



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, January 21, 2015
6:30PM**

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

A. Motions to Override Mayor's Vetoes

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

B. Next Meeting – Monday, January 26, 2015 (5:30pm)

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

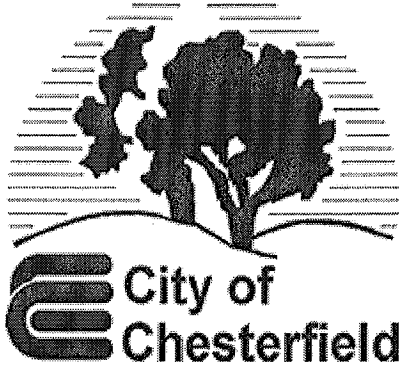
- A. **Bill No. 3012** - P.Z. 16-2014, City of Chesterfield (Urban Core Updates) (**SECOND READING**)
- B. **Bill No. 3013** – Property Assessed Clean Energy (PACE) Program (**SECOND READING**)
- C. **Bill No. 3014** – P.Z. 09-2014, Bur Oaks (17751 Wild Horse Creek Road) (**FIRST READING**) (**GREEN SHEET AMENDMENT**)
- D. **Next Meeting – Thursday, February 5, 2015 (5:30pm)**

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

4. 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.

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AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, January 21, 2015
7:00PM

- I. CALL TO ORDER – Mayor Bob Nation**
- II. PLEDGE OF ALLEGIANCE – Mayor Bob Nation**
- III. MOMENT OF SILENT PRAYER – Mayor Bob Nation**
- IV. ROLL CALL – City Clerk Vickie Hass**
- V. APPROVAL OF MINUTES – January 5, 2015**
- VI. INTRODUCTORY REMARKS – Mayor Bob Nation**
 - A. February 2 – Next City Council meeting (7pm)**
- VII. COMMUNICATIONS AND PETITIONS – Mayor Bob Nation**
 - A.**
- VIII. APPOINTMENTS – Mayor Bob Nation**

IX. COUNCIL COMMITTEE REPORTS

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

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

- 1. Bill No. 3012 - P.Z. 16-2014, City of Chesterfield (Urban Core Updates) (SECOND READING)**
- 2. Bill No. 3013 – Property Assessed Clean Energy (PACE) Program (SECOND READING)**
- 3. Bill No. 3014 – P.Z. 09-2014, Bur Oaks (17751 Wild Horse Creek Road) (FIRST READING) (GREEN SHEET AMENDMENT)**
- 4. Next Meeting – Thursday, February 5, 2015 (5:30pm)**

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

A.

XI. OLD BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. **BILL NO. 3013** – AUTHORIZING THE CITY OF CHESTERFIELD, MISSOURI TO JOIN THE MISSOURI CLEAN ENERGY DISTRICT PURSUANT TO SECTIONS 67.2800 TO 67.2835, INCLUSIVE, RSMO., THE “PROPERTY ASSESSED CLEAN ENERGY ACT,” AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES WITHIN THE CITY AS A MEMBER OF SUCH DISTRICT; REQUESTING APPOINTMENT TO THE DISTRICT’S ADVISORY BOARD; DISCLAIMING ANY NEED FOR APPROPRIATION; AND DIRECTING THE CITY CLERK TO SEND A CERTIFIED COPY OF THIS ORDINANCE TO THE BOARD OF DIRECTORS OF THE DISTRICT. **(SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

XIV. LEGISLATION – PLANNING COMMISSION

- A. **BILL NO. 3012** – AMENDS ARTICLE 3 SECTION 03-04.H OF THE UNIFIED DEVELOPMENT CODE TO AMEND DEVELOPMENT CRITERIA AND STANDARDS TO ENCOURAGE PEDESTRIAN CONNECTIVITY AND ACCESS WITHIN THE URBAN CORE DISTRICT (P.Z. 16-2014 CITY OF CHESTERFIELD {URBAN CORE DISTRICT UPDATES}) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**
- B. **BILL NO. 3014** – AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “E-1/2AC” ESTATE DISTRICT WITH A “WH” WILD HORSE CREEK ROAD OVERLAY DISTRICT FOR A 21.876 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (P.Z. 09-2014 BUR OAKS [17751 WILD HORSE CREEK ROAD]) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED WITHIN THE ATTACHED GREEN SHEET AMENDMENT)**

XV. ADJOURNMENT

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AGENDA REVIEW – Wednesday, January 21 – 6:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:30pm**, on Wednesday, January 21, 2014. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

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

UPCOMING MEETINGS/EVENTS

Monday, January 26

F&A Committee (5:30pm)

Monday, January 26

Planning Commission (7pm)

Thursday, January 29

Public Health & Safety (5:30pm)

Friday, January 30

HAPPY BIRTHDAY TO LIBBEY TUCKER
Community Services and Economic Development
Director!

Monday, February 2

Next City Council meeting

Thursday, February 5

P/PW Committee (5:30pm)



RECORD OF PROCEEDING

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

January 5, 2015

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

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

A roll call was taken with the following results:

PRESENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Nancy Greenwood
Councilmember G. Elliot Grissom
Councilmember Mike Casey
Councilmember Dan Hurt
Councilmember Bruce DeGroot
Councilmember Connie Fults

ABSENT

Councilmember Derek Grier

APPROVAL OF MINUTES

The minutes of the December 1, 2014 Public Hearing, regarding the FY2015 Budget, were submitted for approval. Councilmember Grissom made a motion, seconded by Councilmember Hurt, to approve the Public Hearing minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the December 1, 2014 City Council meeting were submitted for approval. Councilmember Grissom made a motion, seconded by Councilmember Greenwood, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall will be closed Monday, January 19, in observance of the Martin Luther King, Jr. holiday.

Mayor Nation announced that candidate filing for the April 7, 2015 Municipal Election ends at 5:00 p.m. on Tuesday, January 20.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, January 21, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Chief Ray Johnson and Sergeant Chris Connelly presented the "Chesterfield Police Citizen Service Citation" to Ms. Sara Schrefer for her actions, involving a "911" call on November 4, 2014, that prevented a potentially dangerous situation from occurring.

Wendy Geckeler, who resides at 26 Chesterfield Lakes Road, spoke to urge City Council to override the Mayor's veto of 4 different expenditure items contained within the FY2015 Budget.

Mary Brown, who resides at 62 Chesterfield Lakes Road, also spoke to urge City Council to override the Mayor's vetoed items. She complimented the City Council on adopting the FY2015 Budget and for keeping the City in excellent financial shape.

Bruce Geiger, who resides at 14787 Greenloch Court, spoke in opposition of the Mayor's vetoed items in the FY2015 budget. He encouraged Council to maintain the FY2015 Budget and override the Mayor's Vetoes.

APPOINTMENTS

Mayor Nation nominated Mr. Matt Adams, 43 Baxter Lane (Ward II), for re-appointment to the Architectural Review Board. Councilmember Grissom made a motion, seconded by Councilmember Greenwood, to approve this re-appointment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. Adams' new two-year term will expire January 2, 2017.

Mayor Nation nominated Mr. Richard Clawson, 11477 Olde Cabin Road (Ward II), for re-appointment to the Architectural Review Board. Councilmember Grissom made a motion, seconded by Councilmember Hurt, to approve this re-appointment. A voice vote

was taken with a unanimous affirmative result and the motion was declared passed. Mr. Clawson's new two-year term will expire January 2, 2017.

COUNCIL COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Michael Casey, Vice-Chairperson of the Finance and Administration Committee, in the absence of Committee Chairperson Derek Grier, suggested the items on the agenda to override the Mayor's Vetoes in the FY2015 Budget be held to the January 21, 2015 City Council meeting. Councilmember Grissom made a motion, seconded by Councilmember Casey, to hold all four items, until that next meeting.

Councilmember Hurt explained his planned support for this motion, since delaying action on those Veto Overrides would not have any negative impact. Mayor Nation read a prepared statement justifying/explaining his vetoed items in the FY2015 budget.

A voice vote was taken, on the original motion, with an affirmative result (Councilmember Flachsbart voted "No") and the Motion to Hold was declared passed.

Councilmember Casey announced that the next meeting of this Committee has been scheduled for Monday, January 26, at 5:30 p.m.

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Casey and Councilmember Flachsbart to hold the first and second readings of Bill No. 2998 (Approves Boundary Adjustment Plat - Four Seasons Plaza) to the March 16, 2015 City Council meeting, as requested by the petitioner. A voice vote was taken with a unanimous affirmative result and the motion to hold was declared passed.

Councilmember Hurt reported that Bill No. 3009 [P.Z. 15-2014, City of Chesterfield (Unified Development Code; Floodplain updates)] will be considered for Second Reading/adoption under the "Legislation" portion of the agenda.

Councilmember Hurt reported that Bill No. 3012 [P.Z. 16-2014, City of Chesterfield (Urban Core Updates)] will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

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

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Thursday, January 8, 2015 at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

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

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3009 REPEALS ORDINANCE 2284 AS EMBODIED IN CHAPTER 14, FLOOD DAMAGE PREVENTION, OF THE CITY CODE AND REPLACES IT WITH A REVISED ARTICLE 05 OF THE CITY OF CHESTERFIELD, MISSOURI UNIFIED DEVELOPMENT CODE AND REPEALS AND AMENDS THE FOLLOWING: ARTICLE 02-05, ARTICLE 02-18.C, ARTICLE 03-02, ARTICLE 03-05, ARTICLE 03-08, ARTICLE 07-05.D, ARTICLE 07-06, ARTICLE 09-03.B, AND ARTICLE 10-12 RELATED TO THE SAME (P.Z. 15-2014, CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE UPDATES) (**SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 3009. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3009 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3009 with the following results: Ayes – DeGroot, Casey, Flachsbarth, Hurt, Fults, Grissom and Greenwood. Nays – None. Whereupon Mayor Nation declared Bill No. 3009 approved, passed it and it became **ORDINANCE NO. 2828**.

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

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

Councilmember Hurt made a motion, seconded by Councilmember Greenwood, for the first reading of Bill No. 3013. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3013 was read for the first time.

LEGISLATION – PLANNING COMMISSION

**BILL NO. 2998 PROVIDES FOR THE APPROVAL OF A BOUNDARY
ADJUSTMENT PLAT FOR FOUR SEASONS PLAZA FOR A
16.26 ACRE TRACT OF LAND ZONED “C-2” SHOPPING
DISTRICT AND “PC” PLANNED COMMERCIAL DISTRICT
LOCATED SOUTH OF OLIVE BOULEVARD AND WEST OF
WOODS MILL ROAD (16Q220719, 16Q210763 AND
16Q220690) (FIRST AND SECOND READINGS; DEPT. OF
PUBLIC SERVICES RECOMMENDS APPROVAL**

Councilmember Hurt noted that Bill No. 2998 is being held until March 16, 2015, at the request of the petitioner.

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

Councilmember Hurt made a motion, seconded by Councilmember Greenwood, for the first reading of Bill No 3012. A voice vote was taken with a unanimous affirmative result and Bill No. 3012 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Fults, to adopt the Green Sheet Amendment on Bill No. 3012. A voice vote was taken with a unanimous affirmative result and the Green Sheet amendment was approved.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:39PM.

Mayor Bob Nation

ATTEST:

Jeanie Black, Deputy City Clerk

FINANCE AND ADMINISTRATION COMMITTEE – MAYOR’S VETOES

At the January 5 City Council meeting, action regarding a possible override of the Mayor's vetoes, as itemized below, was deferred until the January 21 City Council meeting:

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

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

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

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Director of Public Services, the P/PW Committee met on Thursday, January 8, 2015. The following item, discussed by the Committee at this meeting, will require further action, by City Council, at the January 21, 2015 City Council meeting:

----**Bill No. 3012** - P.Z. 16-2014, City of Chesterfield (Urban Core Updates) (SECOND READING)

----**Bill No. 3013** – Property Assessed Clean Energy (PACE) Program (SECOND READING)

IIA – **Bill No. 3014** – P.Z. 09-2014, Bur Oaks (17751 Wild Horse Creek Road) (**FIRST READING**) (**GREEN SHEET AMENDMENT**)

----**Next meeting:** Thursday, February 5, 2015

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

MEMORANDUM

✓MGH
1/13/15



TO: Michael G. Herring, City Administrator
FROM: Mike Geisel, Director of Public Services
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 8, 2015

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 8, 2015 in Conference Room 101.

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

Also in attendance were: Councilmember Bruce DeGroot (Ward IV); Merrell Hansen, Planning Commission Member; Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Jonathan Raiche, Senior Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 6:30 p.m.

★ TO BE DISCUSSED AT WEDNESDAY'S MTG (1/21/15)

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 4, 2014 Committee Meeting Summary.

Councilmember Greenwood made a motion to approve the Meeting Summary of December 4, 2014. The motion was seconded by Councilmember Grissom and passed by a voice vote of 4-0.

II. OLD BUSINESS

- ★ A. **P.Z. 09-2014 Bur Oaks (17751 Wild Horse Creek Road)**: A request for a zoning map amendment from an "NU" Non-Urban District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court (18V510105).

STAFF REPORT

Senior Planner Jonathan Raiche presented the project request for a zoning map amendment from an "NU" Non-Urban District to an "E-1/2 AC" Estate District with a Wild Horse Creek Road "WH" Overlay District designation. The proposal is for a 35-lot residential single family development on approximately 22 acres located on the north side of Wild Horse Creek Road directly across from Greystone Subdivision. A Public Hearing was held on October 27, 2014 with an issues meeting being held on November 24, 2014. The Planning Commission unanimously approved the plan at their December 8, 2014 meeting.

The proposal is for a new residential subdivision with 35 single family homes with one access point off Wild Horse Creek Road and a secondary access point to the east. The entry aligns

with the Greystone Subdivision entry. The plan complies with the common ground requirement, landscape buffer and Wild Horse Creek Road setback requirements as prescribed by the Wildhorse Overlay District. On the eastern, northern and western sides there is a 30 foot landscape buffer and a 50 foot buffer on the southern side along Wild Horse Creek Road. Mr. Raiche pointed out the various common ground areas within the development and noted that fitness equipment, bluff overlooks, and other community amenities are dispersed throughout the common ground.

The Planning Commission had expressed concern regarding landscape buffers within private property throughout the development. All landscape buffers have now been located outside of private lots. The development proposal has also been improved such that the lots along Wild Horse Creek Road are now situated so they are 50 feet from Wild Horse Creek Road. There were questions regarding historic preservation and the applicant has now included historic markers and signage, as well as the donation of the smokehouse to Faust Park. The Planning Commission's other concern was structure setbacks. The petitioner confirmed that the historic markers would include a visual representation of the farm in addition to narrative text.

The request for modification is for an 8 foot side yard setback, which accommodates the side entry garages proposed for the proposed residences. The side entry garages force the houses to be shifted to the extreme opposite side of each lot. The E-1/2 district requires a 15 foot side yard setback and 30 feet between structures. With the modification request, they will still be able to meet the 30 foot separation between structures requirement by shifting houses to one side or the other. The 8 foot side yard setback is not required on all lot configurations.

This development proposal requires two separate votes by City Council. The modification request will require a separate two-thirds vote for approval and the plan itself requires a simple majority vote for approval. Mr. Raiche confirmed that the Planning Commission only voted on the zoning request and not the modification because the modification is voted on solely by City Council. After review, Staff has no further comments or outstanding issues.

DISCUSSION

Chair Hurt explained that he had asked the Planning Commission to provide comments on the requested modification but none were given. He also stated he does not have a problem with side entry garages but thought it was an unusual product for that area. Councilmember Greenwood stated her preference for that configuration over front entry garages. Councilmember Fults stated that a side entry garage on a 100 foot lot is not unusual. Mr. George Stock, Stock and Associates, pointed out that Greystone has all side entry garages and noted that a 100-foot lot would be unusual for a front entry. Every house footprint shows a standard 3-car-garage. Even when adding an optional 4-car garage, all lots still have more than a 30 foot separation.

Councilmember Fults reminded the Committee that she wanted to give the overriding vote to the Planning Commission; however, they did not want it. She further stated the Planning Commission has made tremendous progress on this particular project and if we would have dealt with side entry garages in the past, this would not even be an exception on this project. Without the exception, this project would be voted down, even though it is an excellent proposal for the Bow Tie area.

In response to Chair Hurt's comments, Ms. Aimee Nassif, Planning and Development Services Director, stated the garage is a side entry but the front elevation will not protrude out more than the main living quarters.

In response to Councilmember Greenwood's question, Councilmember Fults stated the Planning Commission did not want to allow any exceptions in the Wild Horse Creek Overlay District. However, due to the unique characteristics of the Bow Tie area, Councilmember Fults stated it would be unusual for a project to come in without any exceptions.

Merrell Hansen, Planning Commission member, stated historically there always seemed to be exceptions to any proposed project. After considerable discussion and review, the Planning Commission felt they "needed to draw a line in the sand" and not allow any exceptions globally for the Wild Horse Creek area, not specifically for this particular project. With regard to this project, the developer has addressed all the Planning Commission's concerns. Mr. Mike Geisel, Director of Public Services, pointed out that the Planning Commission was instructed not to comment on the requested modification.

In response to Chair Hurt's question about the side yard modification request, Councilmember Fults explained that the Planning Commission worked through a lot of other true exceptions to the Overlay District. If no exceptions were allowed, this project would not be approved. The development could be built with all front entry garages, but it would not be as aesthetically pleasing.

In response to Councilmember Grissom's question regarding the number of lots affected by the exception, Mr. Stock explained that even with a 4-car garage configuration, there would be over 30 feet between the houses. With a side entry garage, the house is shifted over to one of the property lines so some of the lots will end up with an 8 foot side yard setback. With a maxed out scenario of constructing the largest house with a 4-car garage, about half of the lots would require the 8-foot side yard setback; however, not every homeowner will choose that configuration.

In response to Councilmember Fults' request, Mr. Stock discussed the unique amenities to the area which include overlook areas, walking trails, common open space, landscape buffers and community amenities including fitness equipment along the trails. In addition, preservation efforts have been achieved by the inclusion of historic markers and signage as well as the donation of the smokehouse to Faust Park. Every lot backs up to common ground with trails that ultimately connect into the common area.

Councilmember Greenwood suggested adding photos to some of the historic markers along with the verbiage. Ms. Nassif stated the plan will be brought before the Planning Commission during site plan review and will detail the historic markers.

Councilmember Fults made a motion to forward P.Z. 09-2014 Burr Oaks to City Council with a recommendation to approve. The motion was seconded by Councilmember Grissom.

At Councilmember Fults' request, a member from the Wild Horse Creek Road Association Committee spoke and stated this is the type of project they had envisioned and they are so pleased. She thanked Councilmember Fults' for her tireless dedication to the project.

The above motion **passed by a voice vote of 4-0.**

Councilmember Fults made a motion to approve the 8 foot minimum side yard setback modification to allow for a side entry garage. The motion was seconded by Councilmember Grissom and passed by a voice vote of 4-0.

MGH ✓ Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the January 21, 2015 City Council Meeting. See Bill # 3014

✓ [Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 09-2014.]

Ms. Nassif requested to present her Project Update at this time as she had to attend another meeting. The Committee concurred.

III. PROJECT UPDATES

Ms. Aimee Nassif presented updates on the following projects:

Ward 1: Project Update

- St Luke's

Ward 2: Project Update

- Mercy Health Campus
- Herman Stemme Office Park - Mitek USA.
- The Reserve at Chesterfield Village - Landscape Replacement

Ward 4: Project Update

- THF Chesterfield Commons - Ordinance Amendment
- Steve W. Wallace Subdivision – Ordinance Amendment
- Chesterfield Blue Valley – Burlington

Other Projects under Review

- Chesterfield Blue Valley – Outlet addition
- Chesterfield Blue Valley - Record Plat
- Arbors at Kehrs Mill
- Four Seasons Plaza West – AAE
- New Covenant Group – Kemp Auto Museum Subdivision
- Property Maintenance Code Research/Update
- Chesterfield Blue Valley – Gas Mart
- Schoettler Grove
- RGA
- Wilson Creek
- Friendship Village
- Forum Apartments
- Chesterfield Outlets – H&M AAE Request
- Four Seasons - Ordinance Amendment Request
- Scott Properties

IV. NEW BUSINESS

A. Compressed Natural Gas Fuel Strategy Initiation

Mike Geisel, Director of Public Services, stated City Council appropriated \$125,000 from the 2014 General Fund to provide the upgrade cost for five CNG vehicles and to fund use of the Parkway School District CNG fueling station subject to approval of the strategy and a final negotiation with Parkway. The original recommendation to fund this project was \$200,000 but it has been reduced to \$125,000. Staff is recommending the conversion of two 2.5-ton dump trucks, one 1.5-ton truck and two ½-ton pickup trucks during 2015. Parkway's request for a five-year contract has been reduced to \$12,500.

Staff is requesting approval for the strategy as outlined in Staff's report and to execute the agreement with Parkway.

DISCUSSION

Chair Hurt stated that since the price of gas has recently dropped, it may not justify the conversion at this time. He also suggested further negotiation with Parkway School District to eliminate the \$12,500 fee in light of the fact that they may be receiving the services of two additional SRO Officers. Mr. Geisel stated that the agreement proposed was negotiated between representatives of the City and Parkway. He suggested that if the Committee desired additional negotiation it should make a motion to that effect.

Councilmember Greenwood asked if the \$12,500 was factored into the calculations illustrated in the packet. Mr. Geisel stated it was not because the \$12,500 was a sunk cost related to the cost of constructing the facility and modifying it so that our trucks could use it; it is not for recovery on the vehicles.

Mr. Geisel clarified that the proposal to move forward with a CNG pilot program is not being recommended based on a current financial analysis. There are several reasons to pursue CNG, but the most important one is that it is part of a long-term fuel strategy. Utilizing Parkway's fueling station allows the City to initiate a pilot program for CNG without having to first develop our own fueling station. We will pursue a fueling station in the future, but it is prudent to first experience the use of CNG at a smaller level.

Councilmember Greenwood pointed out that the City does a lot of other things for the Parkway School District such as providing security at ball games and asked if Parkway received a grant for the fueling station. Mr. Geisel replied that Parkway did receive a grant for the CNG buses, but not the station.

In response to Chair Hurt's question, Mr. Geisel stated the 1.5-ton truck and the two ½-ton trucks will be bi-fuel. The 2.5 ton trucks will be dedicated to CNG only.

In response to Councilmember Greenwood's question, Jim Eckrich, Public Works Director/City Engineer, confirmed the 2.5 ton trucks are not available through the State Bid at this time and would have to be purchased through the open market.

Mr. Eckrich explained that the proposal cannot be justified solely on a financial basis at this time. The conversion to CNG can only effectively occur through a multi-year conversion process, at which some point the conversion will be economically justifiable. While gas prices

are currently low, CNG is a more stable fuel source and over the long term will cost less than gasoline and diesel. Mr. Geisel pointed out that while gasoline has dropped in price considerably, diesel fuel has not.

Councilmember Greenwood commended the Staff for their work and on being proactive on this issue.

Chair Hurt made a motion to direct Staff to work with the Parkway School District to eliminate the \$2,500 annual fee in exchange for the two additional SRO Officers being provided to the school district. The motion was seconded by Councilmember Greenwood and passed by voice vote of 3 to 1 (Grissom opposed).

Chair Hurt made a motion to approve the Compressed Natural Gas Fuel Strategy Initiation with, or without, the \$2,500 annual fee. The motion was seconded by Councilmember Greenwood and passed by a voice vote of 3 to 1 (Greenwood opposed).

V. OTHER

VI. ADJOURNMENT

The meeting adjourned at 6:30 p.m.

City Council Memorandum Department of Public Services



To: Michael Herring, City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: January 12, 2015
CC Date: January 21, 2015
RE: **P.Z. 09-2014 Bur Oaks (17751 Wild Horse Creek Road):** A request for a zoning map amendment from an "NU" Non-Urban District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court (18V510105).

Stock and Associates, on behalf of Pulte Homes of St Louis, has submitted a request for a zoning map amendment from an "NU" Non-Urban District to an "E-1/2 AC" Estate District with a "WH" Overlay designation for this 21.867 acre tract of land. This change of zoning would allow zoning entitlements to construct a new residential subdivision with thirty-five (35) single family dwellings. Development characteristics of this proposal also include an overlook area, incorporation of walking trails, common open space, landscape buffers, and community amenities. In addition to the site specific requirements set forth in the Attachment A, attached hereto, if zoning is approved, this site will be required to adhere to all design criteria and development conditions found within the Unified Development Code, including all conditions of the "WH" Overlay District.

A Public Hearing relative to this petition was held at the October 27, 2014 Planning Commission meeting. An Issues Meeting was held on November 24, 2014 to discuss the changes made by the applicant and a subsequent Vote Meeting at the Planning Commission was held on December 8, 2014. The Planning Commission approved the plan by a vote of 8-0. The Planning Commission's approval is conditioned upon the City Council's approval of one modification request presented by the developer. The modification request is for a reduction in side yard setback from the required 15 feet to a proposed 8 feet; however, the setback requirement between structures will be maintained.

SEE BILL#
3014
✓ MBH
1/13/15

This petition was reviewed by the Planning and Public Works Committee on January 8, 2015. The Committee voted 4-0 to forward the petition to City Council with a recommendation to approve. The committee also voted 4-0 to forward to City Council the side yard setback modification request to allow for the development of single family dwellings with side entry garages with a recommendation to approve. This motion is embodied in the attached Greensheet Amendment and requires a separate, super majority (two-thirds) vote by the City Council for approval.

Attached to the legislation, please find a copy of the Greensheet Amendment, Attachment A, and Preliminary Plan.

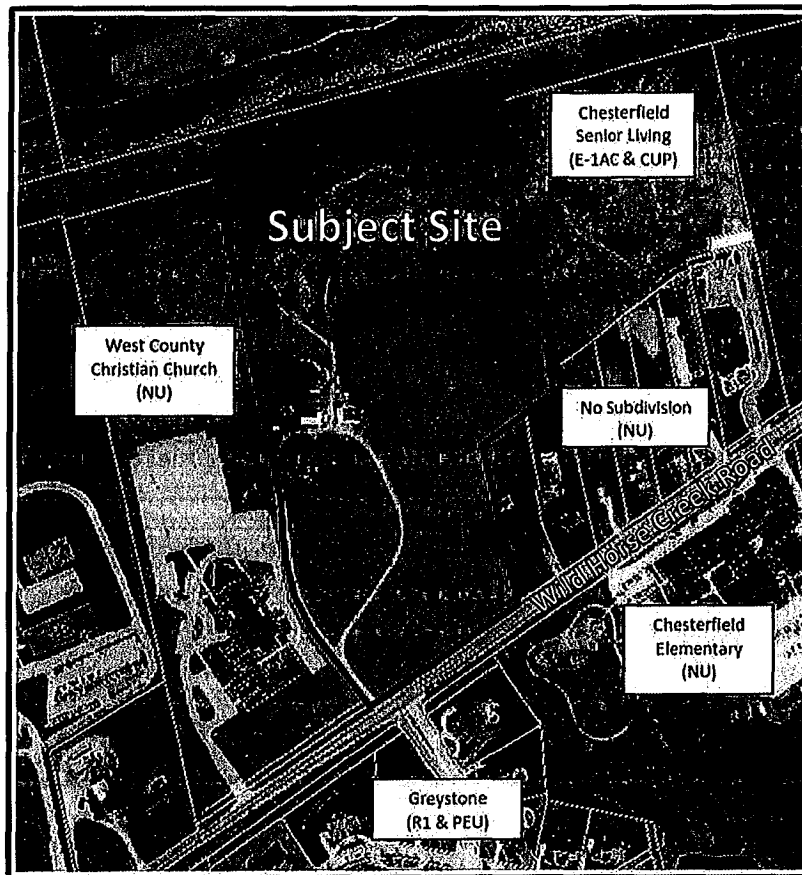


Figure 1. Aerial Photograph

LEGISLATION

BILL NO. 3013 – AUTHORIZING THE CITY OF CHESTERFIELD, MISSOURI TO JOIN THE MISSOURI CLEAN ENERGY DISTRICT PURSUANT TO SECTIONS 67.2800 TO 67.2835, INCLUSIVE, RSMO., THE “PROPERTY ASSESSED CLEAN ENERGY ACT,” AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES WITHIN THE CITY AS A MEMBER OF SUCH DISTRICT; REQUESTING APPOINTMENT TO THE DISTRICT’S ADVISORY BOARD; DISCLAIMING ANY NEED FOR APPROPRIATION; AND DIRECTING THE CITY CLERK TO SEND A CERTIFIED COPY OF THIS ORDINANCE TO THE BOARD OF DIRECTORS OF THE DISTRICT. **(SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

ORDINANCE NO. 3013

AN ORDINANCE AUTHORIZING THE CITY OF CHESTERFIELD, MISSOURI TO JOIN THE MISSOURI CLEAN ENERGY DISTRICT PURSUANT TO SECTIONS §67.2800 TO §67.2835, INCLUSIVE, RSMO., THE "PROPERTY ASSESSED CLEAN ENERGY ACT," AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES WITHIN THE CITY AS A MEMBER OF SUCH DISTRICT; REQUESTING APPOINTMENT TO THE DISTRICT'S ADVISORY BOARD; DISCLAIMING ANY NEED FOR APPROPRIATION; AND DIRECTING THE CITY CLERK TO SEND A CERTIFIED COPY OF THIS ORDINANCE TO THE BOARD OF DIRECTORS OF THE DISTRICT.

WHEREAS, the 95th General Assembly of Missouri has enacted the Sections §67.2800 to § 67.2835, inclusive, RSMo, the "Property Assessment Clean Energy Act" (the "act"); and

WHEREAS, the development, production, and efficient use of clean energy and renewable energy, as well as the installation of energy efficiency improvements to publicly and privately owned real property, will create jobs for residents of the City of Chesterfield, Missouri, advance the economic well-being and public and environmental health of the City of Chesterfield, Missouri, and contribute to the energy independence of our nation; and

WHEREAS, the primary intent of funding energy efficiency and renewable energy improvements pursuant to the Act is to promote the public purposes described above; and

WHEREAS, Section §67.2810.1 authorizes one or more Municipalities (as defined in Section §67.2800.7) to establish a Clean Energy Development Board to initiate and administer a Property Assessed Clean Energy ("PACE") Program so that owners of qualifying property can access funding for energy efficiency improvements to their properties located in such Municipalities; and

WHEREAS, on January 3, 2011, a clean energy development board now named the Missouri Clean Energy District was created with the intention that all Municipalities within the State of Missouri would be eligible to join and participate by approving an appropriate ordinance or resolution; and

WHEREAS, it is in the best interest of the City of Chesterfield, Missouri and for the benefit of its resident to join and participate in the District.

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

Section 1: The City hereby approves and authorizes joining and participation in the Missouri Clean Energy District.

Section 2: The City declares its intent that the provisions of this Ordinance shall be in conformity with federal and state laws. The City enacts this Ordinance pursuant to Sections 67.2800 to 67.2835 of the Missouri Revised Statutes (2000), as amended.

A. Title and Definitions.

1. Title. This Ordinance shall be known and may be cited as "The City of Chesterfield, Missouri Property Assessed Clean Energy (PACE) Ordinance."
2. Definitions. Except as specifically defined below, word and phrases used in this Ordinance shall have their customary meanings. Words and phrases defined in Section 67.2800.2 of the Missouri Revised Statutes (2000), as amended, shall have their defined meanings when used in this Ordinance. As used in this Ordinance, the following words and phrases shall have the meanings indicated.
 - a. "Missouri Clean Energy District" or "District" means the Missouri Clean Energy District.
 - b. "PACE Assessment" means a special assessment made against qualifying property in consideration of PACE funding.
 - c. "PACE Funding" means funds provided to the owner(s) of qualified property by the District for an energy efficiency improvement.
 - d. "Qualifying Property" means real property located in The City of Chesterfield, Missouri.

B. Program Administration. The Missouri Clean Energy District shall administer the functions of the PACE Program within the City by:

1. providing property owners with an application in order to apply for PACE Funds;
2. developing standards for the approval of projects submitted by property owners;
3. reviewing applications and select qualified projects;
4. entering into Assessment Contracts with property owners;
5. providing a copy of each executed Notice of Assessment to the County Assessor and causing a copy of each such Notice of Assessment to be recorded in the real estate records of the Recorder of Deeds for the County;
6. authorizing and disbursing the PACE Funds to the property owners;
7. receiving the PACE Assessment from the County Collector; and

8. recording any lien, if needed, due to nonpayment of a PACE Assessment.

- C. Liability of City Officials; Liability of City. Notwithstanding any other provision of law to the contrary, officers and other officials of the City, the District and the County in which the City is located, including, without limitation, tax assessors and tax collectors, shall not be personally liable to any person for claims of whatever kind of nature, under or related to the City's PACE Program, including, without limitation, claims for or related to uncollected PACE Assessments. The City has no liability to a property owner for or related to energy savings improvements funded under a PACE program. The District shall for all purposes be considered an independent entity and shall not be considered a subdivision of the City of Chesterfield.
- D. Existing Laws Not Superseded. Any project or improvement, however denominated, at any Qualifying Property which is funded in whole or in part by PACE Funding shall be subject to all ordinances, rules and regulations in effect at that time.
- E. City as a Non-Party. The City shall not be a party to any PACE Funding agreement, loan, or other commitment, however denominated, executed between the District and the owners(s) (or their representatives, together with any successors and assigns) of any Qualifying Property.

Section 3: The City does hereby request that the Director of Public Services be approved by the Board of Directors of the District as a duly authorized member of the Advisory Board of Missouri Clean Energy District.

Section 4: The City's election to join the District shall in no way constitute an obligation to the City necessitating any corresponding appropriation.

Section 5: The City Clerk is hereby authorized to deliver a duly executed copy of this Ordinance to the Board of Directors or its designee, together with a description of the jurisdictional and geographic boundaries of The City for addition to the District.

PASSED and APPROVED this ____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

[FIRST READING HELD: _____]

PACE. Property Assessed Clean Energy

Innovative. Voluntary. Efficient.

What is PACE?

PACE is Property Assessed Clean Energy, a new and innovative way for commercial property owners to pay for energy efficiency upgrades, on-site renewable energy projects, and water conservation measures. PACE funding is provided or arranged by a local government for 100% of a project's costs, and is repaid with an assessment over a term of up to 20 years. Local government assessment financing has been used efficiently for decades throughout the United States to fund improvements to private property that meet a public purpose.

- PACE financing is available for all types of commercial and industrial properties, large and small, and may be available to non-profits and government facilities as well.
- Financing approvals are simple, but PACE projects must be permanently affixed to the property and save money for the property owner.
- Benchmarking, energy audits and evaluations can be used to ensure that projects make sense, but PACE is 100% voluntary. In communities that adopt PACE, assessments are only paid by participating owners, and only for their own projects.

PACE is a national initiative, but programs are locally based and tailored to meet local market needs. Visit www.pacenow.org to see if PACE financing is available in your community or learn more about how you can support development of a program.

The Opportunity

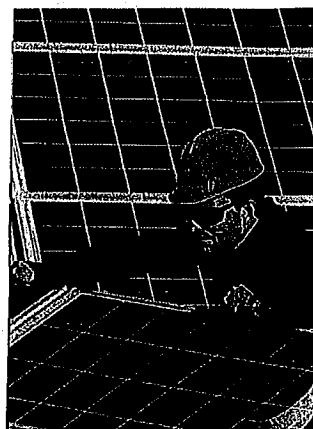
Energy efficiency is the least expensive energy we can buy. In the U.S., buildings alone consume over 40 percent of the energy we use, and roughly 75 percent of all electricity. A 2012 study by the Rockefeller Foundation and DB Climate Change Advisors sees an investment opportunity of nearly \$280 billion over the next 10 years that would translate to over \$1 trillion in energy savings, over 3 million jobs, and 600 million fewer metric tons of carbon emissions per year. PACE is clearly working because it meets a market need.

- Property owners see an opportunity to save money and make their buildings more valuable
- Existing mortgage lenders support projects that meet their clients' objectives and increase the value of their collateral
- Energy service companies and contractors find PACE can help them make sales
- Local governments like PACE because it creates jobs, economic activity, and helps meet energy conservation goals
- Private market investors like PACE because assessment liens are a proven, strong credit

Benefits of PACE

PACE financing has many features that can uniquely solve barriers to the adoption of energy efficiency measures.

- 100% financing requires no up-front cash investment
- Long-term financing (up to 20 years) results in immediate positive cash flow
- No payoff upon sale because PACE assessments (and energy savings) remain with the property
- Assessment costs and savings can be shared with tenants
- PACE can attract a wide range of private investors with low interest rates
- PACE may be treated as off balance sheet financing
- Non-recourse, non-accelerating financing
- PACE programs are local and community members are motivated to engage in outreach and marketing efforts



WHERE IS PACE AVAILABLE?

PACE can now be used in 31 states, and programs are being launched throughout the U.S. Over the past 12 months, financing activity has more than doubled, with more than \$30 million provided to improve over 160 buildings. Projects completed and in the works range from \$10 thousand to over \$3 million. In the coming year, programs in California, Connecticut, Florida, Georgia, Michigan, Minnesota, New York, Ohio, and others could easily triple these results.

PACE financing works for large and small projects on just about any commercial building. Some of the world's largest property owners, including Simon Property Group and Prologis, Inc. have used PACE to finance energy efficiency and renewable upgrades to their buildings.

CONTACT PACE/Now

www.pacenow.org
info@pacenow.org



PACE/Now is an independent, impartial, consensus-driven, non-profit organization. Our mission is to promote improved energy efficiency in buildings and use of PACE and our strategy is to be a trusted source for information and resources to a growing coalition of PACE stakeholders that includes local governments, businesses, industry service providers, labor and trade organizations, environmental groups and private individuals nationwide.

LEGISLATION - PLANNING COMMISSION

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

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

AN ORDINANCE AMENDING ARTICLE 3 SECTION 03-04.H OF THE UNIFIED DEVELOPMENT CODE TO AMEND DEVELOPMENT CRITERIA AND STANDARDS TO ENCOURAGE PEDESTRIAN CONNECTIVITY AND ACCESS WITHIN THE URBAN CORE DISTRICT (P.Z. 16-2014 CITY OF CHESTERFIELD {URBAN CORE DISTRICT UPDATES}).

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development and construction of land within the City; and,

WHEREAS, the Unified Development Code serves to promote the public health, safety, and general welfare of the citizens of the City of Chesterfield; and,

WHEREAS, the City of Chesterfield seeks to update development criteria and standards pertaining to the Urban Core District; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 24, 2014; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval with an amendment pertaining to the open space requirement; and,

WHEREAS, the City Council, having considered said request, voted to approve the updates to Article 3 of the Unified Development Code pertaining to the Urban Core District with an amendment pertaining to the open space requirement.

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 hereby repeals Article 3 Section 04.H of the Unified Development Code and replaces it with a new Section as set out in Attachment "A" which is attached hereto and made part thereof.

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 3. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield, after notice and hearing as provided by law.

Section 4. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 5. The City Council, pursuant to the petition filed by the City of Chesterfield in P.Z. 16-2014, requesting amendment embodied in this Ordinance and pursuant to the recommendations of the City of Chesterfield Planning Commission, Planning and Public Works Committee and City Council that said petition be granted and after public hearing, held by the Planning Commission on the 24th day of November, 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 6. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 7. This Ordinance shall take effect immediately upon its publication, pursuant to applicable legal and procedural requirements.

Section 8. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

First Reading Held: <u>01/05/2015</u>

ATTACHMENT A
UNIFIED DEVELOPMENT CODE AMENDMENTS

H. "UC" Urban Core District.

1. Purpose. The "UC" Urban Core District is intended to provide a method for commercial or mixed commercial and residential development within the area known as the Urban Core. The regulations for the "UC" District offer a method that allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, "UC" Districts are required to provide exceptional design and amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions. The "UC" District allows innovative designs, solves problems on difficult sites, meets market niches, encourages pedestrian access and connectivity between developments, and promotes well designed developments. The "UC" District regulations should have the following outcomes:
 - a.) Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;
 - b.) Promote pedestrian access, connectivity and facilities between sites, between developments and to public facilities through inclusion of a variety of site and building design features such as continuous pedestrian walkways between buildings and from parking areas, trails, bicycle paths, covered walkways between buildings, widened sidewalks at the entrance to commercial and office structures, bicycle parking and continuous walkways through parking areas to buildings within the development.
 - c.) Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;
 - d.) Promote more efficient use of land;
 - e.) Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
 - f.) Promote building styles and architectural styles that complement one another;

- g.) Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
 - h.) Promote the most efficient arrangement of circulation systems, land use, and buildings;
 - i.) Promote environmentally sensitive developments; and
 - j.) Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.
2. Scope of Provisions. This Section contains the regulations of the "UC" District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "UC" District.
3. Where the City Council determines that any particular tracts or areas should be developed for commercial use, a "UC" District may be established on a tract of land in single ownership or single management control provided that:
- a.) The preliminary development plan and the application for change of zoning are approved by the City Council; and
 - b.) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this Section.
4. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "UC" District:
- a.) Uses. Permitted land uses shall be established in the conditions of the ordinance governing the particular "UC" District. Uses may include those uses designated as permitted or conditional uses in any commercial or residential district listed in Table A-1 of Section 03-02 of this Article.
 - (1) Uses requiring an Adult Entertainment Area Permit are not permitted.
 - (2) Light industrial type uses which are permitted in limited areas within a "PC" District are not permitted in the "UC" District.
 - b.) In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be

considered by the Planning Commission and City Council in consideration for a change in zoning to the "UC" District. These standards are minimum requirements and may be made more restrictive in the conditions of the planned district ordinance governing the particular "UC" District.

- (1) Lot Area. The minimum lot area for this district is three (3) acres.
- (2) Density. A maximum Floor Area Ratio (F.A.R.) of 0.55 is allowed.
- (3) Height. The total height of any structure shall not exceed eight (8) stories in height, excluding mechanical devises.
- (4) Open Space. A minimum of 30% open space is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit. Covered pedestrian walkways and bridges may be counted towards the 30% open space requirement.
- (5) Setbacks.
 - (a) The minimum yard setback for any structure from the boundary of a "UC" District shall be 35 feet.
 - (b) The minimum yard setback for any parking area, parking structure, internal drive or loading space shall be 30 feet.

5. Site Design Features and Flexibility. Any design features approved under this Section shall be assured and implemented through inclusion in the planned district ordinance. This ordinance shall be approved concurrently with the change in zoning to the "UC" District.

- a.) While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.
 - (1) Incorporation of parking areas into the design of the development to minimize visual expanses of parking lots;
 - (2) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.;
 - (3) Preservation of natural and cultural areas, as well as the creation of open space through active and passive

recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;

- (4) Enhanced landscaping, deeper and opaque buffers, and increased planting along residential properties, public rights-of-way, open space/recreational areas, and the overall perimeter of the project;
 - (5) Utilization of mixed use buildings;
 - (6) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
 - (7) Promotion of pedestrian access and connectivity throughout the development as well as between sites and developments and to public and community facilities;
 - (8) Incorporation of Transit Oriented Development or direct access to public transportation;
 - (9) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings;
 - (10) Public benefits and community facilities and the access thereto; and
 - (11) Sensitive treatment of perimeters to mitigate impact upon adjoining property.
6. The procedure for zoning to the "UC" District and site development plan approval is established in Article 02 of this UDC.

BILL NO. 3014

ORDINANCE NO. _____

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

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

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

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

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

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request and voted to approve the aforementioned modification request.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court and as described as follows:

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

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

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

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

Section 3. The City Council, pursuant to the petition filed by Pulte Homes of St. Louis in P.Z. 09-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 27th day of October 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2015

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

Greensheet Amendment

The Planning and Public Works Committee recommended by a vote of 4-0 that the following changes be made to the Attachment A:

AMENDMENT 1:

Section I. Specific Criteria, C. Setbacks, 1. Structure Setbacks, page 1. Revise the following language:

1. Structure Setbacks

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

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

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

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

B. DENSITY REQUIREMENTS

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

C. SETBACKS

1. Structure Setbacks

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

- a. Twenty-five (25) feet from the internal right-of-way shown as Oak Ridge Lane on the Preliminary Plan attached hereto and marked as Attachment B.
- b. All other setbacks shall adhere to City Code.

2. Lot Setbacks

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

D. DEVELOPMENT STANDARDS

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

E. PARKING AND LOADING REQUIREMENTS

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

F. LANDSCAPE AND TREE REQUIREMENTS

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

G. SIGN REQUIREMENTS

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

H. LIGHT REQUIREMENTS

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

I. ARCHITECTURAL

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

J. ACCESS/ACCESS MANAGEMENT

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

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Oak Ridge Lane shall be a public street and shall not be gated.
2. Provide street connections and right-of-way to the adjoining properties as shown on the Preliminary Plan attached hereto and marked as Attachment B and as directed by the City of Chesterfield and the Missouri Department of Transportation.
3. Stub streets shall conform to the requirements set forth in Article 4 of the Unified Development Code.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
5. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
7. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Wild Horse Creek Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
8. Provide an on-site pedestrian walking trail and community recreation area as shown on the Preliminary Plan attached hereto and marked as Attachment B.
9. Any work within MoDOT's right of way will require a MoDOT permit.
10. The entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.
11. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.
12. All drainage detention storage facilities shall be placed outside of the standard governmental agencies' planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

13. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
14. The proposed driveway location is subject to meet MoDOT's sight distance criteria and Access Management Engineering Policy.
15. All sidewalk and pedestrian facilities within MoDOT right of way must meet the ADA standards.
16. A left turn lane will need to be constructed for access to this subdivision from Wild Horse Creek Road as directed by MoDOT and the City of Chesterfield.

L. TRAFFIC STUDY

1. A traffic study may be required as directed by the City of Chesterfield and/or MoDOT. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. MoDOT may require a scoping meeting to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

M. POWER OF REVIEW

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

N. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point(s) or an adequate piped system(s). The adequacy and condition of the existing downstream system(s) shall be verified and upgraded as necessary.

2. Storm water quantity management, channel protection, and water quality improvements shall be provided as required by the Metropolitan St. Louis Sewer District (MSD), Missouri Department of Transportation (MoDOT), St. Louis County, the Monarch Chesterfield Levee District, and the City of Chesterfield. The location and types of storm water management facilities shall be identified on all Site Development and Improvement Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the MSD.
7. Storm water control easements are required as detailed in Article 4 of the Unified Development Code.
8. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

9. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
11. Formal project development plans, shall be submitted to MSD for review, approval, and permits. The development shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD.
12. Easement to MSD will be required for any public sewers. The project is located within the Caulks Creek Impact area and is subject to applicable fees.
13. Storm water quality, channel protection, and flood detention requirements will apply. This development will be considered "new development", and controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess storm water quality and flood detention effectiveness based on the site's January 2000 pre-construction condition.
14. To comply with the region's MS4 Permit, site characteristics should be considered upfront to ensure adequate planning for storm water compliance. A pre-existing natural resources plan should be prepared and used to guide development layout and location of storm water facilities.

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

O. SANITARY SEWER

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

P. GEOTECHNICAL REPORT

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

Q. MISCELLANEOUS

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

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

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

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

V. TRUST FUND CONTRIBUTION

A. ROADS

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

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

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

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

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

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

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

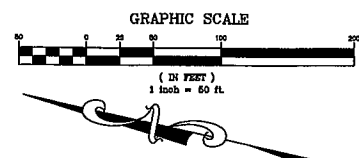
The amount of the required contribution, if not approved for construction by January 1, 2015 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by St. Louis County Department of Highways and Traffic.

VI. RECORDING

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

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

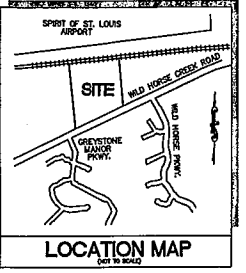


BUR OAKS SUBDIVISION

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

PERTINENT DATA

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



ST. LOUIS COUNTY BENCHMARK

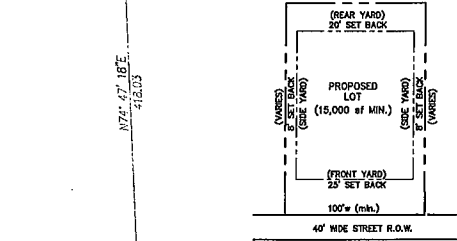
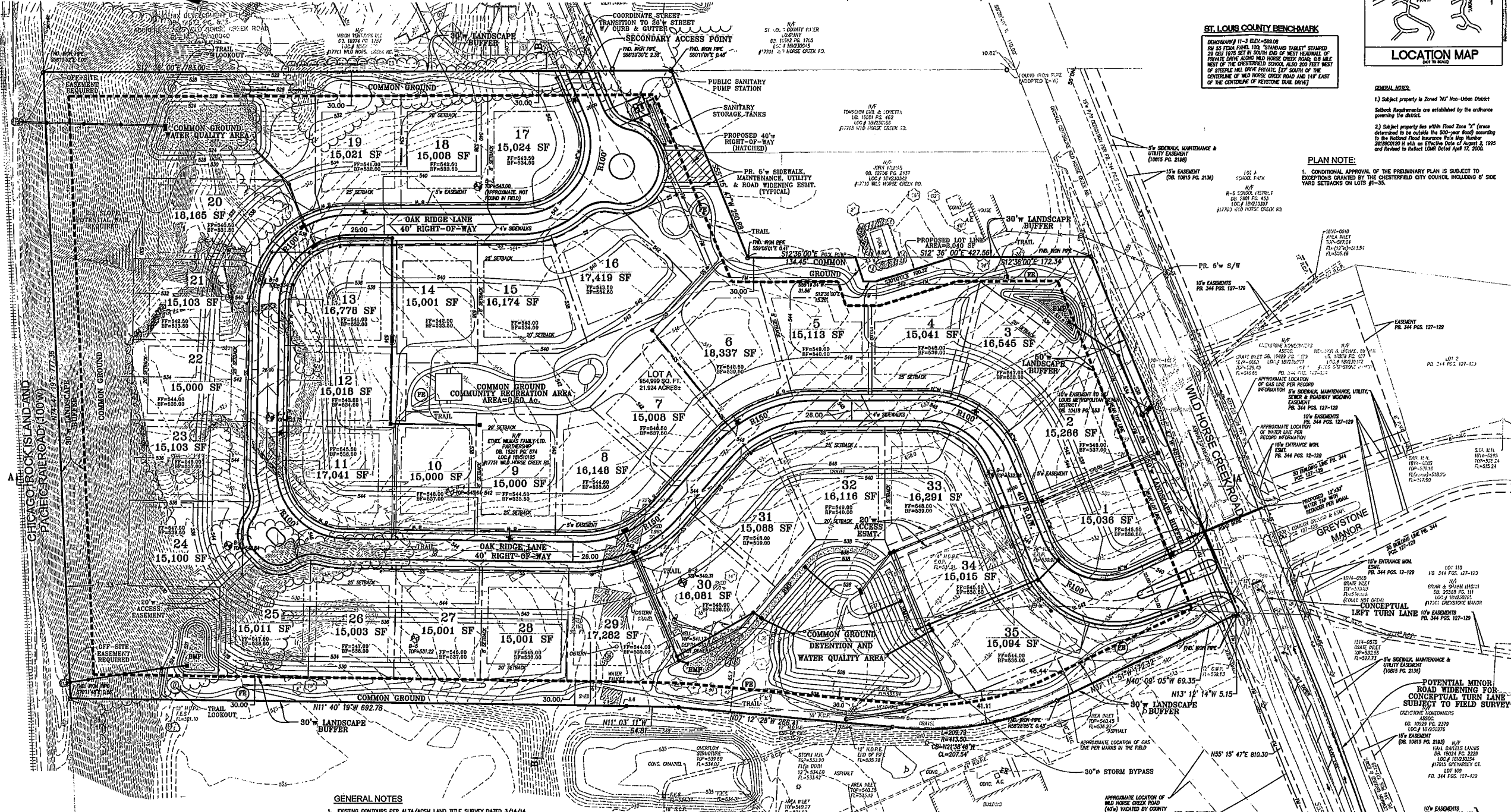
BENCHMARK 11-3 ELEV=508.08
RM 55 FIRM PANEL 100, STANDARD TABLET STAMPED
28 55 1805 ST. LOUIS COUNTY MISSOURI
PRIVATE DRIVE ALONG WILD HORSE CREEK ROAD, 0.8 MI. WEST OF THE CHESTERFIELD SCHOOL, ALSO 200 FEET WEST OF STEEPLE HILL DRIVE PRIVATE (27 SOUTH OF THE CENTERLINE OF WILD HORSE CREEK ROAD AND 147 EAST OF THE CENTERLINE OF KESTINE TRAIL DRIVE)

GENERAL NOTES:

- 1) Subject property is Zoned MUP Non-Urban District. Setback Requirements are established by the ordinance governing the district.
- 2) Subject property lies within Flood Zone "X" (area determined to be outside the 500-year flood according to the National Flood Insurance Policy Map Number 2005000201 with an effective Date of August 2, 1995 and Revised to Reflect LOMR Dated April 17, 2000).

PLAN NOTE:

1. CONDITIONAL APPROVAL OF THE PRELIMINARY PLAN IS SUBJECT TO EXCEPTIONS GRANTED BY THE CHESTERFIELD CITY COUNCIL INCLUDING 6' SIDE YARD SETBACKS ON LOTS #1-35.



GENERAL NOTES

1. EXISTING CONTOURS PER ALTA/ACSM LAND TITLE SURVEY DATED 3/14/14 PREPARED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. UNDERGROUND FACILITIES, STRUCTURES & UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES & UTILITIES MUST BE CONSIDERED APPROPRIATE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.
3. THIS PLAN IS FOR THE EXCLUSIVE USE OF PLAT BOOK 17, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS AND PART OF SHARE 6 OF THE PARTITION OF THE ESTATE OF MISSOURI A. STEVENS. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR RE-ZONING CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
4. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WEILAND DELINEATION, GEOTECHNICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
5. NO UTILITY MEETINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS CONTRIBUTION OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS ARE SUBJECT TO REVIEW & APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.
6. ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.

LAYOUT NOTES

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

EARTHWORK QUANTITIES

BULK CUT: 75,200 cy. ±
BULK FILL: 81,200 cy. ±

LEGEND

— FUTURE TRAIL EQUIPMENT
— SEE LANDSCAPE PLAN
— LANDSCAPE BUFFER

NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. SITE INFO:
PROPOSED ZONING: E-1/2 ACRE WITH WILD HORSE CREEK OVERLAY
DESIGN DEPTH = 150' MIN.
DESIGN WIDTH = 100' MIN.
FRONT SETBACK = 20'
SIDE SETBACK = 8' (DEVIATION FROM E-1/2 ACRE SETBACK = 15')
REAR SETBACK = 20'
MINIMUM 30' BETWEEN STRUCTURES
3. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN APPROPRIATE NATURAL DISCHARGE POINT. SHADOWS ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECH. APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY SCI ENGINEERING INC. DATED MARCH 2014, FOR ALL RECOMMENDATIONS.
5. TOTAL SITE AREA = 954,899 SF (21.92 AC.)
6. ON-STREET PARKING TO BE RESTRICTED TO ONE SIDE OF STREET ONLY.
7. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD & ST. LOUIS CO. HWY. DEPT. STANDARDS.

8. SITE AREA CALCULATIONS:
EXISTING GROSS OVERALL SITE PER OUTSTANDING SURVEY SUBMITTED 6/12/14 TO CITY
TOTAL COMMON GROUND = 289,683 s.f. (31.45% OF NET SITE AREA)

9. RIGHT OF WAY AND ROAD DESIGN TO BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.

10. MAXIMUM STRUCTURE HEIGHT PER WILD HORSE CREEK OVERLAY DISTRICT = 50 FEET

11. PROJECT LOCATED WITHIN 2,000 FEET OF SPIRIT OF ST. LOUIS AIRPORT RUNWAY 28L. THEREFORE AIRPORT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.

12. STEP SLOPES (DOWN OR GREATER):
TOTAL EXISTING AREA = 112,355 s.f. (2.58 AC.)
TOTAL AREA WITHIN PROPOSED LOTS = 17,855 s.f. (0.41 AC.)
PERCENTAGE = 15.86%

13. PERMIT REQUIRED FOR ALL WORK WITHIN MOORE RIGHT-OF-WAY. ALL WORK SHALL BE IN ACCORDANCE WITH MOORE STANDARDS, SPECIFICATIONS AND ACCESS MANAGEMENT GUIDELINES.

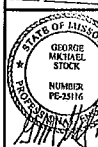
14. CONCEPTUAL LEFT TURN LANE SHOWN PER MOORE COMMENTS. DESIGN TO BE FINALIZED DURING SITE DEVELOPMENT PLAN REVIEW PROCESS.

15. HISTORIC MARKERS TO BE PLACED ON SITE. DETAILS AND LOCATIONS TO BE DETERMINED DURING SITE DEVELOPMENT PLAN REVIEW PROCESS.

16. 15% EASEMENT TO ST. LOUIS METROPOLITAN WATER DISTRICT DB 10418 PG 553

PRELIMINARY PLAN FOR:
RE-ZONING FROM MU TO E-1/2 ACRE W WILD HORSE CREEK OVERLAY
BUR OAKS SUBDIVISION
17751 WILD HORSE CREEK RD.

DEC 02 2014



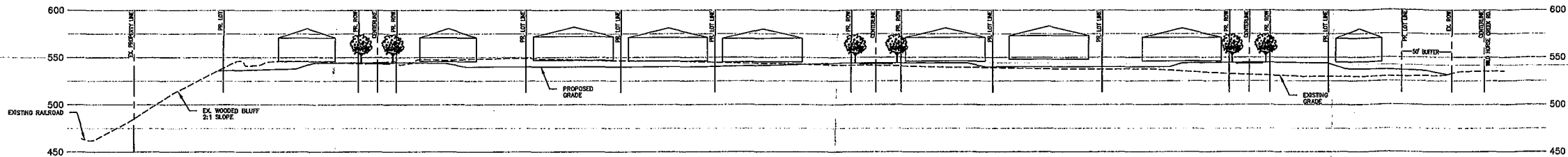
GEORGE M. STOCK
231316
12/2/14

REVISIONS:

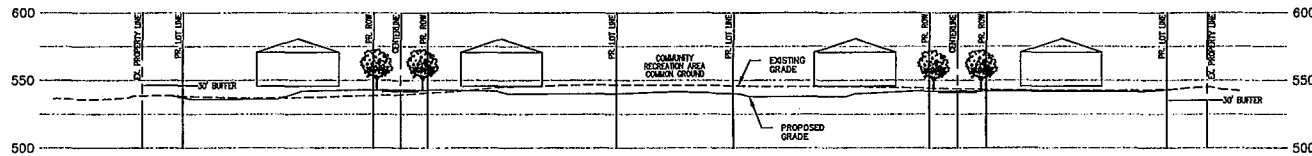
1. 2014-10-02 REVISED PER CITY COMMENTS
2. 2014-10-21 REVISED PER CITY COMMENTS
3. 2014-11-06 REVISED PER CITY COMMENTS
4. 2014-11-24 REVISED PER CITY COMMENTS
5. 2014-12-02 REVISED PER CITY COMMENTS

PRELIMINARY PLAN
SHEET NO. C1.0

PREPARED FOR:
FULTER GROUP
C/O BU KEANE, P.E. - LAND DEVELOPMENT MANAGER
707 CHESTERFIELD AIRPORT ROAD, SUITE 200
CHESTERFIELD, MISSOURI 63005
PHONE: (636) 637-7028
FAX: (636) 637-9852



SECTION A-A
(SCALE: 1"=50')



SECTION B-B
(SCALE: 1"=50')

NOTE: MAXIMUM STRUCTURE HEIGHT PER WILD HORSE CREEK OVERLAY DISTRICT = 50 FEET

SURVEYOR'S CERTIFICATION

This plan has been prepared from record and survey information and represents the current and proposed land subdivision. This plan does not represent an actual Property Boundary Survey.

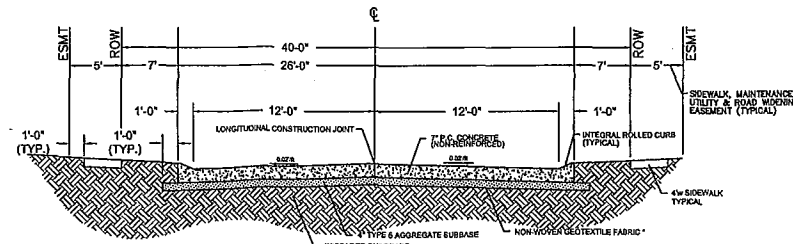
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: [Signature] 12/02/14
Janis Elmsdon, Missouri P.L.S. No. 2215

Zoning Land Description

A tract of land being Part of Lot 1 of Mary Schaeffer Estates Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records and part of Shire 8 of the Fraction of the Estate of Missouri A Stevens, also part of Lot 24 of R.H. Stevens Farm Subdivision, located in U.S. Survey 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

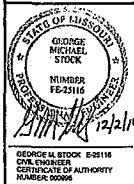
Beginning at the a found iron pipe located at the intersection of the northern right-of-way line of Wild Horse Creek Road, outside width, with the western line a tract of land as conveyed to John Wilson, by Instrument recorded in Book 12156, Page 2437 of above said records; thence along said right-of-way line, South 55 degrees 15 minutes 47 seconds West, 481.15 feet to a found iron pipe of the eastern line of a tract of land as conveyed CDF Holdings, LLC by Instrument recorded in Book 10508, Page 2115 of above said records; thence along the western line of said CDF Holdings, LLC tract the following courses and distances: North 13 degrees 12 minutes 14 seconds West, 5.15 feet to a found iron pipe; North 40 degrees 19 minutes 08 seconds West, 59.25 feet to a found iron pipe; North 37 degrees 11 minutes 31 seconds West, 172.25 feet to the beginning of a non-tangent curve to the right having a radius of 13.50 feet, from which a found iron pipe bears North 58 degrees 28 minutes 05 seconds East, 5.43 feet, along said curve with an arc length of 238.79 feet and a chord which bears North 21 degrees 38 minutes 42 seconds West, 207.54 feet; North 07 degrees 12 minutes 28 seconds West, 208.41 feet; North 11 degrees 03 minutes 11 seconds West, 64.81 feet and North 11 degrees 40 minutes 19 seconds West, 682.78 feet to the southern right-of-way line of the Chicago Rock Island and Pacific Railroad, 100 feet wide, from which a found iron pipe bears South 70 degrees 11 minutes 41 seconds East, 0.58 feet, thence along said right-of-way line, North 74 degrees 47 minutes 18 seconds East, 777.38 feet to the northeast corner of a tract of land as conveyed to Vision Ventures, LLC by Instrument recorded in Book 18974, Page 1757 of above said records, from which a found iron pipe bears South 05 degrees 15 minutes 42 seconds East, 1.01 feet, thence along the western line of said Vision Ventures, LLC tract, South 12 degrees 38 minutes 00 seconds East, 783.00 feet to the northeast corner of a tract of land as conveyed to Emil & Lorinda Tarnochan by Instrument recorded in Book 16001, Page 462 of above said records, from which a found iron pipe bears South 09 degrees 11 minutes 01 seconds East, 6.48 feet, thence along the northern line of said Tarnochan and above said Wilmas tract, South 53 degrees 15 minutes 47 seconds West, 250.82 feet to the northeast corner of said Wilmas tract from which a found iron pipe bears South 50 degrees 01 minutes 01 seconds East, 6.41 feet, thence along the western line of said Wilmas tract, South 12 degrees 38 minutes 00 seconds East, 134.45 feet, thence along said western line the following courses and distances: South 59 degrees 18 minutes 34 seconds West, 31.56 feet, South 12 degrees 38 minutes 00 seconds East, 15.28 feet and South 30 degrees 10 minutes 01 seconds East, 100.32 feet to the western line of said Wilmas tract; thence along said western line, South 12 degrees 38 minutes 00 seconds East, 100.32 feet to the western line of said Wilmas tract; thence along said western line, South 12 degrees 38 minutes 00 seconds East, 172.34 feet to the Point of Beginning and containing 522,858 square feet or 21.676 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March, 2014.



OAK RIDGE LANE
Typical Section (Public)
(NOT TO SCALE; FOLLOW DIMENSIONS)

* NOTE:
FABRIC UNDER STREET MUST COMPLY WITH
ASTM M288-98 FOR SEPARATION PURPOSES.
NON-WOVEN FABRICS, WITH SURVIVABILITY CLASS
TWO (2) AND A MINIMUM PERMEABILITY OF 0.02, SUCH
AS AMOCO 4502, TYPAR5501, CANTHAGE MILLS FX-60 HS,
MIRAF 160N OR PRE-APPROVED EQUAL.

PRELIMINARY PLAN FOR:
REZONING FROM NU TO E-1/2 ACRE W WILD HORSE CREEK OVERLAY
BUR OAKS SUBDIVISION
17751 WILD HORSE CREEK RD.



REVISIONS:	
1.	2014-10-02 REVISED PER CITY COMMENTS
2.	2014-10-21 REVISED PER CITY COMMENTS
3.	2014-11-08 REVISED PER CITY COMMENTS
4.	2014-11-24 REVISED PER CITY COMMENTS
5.	2014-12-02 REVISED PER CITY COMMENTS

DATE	BY	CHECKED BY
01/15/2014	J.M.S.	J.M.S.
04/08/2014	J.M.S.	J.M.S.
04/08/2014	J.M.S.	J.M.S.
04/08/2014	J.M.S.	J.M.S.
04/08/2014	J.M.S.	J.M.S.

SITE SECTIONS

SHEET NO. C1.1

Bur Oaks Subdivision
17751 Wild Horse Creek Road
Chesterfield, MO

Revisions:

Date	Description	No.
8/11/14	Project Name Change	1
11/7/14	City Resubmittal	2

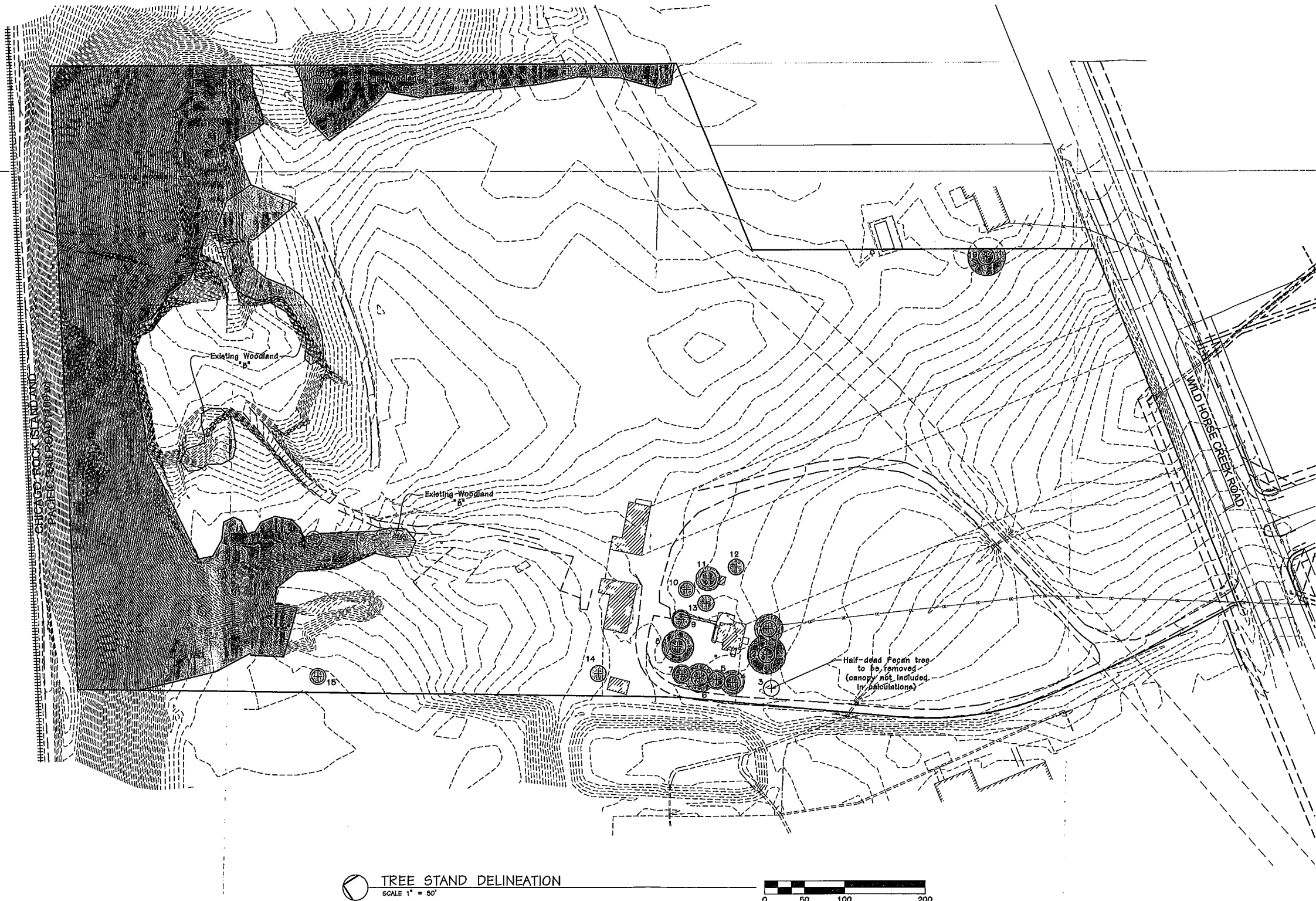
Drawn: LWH
Checked: JAS

loomisAssociates

landscape architects/planners
17751 Wild Horse Creek Road
Chesterfield, MO 63017
636.877.1111
loomisassociates.com

Missouri State Certificate of Authority # LAC 000019

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	02/07/14
Job #:	935,007



17751 Wild Horse Creek Rd - Tree Inventory:

No.	Tree Name	Size	Spread	Rating	Comment
1	Silver Maple	30"	18'	1	
2	Silver Maple	48"	24'	2	Hollow trunk
3	Pecan	32"	15'	1	Half dead
4	Silver Maple	30"	15'	3	
5	Silver Maple	28"	12'	3	
6	Silver Maple	36"	18'	3	
7	Silver Maple	20"	12'	3	
8	Silver Maple	33"	20'	3	
9	Red Maple	18"	12'	3	
10	Miyabe Maple	11"	8'	3	
11	Sugar Maple	24"	15'	2	
12	Silver Maple	12"	10'	3	
13	Redbud	12"	10'	2	
14	Mulberry	12"	10'	2	Multi-stem
15	Cottonwood	10"	8'	3	
16	Cottonwood	8"	7'	3	
17	Mulberry	12"	18'	2	
18	Bitternut Hickory	20"	28'	3	Monarch
19	Silver Maple	22"	24'	3	

- TREE CONDITION RATING**
5. Superior: Specimen quality with sound trunk, healthy bark, good limb structure and foliage, no corrective pruning or maintenance needed, good foliage color, no insects or diseases, twig's showing excellent growth.
4. Above Average: Similar to above except tree may have minor insect problems or need minor corrective maintenance.
3. Average: Sound trunk and healthy bark, fair limb structure with minor broken branch stubs, moderate maintenance needed, insect or disease problem present, fair twig growth and leaf color.
2. Fair: Similar to above plus evidence of trunk scars and early stages of decay present.
1. Poor: Advanced stage of decline with major problems in roots, trunk, and foliage.

- LEGEND:**
- Symbol Description
- ⊙ Existing Individual Tree
- Ⓜ Existing Monarch Tree
- Existing Woodland "A"
- Existing Woodland "B"

WOODLAND "A" = 162,808 sq.ft.
WOODLAND "B" = 15,197 sq.ft.
INDIVIDUAL TREES OUTSIDE OF WOODLAND BOUNDARIES = 10,093 sq.ft.
TOTAL SQ.FT. OF EXISTING CANOPY = 188,098 sq.ft. (4.318 acres)

- TREE NOTES:**
- 1) Woodland A dominant and co-dominant species include Elm, Honeylocust, Juniper, Hackberry, and Hackberry. The average DBH is 8-10" and a density of 60 trees/acre. The understorey is made up of small Sugar Maple and Honeylocust.
- 2) Woodland B made up of 2-6" diameter Cottonwood.

ZONING DESIGNATION:
Present Zoning: NU "Non-Urban"
Total Site Area: 21.824 Acres±
Floodplain Map Number: 29169C0120H

Tree Stand Delineation Plan Prepared
under direction of: Douglas DeLong
Certified Arborist MW-4826A
Douglas DeLong



NEWSLETTER - CITY COUNCIL MEETING

1/21/15

AGENDA REVIEW – Wednesday, January 21 – 6:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:30pm**, on Wednesday, January 21, 2014. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

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

UPCOMING MEETINGS/EVENTS

Monday, January 26	F&A Committee (5:30pm)
Monday, January 26	Planning Commission (7pm)
Thursday, January 29	Public Health & Safety (5:30pm)
Friday, January 30	HAPPY BIRTHDAY TO LIBBEY TUCKER Community Services and Economic Development Director!
Monday, February 2	Next City Council meeting
Thursday, February 5	P/PW Committee (5:30pm)

FINANCE AND ADMINISTRATION COMMITTEE – MAYOR'S VETOES

At the January 5 City Council meeting, action regarding a possible override of the Mayor's vetoes, as itemized below, was deferred until the January 21 City Council meeting:

1. The FY2015 Budget contains a salary pool, based on 3% of all full-time salaries. **The Mayor has vetoed .5% of that amount, or \$43,458, leaving 2.5%.**
2. The FY2015 Budget contains \$200/employee, or a total of \$45,200, for Holiday Grocery Gift Certificates. **The Mayor has vetoed \$100/employee.**
3. The FY2015 Budget contains \$100,000 to cover the full cost of implementing a plan developed by Staff, to bring Public Art IN-HOUSE. As a reminder, this "plan" was discussed at a Special City Council meeting, held in early November. **The Mayor has vetoed that portion of Staff's plan dealing with the promotion of one existing employee, to the position of "Superintendent of Arts and Entertainment" and the hiring of one "Recreation Specialist".** The Mayor's veto will, in effect, remove approx. \$59,000 of the original \$100,000,

from the FY2015 Parks Sales Tax Fund Budget, leaving approx. \$41,000 to cover various other costs associated with implementing that plan.

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

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

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

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Director of Public Services, the P/PW Committee met on Thursday, January 8, 2015. The following item, discussed by the Committee at this meeting, will require further action, by City Council, at the January 21, 2015 City Council meeting:

----**Bill No. 3012** - P.Z. 16-2014, City of Chesterfield (Urban Core Updates) (SECOND READING)

----**Bill No. 3013** – Property Assessed Clean Energy (PACE) Program (SECOND READING)

IIA – **Bill No. 3014** – P.Z. 09-2014, Bur Oaks (17751 Wild Horse Creek Road) (**FIRST READING**) (**GREEN SHEET AMENDMENT**)

----**Next meeting:** Thursday, February 5, 2015

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

LEGISLATION

BILL NO. 3013 – AUTHORIZING THE CITY OF CHESTERFIELD, MISSOURI TO JOIN THE MISSOURI CLEAN ENERGY DISTRICT PURSUANT TO SECTIONS 67.2800 TO 67.2835, INCLUSIVE, RSMO., THE “PROPERTY ASSESSED CLEAN ENERGY ACT,” AND STATING THE TERMS UNDER WHICH THE CITY WILL CONDUCT ACTIVITIES WITHIN THE CITY AS A MEMBER OF SUCH DISTRICT; REQUESTING APPOINTMENT TO THE DISTRICT’S ADVISORY BOARD; DISCLAIMING ANY NEED FOR APPROPRIATION; AND DIRECTING THE CITY CLERK TO SEND A CERTIFIED COPY OF THIS ORDINANCE TO THE BOARD OF DIRECTORS OF THE DISTRICT. (SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

LEGISLATION - PLANNING COMMISSION

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

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