - B. Executive Session Minutes** – January 6, 2020
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, January 23, 2020** – Planning and Public Works (5:30 pm)
 - B. Monday, January 27, 2020** – Planning Commission (7pm)
 - C. Monday, February 3, 2020** – Next City Council Meeting (7pm)
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

1. **Bill No. 3274 – P.Z. 11-2019 318 N. Eatherton** An ordinance repealing City of Chesterfield Ordinance 2705 to establish a new “PI” Planned Industrial District for a 2.05 acre tract of land located east of North Eatherton Road, south of its intersection with Wardenburg Road (John Follmer) [P.Z. 11-2019 318 N. Eatherton Rd. 18W410026, 18W420080]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**
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4. **Bill No. 3277 – Public Street Acceptance – Olive Street Road** An ordinance pertaining to the acceptance of a portion of Olive Street Road as a public street in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval.**
5. **Bill No. 3280 – Public Street Acceptance – Arbors at Kehrs Mill** An ordinance pertaining to the acceptance of Bottlebrush Court, Prairie Cord Drive, Sideoats Court, Soft Rush Court, Switch Grass Court, and White Sage Court as public streets in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval.**
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7. PW City Policy No. 42 - Debris Management Plan Outlines procedures for debris management under General Practices, Local Disasters, and States of Emergency. **(Voice Vote) Planning & Public Works Committee recommends approval.**

8. Next Meeting – January 23, 2020 (5:30pm)

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

C. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

D. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

1. Bill No. 3279 – Allowing anonymous complaints An Ordinance amending Chapters 7 and 25 of the Chesterfield City Code, removing the requirement for individuals to provide their name and address as a condition for filing an allegation of a code violation. **(Second Reading) Public Health and Safety recommends approval**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Liquor License Requests (Voice Vote)

- **Flik International**
- **Addie's Thai House & Henry's Tavern in Hog Hollow**

XI. OTHER LEGISLATION

A. Bill No. 3282 – 318 N. Eatherton Road (Boundary Adjustment Plat) An ordinance providing for the approval of a Boundary Adjustment Plat for 318 N. Eatherton Rd. and a portion of 340 N. Eatherton Rd. to create a 2.052 acre tract of land and a 19.893 acre tract of land, zoned "PI" Planned Industrial District, and located on the east side of North Eatherton Road south of its intersection with Wardenburg Road (18W410026, 18W430080). **(First & Second Readings) Department of Planning recommends approval.**

B. Bill No. 3283 – Chesterfield Court Cost An ordinance amending chapter 19, titled "municipal court" of the municipal code of the City of Chesterfield, Missouri regarding municipal division court costs. **(First Reading) City Attorney recommends approval.**

XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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RECORD OF PROCEEDING

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

JANUARY 6, 2020

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 Ben Keathley
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the December 2, 2019 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the December 2, 2019 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the December 2, 2019 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the December 2, 2019 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mr. Saad Amir, representing Metropolitan St. Louis Sewer District, introduced himself to the elected officials and offered his contact information for informational purposes.

Mr. Michael Kane, 1292 Stillhouse Creek Road, spoke on behalf of the Chesterfield Historic and Landmark Preservation Committee.

INTRODUCTORY REMARKS

Mayor Nation recognized a Boy Scout in attendance and invited him to stay after the meeting to ask any questions he may have.

Mayor Nation announced that the next meeting of City Council is scheduled for Wednesday, January 22, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3274 Repeals City of Chesterfield Ordinance 2705 to establish a new “PI” Planned Industrial District for a 2.05 acre tract of land located east of North Eatherton Road, south of its intersection with Wardenburg Road (John Follmer) [P.Z. 11-2019 318 N. Eatherton Rd. 18W410026, 18W420080] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by PPW Committee**

Councilmember Mary Ann Mastorakos, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3274. Councilmember Hurt made a motion, seconded by Councilmember Ohley, to incorporate the green sheet amendment as recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed. A voice vote was taken on the motion for first reading of Bill No. 3274 with a unanimous affirmative result and the motion, as amended, was declared passed. Bill No. 3274 was read for the first time.

Bill No. 3275 Amends City of Chesterfield Ordinance 2969 to establish a new permitted use and revise development criteria for a 13.023 acre tract of land within an existing “PC” Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road (P.Z. 13-2019 84 Lumber, Adj. Lot 2 [17511 Chesterfield Airport Rd] – 17U510084) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3275. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3275 was read for the first time.

Bill No. 3276 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for an 84.59 acre tract of land located on the north side of North Outer 40 Road [P.Z. 14-2019 16849 N. Outer 40 Rd, Chesterfield Topsoil (FPNU to AG) 17T540059] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3276. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3276 was read for the first time.

Bill No. 3277 Pertains to the acceptance of a portion of Olive Street Road as a public street in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3277. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3277 was read for the first time.

Councilmember Mastorakos made a motion, seconded by Councilmember Ohley, to authorize a budget amendment, providing for an allocation of \$560,000 from the General Fund Fund Reserve for costs associated with the Emerald Ash Borer Preparedness Plan and Action Strategy as recommended by the Planning and Public Works Committee. A roll call vote was taken with the following results: Ayes – Ohley, Keathley, Mastorakos, Monachella, Hurt, DeCampi, McGuinness and Moore. Nays – None. Whereupon the motion was declared passed.

Councilmember Mastorakos made a motion, seconded by Councilmember Hurt, to authorize a budget amendment, providing for an allocation of \$166,000 from the General Fund Fund Reserve for costs associated with the annual Snow Removal Recoupment

Program for Private Streets for the 2019/2020 winter season. A roll call vote was taken with the following results: Ayes – Hurt, Keathley, DeCampi, Monachella, Ohley, Moore, McGuinness and Mastorakos. Nays – None. Whereupon the motion was declared passed.

Councilmember Mastorakos announced that the next meeting of this Committee is scheduled for Thursday, January 9, 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 Tom DeCampi, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Ohley, for Chesterfield Elected officials to participate in on-line training for the National Incident Management System (NIMS) and Incident Command System (ICS), as such training is recommended by the State Emergency Management Agency and failure to do so may jeopardize disaster recovery funding for the City of Chesterfield. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3279	Amends Chapters 7 and 25 of the Chesterfield City Code, removing the requirement for individuals to provide their name and address as a condition for filing an allegation of a code violation (First Reading) Public Health & Safety Committee Recommends Approval
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Councilmember Monachella made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3279. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3279 was read for the first time.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that pursuant to the terms of Ordinance No. 2924, Staff has refused to accept financial sureties issued by the Travelers Casualty and Surety Company of America. Accordingly, Travelers has submitted an appeal as permitted under Ordinance No. 2924. Staff is requesting that a hearing date be established for February 19, 2020 at 5:30 p.m. Councilmember Moore made a motion, seconded by Councilmember Monachella, to set the hearing date for Travelers Casualty

and Surety Company of America for February 19, 2020 at 5:30 p.m. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that the City's contract for exclusivity of vending products at the City's parks facilities expired at the end of 2019. Although the contract provided for annual renewals, one of the more significant marketing programs included in the current contract with Pepsi was discontinued. Accordingly, Staff solicited proposals for product exclusivity. This proposed agreement included an initial three-year exclusivity arrangement with the option to extend for up to two additional calendar year periods. Although the proposals are very similar financially, the Pepsi proposal provided additional marketing and event support over and above the competitor's proposal. Staff recommends acceptance of the Pepsi proposal, as being the most advantageous to the City. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the product exclusivity proposal as submitted by PepsiCo and to authorize the City Administrator to execute a contract with PepsiCo. A roll call vote was taken with the following results: Ayes – Moore, Ohley, Hurt, McGuinness, DeCampi, Keathley, Mastorakos and Monachella. Nays – None. Whereupon the motion was declared passed.

OTHER LEGISLATION

Bill No. 3278 Provides for the approval of a Record Plat for the Chesterfield Ice and Sports Complex Subdivision, a 17.85 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and west of Spirit of Saint Louis Boulevard **(First & Second Readings) Planning Commission recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3278. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3278 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember Keathley, for the second reading of Bill No. 3278. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3278 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3278 with the following results: Ayes – McGuinness, DeCampi, Mastorakos, Moore, Hurt, Monachella, Keathley and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3278 approved, passed it and it became **ORDINANCE NO. 3080**.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:31 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

City of Chesterfield
Excess Checks (=> \$5,000)
December 2019

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
12/6/2019	44954	METROPOLITAN ST. LOUIS SEWER DISTRICT	16365 LYDIA HILL DR, ACCT #0472321-9	\$ 15,632.97	119
12/6/2019	44961	VERMONT SYSTEMS, INC.	RECTRAC MIGRATION	6,000.00	119
12/13/2019	44963	ADVANCED TURF SOLUTIONS, INC.	FERTILIZER & SEED	6,688.00	119
12/13/2019	44972	CAPRI POOLS, LLC	WINTERIZE POOL PLUMBING LINES	6,560.00	119
12/13/2019	45002	SHAW CONTRACT FLOORING SERVICES, INC.	PAVILION AND RUBBER SURFACING	101,156.94	119
12/17/2019	45016	MISSOURI MACHINERY	DIERBERG PARK FOUNTAIN MAINT.	5,410.79	119
12/17/2019	45017	PORTA-PRO MOUNDS, INC.	MOUND/TURF-4PC	5,895.00	119
12/19/2019	45022	SRO ARTISTS, INC	DEPOSIT CONCERT DARK STAR ORCHESTRA	10,000.00	119
12/23/2019	45024	CAPRI POOLS, LLC	NEW BECSYS5 ON COMP POOL	5,165.00	119
12/23/2019	45034	VERMONT SYSTEMS, INC.	RECTRAC	5,302.00	119
12/31/2019	45036	BIG RIVER RACE MANAGEMENT, LLC	TURKEY TROT-DISPOSABLE TAG/RACE BIB/ELECTRONIC CHIP	7,858.77	119
12/3/2019	59374	ENERGY PETROLEUM CO.	NL PLUS 89 OCT RFG, #2 ULTRA PREM LSD - PKS, NO LEAD 87 OCT RFG - PKS	14,750.89	001
12/3/2019	59391	THE GRAVILLE LAW FIRM, LLC	SEPT 2019 PROFESSIONAL SERVICES	24,318.75	001
12/3/2019	59393	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS NOVEMBER	16,301.16	121
12/6/2019	59467	BOBCAT OF ST. LOUIS	SKID STEER TRAILER, S-253 REPAIR-GLASS/LATCH	7,243.15	001
12/6/2019	59468	COMPASS MINERALS AMERICA INC	SALT CO-OP	99,915.04	001
12/6/2019	59482	ST. LOUIS AREA INSURANCE TRUST	WORK COMP/SUPPLEMENTAL/GENERAL-POLICE-AUTO LIABILITY	294,541.00	001
12/10/2019	59500	ENERGY PETROLEUM CO.	#2 ULTRA LS DIESEL, #2 ULTRA PREM LSD, NO LEAD 87 OCT RFG - PARKS	16,607.31	001
12/13/2019	59533	AFLAC	NOV 2019 INSURANCE	5,577.09	001
12/13/2019	59535	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	8,210.76	001
12/13/2019	59539	DELTA DENTAL OF MISSOURI	DENTAL INSURANCE	14,239.33	001
12/13/2019	59546	GAMMA TREE EXPERTS	2019 STREET TREE REMOVAL	27,407.50	001
12/13/2019	59564	RPA CONSTRUCTION SERVICES	GRADING RELEASE-18450 OLIVE STREET ROAD, G-13-18	7,000.00	808
12/13/2019	59567	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	DEC 2019 HEALTH INSURANCE	194,892.60	001
12/13/2019	59571	THE HARTFORD-PRIORITY ACCOUNTS	DEC 2019 LIFE INSURANCE	9,095.08	001
12/17/2019	59600	PRESORT, INC.	4TH QUARTER NEWSLETTER	5,088.60	001
12/23/2019	59622	R. V. WAGNER, INC.	2019 SIDEWALK REPLACEMENT-AREA B	40,716.77	120
12/31/2019	59646	MC KELVEY HOMES	LOT CASH ESCROW RELEASE-BUR OAKS, LOTS13,18,19,25,28	7,500.00	808
12/31/2019	59649	PNC BANK	DEC 2019 MONTHLY PNC STATEMENT	8,875.88	001
12/31/2019	59654	THE GRAVILLE LAW FIRM, LLC	OCT & NOV 2019 PROFESSIONAL SERVICES	48,637.50	001
12/31/2019	59657	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS DEC	16,301.16	121
				<u>\$ 1,042,889.04</u>	

Respectfully submitted by,
John Hughes, Assistant Finance Director



AGENDA REVIEW – WEDNESDAY 01/22/2020 – 5:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:30PM, on Wednesday, January 22, 2020.**

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

UPCOMING MEETINGS/EVENTS

- A. Thursday, January 23, 2020** – Planning and Public Works (5:30 pm)
- B. Monday, January 27, 2020** – Planning Commission (7pm)
- C. Monday, February 3, 2020** – Next City Council Meeting (7pm)

APPOINTMENTS

There are no appointments scheduled for Wednesday's meeting.

If you have any questions or require additional information, please contact me prior to Wednesday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Mastorakos

Vice-Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items for the January 22, 2020 City Council Meeting.

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City Policy No. PW-42 - Debris Management Plan Outlines procedures for debris management under General Practices, Local Disasters, and States of Emergency. **(Voice Vote) Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, January 23, 2020

If you have any questions, please contact Director of Public Works/City Engineer Jim Eckrich, Director of Planning Justin Wyse, or me prior to Wednesday's.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 9, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 9, 2020 in Conference Room 101.

In attendance were: **Chair Mary Ann Mastorakos** (Ward II), **Councilmember Mary Monachella** (Ward I), **Councilmember Tom DeCampi** (Ward IV), and **Councilmember Dan Hurt** (Ward III), arrived at 5:36 p.m.

Also in attendance were: Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Andrew Stanislav, 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 December 5, 2019 Committee Meeting Summary

Councilmember DeCampi made a motion to approve the Meeting Summary of December 5, 2019. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

- A. **P.Z. 15-2019 Wiegand Studio (Wiegand Foundation)**: A request for a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue (17T220942, 17T310335). (Ward 2)

STAFF PRESENTATION

Andrew Stanislav, Planner, presented the project request for a zoning map amendment. The property was formerly utilized as an art studio as a legal non-conforming use in the “NU” Non-Urban District, which has subsequently expired. In order to resume use of this property as an art studio, a change of zoning is required to an active zoning district that allows “art studio” as a permitted use. There are no physical improvements proposed for the site at this time.

A Public Hearing was held on November 25, 2019, and on December 9, 2019, the Planning Commission recommended approval by a vote of 9-0.

Councilmember DeCampi made a motion to forward P.Z. 15-2019 Wiegand Studio (Wiegand Foundation) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the January 22, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 15-2019 Wiegand Studio (Wiegand Foundation).]

(Councilmember Hurt arrived.)

B. Debris Management Plan

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that Staff is proposing that a formal Public Works Policy be adopted for debris management in the event of a large scale storm that affects the City. Typically, the Public Works Staff will only remove damaged trees and limbs within the public right of way. Private trees must be addressed individually by the property owner.

DISCUSSION

In response to questions, Mr. Eckrich stated that the City currently follows the procedures outlined, however, it is not a formal written policy. He stated that no additional money would be allocated at this time, but if the City were to experience such a disaster, a budget adjustment may be requested at that time. In response to Chair Mastorakos' question regarding who determines the extent of disaster, Mr. Eckrich replied that he would make that determination based upon information from maintenance personnel. He would consult the City Administrator, and, if approved by the City Administrator, the designation and related information would immediately be forwarded to the Mayor and City Council.

Councilmember Hurt made a motion to adopt the recommended policy regarding Debris Management. The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Works Policy-Debris Management Plan.]

C. Public Street Acceptance – Arbors at Kehrs Mill

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that the streets listed below in the Arbors at Kehrs Mill subdivision have met all design and construction standards for acceptance as public streets.

- Bottlebrush Court
- Prairie Cord Drive

- Sideoats Court
- Soft Rush Court
- Switch Grass Court
- White Sage Court

Councilmember Monachella made a motion recommending the acceptance of Bottlebrush Court, Prairie Cord Drive, Sideoats Court, Soft Rush Court, Switch Grass Court and White Sage Court as public streets. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the January 22, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Street Acceptance-Arbors at Kehrs Mill.]

D. E-1/2AC Estate District Permitted Uses – Chair Mastorakos

Chair Mastorakos cited several residential districts where *single-family attached* was not included as a permitted use. She stated that it did not seem logical that this particular use should be allowed in the E-1/2AC zoning district and recommended that it be removed.

DISCUSSION

Mr. Justin Wyse, Director of Planning, stated he was not familiar with why *single-family attached* is a permitted use in the E-1/2AC district. In response to Councilmember Moore's question, Mr. Wyse confirmed that there are no other 1/2-acre estate properties that have single-family attached homes on them. In the past, there was an approved proposal for two attached units on Wild Horse Creek Road, however, no development has taken place. If a developer would want to build attached housing in this zoning, they could still do so through a Planned Unit Development (PUD).

Mr. Wyse stated that procedurally, the Committee can direct Staff to take steps to initiate the modification which would require a public hearing, along with a recommendation from the Planning Commission. It would then come back to this Committee for a recommendation and then be forwarded to City Council for final approval.

Councilmember DeCampi made a motion to direct Staff to pursue an amendment to the Unified Development Code to remove the *single-family attached* designation in the E-1/2AC Zoning District. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 5:50 p.m.

BILL NO. 3274

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2705 TO ESTABLISH A NEW “PI” PLANNED INDUSTRIAL DISTRICT FOR A 2.05 ACRE TRACT OF LAND LOCATED EAST OF NORTH EATHERTON ROAD, SOUTH OF ITS INTERSECTION WITH WARDENBURG ROAD (JOHN FOLLMER) [P.Z. 11-2019 318 N. Eatherton Rd. 18W410026, 18W420080].

WHEREAS, the petitioner, John Follmer, has requested a zoning map amendment from the “PI” Planned Industrial District and the “NU” Non-Urban District to a “PI” Planned Industrial District for a 2.05 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 28, 2019; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning request by a vote of 7-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning request with one amendment by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning 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 “PI” Planned Industrial District designation for 2.05 acres located east of North Eatherton Road, south of its intersection with Wardenburg Road and as described as follows:

A tract of land being in U.S. Survey 362, Township 45 North, Range 3 East of the Fifth principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at found spindle at the Northwest Corner of a tract of land conveyed to Follmer Real Estate by Deed Book 21860 Page 3033 in the St. Louis County Records, said point being on the East right-of-way line of Eatherton Road, variable width, thence North 78 degrees 02 minutes 53 seconds East, 405.48 feet, thence South 11 degrees 57 minutes 07 seconds East, 220.15 feet to the North line of a tract of land conveyed to St. Louis County by Deed Book 8887 Page 2392; thence South 77 degrees 58 minutes 08 seconds West along the North line of said St. Louis County tract, 405.48 feet to the East right-of-way line of said Eatherton Road; thence North 11 degrees 57 minutes 07 seconds

west along said East right-of-way line of Eatherton Road, 220.71 feet to the point of beginning. Containing 89,379 square feet or 2.052 acres, more or less.

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

Section 3. The City Council, pursuant to the petition filed by John Follmer in P.Z. 11-2019, requesting the rezoning 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 28th day of October 2019, 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 _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/06/2020

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 “PI” Planned Industrial District shall be:
 - a. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses;
 - b. Yard for storage of contractors’ equipment, materials, and supplies.
2. The above uses in this “PI” Planned Industrial District shall be restricted as follows:
 - a. All areas used for outdoor storage will be screened as approved by the Planning Commission.
3. Hours of Operation.
 - a. Hours of operation for this “PI” Planned Industrial District shall not be restricted.

B. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

1. Floor Area
 - a. Total building floor area shall not exceed 25,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.
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 .55.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty (30) feet from the right-of-way of Eatherton Road on the western boundary of the “PI” Planned Industrial District.
- b. Ten (10) feet from the northern boundary of the “PI” Planned Industrial District.
- c. Ten (10) feet from the eastern boundary of the “PI” Planned Industrial District.
- d. Ten (10) feet from the southern boundary of the “PI” Planned Industrial District.

2. Parking Setbacks

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

- a. Thirty (30) feet from the right-of-way of Eatherton Road.
- b. Zero (0) feet from the northern boundary of the “PI” Planned Industrial District.
- c. Ten (10) feet from the eastern boundary of the “PI” Planned Industrial District.
- d. Ten (10) feet from the southern boundary of the “PI” Planned Industrial 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. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is

tracked onto the pavement causing hazardous roadway and driving conditions.

- c. No construction related parking shall be permitted within right of way of North Eatherton Road or on any other 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 the St. Louis County Department of Transportation for sight distance considerations and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Eatherton Road shall be via one commercial entrance, as shown on the Preliminary Plan, located to provide required sight distance and constructed to St. Louis County standards as directed by the City of Chesterfield and St. Louis County Department of Transportation

2. Cross access shall be provided to all adjacent properties.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. 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.
2. Improve Eatherton Road to a sixty (60) foot right-of-way and a thirty-eight (38) width pavement with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Transportation.
3. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Transportation.
4. A five (5) foot wide sidewalk shall be installed along the Eatherton Road frontage. The sidewalk shall be located within a six (6) foot wide easement as directed by the City of Chesterfield. Said sidewalk and easement shall allow for public access across the site and the sidewalk shall be maintained by the property owner. All pedestrian facilities shall adhere to the 2010 ADA Standards for Accessible Design or most current, specifically regarding the site arrival points. Internal sidewalks shall connect to frontage pedestrian access.
5. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. 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.

L. POWER OF REVIEW

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. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. The Chesterfield Valley Master Storm Water Plan indicates a twenty (20) foot wide flat bottom ditch with four (4) foot horizontal to one (1) foot vertical side slopes shall be constructed for 100 feet along the west property line (Eatherton Road frontage). The channel is to begin at the southwest corner of the property and extend 100 feet to the north along Eatherton Road. The developer shall be responsible for construction of the required storm water improvements and coordination 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. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. 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 Public Works 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 formed 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.
4. Provide a Chesterfield Valley Storm Water Easement along the west property line (Eatherton Road frontage) to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan channel in that area, and depict the channel on the Site Development Plan and Improvement Plan(s). Maintenance of the required channel shall be the responsibility of the property owner.
 5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

N. SANITARY SEWER

Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

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 Services. 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 will be installed underground.
2. 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. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development with eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new Public Hearing.
- D.** 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 by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or 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 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 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.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. 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

1. The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

Type of Development

Required Contribution

General Retail	\$2,319.85/parking space
General Office	\$773.24/parking space
Loading Space	\$3,796.14/parking space

(Parking Space as required by the site-specific ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

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.

Credits for roadway improvements required will be awarded as directed by the Saint Louis County Department of Transportation. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or the Saint Louis County Department of Transportation

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

2. 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.
3. 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.
4. The amount of all required contributions, if not submitted by January 1, 2020, shall be adjusted on that date and on the first January in each succeeding year thereafter in accordance with the construction cost

index as determined by the Saint Louis County Department of Transportation.

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

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 \$933.02 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 Lewis Sewer District. The amount of the storm water contribution will be computed based on \$2,960.28 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.

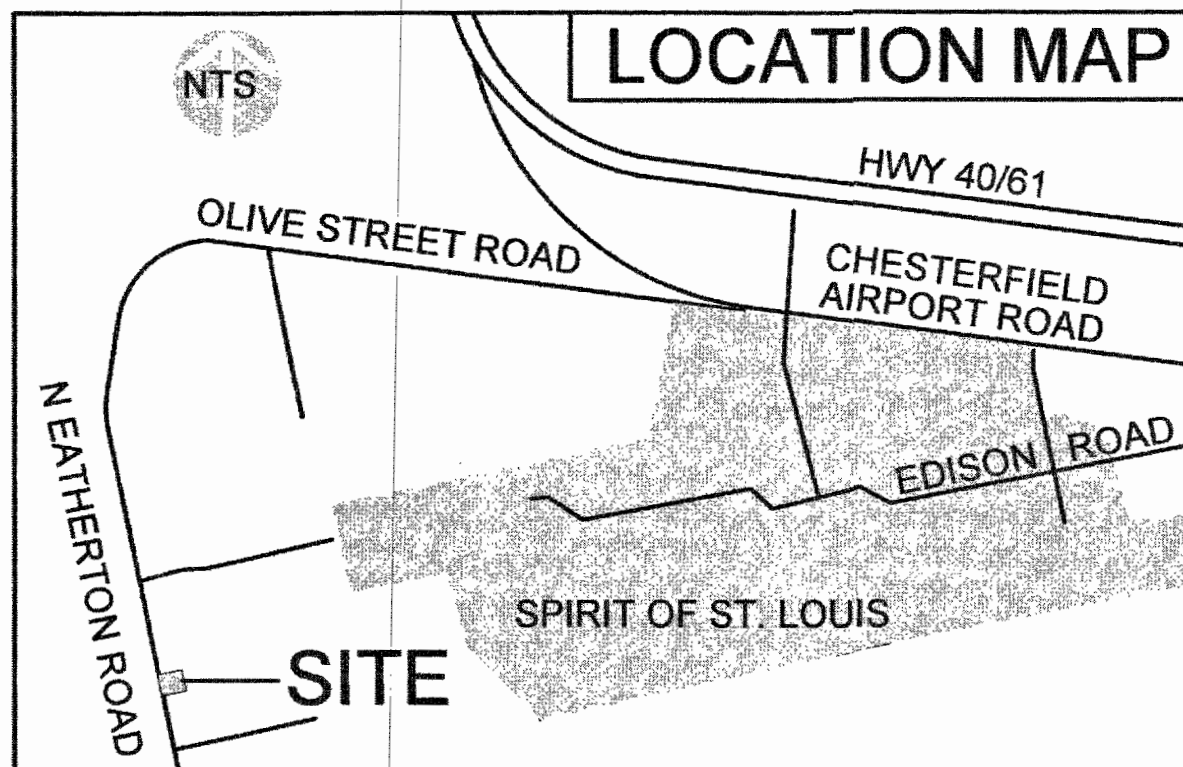
The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

VI. RECORDING

Within sixty (60) days of approval of any Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

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.



PROJECT NOTES:			
AREA OF SITE:	2.052 AC	PARCEL 1 - 1.052 AC	PARCEL 2 - 1.0 AC
LOCATOR NO:	18W 43 0080	18W410026	
SITE ADDRESS:	18W 43 0080 340 N EATHERTON RD. CHESTERFIELD, MO. 63017	18W410026 318 N EATHERTON RD. CHESTERFIELD, MO. 63017	
PREPARED FOR:	JOHN FOLLMER 2584 FORST DRIVE OFALLON, MO 63368 - 314.568.4696		
OWNER OF RECORD:	ELCO MISSOURI CORPORATION 240 CHESTERFIELD IND BLVD, CHESTERFIELD MO, 63005		
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX		
EXISTING ZONING:	"NU" NON URBAN & "PI" PLANNED INDUSTRIAL ORD: 2705		
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL AMEND - ORD: 2705		
USES:	(25) CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERIES AND GREENHOUSES.		
	(109) YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS, AND SUPPLIES.		
PARKING	PER ZONING CODE REGULATIONS		
SETBACKS AS ESTABLISHED IN ORD: 2705	30' FRONT PARKING & BUILDING 10' SIDE & REAR PARKING & BUILDING 0' NORTHERN PARKING SETBACK		
MAXIMUM HEIGHT:	35' MAXIMUM HEIGHT		
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:			
MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY CHARTER COMMUNICATION AMEREN AT&T			
THIS SITE IS IN THE FOLLOWING DISTRICTS:			
MISSOURI RIVER WATERSHED MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT METROPOLITAM SEWER DISTRICT			

A TRACT OF LAND BEING IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND SPINDLE AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FOLLMER REAL ESTATE BY DEED BOOK 21860 PAGE 3033 IN THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD, VARIABLE WIDTH, THENCE NORTH 78 DEGREES 02 MINUTES 53 SECONDS EAST, 405.48 FEET, THENCE SOUTH 11 DEGREES 57 MINUTES 07 SECONDS EAST, 220.15 FEET TO THE NORTH LINE OF A OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY BY DEED BOOK 8887 PAGE 2392; THENCE SOUTH 77 DEGREES 58 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SAID ST. LOUIS COUNTY TRACT, 405.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID EATHERTON ROAD; THENCE NORTH 11 DEGREES 57 MINUTES 07 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD, 220.71 FEET TO THE POINT OF BEGINNING, CONTAINING 89,379 SQUARE FEET OR 2.052 ACRES, MORE OR LESS.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

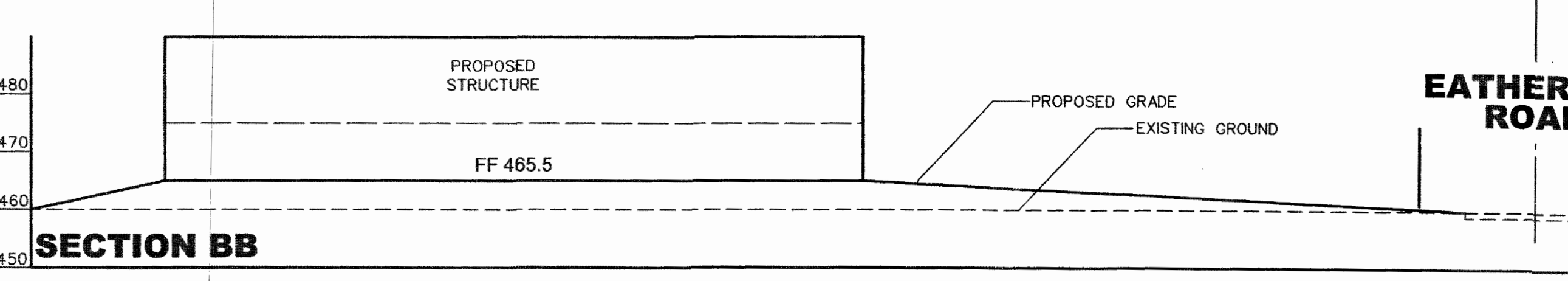
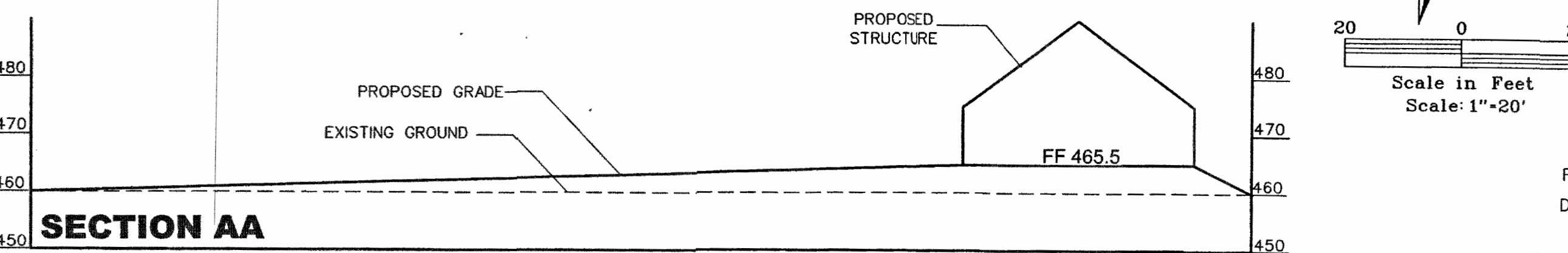
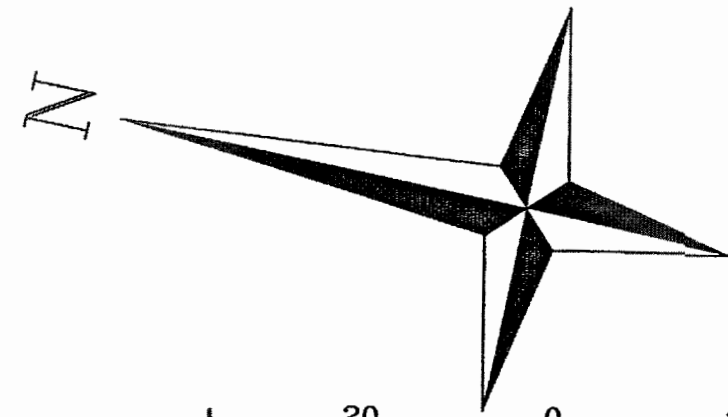
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #2006000074



ST. LOUIS COUNTY BENCHMARK: ELEV = 461.10

"STANDARD ALUMINUM DISK" STAMPED SL-41 1990 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER. 10' 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. (#630 EATHERTON)

PROPERTY N/F OF
ELCO MISSOURI
D.B. 10890, PG. 2619

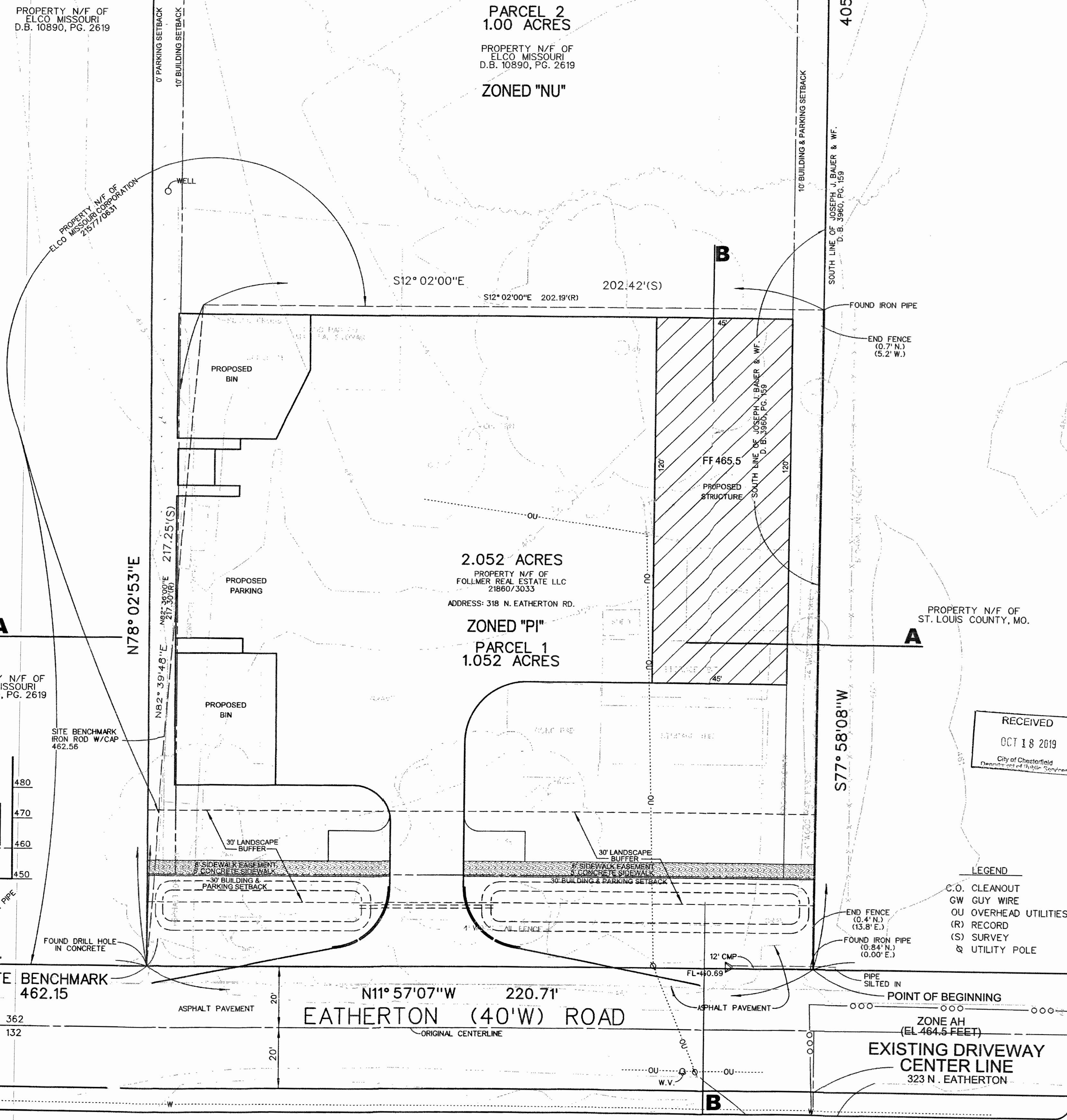
PROPERTY N/F OF
ELCO MISSOURI CORPORATION
D.B. 10890, PG. 2619

PROPERTY N/F OF
ELCO MISSOURI
D.B. 10890, PG. 2619

SITE BENCHMARK
IRON ROD W/CAP
462.56

SITE BENCHMARK
462.15

U.S. SURVEY 362
U.S. SURVEY 132



CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

PROPERTY N/F OF
ST. LOUIS COUNTY, MO.

PROPERTY N/F OF
ST. LOUIS COUNTY, MO.

RECEIVED
OCT 18 2019
City of Chesterfield
Department of Public Services

LEGEND
C.O. CLEANOUT
GW GUY WIRE
OU OVERHEAD UTILITIES
(R) RECORD
(S) SURVEY
U UTILITY POLE

JOHN FOLLMER
2584 FORST DRIVE
OFALLON, MO 63368
314.568.4696

VOLZ
Incorporated
10849 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 MAIN
314.890.1250 FAX

318 N. EATHERTON ROAD
A TRACT OF LAND IN U.S. SURVEY 362
TOWNSHIP 45 NORTH - RANGE 3 EAST
ST. LOUIS COUNTY, MISSOURI

PRELIMINARY
DEVELOPMENT
PLAN

BASE MAP: 18W
LOCATOR NUMBER: 18W410026
VOLZ JOB# 20449
H:\CAD\204400-20499\20449\Planning\PP\20449 Base 27.dwg

REVISED 10/09/2019
REVISED 07/25/2019

08/18/2019
1

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2969 TO ESTABLISH A NEW PERMITTED USE AND REVISE DEVELOPMENT CRITERIA FOR A 13.023 ACRE TRACT OF LAND WITHIN AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD EAST OF LONG ROAD (P.Z. 13-2019 84 LUMBER, ADJ. LOT 2 [17511 CHESTERFIELD AIRPORT RD] – 17U510084).

WHEREAS, the petitioner, Green Bay Properties, LLC, on behalf of property owner TSG Chesterfield Airport Road, LLC, has requested an ordinance amendment to City of Chesterfield Ordinance 2969 to establish a new permitted use and revise development criteria for a 13.023 acre tract of land within an existing “PC” Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 16, 2019; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the amendment by a vote of 7-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the amendment by a vote of 4-0; 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. The City of Chesterfield Ordinance 2969 is hereby amended for 13.023 acres north of Chesterfield Airport Road east of Long Road and as described as follows:

A tract of land being Adjusted Lot 2 of the Boundary Adjustment Plat of 84 Lumber Subdivision as recorded in Plat Book 367 Page 350 of the St. Louis County Records, and part of U.S. Survey 125, located in Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of Chesterfield Airport Road 17505 as recorded in Plat Book 365 Page 150 of the St. Louis County records, said point being on the north right of way line of Chesterfield Airport Road, 100 feet wide; thence South 89 degrees 31 minutes 27 seconds West, along the north right of way line of said Airport Road, 520.40 feet, to the southeast corner of Lot 1 of above said 84 Lumber Subdivision; thence the following courses and distance along the east and south lines of Lot 1 of said 84 Lumber Subdivision: North 00 degrees 49 minutes 46 seconds East, 367.38 feet;

North 89 degrees 31 minutes 24 seconds East 406.95 feet; and North 00 degrees 45 minutes 19 seconds East, 641.93 feet to the south right of way line of Interstate 64, variable width; thence South 84 degrees 19 minutes 27 seconds East, along the south line of said Interstate 64, 505.66 feet, to the west line of Chesterfield Commons Seven as recorded in Plat Book 359 Page 156 of the St. Louis County records; thence South 00 degrees 28 minutes 53 seconds West, along the west line of said Chesterfield Commons Seven, 754.45 feet; thence South 89 degrees 31 minutes 27 seconds West, along the north line of Outparcel 2 of said Chesterfield Commons Seven, and the north line of said Chesterfield Airport Road 17505, 395.35 feet, to the northwest corner of said Chesterfield Airport Road 17505; thence South 00 degrees 31 minutes 19 seconds West, along the West line of said Chesterfield Airport Road 17505, 200.56 feet; to the POINT OF BEGINNING. Containing 567,264 square feet or 13.023 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 3rd 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 Green Bay Properties, LLC in P.Z. 13-2019, requesting the ordinance 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 16th day of October 2019, 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 _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/06/2020

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PC” Planned Commercial District shall be:

- a. Animal grooming service
- b. Art gallery
- c. Art studio
- d. Automobile dealership
- e. Automotive retail supply
- f. Bakery
- g. Banquet facility
- h. Bar
- i. Barber or beauty shop
- j. Brewpub
- k. Check-cashing facility
- l. Church and other places of worship
- m. Coffee shop
- n. Coffee shop, drive-through
- o. Community center
- p. Day-care center
- q. Drugstore and pharmacy
- r. Drugstore and pharmacy, with drive-through
- s. Dry-cleaning establishment
- t. Dry-cleaning establishment, with drive-through
- u. Financial institution, no drive-through

- v. Financial institution, with drive-through
- w. Grocery, community
- x. Grocery, neighborhood
- y. Hotel and motel
- z. Hotel and motel, extended stay
- aa. Laundromat
- bb. Office-dental
- cc. Office-general
- dd. Office-medical
- ee. Oil change facility
- ff. Recreation facility
- gg. Restaurant-fast-food
- hh. Restaurant-sit-down
- ii. Restaurant-take-out
- jj. Retail sales establishment-community
- kk. Retail sales establishment-neighborhood
- ll. Specialized private school
- mm. Theater, indoor
- nn. Vehicle repair and service facility

2. Outdoor Storage and Sales Activity

- a. All outdoor storage shall be prohibited within this development, with the exception of automotive vehicles in conjunction with an “Automobile Dealership”. Outdoor storage for the use “Automobile Dealership” shall be as approved on the Site Development Plan.
- b. All outdoor sales activity shall be limited to patio and pedestrian areas located adjacent to the storefronts of retail users, with the exception of an “Automobile Dealership”. Outdoor sales and/or displays for the use “Automobile Dealership” shall be as approved on the Site Development Plan.

3. Hours of Operation

- a. Uses “e”, “q”, “r”, “w”, “x”, “jj”, and “kk” above shall be restricted to hours of operation open to the public 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.
- b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

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

1. Floor Area

- a. The total building floor area of any single building within this development, exclusive of a hotel, shall not exceed 50,000 square feet.

2. Height

- a. The maximum height including parapets and rooftop equipment of all buildings shall not exceed forty-two (42) feet.
- b. All buildings within this development shall be limited to two (2) story construction, only with the exception of a hotel.

3. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace is required for this development.
- b. This development shall have a maximum F.A.R. of 0.55.
- c. Uses “y” and “z” above shall be restricted to a maximum of 120 rooms.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty (30) feet from the southern boundary of this district that fronts on Chesterfield Airport Road.

- b. Fifty-five (55) feet from the northern boundary of this district that fronts on I-64/US 40.
 - c. Ten (10) feet from all other boundary lines within this district.
- 2. Parking Setbacks

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

- a. Thirty (30) feet from the southern boundary of this district that fronts on Chesterfield Airport Road.
- b. Fifty-five (55) feet from the northern boundary of this district that fronts on I-64/US 40.
- c. Zero (0) feet from all other boundary lines within this district.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Unified Development Code.
- 2. 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.
- 3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- 4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield Unified Development Code.

F. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the planned district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.
- 2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by

the City of Chesterfield, and/or the St. Louis County Department of Transportation, for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Unified Development Code.
2. Street lights shall be provided along Chesterfield Airport Road in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Airport Road shall be limited to one (1) commercial entrance located opposite Valley Center Drive to be shared with the adjacent AutoZone property to the east as shown on the Preliminary Plan. The entrance shall be built to Saint Louis County Standards, as directed by the Saint Louis County Department of Transportation and shall be located to provide adequate sight distance, as directed by the Saint Louis County Department of Transportation.
2. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.
3. Construct an eight (8) foot wide full depth shoulder along the frontage on Chesterfield Airport Road, as directed by the Saint Louis County Department of Transportation.
4. Access to this development from Arnage Road shall be via a roadway extension as shown on the Preliminary Plan.
5. Provide ingress/egress and cross access easements and temporary slope construction license or other appropriate legal instrument or

agreement guaranteeing permanent access between parcels in this development and the public and to ensure access rights to Chesterfield Airport Road, the new portion of Arnage Road, and the new access road for all parcels in the development as directed by the St. Louis County Department of Transportation and the City of Chesterfield.

6. Provide cross access easements and temporary slope construction license or other appropriate legal instruments or agreements guaranteeing permanent access between this site and all adjacent properties as directed by the St. Louis County Department of Transportation and the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Construct a new north/south access road as shown on the Preliminary Plan that will connect to Arnage Road.
2. Construct an extension to Arnage Road that will connect to the existing portion of Arnage Road and extended approximately 910 feet to the west of the existing terminus. The western terminus of Arnage Road shall be aligned to allow for a future connection to the west to Caprice Drive through 17519 Chesterfield Airport Road and 17525 Chesterfield Airport Road.
3. All new roadways proposed as part of this development shall be privately maintained.
4. The new north/south access road and Arnage Road shall be constructed prior to or concurrently with construction and in any case shall be completed prior to issuance of occupancy permits. The portion of Arnage Road west of the new north/south access road may be constructed in phases in conjunction with construction on Lots D, C, and B, as approved by the City of Chesterfield. Each phased terminus shall provide a suitable turn around and end of pavement signage/stub street signage.
5. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Chesterfield Airport Road, Arnage Road, and the western side of the new north/south access road as shown on the Preliminary Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk shall be privately maintained and may be located within right-of-way controlled by another agency, if permitted by that agency, or on private property.

6. Internal sidewalks shall be provided to each lot from the sidewalks along the adjacent roadways creating accessible pedestrian paths to the proposed buildings. Internal sidewalks and curb ramps shall conform to ADA standards.
7. Obtain approvals from the City of Chesterfield and the Saint Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
8. Additional right-of-way and road improvements shall be provided, as required by Saint Louis County Department of Transportation and the City of Chesterfield.
9. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
10. Any work within MoDOT's right of way will require a MoDOT permit.
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 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.
13. Due to the close proximity to Interstate 64, any sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.
14. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the

density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Airport Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

City Council Review of Planning Commission Decisions (Power of Review) shall apply to this development in accordance with Section 31-02-20 of the Unified Development 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. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the 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.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

7. 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.
8. 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.
9. 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.

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. The developer shall reimburse the Chesterfield Valley Mitigation Bank Program for any jurisdictional wetlands that have been identified on this site. The reimbursement is required prior to approval of a Grading Permit, Improvement Plans, or issuance of any Building Permits. The reimbursement amount is based on the total acres delineated on the site requiring mitigation and will be the proportionate share of the cost of establishment of the mitigation area.
12. Formal MSD review, approval, and permits are required prior to construction.
13. Post construction water quality Best Management Practices (BMPs) are required to treat the extents of the project's disturbed area. A Water Quality Area is depicted on Lot A which would appear to service the development area in one common location. MSD would be amenable to this under the following conditions:
 - a. A subdivision trusteeship would need to be established. The water quality area would need to be located within a common ground or easement dedicated to the trusteeship. A standard MSD maintenance agreement would need to be recorded on the property.
 - b. The water quality area would need to service a drainage area limited to the confines of the proposed commercial subdivision. Offsite flows from beyond this proposed development area would need to be diverted around the water quality feature.
 - c. Tributary acreage to a facility would need to be limited to less than 5 acres in order to ensure the basin's performance and longevity. Given the size of Lot A, a separate facility(ies) may need to be broken out and configured to serve that particular property.
 - d. If the arrangements noted above cannot be met, individualized BMPs to serve each lot and the access road will need to be integrated into the layout.
14. Approval from the City of Chesterfield and the Monarch Chesterfield Levee District indicating that the final plans conform to their master stormwater conveyance plan will be required prior to formal MSD plan approval.

N. SANITARY SEWER

1. Public sanitary sewers shall be extended to serve each lot.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. The sanitary lift station (as depicted south of Lot E on the Preliminary Plan) is the nearest sanitary sewer location. The lift station must obtain construction approval from MSD prior to the District concurring with occupancy for this development.

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 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to redevelopment of this property, provide detailed plans to MoDOT for review and approval.
3. Public art installations shall be required in the locations depicted on the Preliminary Plan attached hereto as Attachment "B."
4. Street lights shall be required along public right-of-way frontage.
5. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
6. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.

7. 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, MoDOT, and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
8. 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.
9. 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.
10. 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 and the City of Wildwood 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. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** 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 by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or 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 Concept Plan or 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 two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
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 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 Unified Development Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Unified Development 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 and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County Department of Highways and Traffic.
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 open space 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 Highways and Traffic, 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.

V. TRUST FUND CONTRIBUTION

- A.** 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:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,319.85/parking space
General Office	\$773.24/parking space

(Parking Space as required by the site-specific ordinance).

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

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 Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

- B.** 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.
- C.** 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 S.U.P. is required. 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. Funds shall be payable to Treasurer, Saint Louis County.

- D.** The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2020, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

E. WATER MAIN

1. The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$933.02 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.
2. The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

F. STORM WATER

1. 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 \$2,960.28 per acre for the total area as approved on the Site Development Plan.
2. 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.

G. SANITARY SEWER

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

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.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

October 1, 2019

Via Email: (astanislav@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

Attention: Mr. Andrew Stanislav - Planner

Re: **Project Narrative** Associated w/ Petition for a "Text Amendment" to Ordinance No. 2969 "PC"
Planned Commercial District for 13.01 Acres, Located at 17511 Chesterfield Airport Road.
(170510084) (Stock Project No. 218-6407.3)

Dear Andrew,

On behalf of Green Bay Properties LLC, purchaser of approximately 8.73 Acres, and The Staenberg Group we are requesting a "Text Amendment" to Ordinance No. 2969. Our request is to add "Automobile Dealership" to the list of permitted uses currently outlined in the Attachment A Section I. A.

Our request is to allow Imperial Motors of St. Louis LLC dba Jaguar Chesterfield & Imperial Motors of St. Louis LLC dba Land Rover Chesterfield, to develop Approximately 8.73 Acres of the total tract to build and operate a new Jaguar and Land Rover automobile dealership. The building will be approximately 31,000 GSF, of which approximately 5,000 GSF will be on a second floor. The building height is approximately 26ft. tall.

- 1.) Proposed land uses and development standards, density and height limitation, yard requirements, all of which shall be compatible with other nearby uses and developments and ensuring consistency with the Comprehensive Plan;

Response: Per Ordinance #2969, except Section I.A., add "Automobile Dealership" and Section B.2.b. Automobile Dealership, shall not exceed two (2) story construction.

- 2.) A listing of all land uses per tract of land within the proposed development, if applicable;

Response: Site is currently undeveloped.

- 3.) Exceptions, variances, or waivers from the UDC, if being requested;

Response: Amendments to Ordinance #2969 are being requested.

- 4.) A statement regarding tree preservation and proposed landscaping;

**257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com**

October 1, 2019

Page 2

Response: Tree Preservation will follow the City of Chesterfield Tree Preservation ordinance. Detail Landscape Plans will be provided for each development at the time of filing Site Development Section Plans for each respective development.

5.) A description of any proposed amenities or recreational facilities;

Response: Pedestrian circulation within the Development will be provided by 5' wide concrete sidewalks along interval streets.

6.) A description of lands to be dedicated for public facilities;

Response: Internal streets will be dedicated as "Private". Drainage channels will be dedicated to the City of Chesterfield & Monarch Chesterfield Levee District.

7.) Proposed phasing and time schedule if the development is to be done in phases; and

Response: Preliminary phasing of this development is as follows:

a – Stockpile Grading & Clearing - 4th Qtr 2019 & 1st Qtr 2020

b – Internal Streets and Public Utilities – 2nd/3rd Qtr 2020

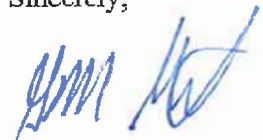
c - Automobile Dealership Facility on Proposed Lot 1 – 2nd/3rd/4th Qtr 2020 into 1st Qtr of 2021.

8.) Proposed phasing and time schedule for land to be dedicated for public facilities.

Response: 2020-2021

As always, we appreciate your continued assistance and support for this project. Should you have any question or comments, please feel free to call.

Sincerely,



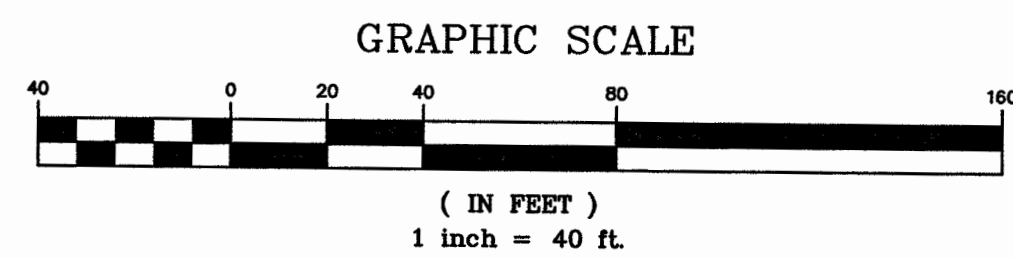
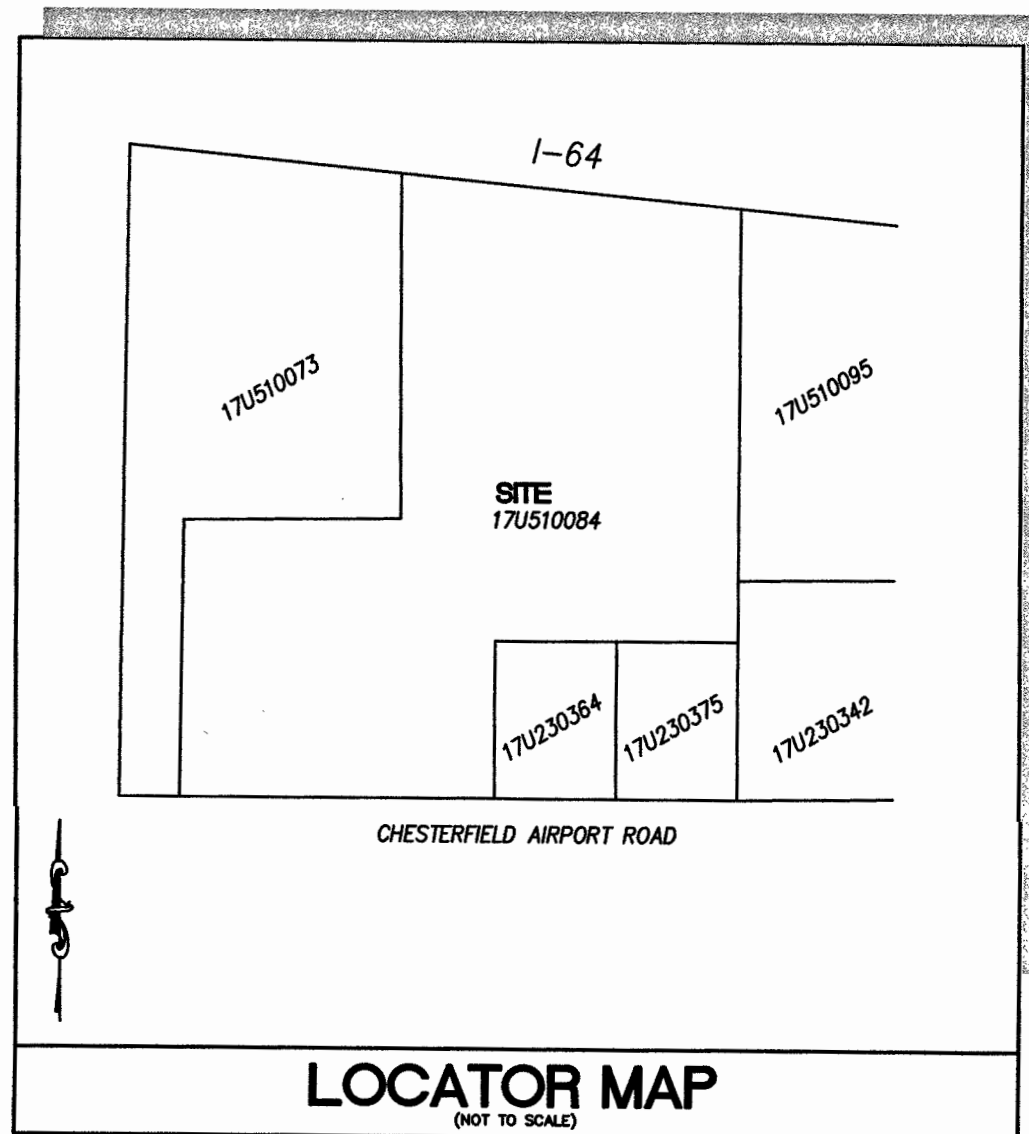
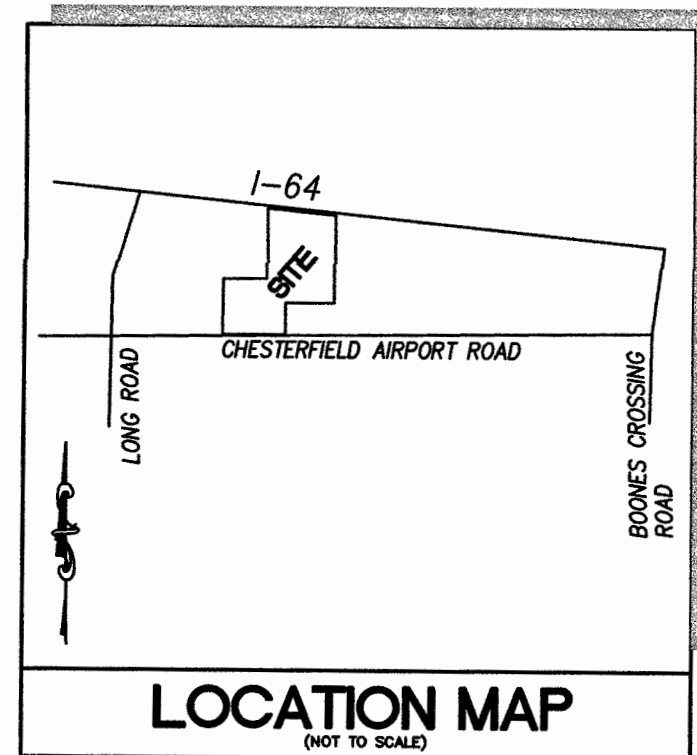
George M. Stock, P.E.

President

CC: Green Bay Properties, LLC – Mr. Jordan M. Aron (jaron@imperialmotors.com)
The Staenberg Group – Mr. Sam Adler (sadler@tsgproperties.com)

PRELIMINARY PLAN FOR ADJUSTED LOT 2 - 84 LUMBER SUBDIVISION AS RECORDED IN PB. 367, PG. 350

A TRACT OF LAND IN U.S. 125 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF
84 LUMBER SUBDIVISION AS RECORDED IN PLAT BOOK 367, PAGE 350 LOCATED IN
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



1 inch = 40 ft.

LEGEND

ABBREVIATIONS	LEGEND
ATO - ADJUST TO GRADE	EXISTING SANITARY SEWER
B.C. - BACK OF CURB	EXISTING STORM SEWER
C.O. - CROWN OF ROAD	EXISTING TREE
DB. - DEED BOOK	EXISTING BUILDING
E. - ELEVATION	EXISTING CONTOUR
EX. - EXISTING	SPOT ELEVATION
F.C. - FACE OF CURB	EXISTING UTILITIES
FL. - FLOWLINE	FOUND 1/2" IRON PIPE
FT. - FEET	SET IRON PIPE
FND. - FOUND	FOUND CROSS
H.W. - HIGH WATER	FOUND STONE
LF. - LOW FLOW BLOCKED	FIRE HYDRANT
M.H. - MANHOLE	LIGHT STANDARD
N/F. - NOW OR FORMERLY	BUSH
P.B. - PLAT BOOK	SGN
PO. - PADE	NOTES PARKING SPACES
PR. - PROPOSED	GUY WIRE
P.V.C. - POLYVINYL CHLORIDE PIPE	POWER POLE
R.C.P. - REINFORCED CONCRETE PIPE	WATER VALVE
R/W. - RIGHT-OF-WAY	DENOTES RECORD INFORMATION
SQ. - SQUARE	HANDICAPPED PARKING
T. - TELEPHONE CABLE	PROPOSED CONTOUR
T.B.R. - TO BE REMOVED	PROPOSED SPOT
T.B.R. & R. - TO BE REMOVED AND REPLACED	PROPOSED STORM
TYP. - TYPICALLY	PROPOSED SANITARY
U.I.P. - USE IN PLACE	
U.O.N. - UNLESS OTHERWISE NOTED	
V.C.P. - VITRIFIED CLAY PIPE	
W. - WATER	
(86'W) - RIGHT-OF-WAY WIDTH	

GENERAL NOTES:

- 1) Subject property is Zoned "PC" Planned Commercial District Ordinance 2009, August 1, 2017 General Requirements (see Ordinance 2009): Maximum building floor area - 50,000 sq. ft. (except Hotels) Maximum building height - 42 feet (except Hotels) Minimum Open Space - 35 percent Maximum development F.A.R. of 0.55. Structure setback - 30 feet from southern boundary of district (Chesterfield Airport Road) Parking setback - 55 feet from northern boundary of district (1-64/US 40) Structure setback - 10 feet from all other boundary lines of district. Parking setback - 30 feet from southern boundary of district (Chesterfield Airport Road) Parking setback - 55 feet from northern boundary of district (1-64/US 40) Parking setback - 10 feet from all other boundary lines of district.
- 2) Subject property lies within Flood Zones X shaded "Areas of 0.2% annual chance 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 Elevations determined. Shown Graphically
- 3) Utilities shown hereon are from shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractor's responsibility to call Dig-Rite to verify utility locations.
- 4) Parcels 1 & 2 are contiguous with no gaps or gores.
- 5) Per Plat Book 339, Page 80, Parcel 3, was established to grant Lot 2 (Parcel 1) access to Chesterfield Airport Road.

PREPARED FOR:
GREEN BAY PROPERTIES, LLC
c/o IMPERIAL MOTORS JAGUAR OF LAKE BLUFF
150 SKOKIE HWY
LAKE BLUFF, IL 60044
ATTN - MR. JORDAN M. ARON - MANAGER
TELEPHONE: (847) 615-0606
FAX: (847) 615-1270
EMAIL: JARON@IMPERIALMOTORS.COM

PERTINENT DATA

OWNER: TSO CHESTERFIELD AIRPORT ROAD, LLC
LOT AREA: 13.023 Acres ±
EXISTING ZONING: "PC" PLANNED COMMERCIAL DISTRICT (ORD. #2969)
SITE ADDRESS: 17511 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005
LOCATOR NO: 17U510084
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 23180C0165K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: BRIAN LANGENBACHER 314-768-7767
WATER COMPANY: PATRICK McMILLAN 314-575-4835
AT&T MISSOURI AMERICAN WATER COMPANY
GMA BATES 314-996-2485 (SERVICE LINES)
SUE MOYNIHAN 314-996-2306 (MAIN EXTENSIONS)

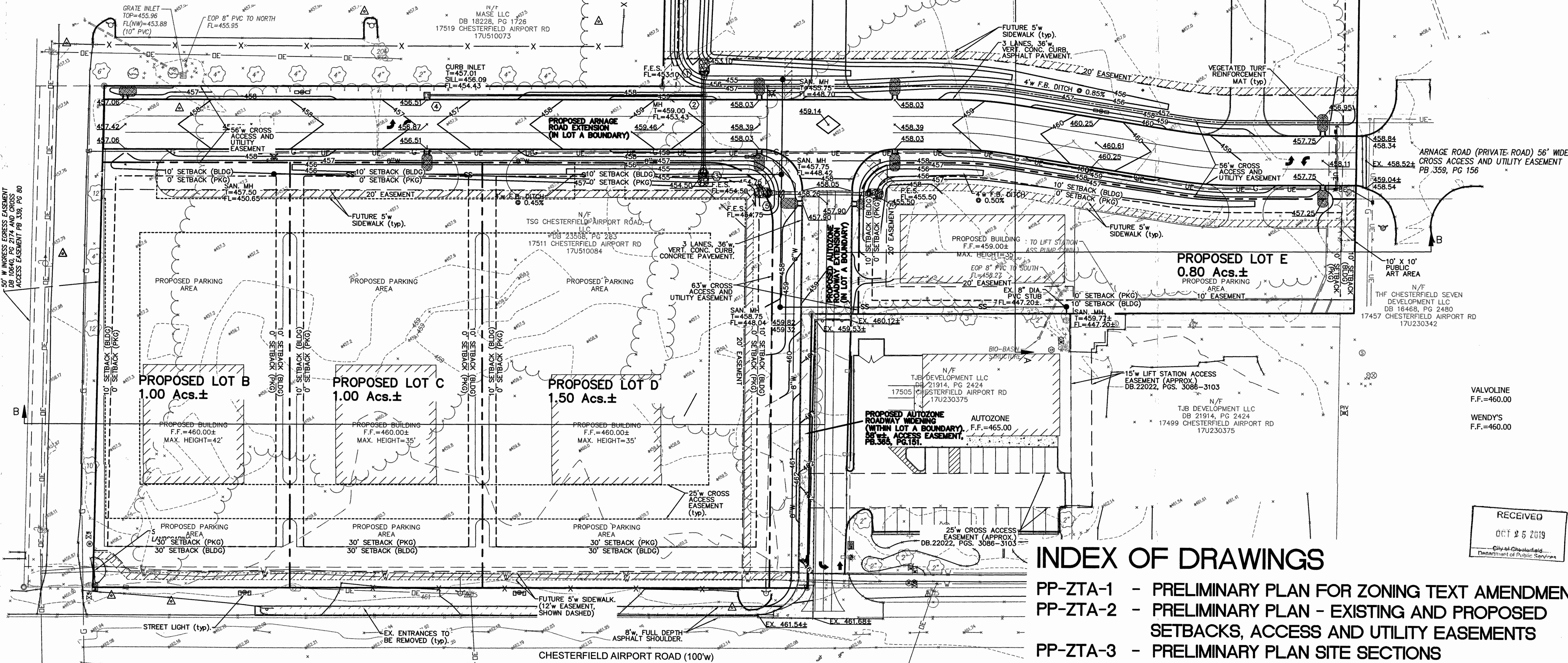
GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION TITLED 8 AND ALL IRS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
8. SIGNAGE APPROVAL IS A SEPARATE PROCESS.

ADJUSTED LOT 2 (08/22/19)

A tract of land being Adjusted Lot 2 of the Boundary Adjustment Plat of 84 Lumber Subdivision as recorded in Plat Book 367 Page 350 of the St. Louis County Records, and part of U.S. 125, located in Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of Chesterfield Airport Road 17505 as recorded in Plat Book 365 Page 150 of the St. Louis County records, said point being on the north right of way line of Chesterfield Airport Road, 100 feet wide; thence South 89 degrees 31 minutes 27 seconds West, along the north right of way line of said Airport Road, 520.40 feet, to the southeast corner of Lot 1 of above said 84 Lumber Subdivision; thence the following courses and distance along the east and south lines of Lot 1 of said 84 Lumber Subdivision: North 00 degrees 49 minutes 46 seconds East, 367.38 feet; North 89 degrees 31 minutes 24 seconds East, 406.95 feet; and North 00 degrees 45 minutes 19 seconds East, 841.53 feet, to the south right of way line of Interstate 64, variable width; thence South 84 degrees 19 minutes 27 seconds East, along the south line of said Interstate 64, 925.08 feet, to the west line of Chesterfield Commons Seven as recorded in Plat Book 359 Page 156 of the St. Louis County records; thence South 00 degrees 28 minutes 53 seconds West, along the west line of said Chesterfield Commons Seven, 754.45 feet; thence South 89 degrees 31 minutes 27 seconds West, along the north line of Outparcel 2 of said Chesterfield Commons Seven, and the north line of said Chesterfield Airport Road 17505, 395.35 feet, to the northwest corner of said Chesterfield Airport Road 17505; thence South 00 degrees 31 minutes 19 seconds West, along the West line of said Chesterfield Airport Road 17505, 200.56 feet, to the POINT OF BEGINNING. Containing 567,264 square feet or 13.023 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 3rd 2019



INDEX OF DRAWINGS

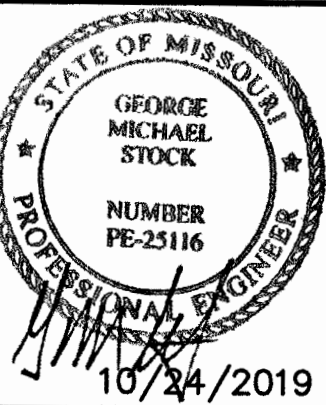
- PP-ZTA-1 - PRELIMINARY PLAN FOR ZONING TEXT AMENDMENT
- PP-ZTA-2 - PRELIMINARY PLAN - EXISTING AND PROPOSED SETBACKS, ACCESS AND UTILITY EASEMENTS
- PP-ZTA-3 - PRELIMINARY PLAN SITE SECTIONS
- TSD-1 - TREE STAND DELINEATION

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

PREPARED BY:
A PRELIMINARY PLAN FOR ZONING TEXT AMENDMENT
ADJUSTED LOT 2 - 84 LUMBER SUBDIVISION

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-5000 FAX: (636) 530-5000
www.stockandassociates.com
Web: www.stockandassociates.com

17511 CHESTERFIELD AIRPORT ROAD
CITY OF CHESTERFIELD, MO 63005



10/24/2019

REVISIONS:

- 1 10/04/19 - CITY COMMENTS
- 2 10/24/19 - CITY COMMENTS

DRAWN BY: J.P.W. CHECKED BY: G.M.S.

DATE: 09/06/2019 JOB NO: 218-8407.3

M.S.D. P.F. BASE MAP #

S.L.C. HAT # HAT SUP. #

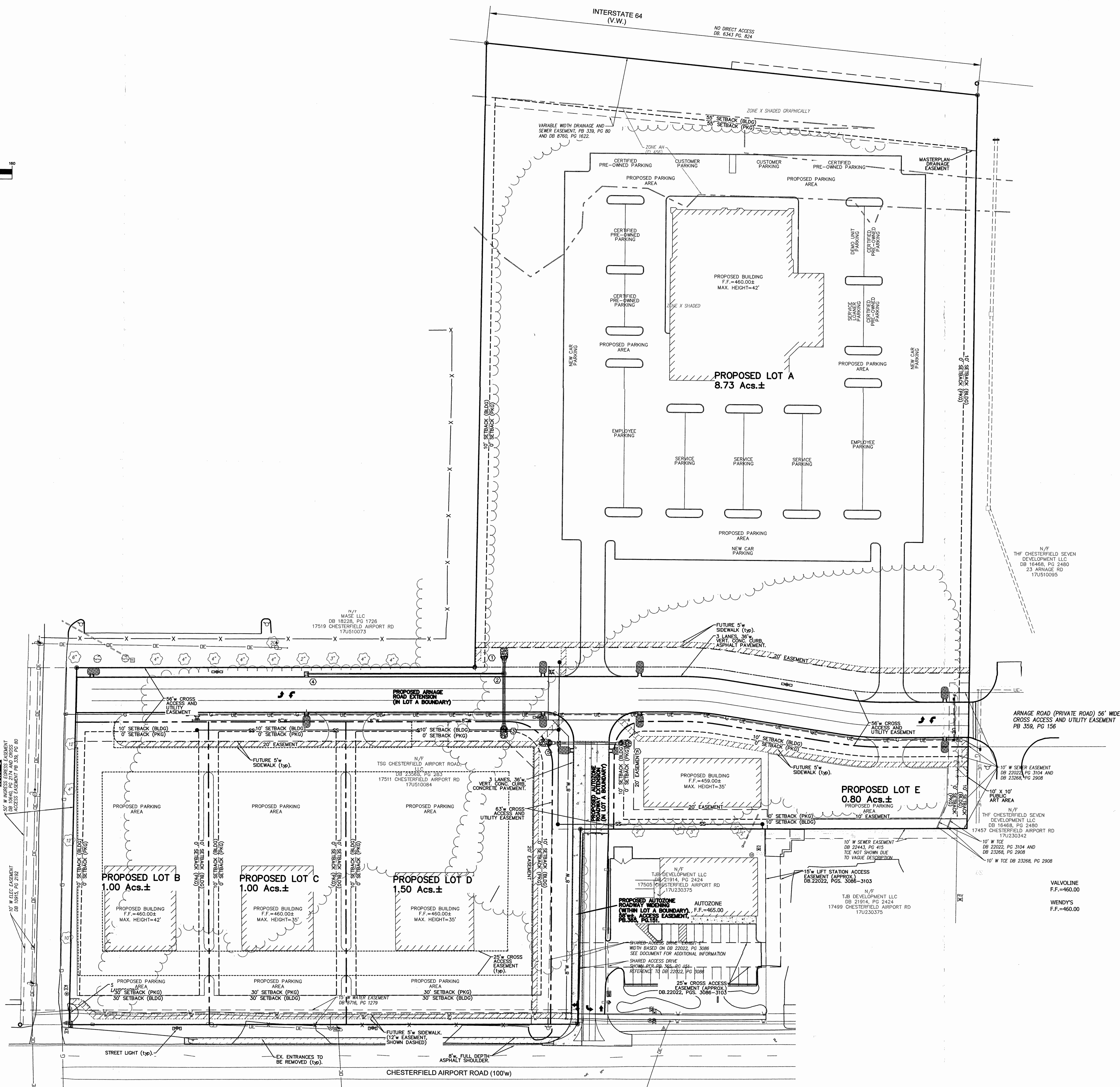
M.D.N.R. #

SHEET TITLE:

PRELIMINARY PLAN FOR ZONING TEXT AMENDMENT

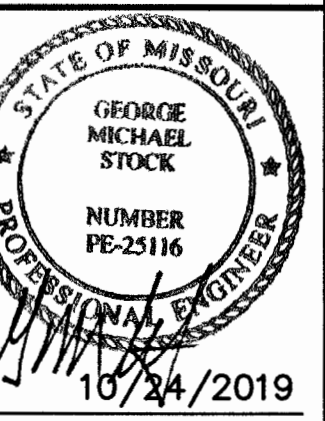
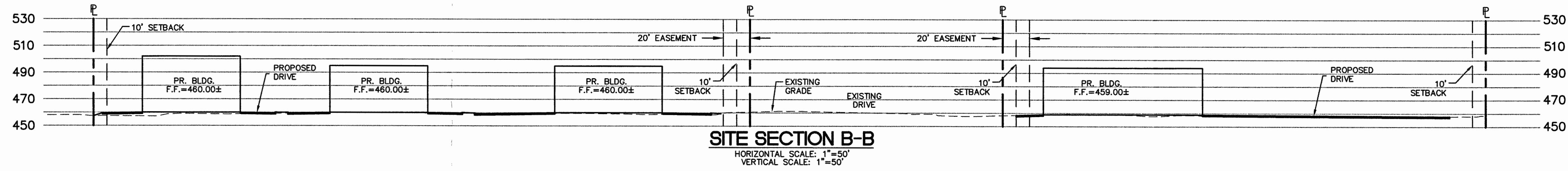
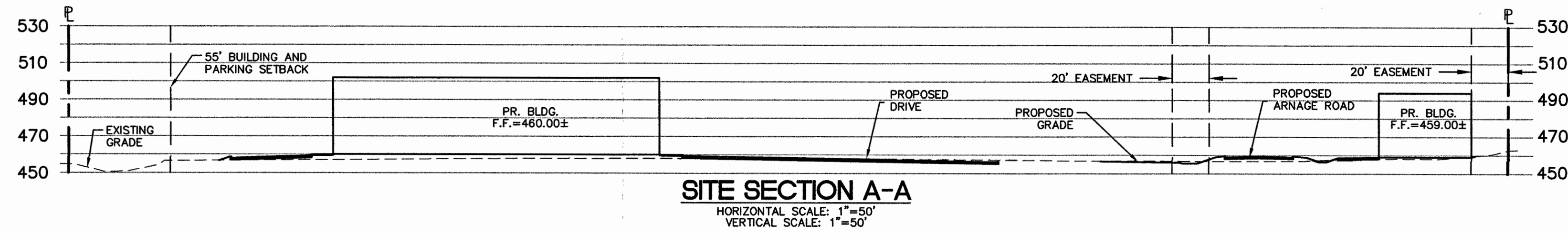
SHEET NO.:

PP-ZTA-1



SHEET TITLE:
PRELIMINARY PLAN -
EXISTING AND PROPOSED
SETBACKS, ACCESS AND
UTILITY EASEMENTS

SHEET NO.:
PP-ZTA-2



GEORGE M. STOCK E-25116
CIVIL ENGINEER
NUMBER: 00099

REVISIONS:
1 10/04/19 - CITY COMMENTS
2 10/24/19 - CITY COMMENTS

DRAWN BY: J.P.W.	CHECKED BY: G.M.S.
DATE: 09/06/2019	JOB NO. 218-6407.3
M.S.A. P. # 170	BASE MAP # -
S.L.C. HMT # -	HMT S.U.P. # -
M.D.A.R. # -	

SHEET TITLE:
PRELIMINARY PLAN
SITE SECTIONS

SHEET NO.:
PP-ZTA-3

Proposed Adjusted Lot 2-84 Lumber Subdivision 17511 Chesterfield Airport Road

Chesterfield, MO 63005

Revisions:

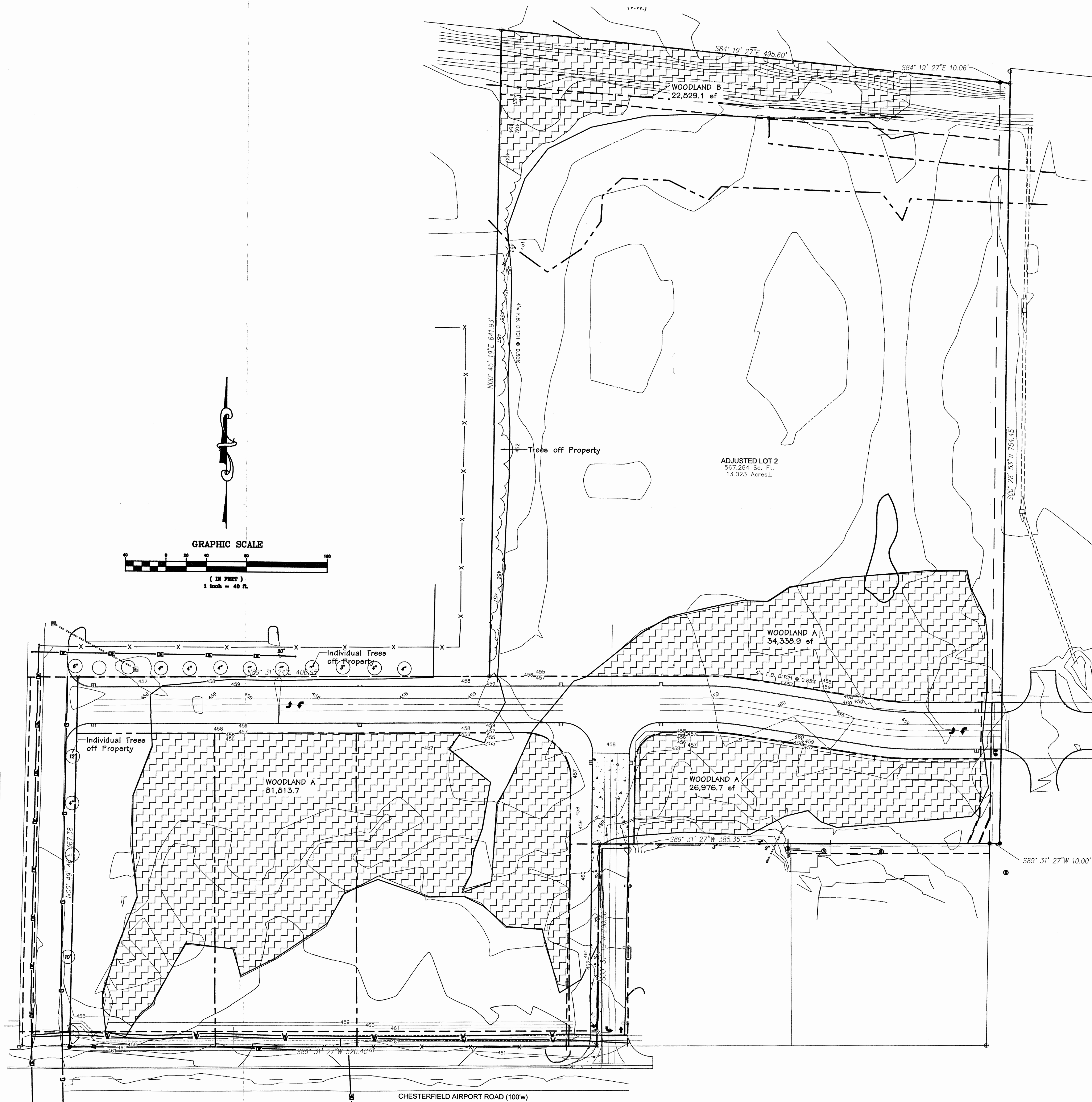
Date	Description	No.
9/10/19	Comments	1
9/25/19	Comments	2

Drawn: BD
Checked: DD

DeLong
landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO, 63117
(314) 346-4856
delong.la@gmail.com

Missouri State Certificate of Authority: 003300046

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	09/5/2019
Job #:	135.020



LEGEND
+ Location
109 Reference Number

Tree Stand Delineation Narrative
August 30, 2019

The overall lot comprises a total of 13.023 Ac and has a total of 3.8 AC of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area is located mid site to southern property line. The dominant canopy is Elm, cottonwood, Silver Maple, Boxelder, and Mulberry. The size ranges from 5-20' on a majority of the trees. There are no trees that meet the definition of Monarch.

Woodland B: The woodland area is located at the northern property line and on MoDot ROW of 164'. This woodland's dominant canopy is made up of Ash, Cottonwood, Boxelder and Mulberry. The size ranges from 4-10' primarily. The overall quality is low. There are no trees that meet the definition of Monarch.

No state champion or rare trees were found on the site.

WOODLAND A = 3.28 Ac. (143,129.3 sq. ft.)
WOODLAND B = 0.53 Ac. (22,829 sq. ft.)

Total Existing Canopy 3.83 Ac. (165,958.4 sq. ft.)

Tree Stand Delineation Plan Prepared
under supervision of Colleen Baum
Droege Tree Care
Certified Arborist MW-47777A

Colleen L. Baum

Base Map Provided by: Stock & Associates

Tree Stand Delineation
SCALE 1" = 40'-0"

BILL NO. 3276

ORDINANCE NO.

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “FPNU” FLOOD PLAIN NON-URBAN DISTRICT TO THE “AG” AGRICULTURAL DISTRICT FOR AN 84.59 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF NORTH OUTER 40 ROAD. [P.Z. 14-2019 16849 N. OUTER 40 RD, CHESTERFIELD TOPSOIL (FPNU TO AG) 17T540059].

WHEREAS, the petitioner, Ruth Haynes, has requested a change in zoning from the “FPNU” Flood Plain Planned Industrial District to the “AG” Agricultural District for an 84.59 acre tract of land located on the north side of North Outer 40 Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 13, 2019; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 7-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning 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 “AG” Agricultural District designation for a 84.59 acre tract of land located on the north side of North Outer 40 Road and as described as follows:

A tract of land being a composite of those parcels of land conveyed to Wayne D. Haynes and Ruthann E. Haynes, his wife, by deed recorded in Deed Book 9054, Page 2041 and Deed Book 9054, Page 2044 of the St. Louis County Records, being part of Lots 4, 5, 6 and 7 of James Long's Estate in US. Survey 2031, Township 45 North-

Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the North line of property conveyed to Carl R. Tisone, by deed recorded in Book 10619 page 1347 of the St. Louis County Records with the West line of property conveyed to Walter E. and Jo Ann Graeler by deed recorded in Book 9049 page 1848 of the St. Louis County Records, said West line being the East line of said Lot 7 of James Long's Estate; thence Westwardly along said North line of property conveyed to Carl R. Tisone, along the North line of property conveyed to US. Ice Sports Complex, L.C., by deed recorded in Book 11291 page 68 of the St. Louis County Records, along the North line of property conveyed to US. Ice Sports Complex, L.C. (Parcel No. 1) by deed recorded in Book 10346 page 126 of the St. Louis County Records the following courses and distances: North 79 degrees 04 minutes 06 seconds West 24.48 feet, North 88 degrees 38 minutes 29 seconds West 277.05 feet, South 87 degrees 23 minutes 35 seconds West 36.47 feet, South 87 degrees 39 minutes 34 seconds West 316.34 feet, North 86 degrees 58 minutes 10 seconds West 209.16 feet, North 87 degrees 00 minutes 21 seconds West 188.72 feet, South 84 degrees 43 minutes 08 seconds West 44.91 feet, South 50 degrees 31 minutes 21 seconds West 28.78 feet to a point; thence leaving said North line North 07 degrees 30 minutes 12 seconds East 193.50 feet to a point; thence North 82 degrees 29 minutes 48 seconds West 414.08 feet to the East line of property described in Deed to the Monarch-Chesterfield Levee District recorded in Book 11936 page 867 of the St. Louis County Records; thence Northwardly along said East line the following courses and distances: North 02 degrees 24 minutes 53 seconds East 168.12 feet, North 28 degrees 22 minutes 48 seconds East 46.99 feet, North 62 degrees 13 minutes 56 seconds East 171.64 feet, North 01 degree 33 minutes 03 seconds East 890.42 feet, North 02 degrees 31 minutes 09 seconds East 653.97 feet and South 62 degrees 41 minutes 26 seconds West 184.34 feet to said East line of property conveyed to Monarch-Chesterfield Levee District; thence North 02 degrees 31 minutes 06 seconds East 510.99 feet along said East line of property conveyed to the Monarch-Chesterfield Levee District to the top of bank of the Missouri River as located by Volz, Inc. on October 16, 1998; thence Eastwardly along said top of bank of the Missouri River as located

by Volz, Inc. on October 16, 1998 the following courses and distances: North 87 degrees 43 minutes 55 seconds East 48.62 feet, South 57 degrees 12 minutes 08 seconds East 158.27 feet, North 71 degrees 14 minutes 43 seconds East 302.67 feet, North 59 degrees 25 minutes 18 seconds East 146.61 feet, North 55 degrees 21 minutes 14 seconds East 88.95 feet, North 89 degrees 19 minutes 38 seconds East 162.39 feet, North 71 degrees 52 minutes 15 seconds East 153.73 feet, North 82 degrees 12 minutes 01 second East 188.18 feet, North 77 degrees 29 minutes 23 seconds East 212.25 feet, North 88 degrees 30 minutes 02 seconds East 146.64 feet, South 23 degrees 37 minutes 07 seconds East 72.07 feet and South 62 degrees 53 minutes 26 seconds East 35.79 feet to the West line of property conveyed to Clarkson Property Company, by deed recorded in Book 9307 page 1665 of the St. Louis County Records, said West line being the East line of said Lot 7 of James Long's Estate; thence South 03 degrees 35 minutes 45 seconds West 2,673.05 feet along said West line of property conveyed to Clarkson Property Company being the East line of said Lot 7 of James Long's Estate to the Northwest corner of said property conveyed to Walter E. and Jo Ann Graeler; thence Long's Estate to the point of beginning and containing 84.594 acres according to calculations by Volz, Inc. during December 2006; said tract of land also described as Adjusted Lot 2 of "Haynes Boundary Adjustment Plat" recorded in Plat Book 357, Page 3 of the St. Louis County Records.

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.

Section 3. The City Council, pursuant to the petition filed by Ruth Haynes in P.Z. 14-2019, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of November 2019, 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 _____, 2020

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/06/2019

BILL NO. 3277

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF A PORTION OF OLIVE STREET ROAD AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD

WHEREAS, on August 5, 2019 the City of Chesterfield approved a Roadway Easement and Maintenance Agreement with Chesterfield Hockey Association, Inc. and Chesterfield Valley Transportation Development District for a portion of Olive Street Road adjacent to Chesterfield Ice & Sports Complex; and

WHEREAS, the City approved the construction of said portion of Olive Street Road; and

WHEREAS, the street was intended to be a public street and was therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield.

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

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

(1) Olive Street Road:

Approximately 712 feet; from 150 feet east of Chesterfield Airport Road to 862 feet east of Chesterfield Airport Road

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

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 1/6/2020

Memorandum

Department of Public Works



TO: Michael O. Geisel, PE
City Administrator

cc: James A. Eckrich, PE, PWD/CE
Justin Wyse, PDS Director

FROM: Alexander Wang, EIT, Civil Engineer *Alex Wang*

DATE: December 26, 2019 Bill No. 3280

RE: Public Street Acceptance – Arbors at Kehrs Mill

Public Works staff recently conducted inspections of Arbors at Kehrs Mill. As part of these inspections we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as a public street:

- Bottlebrush Court Approximately 3,055 feet; from
Kehrs Mill Road to Cul-de-sac
- Prairie Cord Drive Approximately 405 feet; from
Bottlebrush Court to Church Road
- Sideoats Court Approximately 367 feet; from
Bottlebrush Court to Cul-de-sac
- Soft Rush Court Approximately 251 feet; from
Bottlebrush Court to Cul-de-sac
- Switch Grass Court Approximately 133 feet; from
Bottlebrush Court to Cul-de-sac
- White Sage Court Approximately 186 feet; from
Bottlebrush Court to Cul-de-sac

A draft ordinance and a map showing the location of the above referenced streets are attached. Please let me know if you have questions or need additional information.

Action Recommended

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

Please forward to PPW for review and recommendation to the full Council.

 2019-12-26

BILL NO. 3280

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF BOTTLEBRUSH COURT, PRAIRIE CORD DRIVE, SIDEOATS COURT, SOFT RUSH COURT, SWITCH GRASS COURT, AND WHITE SAGE COURT AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Bottlebrush Court, Switch Grass Court, Sideoats Court, Prairie Cord Drive, White Sage Court, and Soft Rush Court; and

WHEREAS, the streets 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.

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) Bottlebrush Court: | Approximately 3,055 feet; from
Kehrs Mill Road to Cul-de-sac
Book 363, Page 430-431 & 432-434 |
| (2) Prairie Cord Drive: | Approximately 405 feet; from
Bottlebrush Court to Church Road
Book 363, Page 430-431 |
| (3) Sideoats Court: | Approximately 367 feet; from
Bottlebrush Court to Cul-de-sac
Book 363, Page 430-431 |
| (4) Soft Rush Court: | Approximately 251 feet; from
Bottlebrush Court to Cul-de-sac
Book 363, Page 432-434 |
| (5) Switch Grass Court: | Approximately 133 feet; from
Bottlebrush Court to Cul-de-sac
Book 363, Page 430-431 |
| (6) White Sage Court: | Approximately 186 feet; from
Bottlebrush Court to Cul-de-sac
Book 363, Page 432-434 |

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

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD:
January 22, 2020

Public Street Acceptance - Arbors at Kehrs Mill Subdivision



0 200 400 800
Feet

City Council Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

JW

Date: January 22, 2020 Bill No. 3281

RE: **P.Z. 13-2019 Wiegand Studio (Wiegand Foundation):** A request for a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue (17T220942, 17T310335).

Summary

The Wiegand Foundation, with Volz, Inc., is requesting a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue. The new “PC” Planned Commercial District would allow for the property to resume use as an “Art Studio”, and no physical improvements are proposed at this time.

A Public Hearing was held on November 25, 2019. At that time there were no speakers in opposition of the request and no issues were raised by the Planning Commission. It was recognized by the Petitioner that the request is focused on preserving the existing state of the property and resuming use as an art studio as a permitted use.

On December 9, 2019, the Planning Commission recommended approval of this change of zoning by a vote of 9-0 following a discussion regarding the one proposed use and the potential for accessory uses.

The Planning and Public Works Committee met and discussed the petition on January 9, 2020, and a motion to recommend approval was passed by a vote of 4-0.

Attached to this report please find the draft legislation, Attachment A, and Preliminary Development Plan.

Attachments: Legislation
Attachment A
Preliminary Development Plan



Figure 1: Subject Site Aerial

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT AND “C-3” SHOPPING DISTRICT TO THE “PC” PLANNED COMMERCIAL DISTRICT WITH AN EXISTING “H” HISTORIC DESIGNATION TO REMAIN FOR TWO TRACTS OF LAND TOTALING 2.82 ACRES LOCATED ON THE EAST SIDE OF BAXTER ROAD AT ITS INTERSECTION WITH EDISON AVENUE. [P.Z. 15-2019 WIEGAND STUDIO (WIEGAND FOUNDATION) 17T220942, 17T310335].

WHEREAS, the petitioner, Wiegand Foundation with Volz, Inc., has requested a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue; and

WHEREAS, a Public Hearing was held before the Planning Commission on November 25, 2019; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning request by a vote of 9-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning request by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning 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 “PC” Planned Commercial District designation for 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue and as described as follows:

Parcel 1: A tract of land located in U.S. Survey 2031, Township 45 North, Range 4 East and being more particularly described as follows:

Beginning at the Southwest property corner of a tract of land conveyed to Don F. Wiegand by deed recorded in Deed Book 8234 Page 1325 of the St. Louis County Records; thence South 88 degrees 57 minutes 50 seconds East along the South line of the aforesaid Wiegand tract a distance of 392.20 feet to a point, said point being the Southeast property corner of the aforesaid Wiegand tract; thence departing last said South line, South 01 degrees 02 minutes 10 seconds West 20.00 feet, thence North 88 degrees 57 minutes 50 seconds

West 515.58 feet to a point; said point being on the eastern right-of-way line of Baxter Road, 82 feet wide; thence, following said eastern right-of-way line of Baxter Road, on a curve to the right whose radius point bears South 81 degrees 52 minutes 32 seconds East 534.00 feet from the last mentioned point, a distance of 321.25 feet to a point; thence leaving said eastern right-of-way line South 36 degrees 59 minutes 38 seconds East 41.36 feet to a point; said point being the Northwest corner of the aforementioned property; thence South 00 degrees 02 minutes 23 seconds West 84.33 feet to a point; thence South 13 degrees 39 minutes 03 seconds West 155.19 feet to the point of beginning.

Parcel 2: A tract of land in U.S. Survey 2031 Township 45 North Range 4 East and described as follows:

Beginning at the intersection of the center line of Chicago, Rock Island and Pacific Railroad right of way, with the center line of a County Road, 60 feet wide established by Deed recorded in Book 1434 page 260 of the St. Louis County Records, thence North 3 degrees 30 minutes East 186.20 feet and South 89 degrees 35 minutes 00 seconds East 163 feet to the Southwest corner and the point of beginning of the property herein described, thence North 13 degrees 39 minutes 03 seconds East along the center line of a private road, 155.19 feet, thence North 0 degrees 02 minutes 23 seconds West 84.33 feet, thence South 88 degrees 57 minutes 50 seconds East 359.77 feet, thence South 01 degrees 02 minutes 10 seconds West 235.79' feet, thence North 88 degrees 57 minutes 50 seconds West 392.20 feet to the place of beginning.

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 and made part hereof.

Section 3. The City Council, pursuant to the petition filed by Wiegand Foundation in P.Z. 15-2019, requesting the rezoning 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 25th day of November 2019, 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 _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/22/2020

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 use allowed in this “PC” Planned Commercial District, with an “H” Historic Designation, shall be Art Studio.
2. Hours of Operation.
 - a. Hours of operation for this “PC” District, with an “H” Historic Designation, shall not be restricted.
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. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 45 feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

 - a. Thirty (30) feet from the right-of-way of Baxter Road.
 - b. Fifteen (15) feet from the north boundary of this “PC” District.

- c. Fifteen (15) feet from the east boundary of this “PC” District.
- d. Ten (10) feet from the south boundary of this “PC” District.

2. Parking Setbacks

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

- a. Thirty (30) feet from the right-of-way of Baxter Road.
- b. Fifteen (15) feet from the north boundary of this “PC” District.
- c. Fifteen (15) feet from the east boundary of this “PC” District.
- d. Ten (10) feet from the south boundary of this “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. The existing gravel parking area may remain until such time as improvements or modifications are proposed at which time the parking area will need to comply with City of Chesterfield Code.
- 2. 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.
- 3. Parking lots shall not be used as streets.

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

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.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.
3. Any modification to the site shall be in compliance with the regulations and guidelines established by the property's "H" Historic Designation.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Baxter Road shall be restricted to one (1) commercial entrance as directed by St. Louis County Department of Transportation and the City of Chesterfield.
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. A cross access easement shall be provided to all adjacent properties.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
2. 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.
3. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the project frontage of Baxter 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.

4. Obtain applicable permits from the City of Chesterfield and the St. Louis County Department of Transportation as necessary for locations of proposed and removals of existing access points, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by the Saint Louis County Department of Transportation and the City of Chesterfield.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto public right of way. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation.

L. POWER OF REVIEW

City Council Review of Planning Commission Decisions (Power of Review) shall apply to this development in accordance with Section 31-02-20 of the Unified Development 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. Offsite storm water shall be picked up and

- pipled to an adequate natural discharge point. Such bypass systems must be adequately designed.
2. Water Quality Features are to be provided as required by the Metropolitan Saint Louis Sewer District. The location and types of storm water management facilities shall be identified on all Site Development Plans and Improvement Plans and must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
 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.
 4. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
 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.

N. SANITARY SEWER

Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. 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.

P. MISCELLANEOUS

1. Any improvements proposed for this site shall be in compliance with the City of Chesterfield Code and the property's "H" Historic Designation.

2. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
4. 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 Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. 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.
6. If any development in, or alteration of, the floodplain or the existing structure is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

II. 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 openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

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

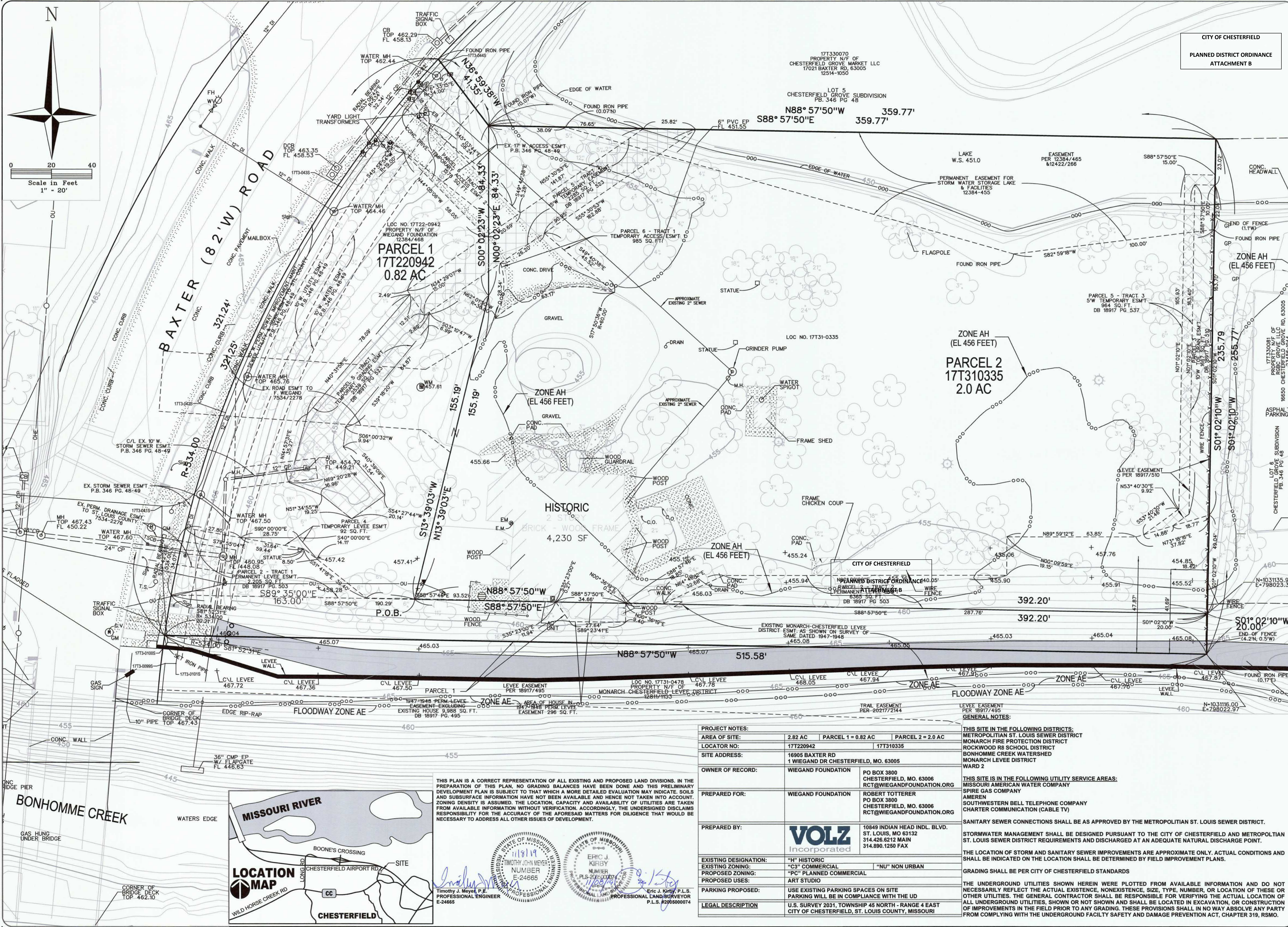
III. RECORDING

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.

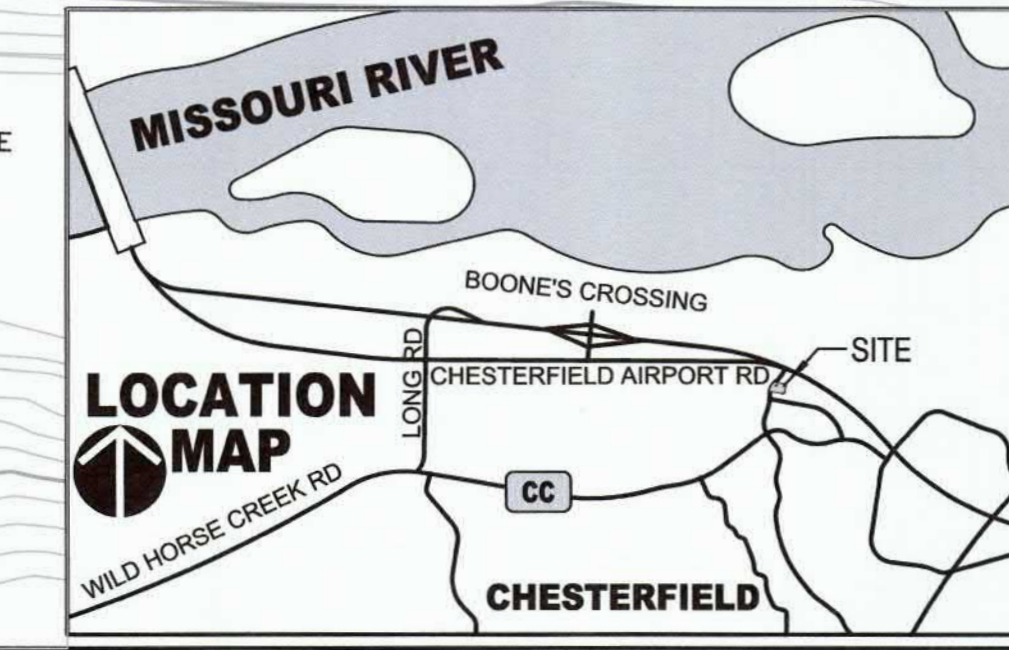
IV. ENFORCEMENT

- 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.



BONHOMME CREEK



THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

Timothy J. Meyer, P.E.
PROFESSIONAL ENGINEER
E-24665

Eric J. Kirby, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #206500074

PROJECT NOTES:			
AREA OF SITE:	2.82 AC	PARCEL 1 = 0.82 AC	PARCEL 2 = 2.0 AC
LOCATOR NO:	17T220942	17T310335	
SITE ADDRESS:	16905 BAXTER RD 1 WIEGAND DR CHESTERFIELD, MO. 63005		
OWNER OF RECORD:	WIEGAND FOUNDATION	PO BOX 3800 CHESTERFIELD, MO. 63006 RCT@WIEGANDFOUNDATION.ORG	
PREPARED FOR:	WIEGAND FOUNDATION	ROBERT TOTTERER PO BOX 3800 CHESTERFIELD, MO. 63006 RCT@WIEGANDFOUNDATION.ORG	
PREPARED BY:			10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING DESIGNATION:	"H" HISTORIC		
EXISTING ZONING:	"C3" COMMERCIAL		"NU" NON URBAN
PROPOSED ZONING:	"PC" PLANNED COMMERCIAL		
PROPOSED USES:	ART STUDIO		
PARKING PROPOSED:	USE EXISTING PARKING SPACES ON SITE PARKING WILL BE IN COMPLIANCE WITH THE UD		
LEGAL DESCRIPTION	U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI		

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R8 SCHOOL DISTRICT
BONHOMME CREEK WATERSHED
MONARCH LEVEE DISTRICT
WARD 2

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
AMEREN
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

WIEGAND ART STUDIO
U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

VOLZ
INCORPORATED
10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MO 63132
314.426.6212 MAIN
314.890.1250 FAX

PRELIMINARY DEVELOPMENT PLAN

LOCATOR NUMBER: 17T220942
BASE MAP: 17T
VOLZ JOB# 21982
10/08/2019

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

WIEGAND FOUNDATION
PO BOX 3800
CHESTERFIELD, MO. 63006

Memorandum

Department of Public Works



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

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

DATE: December 6, 2019

RE: Debris Management Plan

As you know, the City of Chesterfield has approximately 20,000 street trees. This does not include the myriad private trees located throughout the City of Chesterfield. When the City is impacted by storms, there is inevitably damage to these trees. In a typical storm event, the City of Chesterfield will only remove damaged trees and limbs within the public right of way. Private trees must be addressed by the property owner via a yard waste contract with Republic Services, a private tree contractor, or other lawful means.

While this covers the great majority of storms, there are tornadoes and some ice / wind storms of such significance that they cause widespread destruction. During these times the City recognizes the impact to the general public, and our ability to help our residents. The attached Policy delineates the process the City will use to determine the actions taken after storms, and how it disposes of debris generated from storms.

I would like to clarify that the designation of a Local Disaster or State of Emergency will be extremely rare. Such designations will typically only be issued when there is a reasonable expectation of federal or state reimbursement.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. If recommended for approval, the attached Policy should be forwarded to the full City Council for adoption.

Please forward to PPW for review and recommendation to the full council.

MO Geisel 2019-12-6

CITY OF CHESTERFIELD POLICY STATEMENT

PUBLIC WORKS		NO.	TBD
SUBJECT	Debris Management Plan	INDEX	PW
DATE ISSUED	TBD	DATE REVISED	

A) POLICY – General Practice

The City of Chesterfield maintains approximately 176 miles of public rights of way. Under normal conditions, including storms, the City only removes tree limbs and debris from public property and public rights of way. Debris and tree limbs from private property shall be disposed of by the property owner by using the City's solid waste contractor or a private tree / debris removal contractor.

When removing tree limbs and debris from public rights of way, the first priority of the Public Works Department is to make the streets reasonably safe and passable. Accordingly, tree limbs may be pushed to the side of the road or tree lawn until such time as they can be removed. After all streets are safe and passable, Public Works personnel will work to remove the tree limbs and debris from roadsides, including any limbs restricting use of the sidewalk. Tree limbs will generally be chipped by City maintenance personnel, with the chips being hauled to the Public Works Facility, where they will ultimately be transported to an area nursery.

B) POLICY – Local Disaster

In rare cases, the City will be impacted by a tornado, ice storm, wind storm, or other storm causing widespread destruction. In such an instance, depending on the extent and severity of damages, the Director of Public Works may recommend to the City Administrator that there be a Local Disaster declaration. Within said recommendation, the Director of Public Works shall delineate the specific actions to be taken by the City, an estimate of the time necessary to address the problem, and an estimate of the costs. If the City Administrator concurs with this recommendation, a Local Disaster shall be declared, the details of which shall immediately be forwarded to the Mayor and City Council.

Action required to address the Local Disaster will vary based upon the type and intensity of the event. Unless specifically directed by the Public Work Director, the City's maintenance personnel will NOT enter private property. Residents will be required to transport limbs and debris to the curb, where they can be removed by City Staff, a contractor, or the City's waste hauler. A location for storing tree limbs and chips shall be determined by the Superintendent of Maintenance

Operations. Prior to allowing any dumping at the specified location, a written record shall be generated for each truckload of debris by Field Monitors. Field Monitors will typically be Maintenance Supervisors or Engineering Staff (depending upon the specific event) who will estimate the size of each load generated, and document the contents, size, truck number, date/time, and employee or contractor driving the truck.

When working under a Local Disaster declaration, all labor and equipment usage shall be documented by the Superintendent of Maintenance Operations. If necessary, members of the Public Works Mutual Aid Agreement shall be contacted to provide support. If another agency provides support, that support shall be closely documented, including all labor and equipment used.

Private contractors may be utilized to address the Local Emergency, subject to authorization by the Public Works Director. Securing the services of a private contractor shall be accomplished in accordance with the City's Purchasing Policy, including Chapter V, Section 5 (Emergency Purchases), if appropriate. However, any contractor removing debris must be paid on a per unit basis, and NOT time and materials, unless this requirement is specifically waived by the Director of Public Works and City Administrator. This will ensure that the quantity of material removed is documented, and eligible costs are reimbursed, if possible.

- Each year the City uses one or two private tree removal contractors to remove dead / dying / hazardous trees from the City right of way. As part of those bids, a line item shall be included for emergency tree removal, on a cubic yard basis. The City may choose to use one of these contractors, at the bid price, as determined by the Director of Public Works.
- The City of Chesterfield contracts with Republic Services for solid waste service. The current solid waste contractor contains a provision requiring Republic Services to provide 20, 30, or 40 cubic yard containers at City designated sites for removal of any material caused by storm damage. These containers will be removed by Republic at a cost below the market rate, to be determined at the time of the storm.

Once the Local Disaster has been mitigated, a report shall be generated by the Director of Public Works detailing the material generated, resources used, and costs incurred. Said report shall be submitted to the City Administrator, and subsequently forwarded to the Mayor and City Council.

C) POLICY – State of Emergency

It is possible that an event will be of such magnitude and intensity that the Mayor will declare of State of Emergency, as detailed in the City's Emergency Operations Plan. During a State of Emergency, the Public Works Department shall adhere to the requirements of the Emergency Operations Plan.

In the case of a State of Emergency, the Public Works Department shall generally follow the policies outlined above in B. However, modifications may be made on a case by case basis, including potentially performing work on private property. Specific Direction will be provided by the Director of Public Works or other personnel defined within the Incident Command System (ICS).

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore

Vice-Chair: Councilmember Keathley

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 prior to Wednesday's meeting.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember DeCampi

Vice Chair: Councilmember Hurt

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 Director of Parks, Recreation and Arts, Tom McCarthy or me prior to Wednesday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Monachella

Vice Chair: Michael Moore

Bill No. 3279 – Allowing anonymous complaints

The Public Health and Safety Committee unanimously recommended deleting the requirement for a complainant to provide their name and address when alleging a violation within the Building Maintenance and Solid Waste code. **(Second Reading)**

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

AN ORDINANCE AMENDING CHAPTERS 7 AND 25 OF THE CHESTERFIELD CITY CODE, REMOVING THE REQUIREMENT FOR INDIVIDUALS TO PROVIDE THEIR NAME AND ADDRESS AS A CONDITION FOR FILING AN ALLEGATION OF A CODE VIOLATION.

WHEREAS, The City of Chesterfield desires to ensure a consistent and uniform application of the City Codes; and

WHEREAS, Chapter 25, Article II Solid Waste, Section 25-28 Placement of waste containers, tree waste and firewood, sub-paragraph (d) requires any person desiring to register an allegation regarding any structure or land, which may be in violation of this section, to state his or her name and address which shall be placed on record with the city as a condition precedent to the filing of an allegation. No anonymous allegations shall be accepted or recorded by the City; and

WHEREAS, Chapter 7 Building and Building Regulations, Article II Minimum Standards of Maintenance, Section 7-11 Registering Allegations requires any person desiring to register an allegation regarding any structure or land which may be in violation be required to state his or her name and address which shall be placed on record with the city as a condition precedent to the filing of an allegation. No anonymous allegations shall be accepted or recorded by the City; and

WHEREAS, The City Council of the City of Chesterfield desires to amend the City to provide for the receipt of anonymous property maintenance concerns; and

WHEREAS, The Public Health and Safety Committee has considered these changes and unanimously recommended removal of the current code requirements for a person to register their name and address as a condition of filling an allegation; and

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

Section 1.

Chapter 25, Article II Solid Waste, Section 25-28 Placement of waste containers, tree waste and firewood, sub-paragraph (d) is hereby deleted in its entirety.

(To be deleted) 25-II-28 (d). Any person desiring to register an allegation regarding any structure or land, which may be in violation of this Section, shall be required to state his or her name and address which shall be placed on record with the City as a condition precedent to the filing of an allegation. No anonymous

allegations shall be accepted or recorded by the City. All allegations must state specifically the violation or violations being reported.

Section 2.

All other sections and provisions of Chapter 25 are unchanged.

Section 3.

Chapter 7, Building and Building Regulations, Article II Minimum Standards of Maintenance, Section 7-11 Registering allegations

(To be deleted) 25-II-7-11. Any person desiring to register an allegation regarding any structure or land which may be in violation of this ordinance, shall be required to state his or her name and address which shall be placed on record with the City as a condition precedent to the filing of an allegation. No anonymous allegations shall be accepted or recorded by the City. All allegations must state specifically the violation or violations being reported.

Section 4.

All other sections and provisions of Chapter 7 are unchanged.

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

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2020.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD 1/6/2020

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

Liquor License Requests

FLIK INTERNATIONAL, 700 CHESTERFIELD PARKWAY WEST (food and beverage service located inside Bayer Crop Science) has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink. to be consumed on premise. Ms. Lorene Epple is the Managing Officer. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services. With City Council approval at the Wednesday, January 22, 2020 City Council meeting, I will immediately issue this license.

Liquor License Request

ADDIE'S THAI HOUSE & HENRY'S TAVERN IN HOG HOLLOW, 14156 Olive Blvd 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. (Addie's Thai House is a current Chesterfield business relocating within Chesterfield into the tenant space that was formerly The Stack House). Mr. Louis Brinckwirth is the Managing Officer. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services. With City Council approval at the Wednesday, January 22, 2020 City Council meeting, I will immediately issue this license.

If you have any questions or require additional information, please contact me prior to Wednesday's meeting.



MEMORANDUM

DATE: January 6, 2020

TO: Mike Geisel ✓
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – FLIK INTERNATIONAL**

FLIK INTERNATIONAL, 700 CHESTERFIELD PARKWAY WEST (food and beverage service located inside Bayer Crop Science) has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise.

Ms. Lorene Epple is the Managing Officer.

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

With City Council approval at the Wednesday, January 22, 2020 City Council meeting, I will immediately issue this license.



MEMORANDUM

DATE: January 14, 2020

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – ADDIE’S THAI HOUSE & HENRY’S TAVERN IN HOG HOLLOW**

ADDIE’S THAI HOUSE & HENRY’S TAVERN IN HOG HOLLOW, 14156 Olive Blvd ... 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.

(Addie’s Thai House is a current Chesterfield business relocating within Chesterfield into the tenant space that was formerly The Stack House).

Mr. Louis Brinckwirth is the Managing Officer.

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

With City Council approval at the Wednesday, January 22, 2020 City Council meeting, I will immediately issue this license.

OTHER LEGISLATION

Bill No. 3282 – 318 N. Eatherton Road (Boundary Adjustment Plat) An ordinance providing for the approval of a Boundary Adjustment Plat for 318 N. Eatherton Rd. and a portion of 340 N. Eatherton Rd. to create a 2.052 acre tract of land and a 19.893 acre tract of land, zoned “PI” Planned Industrial District, and located on the east side of North Eatherton Road south of its intersection with Wardenburg Road (18W410026, 18W430080). **(First & Second Readings) Department of Planning recommends approval.**

Bill No. 3283 – Chesterfield Court Cost An ordinance amending chapter 19, titled “municipal court” of the municipal code of the City of Chesterfield, Missouri regarding municipal division court costs. **(First Reading) City Attorney recommends approval.**

City Council Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: January 22, 2020 Bill No. 3282

Re: **318 N. Eatherton Road (Boundary Adjustment Plat):** A Boundary Adjustment Plat for 318 N. Eatherton Road and a portion of 340 N. Eatherton Road zoned “PI” Planned Industrial District located on the east side of North Eatherton Road south of its intersection with Wardenburg Road (18W410026, 18W430080).

Stock & Associates Consulting Engineers, Inc., on behalf of property owners Follmer Real Estate, LLC (318 N. Eatherton Rd) and ELCO, Inc. (340 N. Eatherton Rd), has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 21.9 acres; 318 N. Eatherton zoned “PI” Planned Industrial District and a one (1)-acre portion of 340 N. Eatherton zoned “PI” Planned Industrial District.

The purpose of said Boundary Adjustment Plat is to add one (1) additional acre of land to 318 N. Eatherton Road, all of which is proposed to be zoned under the same “PI” Planned Industrial Ordinance as anticipated via petition P.Z. 11-2019 on the agenda this evening for a second reading and consideration by Council.

Address	Before BAP	After BAP
318 N. Eatherton Road	1.052 acres	2.052 acres
340 N. Eatherton Road	20.893 acres	19.893 acres

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



Figure 1: Aerial Photograph

BILL NO. 3282

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 318 N. EATHERTON RD. AND A PORTION OF 340 N. EATHERTON RD. TO CREATE A 2.052 ACRE TRACT OF LAND AND A 19.893 ACRE TRACT OF LAND, ZONED "PI" PLANNED INDUSTRIAL DISTRICT, AND LOCATED ON THE EAST SIDE OF NORTH EATHERTON ROAD SOUTH OF ITS INTERSECTION WITH WARDENBURG ROAD (18W410026, 18W430080).

WHEREAS, Stock & Associates Consulting Engineers, Inc., on behalf of property owners Follmer Real Estate, LLC (318 N. Eatherton) and ELCO, Inc. (340 N. Eatherton), has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 21.9 acres: 318 N. Eatherton zoned "PI" Planned Industrial District and a one (1) acre portion of 340 N. Eatherton zoned "PI" Planned Industrial District; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to increase the size of property located at 318 N. Eatherton by one (1) acre; and,

WHEREAS, the Department of Planning and Development Services 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 CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Boundary Adjustment Plat for 318 N. Eatherton and a one (1) acre portion of 340 N. Eatherton, 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 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 _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/22/2020

OWNER'S CERTIFICATION

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

"BOUNDARY ADJUSTMENT PLAT IN US SURVEY 362"

It is hereby 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 BOUNDARY ADJUSTMENT PLAT, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Regulation. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of ____ 20__

By _____

Title _____

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of ____ 20__

By _____

Title _____

STATE OF MISSOURI)

COUNTY OF ST. LOUIS) SS

On this ____ day of ____ in the year ____ before me, _____, a Notary Public in and for said state, personally appeared _____, known to me to be the person who executed the foregoing instrument in behalf of said corporation 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.

My commission expires _____ Notary Public

STATE OF MISSOURI)

COUNTY OF ST. LOUIS) SS

On this ____ day of ____ in the year ____ before me, _____, a Notary Public in and for said state, personally appeared _____, known to me to be the person who executed the foregoing instrument in behalf of said corporation 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.

My commission expires _____ Notary Public

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 Subdivision Plat as shown herein.

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

By _____

Title _____

STATE OF MISSOURI)

COUNTY OF ST. LOUIS) SS

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 Subdivision 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.

My commission expires _____ Notary Public

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 Subdivision Plat as shown herein.

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

By _____

Title _____

STATE OF MISSOURI)

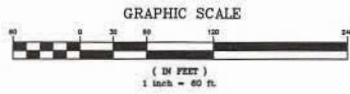
COUNTY OF ST. LOUIS) SS

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 Subdivision 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.

My commission expires _____ Notary Public

PREPARED FOR:
MR. JOHN FOLLMER
2584 FORST DR.
O'FALLON, MO. 63368



BOUNDARY ADJUSTMENT PLAT

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS
D.F. DEED BOOK
N.P. NOW OR FORMERLY
P.B. PLAT BOOK
P.S. PAGE
R.B. RADIAL BEARING
S. SQUARE
S.W. RIGHT-OF-WAY WIDTH

LEGEND
BENCH MARK
FOUND IRON ROD
FOUND IRON PIPE
RIGHT-OF-WAY MARKER

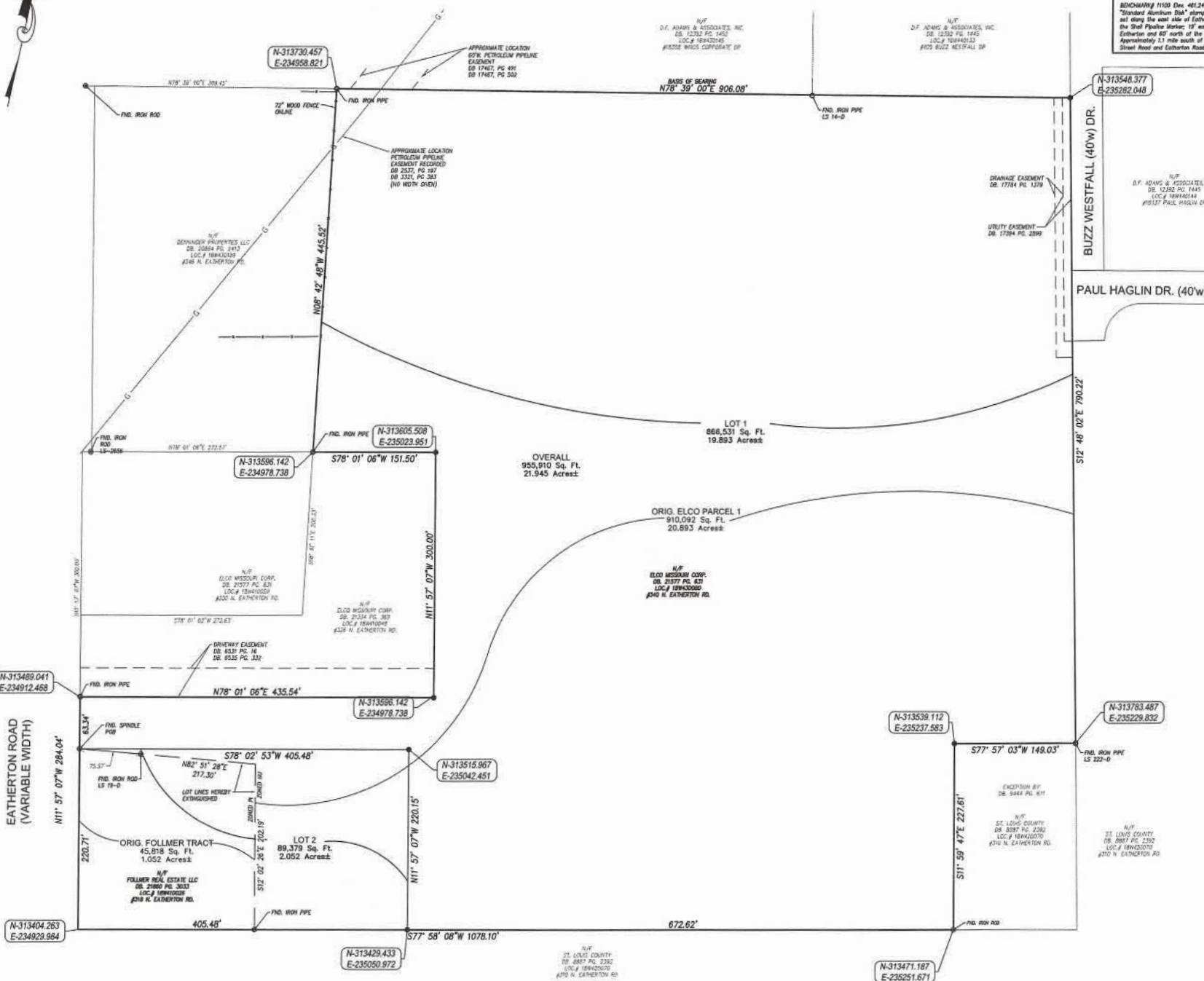


ST. LOUIS COUNTY BENCHMARK

BENCHMARK 1108 Elev. 411.24 METERS
Standard Benchmark (Bench Mark) 21-41 1880 Dots is set along the east side of Eatherton Road just north of the Steel Pipeline Marker, 17' east of the centerline of Eatherton and 65' north of the east pipeline marker. Approximately 1.1 mile south of the intersection of Eatherton Road and Eatherton Road, [4330 Eatherton]

GENERAL NOTES:

- 1) Stock and Associates Consulting Engineers, Inc. used exclusively U.S. Title Guaranty Company Informational Commitment No. 2033015-00228, for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- 2) Subject property is Zoned "MU" Non-Urban District and P1 Planned Industrial.
- 3) Subject property lies within Flood Zone "AH" (Areas of ponding, elev. 460) and Shaded X (This area is shown as being protected from the 1 percent annual chance or greater flood hazard by a levee system. Overlapping or failure of any levee system is possible) according to the National Flood Insurance Rate Map Number 29169C045K with an effective date of 02/04/2015.
- 4) Utilities shown herein are from shown from record and/or survey information. Any contractor, size and type information should be considered as approximate only. It is the Contractor's responsibility to call Dig-Rite to verify utility locations.



EATHERTON ROAD (VARIABLE WIDTH)

N-313404.263
E-234928.984

N-313404.263
E-234928.984

N-313404.263
E-234928.984

N-313404.263
E-234928.984

N-313404.263
E-234928.984

ORIGINAL PROPERTY DESCRIPTION

ELCO PARCEL 1

A tract of land in U.S. Survey 362, Township 45 North, Range 3 East, described as: Beginning at an iron pipe in the South line of a 25 foot strip of land conveyed to Charles E. Wardenburg by deed recorded in Book 377 page 298, said iron pipe being North 78 degrees 39 minutes East 309.70 feet from the intersection of said South line with the East line of Eatherton Road (40 foot wide); thence North 78 degrees 39 minutes East along said South line of Wardenburg a distance of 500.08 feet to an old stone in the East line of said Survey 362, thence South 12 degrees 50 minutes East along said East line 1018.39 feet to a concrete monument, thence South 78 degrees 50 minutes West 1229.94 feet to an iron pipe in the East line of Eatherton Road, thence North 12 degrees 02 minutes West along said East line a distance of 583.55 feet to a concrete monument, thence North 78 degrees 00 minutes East 284.10 feet to an iron pipe, thence North 8 degrees 45 minutes West 445.49 feet to the point of beginning, according to survey made by Elring Surveying Company on July 28 and 29, 1958.

EXCEPTING THEREFROM that portion conveyed to Rellie W. Barr by instrument recorded in Book 5039 page 47.

ALSO EXCEPTING THEREFROM the following described Parcel:

A tract of land in U.S. Survey 362, Township 45 North, Range 3 East, St. Louis County, Missouri, described as follows: Beginning at the Southwest corner of a 3 Acre tract conveyed to Richard Dalton and wife by Deed Book 5440 page 2020 of the St. Louis County Records, being in the East line of Eatherton Road (40 foot wide); thence North 78 degrees East along the South line of the Dalton tract and its prolongation Easterly, 435.60 feet to a point, thence South 12 degrees 02 minutes East, and parallel with the aforesaid East line of Eatherton Road, 300.00 feet to a point, thence South 78 degrees West and parallel with the aforesaid South line of the Dalton tract, 435.60 feet to a point in the said East line of Eatherton Road, thence North 12 degrees 02 minutes West along the said East line of Eatherton Road, 300.00 feet to the place of beginning, according to survey executed by Mueller Surveying & Engineering Company dated June 24, 1971.

ALSO EXCEPTING THEREFROM that part conveyed to St. Louis County, Missouri by instrument recorded in Book 8444 page 611.

FOLLMER REAL ESTATE LLC

(DB 21860, PG. 3033)

A tract of land in U.S. Survey 362, Township 45 North, Range 3 East and described as follows: Beginning at a point in the East line of Eatherton Road at its intersection with the South line of property conveyed to Joseph J. Bauer and wife by deed recorded in Book 3965 page 159 of the St. Louis County Records, thence along the East line of Eatherton Road North 13 degrees 02 minutes West 218.61 feet to an iron pipe, thence North 82 degrees 36 minutes East 217.30 feet to an iron pipe, thence South 12 degrees 02 minutes West 202.19 feet to the South line of property conveyed to Joseph J. Bauer as aforesaid, thence South 78 degrees 02 minutes West 216.59 feet to the place of beginning.

CITY OF CHESTERFIELD

EXHIBIT 1

STATEMENT OF STATE PLANE COORDINATE TIE

STATION: SL-28
GRID FACTOR = 0.99991748
NORTH (Y) = 314628.240
EAST (X) = 236960.095

NOTE: 1 METER = 3.2808333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-36 ADJUSTED IN 2011

Station SL-36 to SL-38A grid Azimuth = 286 Degrees 49 Minutes 04 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported herein were determined based upon a field traverse using Trimble GPS receivers and Total Stations, 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 Standards for Property Boundary Surveys. The basis of bearings shown on this plat were adopted from Deed Book 377 Page 286. The grid bearing from the North line on this plat is found to be North 78 degrees 55 minutes 43 seconds East. The measured bearing labeled along the same line is North 78 degrees 39 minutes 00 seconds East, 906.08 feet. The grid bearing from SL-38 to the Northwest corner on this plat is North 78 degrees 48 minutes 45 seconds East 5864.130 meters with the scale factor applied.

This is to certify that "BOUNDARY ADJUSTMENT PLAT IN US SURVEY 362" 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 Boundary Adjustment Plat with the Office of the St. Louis County Recorder of Deeds.

Bob Nelson, Mayor

Vickie McGowan, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during December, 2018, by order of and for the use of Follmer Real Estate, LLC, executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land located in U.S. SURVEY 362, Township 45 North, Range 3 East of the 5TH 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 _____
Walter J. Pinger, Missouri P.L.S. No. 2008-000728

BOUNDARY ADJUSTMENT PLAT
ELCO MISSOURI CORP.

326, 330 & 340 NORTH EATHERTON ROAD



REVISIONS:

- 1) 03/04/2018: ADDED ACCESS EASEMENT
- 2) 10/20/2019: CITY COMMENTS
- 3) 10/20/2020: STOCK MEETING WITH CITY

DATE	BY	REVISION
10/20/18	JWP	1
10/20/19	JWP	2
10/20/20	JWP	3

BOUNDARY ADJUSTMENT PLAT

SHEET #1

BILL NO. 3283

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 19, TITLED “MUNICIPAL COURT” OF THE MUNICIPAL CODE OF THE CITY OF CHESTERFIELD, MISSOURI REGARDING MUNICIPAL DIVISION COURT COSTS.

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

Section I. Chapter 19, Section 19-7, titled “Court Costs and Fees” of the Municipal Code of the City of Chesterfield is hereby repealed and replaced with the following words and phrases:

Section 19-7 Court Costs and Surcharges.

- (a) As used in this Section, the following words and phrases shall mean:

Court Costs: The total of fees, miscellaneous charges and surcharges, imposed in a particular case.

Fees: The amount charged for services to be performed by the Court.

Miscellaneous Charges: The amounts allowed by law for services provided by individuals or entities other than the Court.

Surcharges: Additional charges allowed by law which are allowed for specific purposes designated by law.

- (b) In addition to any fine that may be imposed by the Municipal Judge, or where the accused has been found guilty, but no fine assessed, there may be assessed as court costs to the extent permitted by state law the following:

(1) Costs. Costs of Court in the amount of twelve dollars (\$12.00) pursuant to Court Operating Rule 21.01(a)(5) and Sections 479.260 and 488.012 RSMo.

(2) Surcharges.

a. Police Officer Training. Pursuant to Section 488.5336 RSMo., a surcharge of three dollars (\$3.00) is hereby established and may be assessed as costs for violations of municipal ordinances as provided by and under the conditions stated in Section 488.5336 RSMo. except that no such charge shall be collected when the proceeding or defendant has been dismissed by the court or when costs are to be paid by the municipality. The Court shall distribute the surcharge as follows:

(1) Two Dollars (\$2.00) shall be transmitted monthly to the Finance Director of the City and used to pay for Police Officer training as provided in Sections 590.100 to 590.180 RSMo. The City shall not retain for training purposes more than one thousand five hundred dollars (\$1,500.00) of such funds for each certified Law

Enforcement Officer or candidate for certification employed by the City. Any excess funds shall be transmitted quarterly to the City's General Fund.

(2) One dollar (\$1.00) shall be sent to the State Treasury to the credit of the Peace Officers Standards and Training Commission Fund created by Section 590.178 RSMo.

(b) Crime Victims' Compensation Fund. Pursuant to Section 488.5339, RSMo. a surcharge of seven dollars fifty cents (\$7.50) shall be assessed and added to the basic costs in Subsection B.1 of this Section, provided that no such cost shall be collected in any proceeding when the proceeding or the defendant has been dismissed by the Court. All sums collected pursuant to this Subsection shall be paid at least monthly as follows:

(1) Ninety-five percent (95%) shall be paid to the Director of Revenue of the State of Missouri for deposit as provided in Section 595.045.5 RSMo.

(2) Five percent (5%) shall be paid to the City Treasury.

(c) Shelters for Battered Persons. Pursuant to Section 488.607 RSMo., a surcharge of two dollars (\$2.00), may be assessed for violations of the Municipal Code. The judge may waive the assessment in those cases where the defendant is found by the judge to be indigent or unable to pay the costs. Any such surcharge shall be collected and disbursed as provided in Section 488.607, RSMo. and shall only be used for the purpose of providing operating expenses for shelters for battered persons as defined in Sections 455.200 to 455.230 RSMo.

(d) Inmate Prisoner Detainee Security Fund. Pursuant to Section 488.5026 RSMo., a two dollar (\$2.00) surcharge per case shall be assessed as costs in all cases, including an infraction and violation of a municipal ordinance, to be deposited into the "Inmate Prisoner Detainee Security Fund." Notwithstanding any other provision of law, the moneys collected by the Municipal Court shall be payable to the City and deposited into the "Inmate Prisoner Detainee Security Fund." The Inmate Prisoner Detainee Security Fund shall be utilized to acquire and develop biometric verification systems and information sharing to ensure that inmates, prisoners or detainees in a holding cell facility or other detention facility or area which hold persons detained only for a shorter period of time after arrest or after being formally charged can be properly identified upon booking and tracked within the local law enforcement administration system, criminal justice administration system or the local jail system. Upon the installation of the information sharing or biometric verification system, funds in the Inmate Prisoner Detainee Security Fund may also be used for the maintenance, repair and replacement of the information sharing or biometric verification system, and also to pay for any expenses related to detention, custody, and housing and other expenses for inmates, prisoners, and detainees. If the amount of such surcharge is increased or decreased by an amendment to State law, the surcharge authorized to be collected hereunder shall automatically increase or decrease correspondingly.

(e) State Court Automation Fund. Pursuant to Section 476.056 RSMo., in all cases for violation of any municipal ordinance, a surcharge of seven dollars (\$7.00) is to

be collected by the Municipal Court and transmitted monthly to the Missouri Director of Revenue for the State Court Automation Fund. Such surcharge shall also be assessed in cases in which pleas of guilty are processed in the violations bureau. No such surcharge shall be collected when the proceeding or defendant has been dismissed by the court, when costs are waived, or when costs are paid to the state, county, or municipality.

(3) Judicial Education Fund and Appointed Counsel Fund. Pursuant to Section 479.260 RSMo., the Municipal Court may establish a Judicial Education Fund and Appointed Counsel Fund in separate accounts under the control of the Municipal Court to retain one dollar of the fees collected on each case. Fifty cents (.50) of the one-dollar fee collected shall be allocated to the Judicial Education Fund and fifty cents (.50) shall be allocated to the Appointed Counsel Fund. The Judicial Education Fund shall be used only to pay for the continuing education and certification required of the Municipal Judges by law or Supreme Court rule; and judicial education and training for the Court Administrator and Clerks of the Municipal Court. The Appointed Counsel Fund shall be used only to pay the reasonable fees approved by the Court for the appointment of an attorney to represent any defendant found by the Judge to be indigent and unable to pay for legal representation, and where the Supreme Court rules or the law prescribes such appointment. Provided, further, that the Municipal Court shall not retain more than one thousand five hundred dollars (\$1,500.00) in the Judicial Education Fund for each Judge, Administrator or Clerk of the Municipal Court and no more than five thousand dollars (\$5,000.00) in the Appointed Counsel Fund. Any funds in excess of the prescribed fund limits shall be transmitted quarterly to the City's general revenue fund.

(4) Reimbursement of Costs of Arrest. Upon a plea of guilty or a finding of guilty for an offense of violating the provisions of municipal ordinances involving alcohol or drug-related traffic offenses, the court may, in addition to imposition of any penalties provided by law, order the convicted person to reimburse the local law enforcement agency which made the arrest for the costs associated with such arrest. Such costs shall include the reasonable cost of making the arrest, including the cost of any chemical test made under chapter 577 RSMo. to determine the alcohol or drug content of the person's blood, and the costs of processing, charging, booking and holding such person in custody. The local law enforcement agency may establish a schedule of such costs; however, the court may order the costs reduced if it determines that the costs are excessive.

(5) Bad Checks. A person passing a bad check to the Court shall be prosecuted pursuant to Section 570.120 RSMo., and shall pay, in addition to all other fines, Court costs and fee, an administrative handling cost as set forth in Section 570.120.5 RSMo., and a reasonable service charge, which along with the face amount of the check, shall be turned over to the City as the person to whom the bad check was issued (see Section 570.120.6 RSMo.).

(6) All other Court costs. All other Court costs, fees, miscellaneous charges and surcharges authorized or required by statute.

- (c) None of the Court costs authorized by Subsection B above shall be collected in any proceeding involving a violation of an ordinance when the proceeding or defendant has been dismissed by the Court or when costs are waived or are to be paid by the City.

- (d) The Municipal Judge may decide not to assess Court costs against a defendant in those cases where the defendant is found by the Municipal Judge to be indigent and unable to pay the Court costs.
- (e) If the Statutory authority for any Court cost, fee, miscellaneous charge, and/or surcharge authorized by the City Council herein is repealed by the State legislature or is now or in the future found by a Court of competent jurisdiction to be an unauthorized Court cost, fee, miscellaneous charge or surcharge, then the City Council's grant of authority for such Court cost, fee, miscellaneous charge or surcharge shall be automatically repealed.

Section II. Section 19-11, titled "Collection of court costs to be used in the training of police officers.", Section 19-13, titled "Additional court costs.", Section 19-14, titled "Additional costs - Crime Victims Compensation Fund; Spinal Cord Injury Fund; Training of Law Enforcement Officers; Shelters for Battered Persons.", of the municipal code of the City of Chesterfield, Missouri are hereby repealed in their entirety.

Section III. The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds that the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section IV. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this ____day of_____, 2020.

PRESIDING OFFICER

BOB NATION, MAYOR

ATTEST:

VICKIE MCGOWND, CITY CLERK

UNFINISHED BUSINESS

There are no unfinished action items scheduled on the agenda for this meeting.

NEW BUSINESS

There are no new business action items on the agenda for this meeting.