



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, January 17, 2018
5:30 PM**

I. Planning and Public Works Committee – Chairperson Guy Tilman-Ward II

- A. **Bill No. 3168** – P.Z. 08-2017 Brite Worx Carwash (Wallis Companies) **(Second Reading)**
- B. **Bill No. 3171** – P.Z. 20-2017 City of Chesterfield (Unified Development Code Articles 1 and 6) **(Second Reading)**
- C. **Bill No. 3172** – P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living) **(First Reading)**
- D. **Bill No. 3173** – P.Z. 18-2017 Falling Leaves Estates II **(First Reading)**
- E. **Bill No. 3174** – P.Z. 21-2017 Clock Tower Plaza **(Kommerz LC) (First Reading)**
- F. **City Policy No. PW 23 – Pavement Specification and Acceptance (Voice Vote)**
- G. **Next Meeting – January 18, 2018 (5:45pm)**

II. Finance and Administration Committee – Chairperson Tom DeCampi-Ward IV

- A. **Proposed Resolution** – Salary Administration Manual
- B. **Next Meeting – January 29, 2018 (5:30pm)**

III. Parks, Recreation and Arts Committee – Chairperson Randy Logan-Ward III

IV. Public Health and Safety Committee – Chairperson Barry Flachsbart-Ward I

V. Report from the City Administrator – Mike Geisel

- A. **Emerald Ash Borer Preparedness Plan – 2018 Funding Authorization (Roll Call)**

**B. Liquor License Request – Chesterfield Valley BP, INC dba GAS MART
32 (Voice Vote)**

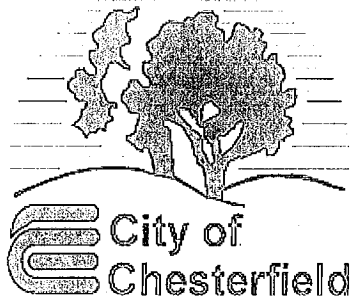
VI. Unfinished Business – Mayor Bob Nation

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, January 17, 2018
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** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – January 3, 2018
 - B. Executive Session Meeting Minutes** – January 3, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, January 18, 2018** – Planning and Public Works (5:45 pm)
 - B. Monday, January 22, 2018** – Planning Commission (7 pm)
 - C. Monday, January 29, 2018** – Finance and Administration Committee (5:30 pm)
 - D. Monday, February 5, 2018** – Next City Council Meeting (7 pm)

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Guy Tilman, Ward II

- 1. Bill No. 3168 – P.Z. 08-2017 Brite Worx Carwash (Wallis Companies) (Second Reading)**
- 2. Bill No. 3171 – P.Z. 20-2017 City of Chesterfield (Unified Development Code Articles 1 and 6) (Second Reading)**
- 3. Bill No. 3172 – P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living) (First Reading)**
- 4. Bill No. 3173 – P.Z. 18-2017 Falling Leaves Estates II (First Reading)**
- 5. Bill No. 3174 – P.Z. 21-2017 Clock Tower Plaza (Kommerz LC) (First Reading)**
- 6. City Policy No. PW 23 – Pavement Specification and Acceptance (Voice Vote)**
- 7. Next Meeting – January 18, 2018 (5:45pm)**

B. Finance and Administration Committee – Chairperson Tom DeCampi, Ward IV

- 1. Proposed Resolution – Salary Administration Manual**
- 2. Next Meeting – January 29, 2018 (5:30pm)**

C. Parks, Recreation and Arts Committee – Chairperson Randy Logan, Ward III

D. Public Health and Safety Committee – Chairperson Barry Flachsbart, Ward I

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Emerald Ash Borer Preparedness Plan – 2018 Funding Authorization (Roll Call)

B. Liquor License Request – Chesterfield Valley BP, INC dba GAS MART 32 (Voice Vote)

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

A. BILL NO. 3168 - AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960). (SECOND READING) PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED

B. BILL NO. 3171 - AN ORDINANCE AMENDING ARTICLE 1 SECTION 01-11 ADMINISTRATIVE AND DECISION MAKING AUTHORITIES AND ARTICLE 6 TELECOMMUNICATIONS FACILITIES SITING OF THE UNIFIED DEVELOPMENT CODE {P.Z. 20-2017 CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE ARTICLES 1 AND 6}. (SECOND READING) PLANNING COMMISSION RECOMMENDS APPROVAL

C. BILL NO. 3172 - AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “C8” PLANNED COMMERCIAL DISTRICT TO A “UC” URBAN CORE DISTRICT FOR AN 8.2 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND CHESTERFIELD CENTER (P.Z. 16-2017 CHESTERFIELD VILLAGE [SHELBOURNE SENIOR LIVING] - 18S110148). (FIRST READING) PLANNING COMMISSION RECOMMENDS APPROVAL

D. BILL NO. 3173 - AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PUD” PLANNED UNIT DEVELOPMENT TO A “LLR” LARGE LOT RESIDENTIAL DISTRICT FOR A 17.4 ACRE TRACT OF LAND LOCATED WEST OF WILSON AVENUE AND NORTHWEST OF THE INTERSECTION OF WILSON AVENUE AND CLARKSON ROAD (P.Z. 18-2017 FALLING

- E. BILL NO. 3174 - AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2,442 TO REVISE DEVELOPMENT RESTRICTIONS IN A "PC" PLANNED COMMERCIAL DISTRICT FOR 2.61 ACRES LOCATED NORTH OF EDISON AVENUE AND NORTHEAST OF THE INTERSECTION OF CHESTERFIELD COMMONS EAST ROAD AND EDISON AVENUE. (17T240243).(P.Z 21-2017 CLOCK TOWER PLAZA) (FIRST READING) PLANNING COMMISSION RECOMMENDS APPROVAL**

XV. ADJOURNMENT

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.



RECORD OF PROCEEDING

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

JANUARY 3, 2018

The meeting was called to order at 7:04 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 Barbara McGuinness
Councilmember Ben Keathley
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Tom DeCampi
Councilmember Michelle Ohley

ABSENT

Councilmember Randy Logan

APPROVAL OF MINUTES

The minutes of the November 29, 2017 Finance and Administration Committee meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve the Finance and Administration Committee minutes for November 29, 2017. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the November 29, 2017 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to approve the Executive Session minutes for November 29, 2017. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the December 4, 2017 Public Hearing were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve the Public Hearing minutes for December 4, 2017. A voice vote was taken with an affirmative result (Councilmember Keathley abstained) and the motion was declared passed.

The minutes of the December 4, 2017 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to approve the City Council minutes for December 4, 2017. A voice vote was taken with an affirmative result (Councilmember Keathley abstained) and the motion was declared passed.

The minutes of the December 4, 2017 Executive Session were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Ohley, to approve the Executive Session minutes for December 4, 2017. A voice vote was taken with an affirmative result (Councilmember Keathley abstained) and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Wendy Geckeler, 26 Chesterfield Lakes, spoke in support of approving the contract with Pros Consulting for the Parks Master Plan.

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall will be closed on January 15, 2018 in observance of Martin Luther King Day.

Mayor Nation announced that Candidate Filing for the April 3, 2018 Municipal Election closes at 5:00 p.m. on Tuesday, January 16, 2018.

Mayor Nation recognized Ms. Jami Dolby, Ward II City Council candidate, in attendance at tonight's meeting.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, January 17, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3168 (P.Z. 08-2017 Brite Worx Carwash [Wallis Companies]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3170 (Power of Review) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3171 (P.Z. 20-2017 City of Chesterfield [Unified Development Code Articles 1 and 6]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman informed Council that the Planning and Public Works Committee, after receiving a recommendation from the Chesterfield Historic and Landmark Preservation Committee (CHLPC), discussed an opportunity to enter into a space at the Chesterfield Mall for the CHLPC to operate a museum. The Planning and Public Works Committee has directed Staff to begin negotiations with Chesterfield Mall to enter into an annual lease for the purpose of storing and displaying historical artifacts. Staff and legal counsel are in the process of completing review of the proposed lease documents and insurance requirements. This review and any subsequent recommendations, once complete, will be provided to the Planning and Public Works Committee, and subsequently come back to Council for further review.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to refer this issue (Item No. 4 under Planning and Public Works Committee Reports) to the Finance and Administration Committee for further review.

Extensive discussion ensued related to multiple questions of responsibility, insurance and other potential costs. Since the CHLPC is a citizens committee of the Planning and Public Works Committee of Council, the efficacy of sending this issue to another Council Committee was questioned. Councilmember Tilman, Chair of the Planning and Public Works Committee, indicated that the information from Staff and legal counsel review were to return to the Planning and Public Works Committee for further consideration before going to Council. Councilmember McGuinness stated that the Planning and Public Works Committee minutes did not reflect details of Chair Tilman’s stated expectations of Staff’s collective input.

Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to amend the original motion to indicate that the Finance and Administration Committee review would be “in addition to” and not “in lieu of” the review by the Planning and Public Works Committee.

Council discussed the inability of the Finance and Administration Committee to provide any directives to the CHLPC, since it is a citizens committee under the direction and control of the Planning and Public Works Committee. That limitation was expressly understood and acknowledged by the Chair of the Finance and Administration Committee, as well as Councilmember McGuinness, who replied that the CHLPC would simply be invited to attend.

A roll call vote was taken on the motion to amend, with the following results: Ayes – Ohley, McGuinness, DeCampi and Keathley. Nays – Tilman, Hurt and Flachsbart. Mayor Nation declared the motion to amend passed.

A voice vote was then taken on the motion, as amended, with an affirmative result (Councilmembers Tilman, Hurt and Flachsbart voted “No”) and the amended motion was declared passed.

Councilmember Tilman announced that the next meeting of this Committee has been scheduled for Thursday, January 4, at 5:45 p.m.

Finance and Administration Committee

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee has been scheduled for Monday, January 29, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Ben Keathley, Vice-Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Ohley, to refer the issue of contracting for the update to the Parks Master Plan to the Parks, Recreation & Arts Committee. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted “No”) and the motion was declared passed.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3168 AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960) Green Sheet Amendments provided (FIRST READING) PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3168.

Councilmember Hurt made a motion, seconded by Councilmember Tilman, to amend Bill No. 3168 with the green sheet amendment. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the main motion, as amended, with a unanimous affirmative result and the motion was declared passed. Bill No. 3168 was read for the first time.

BILL NO. 3170 AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD SECTION 31-02-20 CITY COUNCIL POWER OF REVIEW PERTAINING TO THE TIME PERIOD TO EXERCISE POWER OF REVIEW AND MODIFYING WHO MAY CALL FOR CITY COUNCIL POWER OF REVIEW (SECOND READING) FORWARDED FROM PLANNING & PUBLIC WORKS COMMITTEE WITH NO RECOMMENDATION

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3170. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3170 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3170 with the following results: Ayes – Keathley, Ohley, McGuinness, Tilman, Hurt, Flachsbart and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3170 approved, passed it and it became **ORDINANCE NO. 2976**.

BILL NO. 3171 AMENDS ARTICLE 1 SECTION 01-11 ADMINISTRATIVE
AND DECISION MAKING AUTHORITIES AND ARTICLE 6
TELECOMMUNICATIONS FACILITIES SITING OF THE
UNIFIED DEVELOPMENT CODE {P.Z. 20-2017 CITY OF
CHESTERFIELD UNIFIED DEVELOPMENT CODE ARTICLES
1 AND 6)} **(FIRST READING) PLANNING COMMISSION
RECOMMENDS APPROVAL**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3171. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3171 was read for the first time.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:55 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, January 18, 2018** – Planning and Public Works (5:45 pm)
- B. Monday, January 22, 2018** – Planning Commission (7 pm)
- C. Monday, January 29, 2018** – Finance and Administration Committee (5:30 pm)
- D. Monday, February 5, 2018** – Next City Council Meeting (7 pm)

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee has the following action items for the January 17, 2018 City Council meeting.

Bill No. 3168 - P.Z. 08-2017 Brite Worx Carwash (Wallis Companies)

(Second Reading) PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED

An Ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for a 1.8 Acre Parcel of land located on the western corner of the intersection of Baxter Road and Clayton Road. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960).

Bill No. 3171 - P.Z. 20-2017 City of Chesterfield (Unified Development Code - Articles 1 and 6)

(Second Reading) PLANNING COMMISSION RECOMMENDS APPROVAL

An Ordinance amending Article 1 Section 01-11 Administrative and Decision Making Authorities and Article 6 Telecommunications Facilities Siting of the Unified Development Code {P.Z. 20-2017 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE ARTICLES 1 AND 6)}.

Bill No. 3172 - P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living)

(First Reading) PLANNING COMMISSION RECOMMENDS APPROVAL

An Ordinance amending the zoning ordinance of the City of Chesterfield by changing the boundaries of a "C8" Planned Commercial District to a "UC" Urban Core District for an 8.2 Acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center (P.Z. 16-2017 CHESTERFIELD VILLAGE [SHELBOURNE SENIOR LIVING] - 18S110148).

Bill No. 3173 - P.Z. 18-2017 Falling Leaves Estates II

(First Reading) PLANNING COMMISSION RECOMMENDS APPROVAL

An Ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing "PUD" Planned Unit Development to a "LLR" Large Lot residential district for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road (P.Z. 18-2017 FALLING LEAVES ESTATES II — 19T220214, 19T210161).

Bill No 3174 - P.Z. 22-117 Clock Tower Plaza (Kommerz LLC)

(First Reading) PLANNING COMMISSION RECOMMENDS APPROVAL

An Ordinance amending City of Chesterfield Ordinance 2,442 to revise development restrictions in a "PC" Planned Commercial District for 2.61 Acres located north of Edison Avenue and northeast of Chesterfield Commons East Road and Edison Avenue. (17T240243). **(FIRST READING) PLANNING COMMISSION RECOMMENDS APPROVAL**

PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDATIONS

City Policy No. PW-23 - Pavement Specification and Acceptance

(Voice Vote) PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL

Updates existing City Policy No. PW-23 by including specifications for all pavement (new development and work contracted by the City); and incorporating specifications for cold

weather concrete currently outlined in City Policy No. PW-8 – Winter Paving. The Committee recommends approval of City Policy No. PW-23 and the elimination of City Policy No. PW-8.

NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, January 18, 2018 at 5:45 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 4, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 4, 2018 in Conference Room 101.

In attendance were: Chair Guy Tilman (Ward II), Councilmember Barry Flachsbart (Ward I), and Councilmember Michelle Ohley (Ward IV).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Mike Knight, Project Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 21, 2017 Committee Meeting Summary

Councilmember Ohley made a motion to approve the Meeting Summary of December 21, 2017. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 3-0.

II. UNFINISHED BUSINESS - None

III. NEW BUSINESS

- A. P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living): A request for a zoning map amendment from a "C8" Planned Commercial District to a new "UC" Urban Core District for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center (18S110148). (Ward 2)

STAFF REPORT

Mike Knight, Project Planner, presented the project request for a zoning map amendment from a "C8" Planned Commercial District to a new "UC" Urban Core District for an 8.2 acre tract of land. The site is located adjacent to Chesterfield Village Mall and southeast of the intersection of Chesterfield Parkway West and Chesterfield Center. The "UC" district would allow for development of a 150-unit, 187,263-sq. ft. senior living facility. The facility will be four stories high and will contain a combination of studio apartments, and one and two bedroom units. The

facility will serve a variety of residents including those needing independent living, assisted living and memory care.

A public hearing was held November 13, 2017 at which time a few issues were raised regarding the status of the Certificate of Need, the appropriateness of the drive-thru activity and concern for a tunneling effect along Chesterfield Parkway West. These issues were addressed at the December 11, 2017 Planning Commission Meeting and the Planning Commission approved the rezoning by a vote of 8-0 with a modification to the parking setback and removal of the landscape buffer on the eastern side.

Mr. Knight then addressed the following issues:

Tunneling Effect along Chesterfield Parkway West

To address this concern, the Applicant provided a sky exposure plane depicting section profiles where the building is closest to Chesterfield Parkway West. As a result, the building does conform and will not create a tunneling effect along Chesterfield Parkway.

Parking Setback and Landscape Buffer

Due to an existing shared parking lot with the property located to the east, the applicant has requested a 5 foot minimum parking setback versus the 30 foot setback required within a "UC" District. The "UC District also requires a 30 foot landscape buffer, however, with a 5 foot parking setback, a 30 foot landscape buffer would not be feasible.

DISCUSSION

In response to Councilmember Flachsbart's questions, Justin Wyse, Director of Planning & Development Services stated that the parking lot will be shared with Bishop's Post and that a letter in opposition was received from the nearby Sheridan development. Mr. Wyse stated that Sheridan cited "smart growth" in that one business should be allowed time to establish itself before a new similar use was approved. They also expressed concern with the Certificate of Need.

Chair Tilman stated that Councilmember Hurt had expressed a concern regarding the tunneling effect, however, according to the exhibits that were submitted, the Applicant is fully compliant with the proposed development. Chair Tilman further stated that this issue is something that should be discussed when updating the City's Comprehensive Plan and asked that Staff keep this in mind for future consideration. Councilmember Flachsbart stated that the type of landscaping is also an important aspect when considering this matter.

In response to Chair Tilman's question regarding the impact to the community garden at this location, Mr. Wyse stated that the garden would need to be relocated. The Parks Director is working with Sachs Properties to find an alternative location and it is anticipated that a new location will be established within a couple of months. Councilmember Ohley commented that she was not aware that the garden would be removed before the development had been approved.

Councilmember Flachsbart made a motion to forward P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living) to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and passed by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the January 17, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services Director, for additional information on P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living).]

- B. **P.Z. 18-2017 Falling Leaves Estates II:** A request to change the zoning from an existing Planned Unit Development (PUD) to a Large Lot Residential District (LLR) for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road (19T220214, 19T210161). (Ward 4)

STAFF REPORT

Mike Knight, Project Planner, presented the project request for a change in zoning from an existing "PUD" Planned Unit Development to an "LLR" Large Lot Residential District for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road.

In 2015, the Applicant went through the process to rezone the property from "R1" Residence District, which had a one acre minimum, to the current "PUD" District to develop 17 lots ranging in size from 22,000 to 27,000 sq. ft. Since that time, the applicant has been contacted by someone who would like to develop two single family lots over the 17 acres. This zoning petition removes the "PUD" requirement and would allow for two lots to be developed under the "LLR" designation, which has a three acre minimum.

Legislation for this request does not include a preliminary plan nor an Attachment A as this is a conventional (versus planned) zoning district. A public hearing was held for this petition on December 11, 2017 and the Planning Commission unanimously recommended approval of the request at that time.

DISCUSSION

There was some discussion as to whether the two lots could be subdivided in the future. The developer indicated that this probably would not happen as the purchasers only intend to build two homes. However, during the Record Plat process they will probably come in with four lots.

Merrell Hansen, Planning Commission Chair, stated that residents from the adjacent subdivision, Wilson Farms, are very happy with the rezoning. They did have a concern regarding the continuation of the sidewalk along Wilson Avenue, and they were told that the City will require that the sidewalk be continued when the property along Wilson Avenue is developed.

Councilmember Ohley made a motion to forward P.Z. 18-2017 Falling Leaves Estates II to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the January 17, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services Director, for additional information on P.Z. 18-2017 Falling Leaves Estates II.]

C. Emerald Ash Borer Preparedness Plan 2018 Funding Authorization

Jim Eckrich, Director of Public Works/City Engineer, stated that in 2016 the City implemented the Emerald Ash Borer (EAB) Preparedness Plan due to the imminent infestation of the EAB. When this plan was originally adopted, it was intended that the plan would be funded annually through the General Fund - Fund Reserves and that each year Staff would submit a recommendation to the PPW Committee for funding. Therefore, Staff is requesting funding authorization for the EAB program for 2018.

Upon analysis of the program after two years, Staff recommends a total allocation of \$538,000 for 2018 which includes the following:

- \$300,000 for contractual sidewalk replacement
- \$75,000 for contractual stump removal
- \$120,000 for reforestation
- \$43,000 for personnel

The City began with 6,700 Ash trees and to date, there are approximately 4,500 remaining Ash trees.

DISCUSSION

In response to Councilmember Flachsbart's question, Mr. Eckrich stated that tree removals are slightly ahead of schedule and removals will continue at the current pace.

After some further discussion, Mr. Eckrich confirmed that residents are paying a \$100 application fee for every new tree planted, while the City pays approximately \$200 per tree. The \$120,000 for reforestation is only the City's portion. Mr. Eckrich further explained that as outlined in the EAB Plan, Ash trees are being removed by a street maintenance crew which was previously assigned to sidewalk replacement. Sidewalk replacements are now being contracted.

Councilmember Flachsbart made a motion to forward to City Council a recommendation to approve a \$538,000 allocation from the General Fund-Fund Reserves for costs associated with the 2018 Emerald Ash Borer Preparedness Plan. The motion was seconded by Councilmember Tilman and passed by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Emerald Ash Borer Preparedness Plan 2018 Funding Authorization.]

D. Public Works Policy #23 - Pavement Specifications

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that the Public Works Department recently completed a comprehensive review of all Public Works City Council policies. During that process, it was determined that Policy #23 Pavement Specifications required further review. This policy references other agency specifications (State and County) as well as a number of ASTM and ACI standards that have changed. Staff has performed a detailed analysis of this

policy and is recommending changes to Policy #23 to make sure it references current standards and specifications.

Mr. Eckrich stated that there are two major changes to the proposed Policy #23. First, the existing Policy #23 contained two separate specifications, one for new development and one for work contracted by the City. In the past, when one section was updated and not the other, inconsistencies were created. The revised Policy now contains one policy that covers all pavement within the City. The second change is that Staff recommends deleting Policy #8 – Winter Paving as the specifications for cold weather concrete have been incorporated into Policy #23.

While answering questions from the Committee, Mr. Eckrich confirmed that the proposed policy modifications will not weaken the City's specifications.

Councilmember Flachsbart made a motion to: (1) forward Public Works Policy #23 – Pavement Specifications to City Council with a recommendation to approve; and (2) recommend to City Council that Public Works Policy #8 be eliminated. The motion was seconded by Councilmember Tilman and **passed** by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Public Works Policy #23 – Pavement Specifications.]

IV. OTHER - None.

V. ADJOURNMENT

The meeting adjourned at 6:11 p.m.

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: January 5, 2017
CC Date: January 17, 2018

See Bill # 3148

RE: **P.Z. 08-2017 Brite Worx Carwash (Wallis Companies)**: A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960).

Summary

Wallis Companies, on behalf of Brite Worx Carwash, has submitted a request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District. The request is for a 1.8 acre parcel located on the western corner of the intersection of Baxter Road and Clayton Road.

The public hearing was held on May 8, 2017, at which time several issues were raised regarding noise, traffic, waste and storm water, the proposed masonry wall, lighting, and architectural standards.

Planning Commission recommended approval of the request, as presented, on September 25, 2017 by a vote of 5 to 3.

At the October 4, 2017 Planning and Public Works Committee Meeting, a motion was passed by a vote of 4-0 to deny the request citing concerns about continued growth toward residential properties.

At the October 16, 2017 City Council meeting the applicant requested to hold their first reading in order to address the concerns of the Planning and Public Works Committee. The applicant made changes to the plan and at the November 6, 2017 City Council meeting this project was sent back to Planning and Public Works Committee.

On December 7, 2017 the Planning and Public Work Committee met and discussed the project. They motioned to hold a special meeting before December 23, 2017 to further address noise, traffic, and lighting.

The special meeting was held on December 21, 2017, at which time the Planning and Public Works Committee made a motion to recommend approval with four greensheet amendments by a vote of 4-0.

Attached to this report, please find a copy of the legislation, Attachment "A", Preliminary Development Plan and Acoustical Sound Study, labeled Attachment "B".



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: January 17, 2018 *See Bill # 3172*

RE: **P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living):** A request for a zoning map amendment from a "C8" Planned Commercial District to a new "UC" Urban Core District for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center (18S110148).

Summary

Shelbourne Healthcare Development Group LLC has requested a zoning map amendment from a "C8" Planned Commercial District to a new "UC" Urban Core District for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center. The new "UC" Urban Core District would allow for development of a 150 unit, 187,263-square-foot senior living facility on the property. The facility will be four stories in height and contain a combination of studio apartments and one and two bedroom units. The facility will serve a variety of residents, including those needing independent living, assisted living, and memory care.

The public hearing was held on November 13, 2017, at which time a few issues were raised regarding the status of the Certificate of Need, appropriateness of the drive-thru activity, and a concern of a tunneling effect along Chesterfield Parkway West. All of these issues were addressed at the December 11, 2017 Planning Commission Meeting.

The preliminary plan and coinciding narrative include a request for modification of standards within the Urban Core District. The request includes an existing shared parking lot with the property to the east. The UDC has a minimum standard of design for setbacks within the Urban Core District. The minimum yard setback for any parking area, parking structure, internal drive or loading space shall be 30 feet. Said modification required a two-thirds vote of the Planning Commission. Staff has also acknowledged that the typically required 30 foot landscape buffer will not be achievable along the eastern property line.

Planning Commission recommended approval of the request on December 11, 2017 by a vote of 8 – 0 with the motion to modify the parking setback from 30 feet to 5 feet on the east boundary and remove the landscape buffer from the eastern side.

At the January 4, 2018 Planning and Public Works Committee Meeting, a motion was passed to recommend approval by a vote of 3-0.

Attached to this report, please find a copy of legislation, Attachment "A", the Preliminary Plan, Tree Stand Delineation, and Sky Exposure Plane Exhibit marked as Attachment "B".



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services *JW*

Date: January 17, 2018 *See Bill # 3173*

RE: **P.Z. 18-2017 Falling Leaves Estates II:** A request to change the zoning from an existing Planned Unit Development (PUD) to a Large Lot Residential District (LLR) for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road (19T220214, 19T210161).

Summary

Fischer Family Investments LP has submitted a request to change the zoning from an existing "PUD" Planned Unit Development to a "LLR" Large Lot Residential District for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road. The Petitioner has stated that they intend to maintain the subject site as two single family lots.

The public hearing was held on December 11, 2017, at which time no issues were raised.

Planning Commission recommended approval of the request on December 11, 2017 by a vote of 8 – 0.

At the January 4, 2018 Planning and Public Works Committee Meeting, a motion was passed to recommend approval by a vote of 3-0.

Attached to this report, please find a copy of the Outboundary Survey and Tree Stand Delineation. As a conventional (versus planned) zoning district, the legislation for this request will not include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the "LLR" Large Lot Residential District.



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: January 17, 2018 *See Bill # 3174*

RE: **P.Z. 21-2017 Clock Tower Plaza (Kommerz LC):** A request to amend City of Chesterfield Ordinance 2,442 to revise development restrictions in a "PC" Planned Commercial district for 2.61 acres located north of Edison Avenue and northeast of the intersection of Chesterfield Commons East Road and Edison Avenue. (17T240243).

Summary

Kommerz LC has submitted a request for a text amendment to City of Chesterfield Ordinance 2,442 with respect to the hours of operation for the Clock Tower Plaza subdivision. This amendment would revise the development restrictions in a "PC" Planned Commercial district for a 2.61 acre tract of land located north of Edison Avenue and northeast of the intersection of Chesterfield Commons East Road and Edison Avenue.

The request is solely for a text amendment within the development restrictions of Ordinance 2,442 in regards to the restrictions on hours of operation. There are no other requests being made to the Attachment A or development conditions, and the preliminary plan will remain the same.

The public hearing was held on January 08, 2018, at which time the Commission discussed previous petitions' concerns with the site's proximity to the residential neighborhood directly to the south, however no issues were raised.

Planning Commission recommended approval of the request on January 08, 2018 by a vote of 6 – 2.

Per City Council policy #30, those amendments to existing planned district ordinances which receive a vote of $\frac{3}{4}$ of those present with a minimum of 5 votes, will go directly to City Council.

Attached to this report, please find a copy of the legislation.

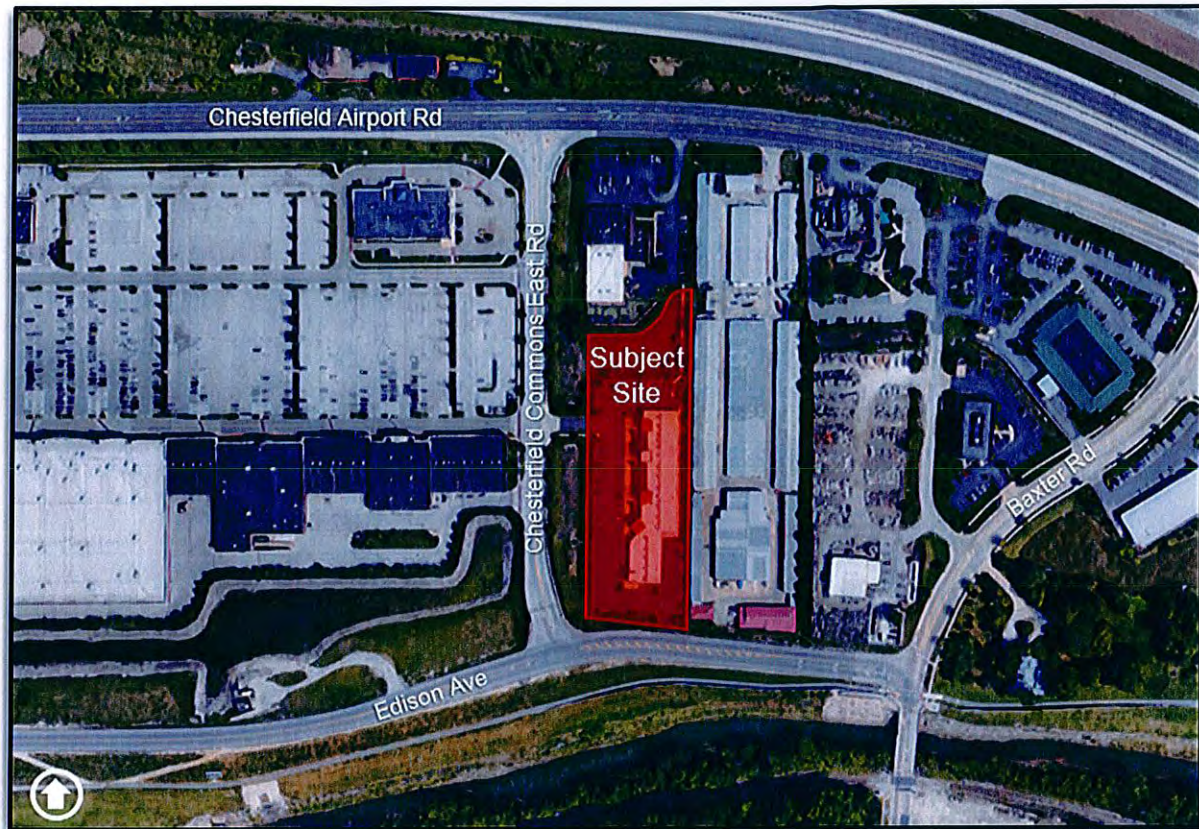


Figure 1. Aerial Photograph

Memorandum

Department of Public Works



*Forwarded to TPO for
review & recommendation
12/19/2017*

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

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

DATE: December 19, 2018

RE: Public Works Policy #23 – Pavement Specifications

As you know, in 2016 and early 2017 the Public Works Department completed a comprehensive review of all Public Works City Council policies. Through this process many policies were revised or deleted, ultimately resulting in 37 policies adopted by City Council.

During this process it was determined that one policy which required further review was Public Works Policy #23 – Pavement Specification and Acceptance Policy. This policy references many other agency specifications (State and County) and well as a number of ASTM standards, which have changed over time. Accordingly, Public Works Staff has performed a detailed analysis of this policy and recommended changes to ensure Policy #23 is comprehensive, appropriate, and references current standards and specifications.

There are two substantive change which merit mentioning. First, the existing Policy #23 contains two separate specifications: one for new development and one for work contracted by the City. Establishing the Policy in this manner caused many of the requirements to be duplicative, creating inconsistencies if one section was updated but the other was not. Instead of maintaining two specifications, the City Staff has recommended one Policy #23 covering all pavement in the City of Chesterfield. The second substantive change is that we have incorporated the specifications for cold weather concrete into Policy #23. Accordingly, there is no longer a need for a separate policy covering cold weather concrete, and we are recommending that City Policy #8 – Winter Paving, be deleted.

Should you have questions or need additional information, please let me know.

Action Recommended

Policy #23 should be presented to the Planning and Public Works Committee for consideration. Should PPW concur with Staff's recommendation, it should vote to authorize Staff to submit Policy #23 to City Council for approval and the elimination of Policy #8.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

*Revised Policy
Recommend Approval*

PUBLIC WORKS

NO. 23

SUBJECT Pavement Specification and Acceptance
Policy

INDEX PW

**DATE
ISSUED** 2/5/2001

**DATE
REVISED** 12/5/2017

POLICY

The attached document will serve as the Pavement Specification and Acceptance Policy.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

City of Chesterfield
Concrete Pavement Specification & Acceptance Policy

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SECTION 1. CONCRETE

- A. Concrete shall have a minimum of 6.25 sacks (588 lbs.) of Portland Cement (ASTM C 150, Type I/II) per cubic yard of concrete.
- B. Concrete coarse aggregate shall consist of limestone aggregate for pavement concrete in accordance with Section 1005 of the most current edition of the "Missouri Standard Specifications for Highway Construction". Coarse aggregates shall be supplied from a MoDOT inspected and approved source. Coarse aggregate containing in excess of 6% total deleterious material is prohibited.
- C. Concrete fine aggregate shall be Class A sand in accordance with Section 1005 of the most current edition of the "Missouri Standard Specifications for Highway Construction." Note that fine aggregates for concrete to be used in sidewalks and drive approaches shall be free from coal and lignite materials as determined by AASHTO 113.
- D. Approved Class C or F fly ash may be used to replace up to 25 percent of the cement on a pound for pound basis in all concrete except concrete designed for high early strength.
- E. Water to cement ratio shall not exceed 0.43. No water shall be added to the concrete mix once it leaves the batch plant without the City's approval.
- F. Maximum three-inch (3") slump when placed with a slip-form paver and maximum four-inch

- (4") slump when placed using forms, per ASTM C-143.
- G. Concrete shall have a 5% to 8% air content (by volume).
- H. Hand mixing of concrete will not be permitted.
- I. The use of an approved admixture may be permitted upon written request by the Developer on development or Contractor on City contracted work. The use of any admixture requires approval of the Director of Public Works/City Engineer. Permission to use an admixture may be withdrawn at any time.
- J. All streets within a development shall be constructed in accordance with the approved improvement plans for that development. All residential streets shall be constructed to the minimum required thickness of seven inches, unless the approved improvement plans indicate a larger thickness.
- K. All City contracted work shall be performed in accordance with the plans and specifications for each project.

SECTION 2. SUBGRADE AND ROCK BASE

- A. During excavation for the rock base, the soil subgrade shall be scarified to facilitate drying or moistened as necessary to permit proper compaction. Prior to placement of the rock base, the subgrade shall be uniform, rolled and compacted to not less than ninety percent (90%) of the maximum density as determined by the Modified Proctor Test AASHTO T-99 (ASTM D-1557-78). The City may, at its sole discretion, accept proof rolling of the subgrade as evidence of compactive effort in lieu of in place density tests.
- B. Rock base shall be Type 5 Aggregate, per Section 1007 of the most current edition of the "Missouri Standard Specifications for Highway Construction." The rock base shall be placed on the graded and compacted sub-grade then shaped and compacted to not less than ninety percent (95%) of the maximum density as determined by the Modified Proctor Test AASHTO T-99 (ASTM D-1557-78).
- C. Soft spots and unstable areas in the subgrade and/or rock base shall be removed and replaced with an approved material.

SECTION 3. FABRIC

- A. Prior to the placement of rock base, geotextile fabric shall be rolled out on the compacted subgrade in the direction of the traffic lane with all edges overlapping by at least eighteen inches (18").
- B. Fabric must comply with AASHTO M288 for separation purposes. The geotextile shall be non-woven fabrics, with survivability class two (2) and minimum permittivity of 0.02.

Fabrics shall be submitted for approval by the Director of Public Works/City Engineer.

SECTION 4. UNDERDRAINS

- A. Install and connect four-inch (4") diameter, schedule 40 PVC, perforated drains at all inlets to provide a way for water to exit from beneath the pavement. Underdrains help prevent prolonged pavement exposure to water, pumping, deflection cracking, faulting and frost action. The underdrains shall extend across the full width of the roadway. The pipe shall be installed perforations down in a 12" wide excavated trench, top of pipe being minimum 12" below bottom of pavement. The trench shall be wrapped in filter fabric and backfilled with one inch clean rock, with at least two inches of clean rock below the pipe.
- B. Underdrains shall be grouted at the location where the underdrain enters a storm sewer structure. Grout will be required on both the exterior and interior of the structure.

SECTION 5. CONCRETE PLACEMENT

- A. The paving contractor shall be responsible for all layouts and placement work necessary to maintain positive and proper drainage of the finished pavement and to ensure the pavement is placed to the lines and grades in accordance with the project plans and documents.
- B. Concrete shall not be placed until rock base and/or forms have been checked for line and grade. For new streets and complete street reconstructions, vertical control stakes set by a registered land surveyor may be required on each side of the proposed pavement and cut sheets shall be provided to the City.
- C. The rock base shall be moistened, if necessary, to provide a uniform dampened condition at the time concrete is placed. Place concrete on the prepared rock base in a manner to avoid segregation and contamination. Concrete vibrators of an internal type shall be used to consolidate concrete. The vibrators shall be capable of providing a minimum of 4,500 impulses per minute.
- D. A construction joint must be installed if concrete placement is interrupted for more than one-half hour, or if in the opinion of the City's inspector a cold joint has formed.

SECTION 6. JOINTS

- A. All joints shall conform to Drawings C502.01 thru C502.14 of the most current edition of St Louis County Department of Transportation's Standard Drawings. All transverse joints shall be spaced a minimum of 10 feet and maximum 15 feet apart.
- B. Dowel bars shall be installed at all transverse construction joints in pavement. Dowel bars shall be 1" diameter smooth, epoxy coated bars meeting the requirements of ASTM A 615, Grade 40 or 60. Dowels bars shall be 18" long and placed at a spacing of 12" on center.

- C. Tie bars shall be installed at all longitudinal joints in pavement. Tie bars shall be 5/8" diameter deformed epoxy coated bars meeting the requirements of ASTM A 615, Grade 40 or 60. Longitudinal tie bars shall be 30" long and placed at a spacing of 30" on center.
- D. All catch basins and inlet sills shall be separated from the pavement by a one half inch wide pre-molded expansion joint material shall be installed full depth between the curb, catch basin, inlet sill and adjacent pavement slab. If the inlet sump is blocked out and not poured with the adjacent pavement, it must be tied back in to the adjacent pavement slab with tie bars. Dowel bars and tie bars and their placement shall be in accordance with Section 5, paragraphs B and C of this specification.
- E. One inch wide pre-molded expansion joint material shall be installed full depth between the curb and driveway approaches. At locations where street creep is a concern, such as opposite of T-intersections, ends of cul-de-sacs and on outside of curves, the joint width shall be increased to two inches.
- F. To reduce the effects of street creep, A2 expansion joints (See St. Louis County Department of Transportation Standard Drawing C502.13) shall be installed at
- the end of radius on each approach to a "T" intersection,
 - across the throat of cul-de-sacs,
 - at the beginning (PC) and the end (PT) of curved sections of street, and
 - at maximum intervals of 1000 feet.

SECTION 7. CONCRETE FINISHING

- A. Under normal working conditions moisture shall not be applied to the surface of the pavement in any form. Added finishing water shall be applied only as approved by the City Inspector and only in the form of a fine pressure spray by hand methods (small hand pump type sprayer).
- B. After surface irregularities have been removed, the finished concrete surface shall be given a uniformly roughened surface finish by the use of a broom or a fabric drag. The damp fabric drag shall be dragged in a longitudinal direction. Brooms shall be drawn across the surface from the centerline towards each edge with the broom held perpendicular to the surface, with adjacent strokes slightly overlapping. The brooming operation shall be executed so that the corrugations are uniform in appearance and not more than 1/8 of an inch in depth. Brooming and dragging shall be completed before the concrete is in a condition that it will be torn or unduly roughened and before the concrete has attained its initial set. Brooms and fabric shall be cleaned or replaced as often as necessary to attain the required surface texture. Upon completion of brooming or dragging, the surface shall be uniform in appearance and shall be free from surplus water, rough or porous spots, irregularities, depressions, and other objectionable features.

SECTION 8. SAW CUTTING

- A. All transverse contraction joints and all longitudinal joints shall be sawed with powered saws equipped with shatterproof abrasive or diamond-rimmed blades. Joints shall be cut into hardened concrete as soon as the surface will not be torn, abraded, or otherwise damaged by cutting action. Joints shall be cut to a depth equal to at least 1/3 of the concrete thickness at a width of 1/8".
- B. Full depth sawcutting is required at limits of pavement removal. Extreme care shall be exercised to avoid damage to adjacent concrete to remain.

SECTION 9. CURING

Concrete shall be cured with a white pigmented membrane curing material applied at a minimum rate of 150 square feet per gallon. Curing material shall completely cover the concrete surface and shall be applied as soon as possible without damaging or marring the pavement surface.

SECTION 10. JOINT SEALING

- A. Joints shall be sealed with materials that conform to ASTM D3405 for rubberized joint sealer of Federal specification SSS1401C. The sealing material shall be heated to the pouring temperature specified by the manufacturer, and any material which has been heated above the maximum safe heating temperature will be rejected. Prior to the placement of any joint seal material, the Contractor shall provide a bill of material certification that the material meets the appropriate specification.
- B. Prior to sealing, all joints shall be re-sawcut to a 3/8" width by 1" depth. This sawing shall be done wet. The 3/8" cut shall be centered on the original cut. Within one hour of re-sawing, the joints shall be pressure washed to remove all latency and foreign objects from the entire depth of the joint. Following pressure washing, the joint and adjacent pavement shall be completely clean. Any liquid residue resulting from the sawcutting shall be immediately and completely washed from the pavement.
- C. Immediately prior to crack sealing, all joints shall be dry and clean of dust and contaminants for proper adhesion of joint material.
- D. Joints shall be uniformly filled to a level just below the adjacent pavement surface. Care should be taken not to overfill the joints; any excess material shall be removed from the concrete surface.
- E. All joints are to be filled. This includes: 1) transverse joints, 2) longitudinal joints, 3) joints between the drive aprons and back of curb, 3) joints at storm sewers, and 4) joints between sidewalks and curbs.
- F. All joints shall be sealed as soon as practical after completion of a minimum curing period

of 24 hours. Vehicles, including those necessary for sealing, will be allowed on the pavement in accordance with Section 12 of this specification.

SECTION 11. WEATHER CONDITIONS

- A. Concrete shall not be placed: (1) when either the air temperature or the temperature of the surface on which concrete is to be placed is below 40 degrees F, unless authorized by the Director of Public Works/City Engineer (2) on any frozen surface, or (3) when weather conditions prevent the proper handling, finishing, or curing of the concrete.
- B. The placement of concrete in cold weather shall be in accordance with ACI 306R-16. As defined by ACI, cold weather exists when the air temperature has fallen or is expected to fall below 40 degrees Fahrenheit during the protection period. The following requirements supersede ACI 306R-16:

Cement Content - the minimum cement requirement shall be 6.25 sacks per cubic yard with an approved water reducer and a maximum water cement ratio of 0.40.

Plant Certification - shall be provided to the City to verify mix design compliance at time of delivery prior to placement.

Temperature Monitoring - concrete temperature shall be recorded at 100' spacing or less with a minimum of four locations, unless otherwise approved by the City. Temperature shall be recorded by maturity meters with temperature recordings at a maximum frequency of one hour intervals. The temperature recording locations shall be taken near edges and corners of the pavement, as determined by the City. Temperature monitoring reports shall be provided to the City.

Acceptance Period - streets will be eligible for acceptance after 12 months.

Winter Paving Inspection Cost - the developer/contractor will be responsible for costs incurred by the City for the City's inspection monitoring and testing associated with winter street paving that exceed typical inspection monitoring and testing efforts.

The developer/contractor shall be responsible for retaining the services of a qualified materials testing firm to perform temperature monitoring and reporting of the concrete pavement as well as any other materials testing requirements for the cold weather concrete.

Protection - protection of concrete shall remain in place for a minimum of five days after placement. Protection must be capable of maintaining the Concrete temperature at a minimum of 55 degrees Fahrenheit.

Acceptance - all cold weather concrete that does not comply with the above

requirements and ACI 306R-16, will not be accepted by the City.

SECTION 12. OPENING TO TRAFFIC

The pavement shall not be opened to traffic (including construction traffic) until the concrete has attained a minimum compressive strength of 3,000 psi and is at least 72 hours old. Compressive strength will be determined by tests made in accordance with ASTM C-31 and C-39. Pavement shall be thoroughly cleaned prior to opening to traffic.

SECTION 13. TESTING AND ACCEPTANCE.

- A. **Responsibility** – Material testing shall be conducted in accordance with City Policy PDS-001, Material Testing.
- B. **Smoothness** – As soon as practicable, the center of each slab, parallel to the direction of travel, will be thoroughly checked with a straightedge by the City's inspector. All variations exceeding 3/8 in./10 ft. will be plainly marked, and those slabs shall be considered defective. Corrective action shall be accomplished by longitudinally diamond grinding or by use of an approved device designed to improve the profile of the riding surface. The use of a bush hammer or other impact device will not be permitted. All corrective work shall be completed prior to the final determination of the pavement thickness. Removal and replacement will be required, if in the judgement of the Director of Public Works/City Engineer, an inordinate amount of defective slabs are found.
- C. **Concrete Thickness** – For the purpose of determining constructed thickness of the pavement, cores will be taken at random intervals in each traffic lane at a minimum rate of thirteen (13) cores per mile or approximately every 400 lineal feet. In addition, cores will be taken at all locations where thickness measurements taken during construction indicate a thickness deficiency sufficient to justify a penalty, or at any other location as determined by the Engineer.

When the measurement of any core is deficient, additional cores will be taken on all sides of the affected location until the extent of the deficiency has been determined. The thickness of any core taken shall be considered representative of the thickness of the pavement for a distance extending one-half (1/2) the distance to the next core, measured along the centerline, or in the case of a beginning or ending core, the distance will extend to the end of the pavement section. In any case, the distance shall be adjusted to the nearest transverse joint. The Developer/Contractor shall be responsible for all costs associated with additional cores required to determine the extent of thickness deficiencies.

If any core measurement is less than the thickness indicated on the construction plans or Improvement Plans, the Contractor may be required to remove and replace the pavement at the Contractor's expense, or pay the City for the deficiencies in thickness of less than one (1) inch as noted on the following schedule. The choice of removal and replacement or monetary penalty, as detailed below, shall be at the sole discretion of the City.

Category	Thickness Deficiency	Penalty
1	0.1 inch	10%
2	0.2 to 0.4 inch	20%
3	0.5 to 0.9 inch	40%
4	1.0 inch or more	Remove and Replace or 100%

- For new development, penalties will be based on the "Streets" escrow amount for that area of pavement represented by the failing test. The Developer will be required to pay the penalty to the City, via cashier's check. All penalties must be paid before escrows are released.
- For City contracted work, a deduction will be made to the contract unit price for concrete pavement for that area of pavement represented by the failing test. The amounts due as penalties shall be withheld from any sums due to the Contractor as soon as the extent of the deficiencies is determined.

D. Compressive Strength – Sets of concrete test cylinders shall be prepared and tested at regular intervals in conformance with ASTM C172, C31 and C39 and ACI 318 to verify the concrete placed meets the City's specifications. For the purpose of this section, test cylinders prepared on a Friday and taken to the testing lab on the following Monday will be considered as compliant with the ASTM standards and procedures.

Sets of concrete test cylinders shall be taken at regular intervals and shall be representative of all concrete placed during the interval. If the locations of each set can be identified, the set will represent that area of pavement bounded by one-half ($\frac{1}{2}$) the distance to the adjacent sets. If locations of sets are unable to be determined, each set will represent an equivalent percentage of the area poured that day (e.g. if 1,000 S.Y. of pavement are cast and four (4) sets of cylinders are made, each set will represent 250 S.Y. of pavement).

In accordance with ACI 318, the strength level of concrete shall be considered satisfactory only if both of the following requirements are met. For the purpose of this section, a strength test constitutes the average strength of two 6 inch x 12 inch or three 4 inch x 8 inch cylinders tested at 28 days.

- Every arithmetic average of any three consecutive strength tests equal or exceeds the required compressive strength of 4,000 psi; and;
- No individual strength test falls below the specified strength of 4,000 psi by more than 500 psi

Should penalties be required because any of the above criteria are met, the penalties will be imposed on all concrete failing to meet the specifications.

- For new development, penalties will be based on the "Streets" escrow amount for that area of pavement represented by the failing test. The Developer will be required to pay the penalty to the City, via cashier's check. All penalties must be paid before escrows are released.
- For City contracted work, a deduction will be made to the contract unit price for

concrete pavement for that area of pavement represented by the failing test. The amounts due as penalties shall be withheld from any sums due to the Contractor as soon as the extent of the deficiencies is determined.

The penalty shall be a linear penalty varying from no (0) penalty at 4,000 p.s.i. to seventy-five percent (75%) at 3,000 p.s.i. and a one-hundred percent (100%) penalty or removal and replacement for any test result less than 3,000 p.s.i. The choice of remove and replace or monetary penalty shall be at the sole discretion of the City.

Strength testing of field cores will not be allowed as a substitute for lab specimens.

E. **Inspection/Defects:** Prior to final acceptance of a project or any streets within a development the City of Chesterfield will conduct a thorough inspection of said streets. The following defects will require full slab removal and replacement from joint to joint, at the sole expense of the Developer or Contractor. Half slab replacement, patching or grouting will not be allowed as a form of corrective measure.

- Differential settlement or movement that has occurred at a joint.
- Depressions holding water more than 1/8" deep (the City has the option to permit isolated grinding of small areas of up to 1/4" deep to promote drainage).
- Overbreakage.
- Any damage resulting from negligence on the part of the contractor.
- Rain damage.
- Cracks— a temperature/shrinkage crack that forms in the center of a slab and is perpendicular to the center line of the street may be acceptable. Not more than 5% of the slabs within a street segment may have a temperature/shrinkage crack so long as no differential settlement or movement has occurred at the crack, and the crack is not located over a utility trench. Multiple adjacent cracked slabs, in the direction of travel, are not acceptable, and will not be included in the 5% calculation, and therefore will be required to be removed and replaced. A street segment is defined as a section of street that is between intersections, or a section of street as measured by the change in the characteristics of the street, i.e. width. A street segment may also be identified by the sequence of the paving operation. Slabs which do not meet this threshold must be removed and replaced. No other types of cracks are acceptable, including but not limited to longitudinal and diagonal cracks. Slabs with unacceptable cracks must also be removed and replaced. All acceptable cracks that are to remain shall be sawed with a random crack saw, and shall be sealed in accordance with Section 10 of this specification, at the direction of the City.

F. **Marred Surfaces:** If the Director of Public Works/City Engineer determines marred surfaces of slightly damaged concrete may remain in the completed project, a minimum penalty of twenty percent (20%) will be assessed for the slabs affected.

- For new development, the 20% penalty will be deducted from the escrow amount for "Streets". The Developer will be required to pay the penalty to the City, via cashier's check. All penalties must be paid before escrows are released.

- For City contracted work, the 20% penalty will be deducted from the unit bid price for concrete pavement. The amounts due as penalties shall be withheld from any sums due to the Contractor as soon as the extent of the deficiencies is determined.
- A marred surface is defined as having any of the following characteristics: 1) pavement that has been rained on, 2) pavement that has not reached its initial set and has had water flow on its surface washing away cement, 3) pavement that has had plastic placed on it wherein the plastic has actually caused indentations and random patterns, 4) pavement that has been walked on by humans or animals or driven on by any type of vehicle, 5) pavement that has had curing compound sprayed on it before the initial set, resulting in pitting marks, 6) pavement that has been vandalized in any way. Under no circumstances shall concrete surfaces be re-finished with additional cement or other materials as a method to repair damaged or marred surfaces.

G. **Acceptance:** The City of Chesterfield will not accept streets for maintenance within new subdivisions until all development is completed, or until construction within the subdivision has been substantially completed, as outlined in Public Works City Policy #1 (Acceptance of Streets Within Residential Developments), which is hereby incorporated into this pavement and acceptance policy.

SECTION 14. JUDGEMENT

The Director of Public Works/City Engineer is authorized to use judgement in the application of the provisions of this policy in order to achieve the most beneficial results to the City of Chesterfield. It is recognized that physical conditions may warrant site specific determinations or judgement applications of the guidelines herein specified. The Director of Public Works/City Engineer is hereby instructed to use the pavement acceptance policy as a general directive and to administer the construction, reconstruction or reparation of pavements consistent with this policy.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

Existing Policy
Recommend delete -
Covered within new
policy #23

PUBLIC WORKS

NO. 8

SUBJECT Winter Paving

INDEX PW

DATE 2/04/1991
ISSUED

DATE 11/7/2016
REVISED

POLICY

Cold weather concreting shall be in accordance with ACI 306R-10. As defined by ACI, cold weather exists when the air temperature has fallen to or is expected to fall below 40 degrees Fahrenheit during the protection period. The following requirements supersede ACI 306R-10:

Cement Content - the minimum cement requirement shall be 6.25 sacks per cubic yard with an approved water reducer and a maximum water cement ratio of 0.40.

Plant Certification - shall be provided to the City to verify mix design compliance at time of delivery prior to placement.

Temperature Monitoring - concrete temperature shall be recorded at 100' spacing or less with a minimum of four locations, unless otherwise approved by the City. Temperature shall be recorded by maturity meters with temperature recordings at a maximum frequency of one hour intervals. The temperature recording locations shall be taken near edges and corners of the pavement, as determined by the City. Temperature monitoring reports shall be provided to the City.

Acceptance Period - streets will be eligible for acceptance after 12 months.

Winter Paving Inspection Cost - the developer/contractor will be responsible for costs incurred by the City for the City's inspection monitoring and testing associated with winter street paving that exceed typical inspection monitoring and testing efforts.

The developer/contractor shall be responsible for retaining the services of a qualified materials testing firm to perform temperature monitoring and reporting of the concrete pavement as well as any other materials testing requirements for the cold weather concrete.

Protection - protection of concrete shall remain in place for a minimum of five days after placement. Protection must be capable of maintaining the Concrete temperature at a minimum of 55 degrees Fahrenheit.

Acceptance - all cold weather concreting performed that does not comply with the above requirements and ACI 306R-10, shall not be accepted by the City.

RECOMMENDED BY:

PPW 10/7/2016 PPW Committee
Department Head/Council Committee (if applicable)

10/20/2016
Date

APPROVED BY:

Morgan
City Administrator

11/14/2016
Date

Morgan
City Council (if applicable)

11/7/2016
Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

EXISTING policy
Recommend delete &
accept new policy 23

PUBLIC WORKS

NO. 23

SUBJECT Pavement Specification & Acceptance
Policy

INDEX PW

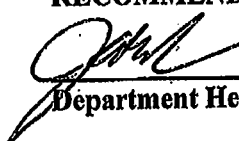
**DATE
ISSUED** 2/5/2001

**DATE
REVISED** 03/20/2017

POLICY

Two policy statements dated 03/21/2017, related to Pavement Specifications and acceptance are attached: one for New Development and one for Work Contracted by the City.

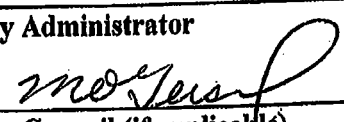
RECOMMENDED BY:

 2/15/2017 PPW Committee
Department Head/Council Committee (if applicable)

3/9/2017
Date

APPROVED BY:

City Administrator



City Council (if applicable)

Date

3/20/2017
Date

City of Chesterfield
Concrete Pavement Specification & Acceptance Policy
for
New Development

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SECTION 1. CONCRETE

- A. Concrete shall have a minimum of 6.00 sacks (565 lbs.) of Portland Cement (ASTM C 150, Type I) per cubic yard of concrete.
- B. Concrete coarse aggregate shall consist of limestone aggregate for pavement concrete in accordance with Section 1005 of the "Missouri Standard Specifications for Highway Construction, 1999". Coarse aggregates shall be supplied from a MoDOT inspected and approved source.
- C. Concrete fine aggregate shall be Class A sand in accordance with Section 501.2.2.2.1 and Section 1005.2 of the "St. Louis County Standard Specifications for Highway Construction, January 1, 1997." Note that fine aggregates for concrete to be used in sidewalks and drive approaches shall in addition to meeting the requirements of section 1005.2, be free from coal and lignite materials as determined by AASHTO 113.
- D. Water to cement ratio shall not exceed 0.47. No water shall be added to the concrete mix once it leaves the batch plant without the City's approval.
- E. Maximum three-inch (3") slump when placed with a slip-form paver and maximum four-

inch (4") slump when placed using forms, per ASTM C-143.

- F. Concrete shall have a 5% to 8% air content (by volume).
- G. Hand mixing of concrete will not be permitted.
- H. The use of an approved admixture may be permitted upon written request by the Developer. The use of any admixture will be by approval of the Director of Public Works/City Engineer and contingent upon satisfactory performance of the work and permission of its use may be withdrawn at any time satisfactory results are not obtained.
- I. All streets within a development shall be constructed in accordance with the approved improvement plans for that development. All residential streets shall be constructed to the minimum required thickness, unless the approved improvement plans indicate a larger thickness.

SECTION 2. ROCK BASE

- A. During excavation for the rock base, the grade shall be scarified to facilitate drying or moistened as necessary to permit proper compaction. Prior to placement of the rock base, the grade shall be uniform, rolled and compacted to not less than ninety percent (90%) of the maximum density as determined by the Modified Proctor Test AASHTO T-99 (ASTM D-1557-78). The City may, at its sole discretion, accept proof rolling as evidence of compactive effort in lieu of in place density tests.
- B. Rock base shall be Type 1 Aggregate, per Section 1007 of the "St. Louis County Standard Specifications for Highway Construction, January 1, 1997." The rock base shall be placed on the graded and compacted sub-grade then shaped and compacted to not less than ninety percent (90%) of the maximum density as determined by the Modified Proctor Test AASHTO T-99 (ASTM D-1557-78). Soft spots and unstable areas resulting from the Contractor's operation and sequence of work shall be removed and replaced with an approved material.

SECTION 3. FABRIC

- A. Geotextile fabric shall be rolled out in the direction of the traffic lane with all edges overlapping by at least eighteen inches (18") under the 4" compacted rock base.
- B. Fabric specifications and characteristics shall be determined and approved by the Director of Public Works/ City Engineer.

SECTION 4. UNDERDRAINS

- A. Install and connect four-inch (4") diameter perforated drains at all inlets to provide a way for water to exit from beneath the pavement. Underdrains help prevent prolonged pavement

exposure to water, pumping, deflection cracking, faulting and frost action. Underdrain details are to be approved by the Director of Public Works/City Engineer.

SECTION 5. CONCRETE PLACEMENT

- A. Concrete shall not be placed until rock base and/or forms have been checked for line and grade. Vertical control stakes set by a registered land surveyor are required on each side of the proposed pavement. Cut sheets shall be provided to the City.
- B. Steel tie bars (epoxy coated deformed steel bars, ASTM A 615, Grade 40 or 60, 5/8" diameter, 24" long, @ 30" centers for longitudinal joints, and @ 18" centers for transverse joints) shall be installed at transverse and longitudinal joints, in sections of existing adjacent concrete pavement which will remain.
- C. Moisten rock base if necessary, to provide a uniform dampened condition at time concrete is placed. Place concrete on the prepared rock base in a manner to avoid segregation and contamination. Concrete vibrators of an internal type shall be used to consolidate concrete. The vibrators shall be capable of providing a minimum of 4,500 impulses per minute.
- D. A construction joint must be installed if concrete placement is interrupted for more than ½ hour, or if in the opinion of the City's inspector a cold joint has formed.
- E. The paving contractor shall be responsible for all layouts and placement work necessary to maintain positive and proper drainage of the finished pavement.

SECTION 6. JOINTS

- A. All joints shall conform to Drawing C502.01, C502.02 and C502.03 of the Design Criteria For The Preparation of Improvement Plans - St Louis County Department of Highways and Traffic. All transverse joints shall be spaced 15 feet apart.
- B. All catch basins and sills shall be separated from the pavement by ½ inch pre-molded expansion joint material extending completely through the curb and pavement slab. If sump is blocked out, it must be tied back in to the pavement slab. Steel tie bars and their placement shall be in accordance with Section 5, paragraph B. of this specification.
- C. Full-depth expansion joints shall be installed between the curb and driveway approaches.
- D. A tied keyway shall be provided along the centerline joint.

SECTION 7. CONCRETE FINISHING

- A. Under normal working conditions moisture shall not be applied to the surface of the pavement in any form. Added finishing water shall be applied only as ordered by the City Inspector and only in the form of a fine pressure spray by hand methods.

- B. After surface irregularities have been removed, the finished concrete surface shall be given a uniformly roughened surface finish by the use of a broom or a fabric drag. The damp fabric drag shall be dragged in a longitudinal direction. Brooms shall be drawn across the surface from the centerline towards each edge with the broom held perpendicular to the surface, with adjacent strokes slightly overlapping. The brooming operation shall be executed so that the corrugations will be uniform in appearance and not more than 1/8 of an inch in depth. Brooming and dragging shall be completed before the concrete is in a condition that it will be torn or unduly roughened and before the concrete has attained its initial set. Brooms and fabric shall be cleaned or replaced as often as necessary to attain the required surface texture. Upon completion of brooming or dragging, the surface shall be uniform in appearance and shall be free from surplus water, rough or porous spots, irregularities, depressions, and other objectionable features.

SECTION 8. SAW CUTTING

- A. All transverse contraction joints and all longitudinal joints shall be sawed with powered saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut joints into hardened concrete as soon as surface will not be torn, abraded, or otherwise damaged by cutting action. Joints shall be cut to a depth equal to at least 1/3 of the concrete thickness, and a width between 1/4" to 3/8".
- B. Full depth sawcutting is required at limits of pavement removal. Extreme care shall be exercised to avoid damage to adjacent concrete to remain.

SECTION 9. CURING

- A. Concrete shall be cured with a white pigmented membrane curing material, at a minimum rate of 150 square feet per gallon to completely cover the concrete surface. Curing compound shall be applied as soon as possible without damaging or marring the surface.

SECTION 10. JOINT SEALING

- A. Joints shall be sealed with materials that conform to ASTM D3405 for rubberized joint sealer of Federal specification SSS1401C. The sealing material shall be heated to the pouring temperature specified by the manufacturer, and any material which has been heated above the maximum safe heating temperature will be rejected. Prior to the placement of any joint seal material, the Contractor shall provide a bill of material certification that the material meets the appropriate specification.
- B. Immediately prior to crack sealing all joints shall be dry and clean of dust and contaminants for proper adhesion of joint material.
- C. Joints shall be uniformly filled to a level just below the adjacent pavement surface. Care should be taken not to overfill the joints; any excess material shall be removed from the

concrete surface.

- D. All joints are to be filled. This includes: 1) transverse joints, 2) longitudinal joints, 3) joints between the drive aprons and back of curb, 3) joints at storm sewers, and 4) joints between sidewalks and curbs.
- E. All joints shall be sealed before the pavement is open to traffic, including construction traffic, and as soon after completion of a minimum curing period of 24 hours providing vehicles are not placed on the pavement when performing the sealing operation.

SECTION 11. WEATHER CONDITIONS

- A. Concrete operations shall not continue: (1) when either the air temperature or the temperature of the surface on which is to be placed is below 40 degrees F, unless authorized by the Director of Public Works/City Engineer (2) on any frozen surface, or (3) when weather conditions prevent the proper handling or finishing of the mixture.
- B. If approval has been granted by the Director of Public Works/City Engineer for paving below 40 degrees F, the contractor shall perform paving operations in accordance with Public Works City Policy #11 (Winter Paving), which is hereby incorporated into this specification and acceptance policy.

SECTION 12. OPENING TO TRAFFIC

- A. The pavement shall not be opened to normal traffic until the concrete has attained a minimum compressive strength of 3500 psi, and is at least 120 hours old. Compressive strength will be determined by tests made in accordance with ASTM C-31 and C-39. Pavement shall be cleaned and joints sealed prior to opening to traffic.

SECTION 13. TESTING AND ACCEPTANCE.

- A. **Smoothness** – As soon as practicable, the center of each slab, parallel to the direction of travel, will be thoroughly straightedge by the City's inspector. All variations exceeding 3/8 in./10 ft. will be plainly marked, and those slabs shall be considered defective. Corrective action shall be accomplished by longitudinally diamond grinding or by use of an approved device designed for that purpose. The device shall be designed to improve the profile of the riding surface. The use of a bush hammer or other impact device will not be permitted. All corrective work shall be completed prior to determination of pavement thickness. However, removal and replacement will be required, if in the judgement of the Director of Public Works/City Engineer, an inordinate amount of defective slabs are found.

(A schematic of the straightedge will be inserted at a later date.)

- B. **Concrete Thickness** – Cores shall be taken from the newly placed concrete to determine pavement thickness. For the purpose of determining constructed thickness of the pavement,

cores will be taken at random intervals in each traffic lane at a minimum rate of one core per 400 lineal feet. In addition, cores will be taken at all locations where thickness measurements taken during construction indicate a thickness deficiency sufficient to justify a penalty, or at any other locations where, in the judgement of the City's inspector, a thickness deficiency may exist.

When the measurement of any core is deficient in excess of 2/10 inch from the plan thickness, additional cores will be taken ahead and back of the affected location until the extent of the deficiency has been determined. The thickness of any core taken shall be considered representative of the thickness of the monolithic pavement for a distance extending one-half the distance to the next core, measured along centerline, or in the case of a beginning or ending core, the distance will extend to the end of the monolithic pavement section. In any case, distance shall be adjusted to the nearest transverse joint.

If any core measurement is less than the thickness indicated on the construction plans, the Developer will remove and replace the pavement at the Developer's expense, or will be required to pay a penalty, as a special escrow, to the City for the deficiencies in thicknesses as noted on the following schedule. The choice of the alternate penalty under category 4 below will be at the sole discretion of the City. Penalties will be determined based on the escrow amount for "Streets", for that area of pavement represented by the failing core.

- | | |
|------------|--|
| category 1 | 0.00 inch to 0.24 inch – 10% of the S.Y. of "Streets". |
| category 2 | 0.25 inch to 0.49 inch - 20% of the S.Y. of "Streets". |
| category 3 | 0.50 inch to .99 inch - 40% of the S.Y. of "Streets". |
| category 4 | More than 1.00 inch - remove and replace, or 100% S.Y. of "Streets". |

- C. **Compressive Strength** – sets of concrete test cylinders will be prepared and tested in conformance with ASTM C-31 and C-39 at regular intervals by City personnel, or designated representatives, to verify that the concrete as placed meets the City's specifications. The curing and testing of concrete cylinders will be done at the St. Louis County Department of Highways and Traffic Materials Testing Laboratory and will be considered the official test results. For the purpose of this section, test cylinders prepared on a Friday and taken to the testing lab on the following Monday will be considered as complying with the ASTM standards and procedures. Test results from other laboratories, from samples made by the Developer's contractor or from samples taken at other locations will not be considered.

Sets of concrete test cylinders shall be taken at regular intervals and be representative of all concrete placed during the interval. If the locations of each set can be identified, the set will represent that area of pavement bounded by one-half (½) the distance to the adjacent sets. If locations of sets are unable to be determined, each set will represent an equivalent percentage of the area poured that day (e.g. if 1,000 S.Y. of pavement are cast and 4 sets of cylinders are made, each set will represent 250 S.Y. of pavement.).

Deductions for deficient concrete strength will only be imposed if any one of the following

conditions is met:

- 1) Any two (2) sets fail to exceed a twenty-eight (28) day strength of 3,250 p.s.i.
- 2) Any three (3) sets fail to exceed a twenty-eight (28) day strength of 3,500 p.s.i.
- 3) Any five (5) sets fail to exceed a twenty-eight (28) day strength of 3,750 p.s.i.
- 4) Any ten (10) sets fail to exceed a twenty-eight (28) day strength of 3,900 p.s.i.

Should deductions be required because any of the above criteria are met, the deductions will be imposed on all concrete failing to meet the specifications. The Developer will be required to pay a penalty, as a special escrow, to the City for that area of pavement represented by the failing test. The penalty shall be a linear penalty varying from no (0) penalty at 4,000 p.s.i. to seventy-five percent (75%) of the escrow amount for "Streets" at 3,000 p.s.i. and a one-hundred percent (100%) penalty for any test result less than 3,000 p.s.i.

The square yardage price will be determined from the escrow amount for "Streets".

Under no circumstance will strength testing of field cores be allowed as a substitute for lab specimens. Cores that have been taken for verification of pavement thickness and may be tested for field strength for informational purposes only. No core strengths will be used for the purpose of complying with the specified strength.

D. Prior to final acceptance of any streets within a development the City of Chesterfield will conduct a thorough inspection of said streets. The following defects will require full slab removal and replacement from joint to joint, at the sole expense of the Developer/Contractor:

- Differential settlement or movement that has occurred at a joint.
- Depressions holding water more than 1/8" deep (the City has the option to permit isolated grinding of small areas of up to 1/4" deep to promote drainage).
- Overbreakage.
- Any damage resulting from negligence on the part of the Developer's contractor.
- Rain damage.
- Cracks— a temperature/shrinkage crack that forms in the center of a slab and is perpendicular to the center line of the street may be acceptable. Not more than 5% of the slabs within a street segment may have a temperature/shrinkage crack so long as no differential settlement or movement has occurred at the crack, and the crack is not located over a utility trench. Multiple adjacent cracked slabs, in the direction of travel, are not acceptable, and will not be included in the 5% calculation, and therefore will be required to be removed and replaced. A street segment is defined as a section of street that is between intersections, or a section of street as measured by the change in the characteristics of the street, i.e. width. A street segment may also

be identified by the sequence of the paving operation. Slabs above this threshold must be removed and replaced. No other types of cracks are acceptable, including but not limited to longitudinal and diagonal cracks. Slabs with unacceptable cracks must also be removed and replaced. All acceptable cracks that are to remain shall be sawed with a random crack saw, and shall be sealed in accordance with Section 6 of this specification.

- E. Half slab replacement, patching or grouting will not be allowed as a form of corrective measure.
- F. For marred surface areas of slightly damaged concrete, as determined by the Director of Public Works/City Engineer, that remain in the completed project, a minimum penalty of twenty percent (20%) of the escrow amount for "Streets" will be assessed for the slabs affected. The Developer will be required to pay the penalty to the City, via cashier's check. All penalties must be paid before escrows are released.
 - A marred surface is defined as having any of the following characteristics: 1) pavement that has been rained on, 2) pavement that has not reached its initial set and has had water flow on its surface washing away cement, 3) pavement that has had plastic placed on it wherein the plastic has actually caused indentations and random patterns, 4) pavement that has been walked on by humans or animals or driven on by any type of vehicle, 5) pavement that has had curing compound sprayed on it before the initial set, resulting in pitting marks, 6) pavement that has been vandalized in any way. Under no circumstances shall concrete surfaces be re-finished with additional cement or other materials as a method to repair damaged or marred surfaces.
- G. The City of Chesterfield will not accept streets for maintenance within subdivisions until all development is completed, or until construction within the subdivision has been substantially completed, as outlined in Public Works City Policy #1 (Acceptance of Streets Within Residential Developments), which is hereby incorporated into this pavement and acceptance policy.

SECTION 14. JUDGEMENT

- A. The Director of Public Works/City Engineer is authorized to use judgement in the application of provisions of this policy to achieve the most beneficial results of these pavement acceptance guidelines. It is recognized that physical conditions may warrant site specific determinations or unusual applications of the guidelines herein specified. The Director of Public Works/City Engineer is hereby instructed to use the pavement acceptance policy as a general directive and to prepare general regulations governing the construction, reconstruction or reparation of pavements consistent with this policy.

City of Chesterfield
Concrete Pavement Specification & Acceptance Policy
for
Work Contracted by the City

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SECTION 1. CONCRETE

- A. Concrete shall have a minimum of 6.00 sacks (565 lbs.) of Portland Cement (ASTM C 150, Type I) per cubic yard of concrete.
- B. Concrete coarse aggregate shall consist of either limestone aggregate or "Meramec C Gravel", as stated in the project specifications. Limestone aggregate for pavement concrete shall be in accordance with Section 1005 of the "Missouri Standard Specifications for Highway Construction, 1999". Limestone aggregates shall be supplied from a MoDOT inspected and approved source. Coarse aggregates containing in excess of 6% total deleterious material are prohibited.
- C. Concrete fine aggregate shall be Class A sand in accordance with Section 501.2.2.2.1 and Section 1005.2 of the "St. Louis County Standard Specifications for Highway Construction, January 1, 1997." Note that fine aggregates for concrete to be used in sidewalks and drive approaches shall in addition to meeting the requirements of section 1005.2, be free from coal and lignite materials as determined by AASHTO 113.
- D. Water to cement ratio shall not exceed 0.47. No water shall be added to the concrete mix once it leaves the batch plant without the City's approval.

- E. Maximum three-inch (3") slump when placed with a slip-form paver and maximum four-inch (4") slump when placed using forms, per ASTM C-143.
- F. Concrete shall have a 5% to 8% air content (by volume).
- G. Hand mixing of concrete will not be permitted.
- H. The use of an approved admixture may be permitted upon written request by the Contractor. The use of any admixture will be by approval of the Director of Public Works/City Engineer and contingent upon satisfactory performance of the work and permission of its use may be withdrawn at any time satisfactory results are not obtained.
- I. All work shall be performed in accordance with the plans and specifications for each project.

SECTION 2. ROCK BASE

- A. During excavation for the rock base, the grade shall be scarified to facilitate drying or moistened as necessary to permit proper compaction. Prior to placement of the rock base, the grade shall be uniform, rolled and compacted to not less than ninety percent (90%) of the maximum density as determined by the Modified Proctor Test AASHTO T-99 (ASTM D-1557-78). The City may, at its sole discretion, accept proof rolling as evidence of compactive effort in lieu of in place density tests.
- B. Rock base shall be Type 1 Aggregate, per Section 1007 of the "St. Louis County Standard Specifications for Highway Construction; January 1, 1997." The rock base shall be placed on the graded and compacted sub-grade then shaped and compacted to not less than ninety percent (90%) of the maximum density as determined by the Modified Proctor Test AASHTO T-99 (ASTM D-1557-78). Soft spots and unstable areas resulting from the Contractor's operation and sequence of work shall be removed and replaced with an approved material.

SECTION 3. FABRIC

- A. Geotextile fabric shall be rolled out in the direction of the traffic lane with all edges overlapping by at least eighteen inches (18") under the 4" compacted rock base.
- B. Fabric specifications and characteristics shall be determined and approved by the Director of Public Works/ City Engineer.

SECTION 4. UNDERDRAINS

- A. Install and connect four-inch (4") diameter perforated drains at all inlets to provide a way for water to exit from beneath the pavement. Underdrains help prevent prolonged pavement exposure to water, pumping, deflection cracking, faulting and frost action. Underdrain

details are to be approved by the Director of Public Works/City Engineer.

SECTION 5. CONCRETE PLACEMENT

- A. Concrete shall not be placed until rock base and/or forms have been checked for line and grade.
- B. Steel tie bars (epoxy coated deformed steel bars, ASTM A 615, Grade 40 or 60, 5/8" diameter, 24" long, @ 30" centers for longitudinal joints, and @ 18" centers for transverse joints) shall be installed at transverse and longitudinal joints, in sections of existing adjacent concrete pavement which will remain.
- C. Moisten rock base if necessary, to provide a uniform dampened condition at time concrete is placed. Place concrete on the prepared rock base in a manner to avoid segregation and contamination. Concrete vibrators of an internal type shall be used to consolidate concrete. The vibrators shall be capable of providing a minimum of 4,500 impulses per minute.
- D. A construction joint must be installed if concrete placement is interrupted for more than ½ hour, or if in the opinion of the City's inspector a cold joint has formed.
- E. The paving contractor shall be responsible for all layouts and placement work necessary to maintain positive and proper drainage of the finished pavement.

SECTION 6. JOINTS

- A. All joints shall conform to Drawing C502.01, C502.02 and C502.03 of the Design Criteria For The Preparation of Improvement Plans - St Louis County Department of Highways and Traffic. All transverse joints shall be spaced 15 feet apart.
- B. All catch basins and sills shall be separated from the pavement by ½ inch pre-molded expansion joint material extending completely through the curb and pavement slab. If sump is blocked out, it must be tied back in to the pavement slab. Steel tie bars and their placement shall be in accordance with Section 5, paragraph B. of this specification.
- C. Full-depth expansion joints shall be installed between the curb and driveway approaches.
- D. A tied keyway shall be provided along the centerline joint.

SECTION 7. CONCRETE FINISHING

- A. Under normal working conditions moisture shall not be applied to the surface of the pavement in any form. Added finishing water shall be applied only as ordered by the City Inspector and only in the form of a fine pressure spray by hand methods.
- B. After surface irregularities have been removed, the finished concrete surface shall be given a

uniformly roughened surface finish by the use of a broom or a fabric drag; whichever is called out in the project specifications. The damp fabric drag shall be dragged in a longitudinal direction. Brooms shall be drawn across the surface from the centerline towards each edge with the broom held perpendicular to the surface, with adjacent strokes slightly overlapping. The brooming operation shall be executed so that the corrugations will be uniform in appearance and not more than 1/8 of an inch in depth. Brooming and dragging shall be completed before the concrete is in a condition that it will be torn or unduly roughened and before the concrete has attained its initial set. Brooms and fabric shall be cleaned or replaced as often as necessary to attain the required surface texture. Upon completion of brooming or dragging, the surface shall be uniform in appearance and shall be free from surplus water, rough or porous spots, irregularities, depressions, and other objectionable features.

SECTION 8. SAW CUTTING

- A. All transverse contraction joints and all longitudinal joints shall be sawed with powered saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut joints into hardened concrete as soon as surface will not be torn, abraded, or otherwise damaged by cutting action. Joints shall be cut to a depth equal to at least 1/3 of the concrete thickness, and a width between 1/4" to 3/8".
- B. Full depth sawcutting is required at limits of pavement removal. Extreme care shall be exercised to avoid damage to adjacent concrete to remain.

SECTION 9. CURING

- A. Concrete shall be cured with a white pigmented membrane curing material, at a minimum rate of 150 square feet per gallon to completely cover the concrete surface. Curing compound shall be applied as soon as possible without damaging or marring the surface.

SECTION 10. JOINT SEALING

- A. Joints shall be sealed with materials that conform to ASTM D3405 for rubberized joint sealer of Federal specification SSS1401C. The sealing material shall be heated to the pouring temperature specified by the manufacturer, and any material which has been heated above the maximum safe heating temperature will be rejected. Prior to the placement of any joint seal material, the Contractor shall provide a bill of material certification that the material meets the appropriate specification.
- B. Immediately prior to crack sealing all joints shall be dry and clean of dust and contaminants for proper adhesion of joint material.
- C. Joints shall be uniformly filled to a level just below the adjacent pavement surface. Care should be taken not to overfill the joints; any excess material shall be removed from the concrete surface.

- D. All joints are to be filled. This includes: 1) transverse joints, 2) longitudinal joints, 3) joints between the drive aprons and back of curb, 3) joints at storm sewers, and 4) joints between sidewalks and curbs.
- E. All joints shall be sealed before the pavement is open to traffic, including construction traffic, and as soon after completion of a minimum curing period of 24 hours providing vehicles are not placed on the pavement when performing the sealing operation.

SECTION 11. WEATHER CONDITIONS.

- A. Concrete operations shall not continue: (1) when either the air temperature or the temperature of the surface on which is to be placed is below 40 degrees F, unless authorized by the Director of Public Works/City Engineer (2) on any frozen surface, or (3) when weather conditions prevent the proper handling or finishing of the mixture.
- B. If approval has been granted by the Director of Public Works/City Engineer for paving below 40 degrees F, the contractor shall perform paving operations in accordance with Public Works City Policy #11 (Winter Paving), which is hereby incorporated into this specification and acceptance policy.

SECTION 12. OPENING TO TRAFFIC

- A. The pavement shall not be opened to normal traffic until the concrete has attained a minimum compressive strength of 3500 psi, and is at least 120 hours old. Compressive strength will be determined by tests made in accordance with ASTM C-31 and C-39. Pavement shall be cleaned and joints sealed prior to opening to traffic.

SECTION 13. TESTING AND ACCEPTANCE.

- A. **Smoothness** – As soon as practicable, the center of each slab, parallel to the direction of travel, will be thoroughly straightedged by the City's inspector. All variations exceeding 3/8 in./10 ft. will be plainly marked, and those slabs shall be considered defective. Corrective action shall be accomplished by longitudinally diamond grinding or by use of an approved device designed for that purpose. The device shall be designed to improve the profile of the riding surface. The use of a bush hammer or other impact device will not be permitted. All corrective work shall be completed prior to determination of pavement thickness. However, removal and replacement will be required, if in the judgement of the Director of Public Works/City Engineer, an inordinate amount of defective slabs are found.

The following areas will be excluded from the smoothness determination:

- New slabs adjacent to existing slabs that are to remain.
- Areas that have less than five consecutive new slabs.

(A schematic of the straightedge will be inserted at a later date.)

- B. **Concrete Thickness** – Cores shall be taken from the newly placed concrete to determine pavement thickness. For the purpose of determining constructed thickness of the pavement, cores will be taken at random intervals in each traffic lane at a minimum rate of one core per 400 lineal feet. In addition, cores will be taken at all locations where thickness measurements taken during construction indicate a thickness deficiency sufficient to justify a penalty, or at any other locations where, in the judgement of the City's inspector, a thickness deficiency may exist.

When the measurement of any core is deficient in excess of 2/10 inch from the plan thickness, additional cores will be taken ahead and back of the affected location until the extent of the deficiency has been determined. The thickness of any core taken shall be considered representative of the thickness of the monolithic pavement for a distance extending one-half the distance to the next core, measured along centerline, or in the case of a beginning or ending core, the distance will extend to the end of the monolithic pavement section. In any case, distance shall be adjusted to the nearest transverse joint.

If any core measurement is less than the thickness indicated on the construction plans, the Contractor will remove and replace the pavement at the Contractor's expense, or will be required to reimburse the City for the deficiencies in thicknesses as noted on the following schedule. The choice of the alternate penalty under category 4 below will be at the sole discretion of the City. A deduction will be made to the contract unit price for "Removal and Replacement of P.C.C. Pavement" for that area of pavement represented by the failing core. The amounts due as penalties under this section shall be immediately withheld from any sums due the Contractor as soon as the extent of the deficiencies are determined.

- | | |
|------------|--|
| category 1 | 0.00 inch to 0.24 inch – 10% of the bid unit price. |
| category 2 | 0.25 inch to 0.49 inch - 20% of the of the bid unit price. |
| category 3 | 0.50 inch to .99 inch - 40% of the bid unit price. |
| category 4 | More than 1.00 inch - remove and replace, or 100% of the bid unit price. |

- C. **Compressive Strength** – sets of concrete test cylinders will be prepared and tested in conformance with ASTM C-31 and C-39 at regular intervals by City personnel, or designated representatives, to verify that the concrete as placed meets the City's specifications. The curing and testing of concrete cylinders will be done at the St. Louis County Department of Highways and Traffic Materials Testing Laboratory and will be considered the official test results. Test cylinders prepared on a Friday and taken to the testing lab on the following Monday will be considered as complying with the ASTM standards and procedures. Test results from other laboratories, from samples made by the Contractor's personnel or from samples taken at other locations will not be considered.

Sets of concrete test cylinders shall be taken at regular intervals and be representative of all concrete placed during the interval. If the locations of each set can be identified, the set will represent that area of pavement bounded by one-half (½) the distance to the adjacent sets. If

locations of sets are unable to be determined, each set will represent an equivalent percentage of the area poured that day (e.g. if 1,000 S.Y. of pavement are cast and 4 sets of cylinders are made, each set will represent 250 S.Y. of pavement.).

Deductions for deficient concrete strength will only be imposed if any one of the following conditions is met:

- 1) Any two (2) sets fail to exceed a twenty-eight (28) day strength of 3,250 p.s.i.
- 2) Any three (3) sets fail to exceed a twenty-eight (28) day strength of 3,500 p.s.i.
- 3) Any five (5) sets fail to exceed a twenty-eight (28) day strength of 3,750 p.s.i.
- 4) Any ten (10) sets fail to exceed a twenty-eight (28) day strength of 3,900 p.s.i.

Should deductions be required because any of the above criteria are met, the deductions will be imposed on all concrete failing to meet the specifications. A deduction will be made to the contract unit price for "Removal and Replacement of P.C.C. Pavement" for that area of pavement represented by the failing test. The deduction shall be a linear deduction varying from no (0) deduction at 4,000 p.s.i. to seventy-five percent (75%) of the contract unit price at 3,000 p.s.i. and a one-hundred percent (100%) deduction for any test result less than 3,000 p.s.i.

Under no circumstance will strength testing of field cores be allowed as a substitute for lab specimens. Cores that have been taken for verification of pavement thickness and may be tested for field strength for informational purposes only. No core strengths will be used for the purpose of complying with the specified strength.

D. The following defects will require full slab removal and replacement from joint to joint, at the sole expense of the Contractor:

- Differential settlement or movement that has occurred at a joint.
- Depressions holding water more than 1/8" deep (the City has the option to permit isolated grinding of small areas of up to 1/4" deep to promote drainage).
- Overbreakage.
- Any damage resulting from negligence on the part of the Contractor.
- Rain damage.
- Cracks – a temperature/shrinkage crack that forms in the center of a slab and is perpendicular to the center line of the street may be acceptable. Not more than 5% of the slabs within a street segment may have a temperature/shrinkage crack so long as no differential settlement or movement has occurred at the crack, and the crack is not located over a utility trench. Multiple adjacent cracked slabs, in the direction of travel, are not acceptable, and will not be included in the 5% calculation, and therefore will be required to be removed and replaced. A street segment is defined as a section of street that is between intersections, or a section of street as measured by

the change in the characteristics of the street, i.e. width. A street segment may also be identified by the sequence of the paving operation. Slabs above this threshold must be removed and replaced. No other types of cracks are acceptable, including but not limited to longitudinal and diagonal cracks. Slabs with unacceptable cracks must also be removed and replaced. All acceptable cracks that are to remain shall be sawed with a random crack saw, and shall be sealed in accordance with Section 6 of this specification.

E. Half slab replacement, patching or grout will not be allowed as a form of corrective measure.

F. For marred surface areas of slightly damaged concrete, as determined by the Director of Public Works/City Engineer, that remain in the completed project, a deduction of twenty percent (20%) of the unit bid price for "Removal and Replacement of P.C.C. Pavement" will be made for the slabs affected.

- A marred surface is defined as having any of the following characteristics: 1) pavement that has been rained on, 2) pavement that has not reached its initial set and has had water flow on its surface washing away cement, 3) pavement that has had plastic placed on it wherein the plastic has actually caused indentations and random patterns, 4) pavement that has been walked on by humans or animals or driven on by any type of vehicle, 5) pavement that has had curing compound sprayed on it before the initial set, resulting in pitting marks, 6) pavement that has been vandalized in any way. Under no circumstances shall concrete surfaces be re-finished with additional cement or other materials as a method to repair damaged or marred surfaces.

SECTION 14. JUDGEMENT

- A. The Director of Public Works/City Engineer is authorized to use judgement in the application of provisions of this policy to achieve the most beneficial results of these pavement acceptance guidelines. It is recognized that physical conditions may warrant site specific determinations or unusual applications of the guidelines herein specified. The Director of Public Works/City Engineer is hereby instructed to use the pavement acceptance policy as a general directive and to prepare general regulations governing the construction, reconstruction or reparation of pavements consistent with this policy.

FINANCE AND ADMINISTRATION COMMITTEE

The Finance and Administration Committee met on November 29th, 2017 and proposed revisions to the City's Salary Administration Manual. Specific provisions addressed language related to the annual adjustment to the compensation ranges and development of the annual budgetary amount for the merit pool. As you may remember, the Compensation Plan and Salary Administration Manual had been adopted at an earlier meeting in 2017 by Resolution #441. Accordingly, the proposed resolution references the prior adoption and incorporates the changes as recommended by the F&A Committee.

The next meeting of the Finance and Administration Committee is scheduled for Monday, January 29th, 2018 at 5:30 pm.

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

RESOLUTION NO. _____

A RESOLUTION TO ADOPT AND IMPLEMENT REVISIONS TO THE CITY OF CHESTERFIELD EMPLOYEE SALARY ADMINISTRATION MANUAL, ADOPTED BY RESOLUTION NUMBER 441.

WHEREAS, The Chesterfield City Council previously adopted revisions to the City's compensation plan and salary administration manual by Resolution #441; and

WHEREAS, The Finance and Administration Committee of the Whole has reviewed and recommended specific changes to salary administration manual at their meeting on November 29, 2017, which specifically addressed the annual adjustment of the compensation ranges and determination of the annual merit pool allocation; and

WHEREAS, The City of Chesterfield strives to promote economy and effectiveness in the personnel services rendered to the City of Chesterfield; and

WHEREAS, The City of Chesterfield desires to establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service; and

WHEREAS, The City of Chesterfield endeavors to ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures; and

WHEREAS, The City of Chesterfield believes that providing a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness; and

WHEREAS, The City of Chesterfield strives to be an attractive employer and to encourage each employee to render their best service to residents, businesses, and visitors in the City; and

WHEREAS, The City of Chesterfield desires to provide managers and supervisors direction and guidance in administering the salary administration program to ensure that it is fair and consistent to individual employees and the City of Chesterfield.

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

Section 1.

The City Administrator is hereby authorized and directed to implement revisions to the City of Chesterfield's Employee Salary Administration Manual, as reviewed and recommended by the Finance and Administration Committee November 29th, 2017.

Section 2.

A copy of the revised City of Chesterfield Salary Administration Manual is attached hereto and identified as "Exhibit A".

Passed and approved by the City Council of the City of Chesterfield, Missouri this 17th day of January, 2018.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

City of Chesterfield

SALARY ADMINISTRATION PLAN

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PREFACE

This Salary Administration Manual shall provide full information concerning the salary administration program which will compensate all civilian (non-law enforcement) employees of the City of Chesterfield for the work they perform. The policies described herein shall be used as a guide in any further development of the merit pay plan and position classification plan. The City of Chesterfield, however, reserves the right to change or revoke this manual, permanently or temporarily, if it is in the best interest of the City to do so. No policy shall be construed to imply a binding employment contract with any employee for compensation for any period of time.

CHAPTER I

INTRODUCTION

The City of Chesterfield Salary Administration Manual described herein has been established to meet the following objectives and goals:

- A. To promote economy and effectiveness in the personnel services rendered to the City of Chesterfield.
- B. To establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service.
- C. To ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures.
- D. To provide a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness.
- E. To make the City of Chesterfield an attractive employer and to encourage each employee to render their best service to the City of Chesterfield.
- F. To guide managers and supervisors administering the salary administration program and to assist them in the administration of the program so that it is fair and consistent to individual employees and the City of Chesterfield.

CHAPTER II
DEFINITIONS

Words used in this manual in the present tense include the future as well as the present, the singular includes the plural; and the plural includes the singular. The following words have the significance attached to them in this section, unless otherwise apparent from the context of the section in which they appear.

CITY - City of Chesterfield, Missouri

CITY ADMINISTRATOR - The Chief Administrative officer of the City of Chesterfield.

DEPARTMENT HEADS - The recognized Department Heads of the City of Chesterfield.

FULL-TIME EMPLOYEE - An employee who is scheduled to work forty (40) hours per week on a regular basis.

MAY - Is permissive or optional.

SHALL - Is mandatory

SUPERVISOR OR MANAGER - A person having the responsibility of assigning work, guiding and disciplining employees

FRATERNAL ORDER OF POLICE (FOP) – Reference to those employees within the Police Department represented by the Eastern Missouri Coalition of Police, Fraternal Order of Police, Lodge 15 and the Chesterfield Police Officers Association.

CHAPTER III

COMPENSATION CLASSIFICATION AND ASSIGNMENT POLICIES

Section 1. Compensation Classification - Description and Purpose

The Compensation Classification plan is comprised of a list of compensation classifications for positions supported by written specifications (i.e., job descriptions) setting forth the duties and responsibilities within each class of positions. The purpose of the classification plan shall be to:

- A. Provide similar pay for similar work.
- B. Establish qualification standards for recruiting purposes.
- C. Provide a means of analyzing work distribution, areas of responsibility, lines of authority, and other relationships between positions.
- D. Assist in determining budget requirements.
- E. Provide a basis for developing standard work performance.
- F. Establish lines of promotion and career growth.
- G. Indicate training needs.
- H. Provide uniform titles for positions.

All full-time employees of the City of Chesterfield shall be included in a position classification plan with the exception of the City Administrator, who shall remain a non-classified employee. Commissioned law enforcement employees will be addressed in a separate volume.

Section 2. Compensation Classes

Compensation classifications shall be consist of one or more positions that are similar in the basic character of their duties and responsibilities so that the same pay level, title and qualification requirements can be applied and the positions can be treated fairly and equitably under like conditions.

Section 3. Job Descriptions

Job descriptions are concise, written documents summarizing accountability, nature and scope, duties, qualifications, contacts, complexity and working conditions associated with a position. Job descriptions are important sources of information for developing

performance standards, evaluating jobs in the marketplace, and training employees.

Current job descriptions will be maintained for all positions in the position classification plan. The format and definition of terms used in the job descriptions will be as follows:

- A. Identification - This section will list the position title, the department which the associated position is assigned and the immediate supervisor.
- B. Position Summary - This section shall broadly explain the kind and level of work which characterizes the position and thereby distinguishes it from other classes. It may include references to such factors as level of responsibility, independence of action, areas of expertise, and supervision exercised.
- C. Principal Duties and Responsibilities - This section shall list a variety of duties and responsibilities which will customarily be performed by the associated position. This section may not be construed as setting forth all the specific responsibilities and duties, nor shall it limit or modify the right of any appointing authority to assign, direct, and control the work of employees. All job descriptions shall include the phrase "performs all other related work as required," to provide flexibility in assigning employees as necessary.
- D. Skills, Knowledge and Abilities - This part of the job description shall set forth the special skills, knowledge and abilities which are required of new employees at the time of their appointment.
- E. Minimum Education, Certification, and Experience Requirements - This section shall present a general statement of the minimum experience, education and other additional training/certifications which would ordinarily provide adequate preparation for a position and for successful performance of the work characteristics of the position.

Section 4. Maintenance of Job Descriptions

It will be the responsibility of each Department Head to review the job description of each position in their department regularly. Appropriate revisions and recommendations shall be submitted to the City Administrator for review and approval. The City Administrator may require revisions prior to approval. The Employee Services Administrator shall maintain copies of each currently approved job description.

Section 5. New Job Descriptions

If a new job position is created, the Department Head is responsible for developing a description. The new job description shall be submitted for review and approval by the City Administrator. Under no circumstances shall a salary action be taken until such process is completed.

Section 6. Position Evaluation

Position evaluation is the process of determining the value of a position and assigning it to the appropriate compensation classification level. It shall be the responsibility of the City Administrator to assign each job title to its appropriate group by function and then by positions which are substantially similar with respect to difficulty, responsibility, and character of work. Such similar positions shall require generally the same amount of training and experience for proper performance to merit approximately equal pay.

Section 7. Position Evaluation Reviews

It shall be the responsibility of the Department Head to re-evaluate job positions for which revised position descriptions have been submitted; evaluate new positions for which position descriptions have been submitted; and submit all position evaluations and re-evaluations to the City Administrator for approval.

CHAPTER IV**THE PAY PLAN AND SALARY ADMINISTRATION POLICIES****Section 1. Pay Plan Structure**

The City of Chesterfield pay plan structure consists of thirty-three (33) individual compensation positions. Each compensation classification position consists of an alpha-numeric identifier (e.g. D4), a compensation minimum, midpoint and maximum, and is characterized by a defined "spread", which is the percentage difference between the maximum and minimum compensation levels. The compensation classifications are designed to include values for each civilian job position within the City of Chesterfield, with the exception of the City Administrator. The compensation classifications are designed to uniformly increase at four (4%) percent between each successive position. The pay plan structure is generally designed with 30% spread between the minimum and maximum compensation for each classification. However, there are a number of specific positions that have been identified as "critical" positions, and those positions have been designed with 40% spread of compensation values.

- A. A sufficient number of pay levels were included to capture the full range of job values represented in the city administration and the full range of job values anticipated in the future.
- B. Each pay level was made wide enough (30% - 40%) to allow employees to earn merit increases while performing their responsibilities.
- C. The distance between pay levels (4%) was made large enough to reflect actual differences in relative values of jobs in each pay level.
- D. Each position was assigned to the pay level which best represented its combined internal value to the City and external value in the marketplace.

Section 2. Annual Adjustment of Compensation Classification Ranges for Non-FOP employees

An annual uniform adjustment will be made the compensation classification ranges based upon the Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, one-year recorded percent index change over the previous year, as reported for July in the prior calendar year. This adjustment to the salary

ranges will be applied the following July 1st after merit increases (if awarded) have been applied. Individual salary increases will not occur as a result of this range adjustment process, unless the salary of an employee is beneath the minimum salary for his/her position after any merit increase has been awarded. In any year where the CPI is zero or less, there will be no adjustment to salary ranges the following year.

To ensure that the minimum and maximum value of the pay levels reflect the current market value of city jobs and the movement of salaries in comparable labor markets, the compensation plan ranges shall be adjusted annually, on July 1st, immediately after distribution of the annual merit increases if applicable. An annual uniform adjustment will be made to the compensation classification ranges based upon the Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, one-year recorded percent index change over the previous year, as reported for June in the prior calendar year. This adjustment to the salary ranges will be applied the following July 1st after merit increases (if awarded) have been applied. Individual salary increases will not occur as a result of this range adjustment process, unless the salary of an employee is beneath the minimum salary for his/her position after any merit increase has been awarded. In any year where the CPI is zero or less, there will be no adjustment to salary ranges the following year.

Section 3. Determination of Annual Budget for Performance Based (Merit) Increases

The Finance and Administration Committee of Council will annually make a recommendation to the full City Council with regard to what amount to budget for performance based compensation adjustments in the upcoming budget. Staff will provide information to the Finance and Administration Committee including but not limited to; CPI, Cost of Labor indexes, and City Revenues such that the Committee can provide the recommendation for the value of the merit pool budget.

Should the City Council elects to fund an annual merit increase, the amount allocated to the annual budget will be based on the following, and any other factors the Council chooses to consider.

- A) A percentage stipulated and approved by City Council based upon CPI, economic factors, and revenues available to the City.
- B) Actual salaries of all current and eligible employees who were on the payroll as of September 1 of current year. This will exclude the salaries of employees who are at the maximum of the range for their job

position, but may include a dollar sum adjustment to account for employees who may be near the maximum salary for their respective range and otherwise eligible for less than the approved percentage that has been allocated to the annual budget.

- C) It is anticipated that any merit increase dollars not used for employees who may have leave the payroll prior to September 1 of the following year will be sufficient to allow and award partial year increases for those employees who may join the payroll after September 1 of the current year.
- D) There will be no allocation made for vacant positions as of September 1st of the current year or positions that are forecast to be vacant or eliminated.

A dollar figure will be calculated based upon the above criteria, and this amount will be forwarded to the City Council as a recommended value to be included in the proposed budget.

Section 4. Compensation Below Assigned Pay Level

In no event shall a probationary employee's compensation be increased as a result of the annual CPI-W compensation plan adjustment. A probationary employee may temporarily be compensated below grade, until they have successfully completed their probationary period and received their first annual merit increase, at which time their compensation shall be adjusted to ensure they are within the appropriate pay grade.

If an employee's salary is too low to coincide with the position classification plan, the compensation will be increased to the minimum value of the newly assigned pay level.

Section 5. Compensation Above Assigned Pay Level

As a result of a compensation classification adjustment and/or the re-evaluation and reassignment of certain positions in the position classification plan, individual salaries may be above the maximum value of the appropriate pay level.

If an employee's salary is too high, they shall not receive merit increases until such time as they are "recaptured" by the appropriate pay level. Once the employee's salary falls within the appropriate salary level, they will be once again be eligible for merit increases.

Section 6. Compensation Levels For New Hires

The salary level for a new employee will depend upon the employee's qualifications. As a rule, new employees will be hired at the minimum amount of their pay level. Any hires above the minimum pay level up to the established maximum salaries described in the previous paragraph, may not occur without a written recommendation by the Department Head to the City Administrator stating why the candidate exceeds the minimum qualifications for the position. New employees may be hired at a compensation level not more than ten percent (10%) above the minimum pay for their job classification with the expressed approval of the Department Head. When job or market conditions necessitate, new employees may be hired at a compensation level up to the job classification midpoint only with the written permission of the City Administrator.

If at any time, acute competition, demonstrated exceptional qualifications of a candidate and/or labor shortages in the labor market create an unusually difficult situation for hiring personnel, the City Administrator may request that the Finance and Administration Committee so declare such situation and provide exemptions from the hiring salary limitation.

Section 7. Compensation Actions

The following types of compensation action may occur and affect the placement of any employee in the merit pay plan:

- A. **Promotions** - A promotion is the assignment of an employee from one position to another position having a higher maximum salary. When an employee is promoted to a position in a higher classification, the employee's salary shall be increased to not less than the minimum rate for the higher classification or to another point in salary range, whichever provides the employee with a salary increase of at least five percent (5%) above their current rate of pay. This action should be distinguished from a reclassification of a position which is assigned to a higher pay level.
- B. **Demotions** - A demotion is the involuntary assignment of an employee from one position to another position having a lower maximum salary. When an employee is involuntarily demoted to an assignment in a classification having a lower maximum rate than the salary received at the time of reassignment, then the employee shall receive the

maximum rate established for the classification to which the employee is being demoted; otherwise, the employee shall receive their present rate if that rate is lower than the maximum rate of the classification to which they are being demoted.

- C. Separations - Separations shall include resignation, dismissal, retirement, lay-off, disability or death. No salary actions shall be taken as a result of an employee's separation, unless such action is specified by ordinance or an employee contract.
- D. Transfer - A transfer is the voluntary assignment of an employee from one position to another position having either a lower or higher maximum salary. An employee who voluntarily transfers to another position will be subject to the pay level of the position being accepted and will start at a salary most equivalent to their salary in the previous position but not to exceed the maximum rate of the new range or fall below the minimum rate of the new range.
- E. Performance - Performance is the carrying out of required action and displayed patterns of behavior. Performance evaluations shall determine performance levels and the assigned merit increases according to performance.
- F. Overtime - All full-time non-exempt employees covered by the Fair Labor Standards Act must be compensated at the rate of 1-1/2 times the number of hours worked over forty (40) in a seven (7) day work week or over an established work period or receive compensatory time off. The work week for purposes of this section shall be defined as beginning at 12:01 a.m. Sunday morning and proceeding for seven (7) full continuous days until midnight the following Saturday night. Authorized absences with pay during the work week or work period because of vacation, holidays, military training leave, or compensatory time off shall be considered authorized work for the purposes of calculating overtime. The City reserves the right to change work schedules during the work week or work period to reduce overtime liability.
- G. Overtime/Callouts on Holidays and Vacation - Any non-exempt employees covered by the Fair Labor Standards Act, who are called to

work on a holiday or while on vacation shall be paid at the rate of one (1) times the employee's hourly rate for all hours worked. Such overtime compensation shall be in addition to regular pay received for the holiday. Both the holiday hours and the hours worked on the holiday shall be included in the calculation of all hours worked for the work week.

- H. Call-Outs - If an employee is called back to work outside of a normally scheduled work day or is called back to work after having completed a regularly scheduled work day, the City shall compensate the employee a minimum of two (2) hours.
- I. Approval of Overtime - The City shall not be obligated to pay overtime not expressly authorized in advance by a direct supervisor. Employees who perform unauthorized overtime work shall not receive payment. All overtime should be recorded and claimed in the appropriate pay period and on the appropriate time sheet.
- J. Scheduling of Overtime - When scheduling overtime, supervisors shall attempt to equitably distribute overtime among all qualified employees and it shall be assigned to the most appropriate position classification which can perform the work.

Supervisors shall when possible, give employees reasonable advance notice of overtime work. When sufficient personnel with appropriate skills are not available on a voluntary basis to perform required overtime, employees who refuse to work assigned overtime or who fail to report upon notice for overtime work may be subject to appropriate disciplinary action.

- K. Compensatory Time Off - All employees covered by the Fair Labor Standards Act are eligible for compensatory time off in lieu of overtime pay when work hours exceed forty (40) hours in a seven (7) day work week or their work period hours. Employees cannot receive both compensatory time and overtime as compensation for the same excess hours worked. The city will grant compensatory time off in lieu of overtime unless the operations of the city would be unduly disrupted by the employee's absence from work.

EXHIBIT A

Accrual of compensatory time shall be limited to a maximum of forty (40) hours for all covered employees except those employees responding to an emergency or significant event. In this event, compensatory time may be temporarily accrued up to eighty (80) hours.

Compensatory time shall be accrued at a rate of one and one-half (1-1/2) hours for each excess hour worked. All compensatory time accrual as well as compensatory time taken, must be approved by the employee's supervisor and reviewed by his Department Head. Employees will be compensated for unused accrued compensatory time remaining at the time of separation from employment.

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PERFORMANCE APPRAISAL PROGRAM

Section 1. Objectives

The objectives of the City of Chesterfield Performance Appraisal Program are to optimize each employee's job performance by providing good information to an employee in regard to established performance standards. Employees must be compared to their job description and work performance and not to their co-workers. The Performance Appraisal Program also provides managers and supervisors with a more acceptable tool for employee compensation decision-making.

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To accomplish the objectives of the Performance Appraisal Program, it is important that both managers and employees view the process as a positive tool to produce more effective working relationships and work ethic. This is more likely to occur when employees understand their job responsibilities, receive feedback on their performance against specific job standards and are given the opportunity to develop useful action plans to improve performance when deficiencies exist.

Section 3. Performance Appraisal Schedule

The City of Chesterfield Performance Appraisal Schedule shall be as follows:

- A. All new employees shall be evaluated after six (6) months of service from their date of hire. They shall be evaluated again after twelve (12) months of service from their date of hire.
- B. After the six (6) month and twelve (12) month evaluations, all employees shall be evaluated annually prior to July 1. If a new employee received their twelve (12) month service evaluation after July 1 and prior to October 1 of any given year, they shall be added to the next annual evaluation cycle with all other employees on May 1. If a new employee has received his twelve (12) month service evaluation on or after October 1 and prior to July 1, they shall not be required to be evaluated during the next regular annual evaluation cycle. They shall, however, be eligible for a pro-rata merit increase effective July 1st, based upon the percentage amount included in the fiscal year

budget for merit increases. From that date forward, the employee shall be included in the regular July 1st evaluation cycle.

- C. Following the successful completion of the twelve (12) month probationary evaluation and the annual evaluation thereafter, an employee shall be eligible for a merit based increase in compensation as determined in conjunction with the compensation plan in effect at the time of the evaluation. The total dollars budgeted for salary increases shall be determined each year by the City Council during the annual budget process.

Section 4. Performance Appraisal Evaluation

All evaluations completed by subordinate supervisors must be approved by each level of supervision in the department including the Department Head. The City Administrator shall evaluate all Department Heads and Executive staff.

The Department Head will forward their recommendations for merit awards to the Finance Director, who shall review them and forward them to the City Administrator for final approval.

Prior to the six (6) month or twelve (12) month service date or July 1, the Department Heads shall review all performance evaluations with the individual employees in their respective department. Employees shall sign their evaluation forms and all original evaluation forms shall be returned to the Personnel Office to be filed permanently in the employee's personnel file. At a different meeting, the Department Head shall conduct the salary discussion and communicate the merit increase.

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If employees do not agree with the performance evaluation they receive, they may appeal the review to their Department Head. Signature on the evaluation form shall not signify acceptance of the evaluation. It shall merely be acknowledgement of the review with the employee by the Department Head. The appeal shall be filed separately. Employees can access forms on CCNET. All appeals must be filed within seven (7) days of the evaluation. Failure to do so will be regarded as acceptance of the evaluation, and the right to further appeal will be forfeited. Appeals must be filed in duplicate with the Department Head and the Employee Services

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Administrator. The Employee Services Administrator shall notify the City Administrator of all performance evaluation appeals.

Following receipt of an appeal, the Department Head must review and decide on the appeal within seven (7) days. The Department Head shall notify the employee and Personnel Director of his decision. If the employee is unwilling to accept the determination of their Department Head, they may request the appeal be reviewed by the City Administrator. The City Administrator must review and decide on the appeal within fourteen (14) days. The decision of the City Administrator shall be final.

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The appropriate form for a performance appraisal appeal may be obtained from the Employee Services Administrator or on CCNET.

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It is the City of Chesterfield's objective to develop a fair and equitable linkage between the performance appraisal system and the merit pay plan. The compensation plan approved by the City Council shall be used for this purpose.

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All compensation decisions shall follow the performance appraisal process and the overall performance ratings for each employee shall be individually reviewed and awarded. All decisions regarding compensation should be made without the influence of issues which bear no relationship to the review of work performance.

Section 3. Merit Increases

A merit increase is the total payment granted an employee as a result of his overall performance rating. A merit increase cannot be granted which would result in any employee exceeding the maximum compensation assigned for their specific job title.

Section 4. Procedure to Determine Compensation

The following procedure shall be used in compensation decision-making:

- A. The Finance Director shall inform the Department Heads of the actual payroll and total dollars available for merit increases. The Finance Director shall also provide information relative to the current compensation classifications.
- B. The Performance Appraisal Program shall have specific guidelines for assisting Department Heads in tying the percent merit increase to the work performance score. When there are multiple employees within a single job title, the merit award assigned to each employee should reflect their relative performance ranking. In no circumstance, should an employee with a lesser performance ranking receive a superior merit increase as compared to a peer having the same job title, with a lower performance rank.

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- C. The Department Head shall prepare Personnel Action Forms to affect all salary changes. After all signatures are affixed to the Personnel Action Form, and the Finance Director receives a copy, all salary changes shall be entered into the payroll system. Department Heads shall be responsible for informing their respective employees of increases to be received. Additionally, the Finance Director shall prepare statements for each employee affected by either the minimum salary adjustment or the conversion onto the annual review cycle.

RESOLUTION NO. 441

A RESOLUTION TO ADOPT AND IMPLEMENT REVISIONS TO THE CHESTERFIELD EMPLOYEE COMPENSATION PLAN AND SALARY ADMINISTRATION MANUAL.

WHEREAS, The Finance and Administration Committee of the Whole has reviewed and recommended specific changes to the City of Chesterfield's compensation plan and salary administration manual; and

WHEREAS, The City of Chesterfield strives to promote economy and effectiveness in the personnel services rendered to the City of Chesterfield; and

WHEREAS, The City of Chesterfield desires to establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service; and

WHEREAS, The City of Chesterfield endeavors to ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures; and

WHEREAS, The City of Chesterfield believes that providing a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness; and

WHEREAS, The City of Chesterfield strives to be an attractive employer and to encourage each employee to render their best service to residents, businesses, and visitors in the City; and

WHEREAS, The City of Chesterfield desires to provide managers and supervisors direction and guidance in administering the salary administration program to ensure that it is fair and consistent to individual employees and the City of Chesterfield.

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

Section 1.

The City Administrator is hereby authorized and directed to implement revisions to the City of Chesterfield's compensation plan and salary administration manual, as reviewed and recommended by the Finance and Administration Committee of the Whole on October 10, 2017.

Section 2.

A copy of the Chesterfield compensation plan and salary administration manual is attached hereto and identified as "Exhibit A".

Passed and approved by the City Council of the City of Chesterfield, Missouri this 16th day of October, 2017.

Bob Nation
Presiding Officer

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie Hass
Vickie Hass, CITY CLERK

City of Chesterfield

SALARY ADMINISTRATION PLAN

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PREFACE

This Salary Administration Manual shall provide full information concerning the salary administration program which will compensate all civilian (non-law enforcement) employees of the City of Chesterfield for the work they perform. The policies described herein shall be used as a guide in any further development of the merit pay plan and position classification plan. The City of Chesterfield, however, reserves the right to change or revoke this manual, permanently or temporarily, if it is in the best interest of the City to do so. No policy shall be construed to imply a binding employment contract with any employee for compensation for any period of time.

CHAPTER I
INTRODUCTION

The City of Chesterfield Salary Administration Manual described herein has been established to meet the following objectives and goals:

- A. To promote economy and effectiveness in the personnel services rendered to the City of Chesterfield.
- B. To establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service.
- C. To ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures.
- D. To provide a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness.
- E. To make the City of Chesterfield an attractive employer and to encourage each employee to render their best service to the City of Chesterfield.
- F. To guide managers and supervisors administering the salary administration program and to assist them in the administration of the program so that it is fair and consistent to individual employees and the City of Chesterfield.

CHAPTER II

DEFINITIONS

Words used in this manual in the present tense include the future as well as the present, the singular includes the plural; and the plural includes the singular. The following words have the significance attached to them in this section, unless otherwise apparent from the context of the section in which they appear.

CITY - City of Chesterfield, Missouri

CITY ADMINISTRATOR - The Chief Administrative officer of the City of Chesterfield.

DEPARTMENT HEADS - The recognized Department Heads of the City of Chesterfield.

FULL-TIME EMPLOYEE - An employee who is scheduled to work forty (40) hours per week on a regular basis.

MAY - Is permissive or optional.

SHALL - Is mandatory

SUPERVISOR OR MANAGER - A person having the responsibility of assigning work, guiding and disciplining employees

CHAPTER III

COMPENSATION CLASSIFICATION AND ASSIGNMENT POLICIES

Section 1. Compensation Classification - Description and Purpose

The Compensation Classification plan is comprised of a list of compensation classifications for positions supported by written specifications (i.e., job descriptions) setting forth the duties and responsibilities within each class of positions. The purpose of the classification plan shall be to:

- A. Provide similar pay for similar work.
- B. Establish qualification standards for recruiting purposes.
- C. Provide a means of analyzing work distribution, areas of responsibility, lines of authority, and other relationships between positions.
- D. Assist in determining budget requirements.
- E. Provide a basis for developing standard work performance.
- F. Establish lines of promotion and career growth.
- G. Indicate training needs.
- H. Provide uniform titles for positions.

All full-time employees of the City of Chesterfield shall be included in a position classification plan with the exception of the City Administrator, who shall remain a non-classified employee. Commissioned law enforcement employees will be addressed in a separate volume.

Section 2. Compensation Classes

Compensation classifications shall consist of one or more positions that are similar in the basic character of their duties and responsibilities so that the same pay level, title and qualification requirements can be applied and the positions can be treated fairly and equitably under like conditions.

Section 3. Job Descriptions

Job descriptions are concise, written documents summarizing accountability, nature and scope, duties, qualifications, contacts, complexity and working conditions associated with a position. Job

descriptions are important sources of information for developing performance standards, evaluating jobs in the marketplace, and training employees.

Current job descriptions will be maintained for all positions in the position classification plan. The format and definition of terms used in the job descriptions will be as follows:

- A. Identification - This section will list the position title, the department which the associated position is assigned and the immediate supervisor.
- B. Position Summary - This section shall broadly explain the kind and level of work which characterizes the position and thereby distinguishes it from other classes. It may include references to such factors as level of responsibility, independence of action, areas of expertise, and supervision exercised.
- C. Principal Duties and Responsibilities - This section shall list a variety of duties and responsibilities which will customarily be performed by the associated position. This section may not be construed as setting forth all the specific responsibilities and duties, nor shall it limit or modify the right of any appointing authority to assign, direct, and control the work of employees. All job descriptions shall include the phrase "performs all other related work as required," to provide flexibility in assigning employees as necessary.
- D. Skills, Knowledge and Abilities - This part of the job description shall set forth the special skills, knowledge and abilities which are required of new employees at the time of their appointment.
- E. Minimum Education, Certification, and Experience Requirements - This section shall present a general statement of the minimum experience, education and other additional training/certifications which would ordinarily provide adequate preparation for a position and for successful performance of the work characteristics of the position.

Section 4. Maintenance of Job Descriptions

It will be the responsibility of each Department Head to review the job description of each position in their department regularly. Appropriate revisions and recommendations shall be submitted to the City Administrator for review and approval. The City Administrator may require revisions prior to approval. The Employee Services Administrator shall maintain copies of each currently approved job description.

Section 5. New Job Descriptions

If a new job position is created, the Department Head is responsible for developing a description. The new job description shall be submitted for review and approval by the City Administrator. Under no circumstances shall a salary action be taken until such process is completed.

Section 6. Position Evaluation

Position evaluation is the process of determining the value of a position and assigning it to the appropriate compensation classification level. It shall be the responsibility of the City Administrator to assign each job title to its appropriate group by function and then by positions which are substantially similar with respect to difficulty, responsibility, and character of work. Such similar positions shall require generally the same amount of training and experience for proper performance to merit approximately equal pay.

Section 7. Position Evaluation Reviews

It shall be the responsibility of the Department Head to re-evaluate job positions for which revised position descriptions have been submitted; evaluate new positions for which position descriptions have been submitted; and submit all position evaluations and re-evaluations to the City Administrator for approval.

CHAPTER IV

THE PAY PLAN AND SALARY ADMINISTRATION POLICIES

Section 1. Pay Plan Structure

The City of Chesterfield pay plan structure consists of thirty-three (33) individual compensation positions. Each compensation classification position consists of an alpha-numeric identifier (e.g. D4), a compensation minimum, midpoint and maximum, and is characterized by a defined "spread", which is the percentage difference between the maximum and minimum compensation levels. The compensation classifications are designed to include values for each civilian job position within the City of Chesterfield, with the exception of the City Administrator. The compensation classifications are designed to uniformly increase at four (4%) percent between each successive position. The pay plan structure is generally designed with 30% spread between the minimum and maximum compensation for each classification. However, there are a number of specific positions that have been identified as "critical" positions, and those positions have been designed with 40% spread of compensation values.

- A. A sufficient number of pay levels were included to capture the full range of job values represented in the city administration and the full range of job values anticipated in the future.
- B. Each pay level was made wide enough (30% - 40%) to allow employees to earn merit increases while performing their responsibilities.
- C. The distance between pay levels (4%) was made large enough to reflect actual differences in relative values of jobs in each pay level.
- D. Each position was assigned to the pay level which best represented its combined internal value to the City and external value in the marketplace.

To ensure that the minimum and maximum value of the pay levels reflect the current market value of city jobs and the movement of salaries in comparable labor markets, the compensation plan ranges shall be adjusted annually, on July 1st, immediately after distribution of the annual merit increases if applicable. Each compensation classification range is to be

adjusted by the Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, one-year recorded percent index change over the previous year, as reported for July in the prior calendar year. In the event the aforementioned CPI-W value is zero or negative, no adjustment is to be applied.

The Finance and Administration Committee of Council will annually make a recommendation to the full City Council with regard to what amount to budget for performance based compensation adjustments in the upcoming budget. Staff will provide information to the Finance and Administration Committee including but not limited to; CPI, Cost of Labor indexes, and City Revenues such that the Committee can provide the recommendation for the value of the merit pool budget.

Section 2. Compensation Below Assigned Pay Level

In no event shall a probationary employee's compensation be increased as a result of the annual CPI-W compensation plan adjustment. A probationary employee may temporarily be compensated below grade, until they have successfully completed their probationary period and received their first annual merit increase, at which time their compensation shall be adjusted to ensure they are within the appropriate pay grade.

If an employee's salary is too low to coincide with the position classification plan, the compensation will be increased to the minimum value of the newly assigned pay level.

Section 3. Compensation Above Assigned Pay Level

As a result of a compensation classification adjustment and/or the re-evaluation and reassignment of certain positions in the position classification plan, individual salaries may be above the maximum value of the appropriate pay level.

If an employee's salary is too high, they shall not receive merit increases until such time as they are "recaptured" by the appropriate pay level. Once the employee's salary falls within the appropriate salary level, they will be once again be eligible for merit increases.

Section 4. Compensation Levels For New Hires

The salary level for a new employee will depend upon the employee's qualifications. As a rule, new employees will be hired at the minimum

amount of their pay level. Any hires above the minimum pay level up to the established maximum salaries described in the previous paragraph, may not occur without a written recommendation by the Department Head to the City Administrator stating why the candidate exceeds the minimum qualifications for the position. New employees may be hired at a compensation level not more than ten percent (10%) above the minimum pay for their job classification with the expressed approval of the Department Head. When job or market conditions necessitate, new employees may be hired at a compensation level up to the job classification midpoint only with the written permission of the City Administrator.

If at any time, acute competition, demonstrated exceptional qualifications of a candidate and/or labor shortages in the labor market create an unusually difficult situation for hiring personnel, the City Administrator may request that the Finance and Administration Committee so declare such situation and provide exemptions from the hiring salary limitation.

Section 5. Compensation Actions

The following types of compensation action may occur and affect the placement of any employee in the merit pay plan:

- A. Promotions - A promotion is the assignment of an employee from one position to another position having a higher maximum salary. When an employee is promoted to a position in a higher classification, the employee's salary shall be increased to not less than the minimum rate for the higher classification or to another point in salary range, whichever provides the employee with a salary increase of at least five percent (5%) above their current rate of pay. This action should be distinguished from a reclassification of a position which is assigned to a higher pay level.
- B. Demotions - A demotion is the involuntary assignment of an employee from one position to another position having a lower maximum salary. When an employee is involuntarily demoted to an assignment in a classification having a lower maximum rate than the salary received at the time of reassignment, then the employee shall receive the maximum rate established for the classification to which the employee is being demoted; otherwise, the employee shall receive their present

rate if that rate is lower than the maximum rate of the classification to which they are being demoted.

- C. Separations - Separations shall include resignation, dismissal, retirement, lay-off, disability or death. No salary actions shall be taken as a result of an employee's separation, unless such action is specified by ordinance or an employee contract.
- D. Transfer - A transfer is the voluntary assignment of an employee from one position to another position having either a lower or higher maximum salary. An employee who voluntarily transfers to another position will be subject to the pay level of the position being accepted and will start at a salary most equivalent to their salary in the previous position but not to exceed the maximum rate of the new range or fall below the minimum rate of the new range.
- E. Performance - Performance is the carrying out of required action and displayed patterns of behavior. Performance evaluations shall determine performance levels and the assigned merit increases according to performance.
- F. Overtime - All full-time non-exempt employees covered by the Fair Labor Standards Act must be compensated at the rate of 1-1/2 times the number of hours worked over forty (40) in a seven (7) day work week or over an established work period or receive compensatory time off. The work week for purposes of this section shall be defined as beginning at 12:01 a.m. Sunday morning and proceeding for seven (7) full continuous days until midnight the following Saturday night. Authorized absences with pay during the work week or work period because of vacation, holidays, military training leave, or compensatory time off shall be considered authorized work for the purposes of calculating overtime. The City reserves the right to change work schedules during the work week or work period to reduce overtime liability.
- G. Overtime/Callouts on Holidays and Vacation - Any non-exempt employees covered by the Fair Labor Standards Act, who are called to work on a holiday or while on vacation shall be paid at the rate of one (1) times the employee's hourly rate for all hours worked. Such

overtime compensation shall be in addition to regular pay received for the holiday. Both the holiday hours and the hours worked on the holiday shall be included in the calculation of all hours worked for the work week.

- H. Call-Outs - If an employee is called back to work outside of a normally scheduled work day or is called back to work after having completed a regularly scheduled work day, the City shall compensate the employee a minimum of two (2) hours.
- I. Approval of Overtime - The City shall not be obligated to pay overtime not expressly authorized in advance by a direct supervisor. Employees who perform unauthorized overtime work shall not receive payment. All overtime should be recorded and claimed in the appropriate pay period and on the appropriate time sheet.
- J. Scheduling of Overtime - When scheduling overtime, supervisors shall attempt to equitably distribute overtime among all qualified employees and it shall be assigned to the most appropriate position classification which can perform the work.

Supervisors shall when possible, give employees reasonable advance notice of overtime work. When sufficient personnel with appropriate skills are not available on a voluntary basis to perform required overtime, employees who refuse to work assigned overtime or who fail to report upon notice for overtime work may be subject to appropriate disciplinary action.

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Accrual of compensatory time shall be limited to a maximum of forty (40) hours for all covered employees except those employees

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Compensatory time shall be accrued at a rate of one and one-half (1-1/2) hours for each excess hour worked. All compensatory time accrual as well as compensatory time taken, must be approved by the employee's supervisor and reviewed by his Department Head. Employees will be compensated for unused accrued compensatory time remaining at the time of separation from employment.

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Administrator. The Employee Services Administrator shall notify the City Administrator of all performance evaluation appeals.

Following receipt of an appeal, the Department Head must review and decide on the appeal within seven (7) days. The Department Head shall notify the employee and Personnel Director of his decision. If the employee is unwilling to accept the determination of their Department Head, they may request the appeal be reviewed by the City Administrator. The City Administrator must review and decide on the appeal within fourteen (14) days. The decision of the City Administrator shall be final.

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- C. The Department Head shall prepare Personnel Action Forms to affect all salary changes. After all signatures are affixed to the Personnel Action Form, and the Finance Director receives a copy, all salary changes shall be entered into the payroll system. Department Heads shall be responsible for informing their respective employees of increases to be received. Additionally, the Finance Director shall prepare statements for each employee affected by either the minimum salary adjustment or the conversion onto the annual review cycle.

PUBLIC HEALTH AND SAFETY COMMITTEE

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

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

PARKS RECREATION AND ARTS COMMITTEE

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

As always, if you have any questions or require additional information, please contact Tom McCarthy or me prior to Monday's meeting.

CITY ADMINISTRATOR'S REPORT

Emerald Ash Borer Preparedness Plan – 2018 Funding Authorization

(Roll Call) PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL

The Committee recommends an allocation from the General Fund – Fund Reserves in the amount of \$538,000 for costs associated with the Emerald Ash Borer Preparedness Plan and Action Strategy.

Liquor License Request – Chesterfield Valley BP, INC dba GAS MART 32

At **18403 Convenience Way** has requested a new liquor license for retail sale of all kinds of intoxication liquor in original package not to be consumed on premise and Sunday sales. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

If you have any questions prior to Monday's meeting, please contact me.



MEMORANDUM

DATE: December 28, 2017

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST – CHESTERFIELD VALLEY BP, INC dba GAS MART 32**

CHESTERFIELD VALLEY BP, INC dba GAS MART 32, 18403 Convenience Way, has requested a new liquor license for retail sale of all kinds of intoxicating liquor in original package not to be consumed on premise and Sunday sales.

Mr. Alen Zdmja is the Managing Officer.

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

With City Council approval at the Wednesday, January 17, 2018 City Council meeting, I will immediately issue this license.

Memorandum

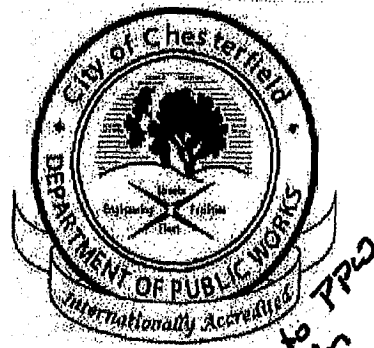
Department of Public Works

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

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

DATE: December 22, 2017

RE: Emerald Ash Borer Preparedness Plan
2018 Funding Authorization



*Please forward to PPW
for review & direction
mon 12/22/2017*

As you know, on November 16, 2015 the City Council approved a Preparedness Plan and Action Strategy (EAB Plan) for the removal of Ash Trees within public rights of way due to the impacts of the Emerald Ash Borer (EAB). That EAB Plan included an optional reforestation component, which was subsequently funded by City Council.

As detailed in the EAB Plan, the annual funding for the removal and reforestation was to be funded through General Fund – Fund Reserves (above the 40% Policy). Annual costs were anticipated to be as follows:

- **\$300,000 annually for the contractual replacement of sidewalk.** As detailed in the EAB Plan, the Ash tree removals are being completed by a street maintenance crew designated for this purpose only (except snow removal). That crew previously performed a large amount of sidewalk replacement. The allocation of \$300,000 has successfully supplemented the prior funding of \$200,000, and allowed the City to continue to maintain its 300 miles of sidewalk while concentrating efforts on Ash tree removal.
- **\$75,000 annually for contractual stump grinding.** The City's Public Works maintenance personnel will be removing approximately 960 Ash trees each year. These removals necessitate the grinding of 960 stumps, which is managed contractually.
- **\$140,000 for reforestation.** The Plan estimated that residents will request a replacement tree for 700 of the 960 Ash trees removed. The City's cost for a replacement tree is approximately \$300 per tree, of which the residents fund \$100 through an application fee. The resultant cost to the City of Chesterfield is an estimated \$140,000 per year.
- **\$68,000 annually for personnel.** City Staff's initial recommendation to City Council was for the City to discontinue management of the reforestation program during the EAB crisis. Instead, residents desiring reforestation would receive a \$200 stipend to

use toward tree replacement, which would be managed by the residents. City Council did not accept this recommendation, and felt it was important that the City Staff continue to manage tree reforestation. Accordingly, City Council authorized an additional annual allocation of \$68,000. This allocation was intended to fund interns and / or a temporary, full time employee necessary to help manage the Ash tree removal and reforestation program. These positions are to be terminated once the Ash trees are removed, or sooner if the EAB Plan is not funded by City Council.

As you can see, the anticipated annual allocation from General Fund – Fund Reserves (above the 40% Policy) was \$583,000 per year, per the EAB Plan approved by City Council.

Thus far, during the first two years of Ash tree Removals (January 1, 2016 – December 1, 2017), the Public Works Department has removed 1,972 Ash trees. This is slightly above the anticipated 960 trees per year (1,920). As there is often a lag between tree removals and a request for a replacement tree, we cannot definitively determine the number of replacement trees which will be requested in 2018. However, we do know that there were 420 requests for replacement trees in 2016, and 497 in 2017. It appears that the initial estimate for tree replacement may have been high, and that the number of requests for 2018 is unlikely to exceed 600. Accordingly, I would recommend a 2018 allocation for street tree replacement of \$120,000. Subsequent adjustments will continue to be made as the program progress and we have a larger sample size from which to project the number of replacement trees.

As of December 1, 2017, approximately 4,700 Ash Trees remain. In accordance with the EAB Plan, the requested 2018 financial allocation is as follows:

- **\$300,000 for contractual sidewalk replacement.** This will allow the City to continue to maintain its 300 miles of sidewalk while one street maintenance crew is completely allocated toward Ash Tree removal
- **\$75,000 for contractual stump removal.** Will cover the costs to grind approximately 960 stumps from the trees removed by the Public Works maintenance crew.
- **\$120,000 for reforestation.** Will cover the cost to plant approximately 500 replacement trees.
- **\$43,000 for personnel.** This figure represents the actual cost for the temporary full time employee helping to manage the implementation of the EAB plan and the reforestation program.

The total allocation requested for the continuation of the EAB Plan in 2018 is \$538,000. As detailed above, that funding must come from General Fund – Fund Reserves (above the 40% Policy). The Finance Director's most recent projections indicate a General Fund – Fund Reserve (above the 40% Policy) of \$1,660,000 on December 31, 2017.

Action Recommended

This matter should be forwarded to Planning and Public Works Committee for consideration. Should PPW concur with Staff's recommendation, it should vote to recommend an allocation from the General Fund – Fund Reserves in the amount of \$538,000 for costs associated with the Emerald Ash Borer Preparedness Plan and Action Strategy. The matter should then be forwarded to the full City Council for approval.

UNFINISHED BUSINESS

There are no unfinished items on the agenda for Monday evening.

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

NEW BUSINESS

I am unaware of any New Business items for Monday's agenda.

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

LEGISLATION

LEGISLATION – PLANNING COMMISSION

A.BILL NO. 3168 - AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960). Green Sheet Amendments provided. **(SECOND READING) PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED**

B.BILL NO. 3171 - AN ORDINANCE AMENDING ARTICLE 1 SECTION 01-11 ADMINISTRATIVE AND DECISION MAKING AUTHORITIES AND ARTICLE 6 TELECOMMUNICATIONS FACILITIES SITING OF THE UNIFIED DEVELOPMENT CODE {P.Z. 20-2017 CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE ARTICLES 1 AND 6}. **(SECOND READING) PLANNING COMMISSION RECOMMENDS APPROVAL**

C.BILL NO. 3172 - AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “C8” PLANNED COMMERCIAL DISTRICT TO A “UC” URBAN CORE DISTRICT FOR AN 8.2 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND CHESTERFIELD CENTER (P.Z. 16-2017 CHESTERFIELD VILLAGE [SHELBOURNE SENIOR LIVING] - 18S110148). **(FIRST READING) PLANNING COMMISSION RECOMMENDS APPROVAL**

D.BILL NO. 3173 - AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PUD” PLANNED UNIT DEVELOPMENT TO A “LLR” LARGE LOT RESIDENTIAL DISTRICT FOR A 17.4 ACRE TRACT OF LAND LOCATED WEST OF WILSON AVENUE AND NORTHWEST OF THE INTERSECTION OF WILSON AVENUE AND CLARKSON ROAD (P.Z. 18-2017 FALLING LEAVES ESTATES II — 19T220214, 19T210161). **(FIRST READING) PLANNING COMMISSION RECOMMENDS APPROVAL**

**E. BILL NO. 3174 – AN ORDINANCE AMENDING CITY OF CHESTERFIELD
ORDINANCE 2,442 TO REVISE DEVELOPMENT RESTRICTIONS IN A “PC”
PLANNED COMMERCIAL DISTRICT FOR 2.61 ACRES LOCATED NORTH OF
EDISON AVENUE AND NORTHEAST OF THE INTERSECTION OF
CHESTERFIELD COMMONS EAST ROAD AND EDISON AVENUE. (17T240243).
(FIRST READING) PLANNING COMMISSION RECOMMENDS APPROVAL**

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "PC" PLANNED COMMERCIAL DISTRICT TO A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960).

WHEREAS, the petitioner, Wallis Companies, has requested a change in zoning from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for a 1.8 acre parcel of land at 14905 Clayton Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on May 8, 2017; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning by a vote of 5-3; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended denial of the change of zoning citing concerns about continued growth toward residential properties; and,

WHEREAS, the City Council, seeing significant changes had been made, voted to return the change of zoning request to the Planning and Public Works Committee; and,

WHEREAS, the Planning and Public Works Committee, having considered said request on December 7, 2017 and at a special meeting held December 21, 2017, recommended approval of the change of zoning with amendments; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request with amendments.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for 1.8 acres located at the western corner of the intersection of Baxter Road and Clayton Road and as described as follows:

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

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 Wallis Companies in P.Z. 08-2017, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 8th day of May 2017, 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 _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 1/3/2018

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 Planned Commercial District shall be:
 - a. Car wash
2. Hours of Operation.
 - a. Hours of operation for this "PC" District shall be restricted to 7:00 am to 8:00 pm all days of the week.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 25 feet.
2. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located other than as depicted on the Preliminary Plan attached hereto as Attachment B.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located other than as depicted on the Preliminary Plan attached hereto as Attachment B.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. A masonry screening wall with landscaping on both sides shall be required as depicted on the Preliminary Plan attached hereto as Attachment B.
3. A 6' masonry screening wall will be required along the north property line. Locating the wall on berm to the north with consent from adjacent property owners shall satisfy this requirement.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and light fixture cut sheets.
2. No on-site light standard shall exceed sixteen (16) feet in height, nor be so situated that light is cast directly on adjoining properties or public roadways. Light standards north and west of the building shall not exceed eight (8) feet in height, shall be directed toward the building, and shall be a shoe box design. The light standard at the entrance on Clayton Road shall not exceed sixteen (16) feet in height and shall be a box design.
3. Non-security lighting shall not be on 30 minutes prior to opening or past closing.

H. ZONING PERFORMANCE STANDARDS

1. Zoning Performance Standards shall comply with the Zoning Performance Standards in Article 4.13 of the Unified Development Code. When evaluating compliance with Chapter 625 of St. Louis County Regulating Ordinance, Table 1, Residential Land Use Category, shall be utilized as was done by the acoustical sound study by AcousiControl completed on August 29, 2017.

I. ARCHITECTURAL

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

J. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be from one right-in/right-out on Clayton Road and one right-in/right-out on Baxter Road and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County 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.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.

4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Clayton Road and Baxter Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. Required accessibility improvements associated with this commercial development shall include new and existing sidewalk along the project frontage, replacing non-compliant curb ramps, and any upgrades to the connected signalized intersection corner to ensure that current accessibility standards are met. If the intersection requires upgrades for ADA compliance, the signalized intersection shall be brought up to current Saint Louis County design standards, as directed by the St. Louis County Department of Transportation.
6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

L. TRAFFIC STUDY

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

M. POWER OF REVIEW

The City Council shall review and provide final approval of the Site Development Plan, Landscape Plan, Lighting Plan, Tree Preservation Plan, and Architectural

Elevations for the proposed development subsequent to Planning Commission review.

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 or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s). Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
4. 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 30 feet horizontally from the limits of the one hundred (100) year high water.
5. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

O. SANITARY SEWER

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

P. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. 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.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

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

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant

natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

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

V. TRUST FUND CONTRIBUTION

A. ROADS

As this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

<u>Type of Development</u>	<u>Required Contribution</u>
Car Wash	\$75,988.71/acre

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

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

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

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

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

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The applicable rates limiting required road improvements shall be adjusted on January 1, 2018 and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.

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

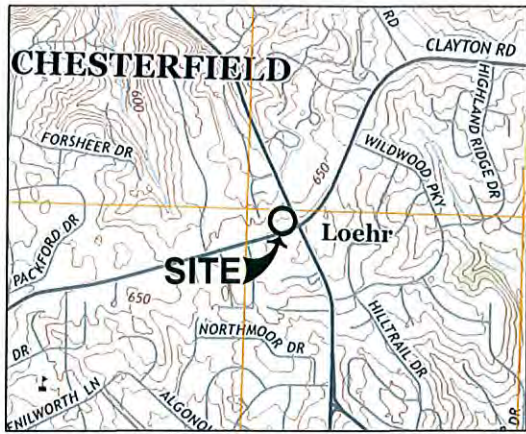
VI. RECORDING

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.



SITE USGS AND LOCATION MAP
U.S.G.S. 7.5 TOPOGRAPHIC MAP, MANCHESTER QUADRANGLE, MISSOURI DATED 2015
SCALE 1" = 1,000'

LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.50 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 66.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

CITY OF CHESTERFIELD

PLANNED DISTRICT ORDINANCE ATTACHMENT B

REFERENCE

1. TOPOGRAPHIC SURVEY CONDUCTED BY:
FRATZER LAND SURVEYING SERVICES, INC.
705 BALLANTINE DRIVE
WENTZVILLE, MO. 63385
PHONE: (636) 332-0610
FAX: (636) 332-0710
DATED 08/02/11 DRAWING NAME 11-1045 BAXTER CLAYTON.DWG

BENCHMARK

PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOX DRIVE. ELEV. 584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM4 12-89.

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10" CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV. = 661.29



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ZONING MAP AMENDMENT AND TPP FOR A PROPOSED

BRITE WORX CARWASH

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 36, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



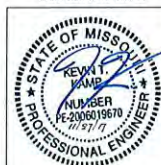
DEVELOPMENT NOTES:

1. OVERALL AREA OF TRACT: 76,050 SQ. FT. (1.746 ACRES)
2. SITE ADDRESS: 14905 CLAYTON ROAD, CHESTERFIELD, MO. 63017 (LOCATOR ID #218410960)
3. CURRENT ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
PROPOSED ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
4. USE:
EXISTING USE—
PROPOSED USE—
CONVENIENCE STORE, CARWASH & GAS SALES
SINGLE USE: TUNNEL CARWASH
(PER CITY UDC - "Mechanical facilities for the washing, waxing or vacuuming of private automobiles, light trucks and vans, but excluding heavy trucks and buses.")
5. OWNER: ARCH ENERGY, LCA
106 E WASHINGTON
CUBA, MO. 65453
6. SETBACKS: REFER TO PLAN, THIS SHEET.
SEC. 31-04-02 TREE PRESERVATION AND LANDSCAPE REQUIREMENTS:
SECTION K. 3. LANDSCAPING FOR PARKING LOTS AND TREE ISLANDS.
(A) NO STRUCTURE SHALL BE PERMITTED WITHIN 35 FEET OF A PROPERTY LINE ADJOINING PROPERTY DESIGNATED ON THE COMPREHENSIVE LAND USE MAP AS BEING RESIDENTIAL OR PARK/RECREATION.
(B) NO PARKING AREA, INTERNAL DRIVE, LOADING SPACE, OR STRUCTURE SHALL BE PERMITTED WITHIN 25 FEET OF A PROPERTY LINE ADJOINING PROPERTY DESIGNATED ON THE COMPREHENSIVE LAND USE MAP AS BEING RESIDENTIAL OR PARK/RECREATION.
(C) ALL OTHER SETBACKS SHALL BE ESTABLISHED BY THE CONDITIONS OF THE PLANNED DISTRICT ORDINANCE.
7. MAXIMUM BUILDING HEIGHT— 25 FEET
8. ALL UTILITY METERS AND SURFACE TRANSFORMER SWITCHING PADS SHALL BE SCREENED.
9. FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0281K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES WITHIN SFHA ZONE X. ZONE IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
10. FENCING PROPOSED SHALL BE OF CEMENTATION MATERIAL AND A PRODUCT OF ARTISAN PRECAST OR SIMILAR MANUFACTURER.
11. VACUUMS SHALL UTILIZE A CENTRAL VACUUM SYSTEM WITH MOTOR HOUSED WITHIN BUILDING. VACUUMS SHALL BE OPERATIONAL ONLY DURING BUSINESS HOURS AND POWER CENTRAL UNIT SHALL BE TURNED OFF DURING OFF-HOURS.
12. OPERATING HOURS SHALL BE BETWEEN 7AM AND 8PM.
13. SITE SHALL OBTAIN APPROVAL FROM ST. LOUIS METROPOLITAN SEWER DISTRICT.
14. LANDSCAPING WILL BE REQUIRED TO BE PLANTED ON BOTH SIDES OF THE PROPOSED SCREENING WALL.
15. CANISTER VACUUMS AT INDIVIDUAL STATIONS WILL BE PROHIBITED. A CENTRAL VACUUM SYSTEM WILL BE REQUIRED TO BE LOCATED WITHIN THE BUILDING.
16. LIGHTING RESTRICTIONS, INCLUDING THE HEIGHT OF SITE LIGHTING AND ATTACHED WALL SIGN LIGHTING, WILL BE ESTABLISHED IN ORDER TO ENSURE IT IS NOT VISIBLE FROM THE NEIGHBORING RESIDENTIAL PROPERTIES.
17. ACCESS MANAGEMENT PRINCIPALS TO BE APPLIED TO THIS DEVELOPMENT CAN BE FOUND IN ARTICLE 04-10 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD.
18. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITH PUBLIC ROAD RIGHT OF WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
19. US SURVEY CORNERS LOCATED ON OR NEAR THE DEVELOPMENT SITE MUST PROTECTED AND SHALL BE RESTORED IF DISTURBED DUE TO THE CONSTRUCTION.
20. A TREE PRESERVATION PLAN (TPP) SHALL BE SUBMITTED WITH THE "SITE DEVELOPMENT PLAN" FOR REVIEW
WOODLAND CALCULATIONS—
TOTAL WOODLANDS = 0.100 Acres
WOODLANDS TO BE REMOVED = 0.0 Acres
WOODLANDS TO REMAIN PROTECTED = 0.100 Acres (100%)
TREE PRESERVATION CALCULATIONS—
EXISTING TREES ON SITE > GREATER THAN 5" BHD (BREAST HIGH DIAMETER) OUTSIDE OF WOODLAND AREA = 10 TREES
TREES TO BE REMOVED = 5 TREES
TREES TO BE PRESERVED & PROTECTED = 5 TREES
REQUIREMENTS:
- NO PARKING SPACE SHALL BE LOCATED FURTHER THAN FIFTY (50) FEET FROM A TREE.
NOTE: On February 24, 2017, Katie Astroth (Environmental Biologist) from CEC assessed the property located at 14905 Clayton Road, Chesterfield, Missouri for tree canopy cover. Trees and vegetation boundaries were georeferenced with a Trimble Geo7X GPS unit and photographed. Below is a brief description of the findings:
The northern portion of the property (north of the parking lot) contains primarily dense bush honeysuckle and invasive vines. Within this area, there are only five trees (ash trees) over 6 inches in diameter. These trees ranged from fair to very poor condition.
Along the western edge of the property (west of the privacy fence) are mature trees within a well-maintained landscaped area. Canopy cover within this area is approximately 80%. Trees consisted of pine, oak, sweetgum, and pear. All trees appeared to be in good condition.
Five individual trees were also located along the perimeter of the parking lot. One (pine) located near the northeast corner and four (ash) located along parking lot's western edge. All five trees were in good condition.

Sheet List Table

SHEET NO.	DRAWING NO.	TITLE
01	C000	COVER AND TSD
02	C100	EXISTING CONDITIONS
03	C101	APPROVED PLAN ORD #1803
04	C200	SETBACK COMPARISON
05	C300	SITE & UTILITY PLAN
06	C301	SECTION VIEWS
1 OF 1		PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE



DEVELOPER/OWNER

WALLIS COMPANIES
106 E WASHINGTON
CUBA, MO. 65453
PHONE/FAX: (636) 549-1602
CELL:
CONTACT: BILL GUFFEY
EMAIL: B.Guffey@wallis.com

SITE MAP

SCALE 1" = 30'
SCALE IN FEET

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4848 PARK 370 BLVD., SUITE F
HAZELWOOD, MO. 63042
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: KEVIN KAMP, PE

ZIP- 63017

P-Z-08-2017 MSD MAP# 21-R

Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENCE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 • 866-250-3679
WWW.CECINC.COM

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

PRELIMINARY DEVELOPMENT PLAN
BRITE WORX

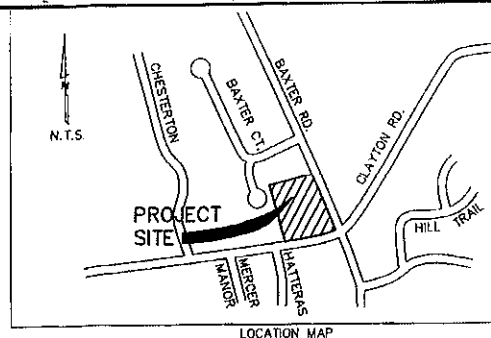
COVER AND TREE PRESERVATION

DATE: NOV. 2016 DRAWN BY: CAC
1" = 30' CHECKED BY: KTK
PROJECT NO: 153-224
APPROVED BY: KTK*

DRAWING NO.
C000
SHEET 01 OF 06

1034

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS, 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV. = 561.30



INDEX

1. SITE DEVELOPMENT PLAN
2. SETBACK LINES
3. SECTIONS & DETAILS
4. AERIAL TOPO
5. LANDSCAPE PLAN

0 20 40
SCALE IN FEET
Scale 1" = 20'

SITE DATA:

1.) TOTAL AREA OF THIS SITE IS 1.75 ACRES	78,055 S.F.
BUILDING AREA	3,925 S.F.
(RESTAURANT PORTION SHALL NOT EXCEED	981 S.F.)
CAR WASH	1,920 S.F.
PAVEMENT AREA	32,662 S.F.
GREEN AREA	37,460 S.F.

- 1.) EXISTING ZONING IS C-8, PROPOSED ZONING IS PC PLANNED COMMERCIAL.
- 2.) EXISTING USE IS MOBIL MART.
- 3.) THE SITE IS SERVED BY THE FOLLOWING UTILITIES:
 - LACLEDE GAS COMPANY
 - METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
 - ST. LOUIS COUNTY WATER COMPANY
 - SOUTHWESTERN BELL TELEPHONE
 - UNION ELECTRIC COMPANY
- 4.) EXISTING SITE LOCATOR NUMBER IS 21R41-0980.
- 5.) SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- 6.) DRAINAGE NOTES:
 - A. SITE GRADING AND DRAINAGE PER CITY OF CHESTERFIELD STANDARDS.
 - B. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - C. SITE DRAINAGE SHALL CONFORM TO THE MISSOURI HIGHWAYS AND TRANSPORTATION DEPARTMENT, THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND CITY OF CHESTERFIELD STANDARDS.
- 7.) NO STEPS AT HANDICAPPED ACCESSIBLE DOORS.
- 8.) ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF CHESTERFIELD AND ADA STANDARDS.
- 9.) ALL PROPOSED IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
- 10.) TO SURVEYORS KNOWLEDGE EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
- 11.) NO ONSITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT AND BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. LIGHT STANDARDS NORTH AND WEST OF THE MAIN ENTRANCE TO THE BUILDING SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND SHALL BE A SHOEBOX DESIGN. THE LIGHT STANDARD AT THE WEST ENTRANCE ON CLAYTON ROAD SHALL NOT EXCEED SIXTEEN (16) FEET IN HEIGHT AND SHALL BE A BOX DESIGN.

PARKING CALCULATIONS
C-STORE
 3- 1/3 per 1,000 S.F.
 4,132 S.F. = 14 Spaces Required
 14 Spaces Provided

THIS PLAN IS A CORRECTED VERSION OF ALL
EXISTING AND PROPOSED
DRAWING NUMBER
13-2188
ASHTLEY HOOVER, P.L.L.C.
6/3/07
The signed and sealed original of this drawing is on file at the offices of
the Clayton Engineering, Inc. The signed and sealed original is
the official document and shall take precedence over any digital version.

6	05/16/07	BMS	EXISTING FENCE TO REMAIN
4	04/10/07	SLH	ADDED MEDIAN
3	03/07/07	JAK	ADDED NOTE ABOUT MEDIAN
2	5/25/06	DSB	REVISIONS PER CITY OF CHESTERFIELD COMMENTS
1	3/14/05	MRW	REVISED CAR WASH ENTRANCE

SITE DEVELOPMENT PLAN MOBIL "ON THE RUN"

14905 Clayton Rd. Chesterfield, MO 63017

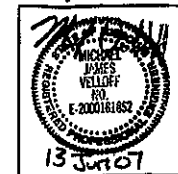
ARCH ENERGY
106 East Washington
Cuba, MO. 65453
(573) 885-2277

the
clayton
engineering
company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63148
(314) 692-3888 FAX (314) 692-8888
clayton-engineering.com

Designed	SWQ
Drawn	HRL, MRW
Checked	SWQ
Date	03/10/05
Project Number	
97318	
Sheet Number	
1	of 5

C101

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Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMD.

SHOULD A MEDIAN
BE REQUIRED ST.
LOUIS COUNTY WILL
CONSTRUCT AT
THEIR EXPENSE

sub 748

BAXTON WAY

CLAYTON ROAD
(STL CNTY. WIDTH VARIES)

BAXTER ROAD
(STL CNTY. WIDTH VARIES)

SCALE IN FEET

A horizontal scale bar with alternating black and white segments. It is labeled "SCALE IN FEET" at the top. Below the bar, there are numerical markings at 0, 20, and 40.

KEY MAPS

**APPROVED PLAN PER
ORDINANCE #1803**

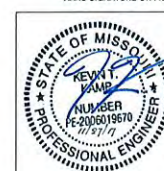
**PROPOSED PLAN
PER P.Z. 08-2017**

SCALE IN FEET



A horizontal scale bar with alternating black and white segments. Below the bar, the numbers 0, 40, and 80 are marked. The bar represents a distance of 80 feet.

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE



REVISION RECORD	
NO.	DATE DESCRIPTION
1	PRE APPLICATION MEETING
2	SUBMITTAL FOR CHANGE OF ZONING
3	SUBMITTAL FOR CHANGES COMMENTS
4	REVIEW
5	SUBMITTAL FROM ISSUES MEETING COMMENTS
6	REVIEW
7	SUBMITTAL WITH ADDITION OF ACQUIESCENCE REQUIRED
8	REVIEW
9	SUBMITTAL FOR CHANGE OF ZONING WITH ADDITION OF 1PW FOR DEC PHW MEETINGS
10	REVIEW

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CUBA, MO 65453
(636) 549-1600

**PRELIMINARY DEVELOPMENT PLAN
BRITE WORX**

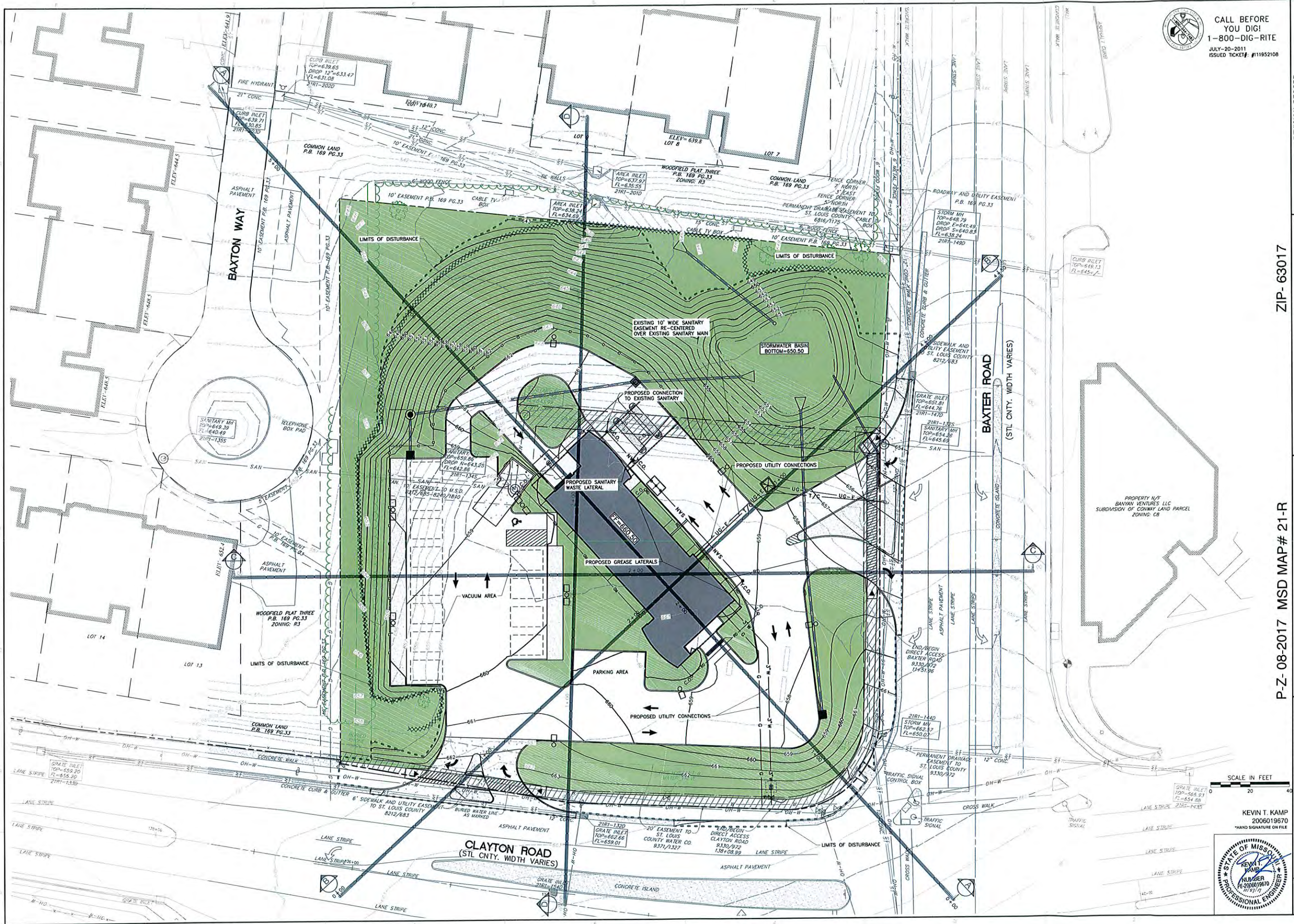
SETBACK COMPARISON

DATE:	NOV. 2016	DRAWN BY:	CAC
DWG SCALE:	(AS NOTED)	CHECKED BY:	KTK
PROJECT NO:			153-224
APPROVED BY:			KTK*

DRAWING NO. **C200**

SHEET 04 OF 06

1:\SPR-STUDIOS\PROJECTS\2017\152-2041_C000\DWG\DWG SITE DEVELOPMENT PLAN (C300) - 11/27/2017 15:54:42 PM (LAST PRINTED BY: NACEL, C:\NACEL) - 11/27/2017 15:54:42 PM



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ISSUED TICKET#: #11952108



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SCALE IN FEET
0 20 40

ZIP- 63017

P-Z-08-2017 MSD MAP# 21-R

REVISION RECORD	
NO.	DESCRIPTION
1	PRELIMINARY PLAN
2	REVISED PLAN
3	REVISED PLAN
4	REVISED PLAN
5	REVISED PLAN
6	REVISED PLAN
7	REVISED PLAN
8	REVISED PLAN
9	REVISED PLAN
10	REVISED PLAN

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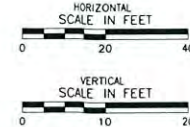
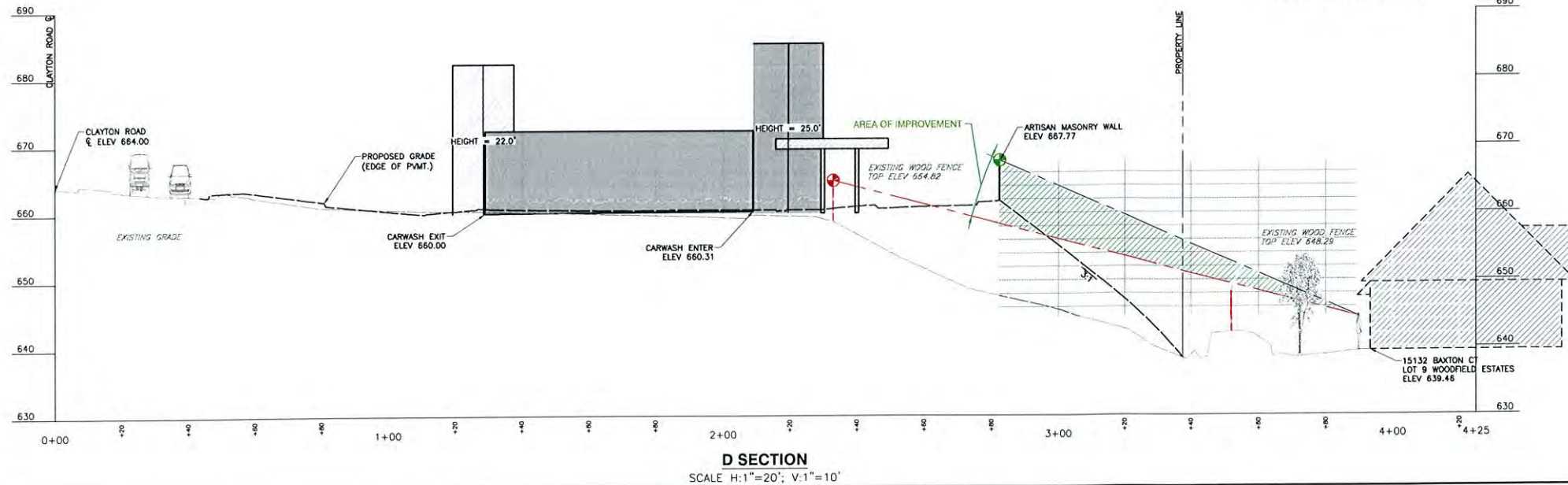
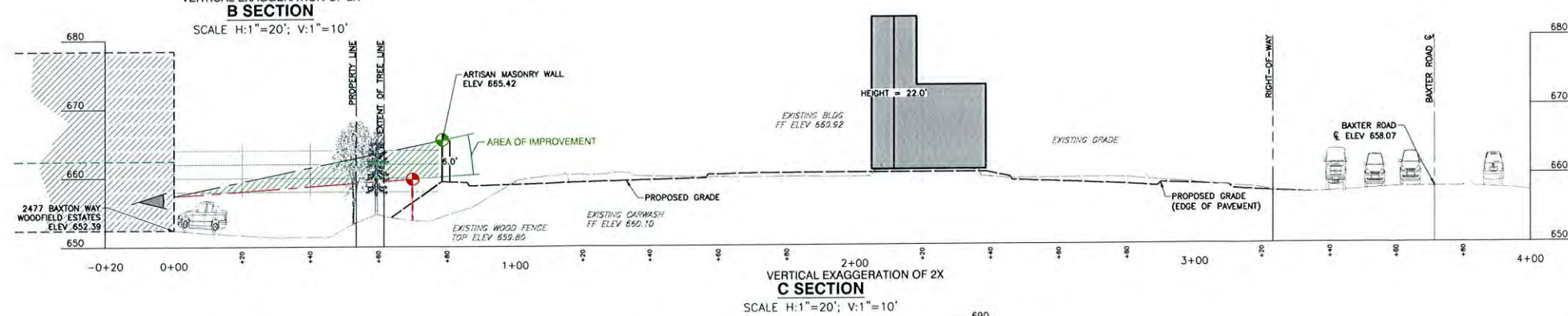
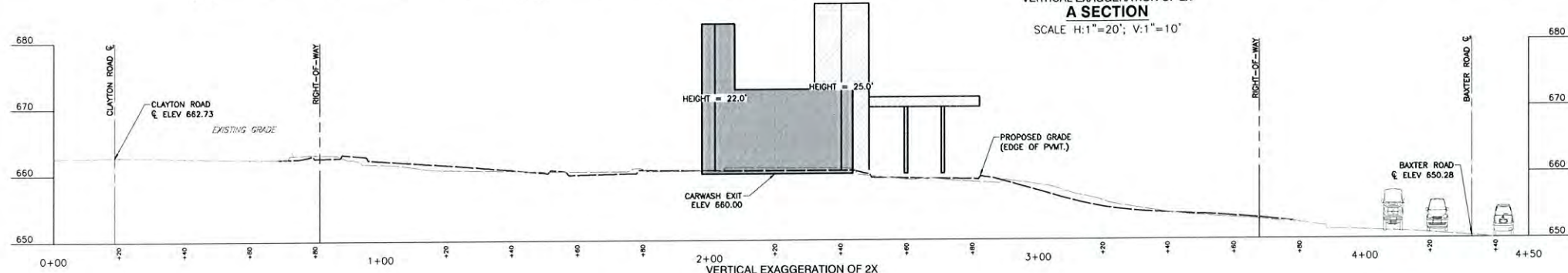
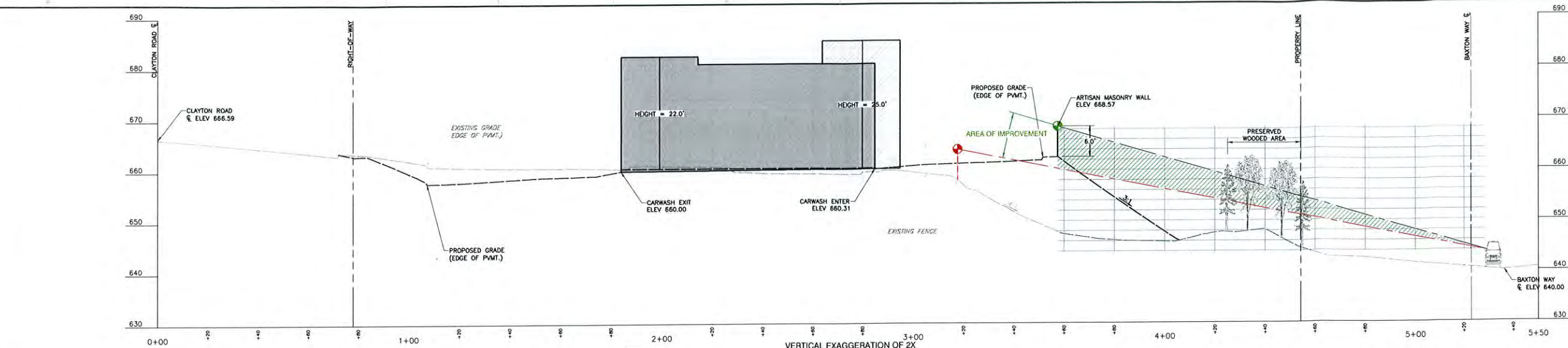
PRELIMINARY DEVELOPMENT PLAN
BRITE WORK

SITE DEVELOPMENT PLAN

DATE:	NOV. 2016	DRAWN BY:	KTK
PROJECT NO.:	152-2041	CHECKED BY:	KTK
APPROVED BY:			

DRAWING NO. **C300**
SHEET 05 OF 06

\\SPR-510001\PROJECTS\2017\152-2941-000\DWG\001 BREVETWORK\152A-C01 1501.DWG LAST SAVED BY:CMGEL - 11/27/2017 3:55:42 PM LAST PRINTED BY:HAZEL CONTINUUM - 11/27/2017 8:32:30



KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE

ZIP- 63017

P-Z-08-2017 MSD MAP# 21-R

REVISION RECORD	
NO	DATE
1	11/28/16
2	01/18/17
3	05/03/17
4	06/15/17
5	08/18/17
6	11/27/17

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PRELIMINARY DEVELOPMENT PLAN
BRITE WORK

SECTION VIEWS

DATE:	NOV. 2016	DRAWN BY:	CAC
DWG SCALE:	1" = 20'	CHECKED BY:	KTK
PROJECT NO:	152-2941	APPROVED BY:	KTK

DRAWING NO:
C301

SHEET 06 OF 06



AcoustiControl is a Certified 100% Woman Owned Business

AcoustiControl Report H1293 Revised

Environmental Noise Study / Mobil Car Wash

14905 Clayton Road / Chesterfield, Missouri 63017

Client: Civil and Environmental Consultants, Inc. (CEC)

Report Date: August 29, 2017

Definition of Terms

Decibel: (also referred to as dB, dBA, dBC)

A decibel is a measurement of sound. The higher the decibel number, the louder the sound.

Outdoor Background Noise Level (sometimes referred to as Ambient Noise)

The amount of sound generated by lawnmowers, road traffic, construction, industrial noise, human and animals sources, outdoor mechanical equipment, train whistles, airplane noise etc.

Sound Pressure Level (LAeq)

A-Weighted equivalent sound pressure level in dB (decibels measured over a period of time.

Sound Level A - Weighted (dBA)

The A – Weighted is the most common single number measure of loudness. This standard scale in decibels is a measure of the human response to noise which correlate to judgments of loudness from a broad band noise that are characteristic in the environment. A-weighting takes into account the frequency of the sound so that correlates with how people notice noise. The A-weighting was used in the noise assessment for its prevalent use for environmental noise assessments and large body of correlations of A-weighted sound levels and people's sensitivity to noise. In Table 1 is a list of some common noises and their levels recorded in dBA .

Nearest Residential Property Line

The adjacent residential property line that separates 14905 Clayton Road and the Woodfield Condominiums.

Examples of Human Responses to Changes in Noise Levels

There is variation in individual perception of the power of a sound; studies have shown that the changes in noise levels of less than 3 dBA are barely perceptible to most people.

However; a 10 dBA change are reported by people as either a doubling (halving) of noise by a normal human ear. This means that a 10 dBA reduction of noise is actually perceived by the listener as a reduction of $\frac{1}{2}$ the noise. The average ability of a listener to detect changes in noise levels are outlined in Table 2. (All tables and figures may be found in the Appendix.)

Environmental Noise Study and Acoustical Model and Analysis

This parcel of land will fall within the noise ordinance of St Louis County, Chapter 625-Noise Control Code.

Appendix: All tables and figures may be found in the Appendix.

A: Environmental Noise Study performed at 14905 Clayton Road Chesterfield, Missouri 63017.

Conditions: This is a Mobil single bay car wash.

AcoustiControl conducted continuous 24 hour environmental noise monitoring from 10AM on Wednesday July 26th 2017 through 11PM on Saturday July 29th 2017.

The purpose of this noise study was to determine what the existing average ambient background noise levels are at the site. This noise study captured all existing nearby environmental noise which includes the noise generated by traffic from Clayton Road and Baxter Road.

Environmental noise was monitored at 3 different locations on the property. (Please see Figure 1 for locations of noise monitoring equipment.)

Results of the Environmental Noise Study:

The average measured sound pressure levels (LAeq) at the residential property lines of Woodfield Condominiums, which are adjacent to 14905 Clayton Road, varied from 56 dBA to 65 dBA. (Please see Table 3 for the daily average measurements).

Based on traffic counts provided by St. Louis County, and the results of the Environmental Noise Study, it is clear that the background noise levels at 14905 Clayton Road is controlled by vehicles noise from Clayton Road and Baxter Road.

B: Acoustical Spot Measurements

Acoustical Spot Measurements were taken at the existing Mobil Brite Worx facilities located of 123 Admiral Troste Drive in Columbia, Illinois and 4132 North Highway 67 in Florissant Missouri (see Table 4).

The purpose of the acoustical spot measurements was to capture all existing noises generated by the operation of the car washes. This data was used in the building of the SoundPlan Computer Model.

Conditions at:

123 Admiral Troste Drive : This is a tunnel car wash with 14 Tommy's Carwash Systems canister vacuums located alongside the tunnel building in the vacuum area. The car drying system located within the tunnel is an AVW Equipment Company 9 Blower Car Wash Drying System.

4132 North Highway 67 : This is a tunnel car wash with 12 Tommy's Carwash Systems canister vacuums located alongside the tunnel building at the vacuum area. The car drying system located the tunnel is an AVW Equipment Company 9 Blower Car Wash Drying System.

Brüel & Kjær (B&K) Equipment and Methodology

The measurement procedures conformed to the requirements of ANSI Standard S1.13-1971 (R2010).

All measurements were made on the A-scale (dBA).

A windscreen was used during all measurements.

Two Softdb Piccolo Type II Sound Level Meters.

The two Piccolo Sound Level Meters were mounted on a tripod at the standard testing height of 5 feet above the ground surface (this is considered ear level) and at least 10 feet away from any sound-reflecting surface, such as the fence at the property line.

One B&K Model 2250 Sound Level Meter

While standard testing methodology would be to locate the microphone 5 feet from the ground surface (which is considered ear at level) for purposes of these measurements, the sound level

meter was mounted on the tripod at a height of 10 feet above the ground surface and located at least 10 feet away from the fence at the property line. To gather accurate acoustical data, this microphone positioning was selected so that it would be above any sound-reflecting surface, such as the fence at the property line.

A B&K Type 4231 sound-level calibrator was use to calibrate all three instruments prior to and after noise measurements were taken.

C: SoundPlan Acoustic Model One Results / Versions A B & C

Based on data collected during the environmental noise study, the acoustical spot measurements, acoustical data provided by Aerodry Drying Systems and Vacutech Vacuum Systems, (see Table 4) and drawings provided by CEC, Inc, a series of predictive SoundPlan scenarios were performed. Because we understand that this car wash will only operate between the hours of 7AM and 8PM and because this time frame falls under the St. Louis County Daytime Noise Ordinance, nighttime noise measurements are not considered relevant and are not included in this report.

Version A = Figure 2

This model shows the current building and car wash located at 14905 Clayton Road and the acoustical data shows traffic noise only. This model does not include any environmental noise other than traffic noise.

The scenario illustrated in the Version A would allow the reader to understand what acoustic impact noise generated from traffic on Clayton and Baxter Roads would be realized at the nearest residential property line.

Version B = Figure 3

This model shows the proposed building and barrier wall to be located at 14905 Clayton Road. The acoustical data shows traffic noise only. This model does not include any environmental noise other than traffic noise.

The scenario illustrated in Version B would allow the reader to understand what acoustic impact the proposed building and barrier wall would have on the traffic noise realized at the nearest residential property line.

Version C = Figure 4

This model shows the proposed car wash to be located at 14905 Clayton Road. The acoustical data in this model shows only noise generated by the Aerodry Drying Systems and the Vacutech Vacuum Systems central vacuum when they are in operation. This model does not include traffic noise or any other environmental noise.

The results of the acoustical scenarios A, B and C are as follows:

1. Version A:

The predicted environmental background noise levels due to vehicle traffic only, varies between 56 dBA to 65 dBA. The noise levels predicted in the SoundPlan Acoustic Model match the actual sound pressure levels that were measured during the Environmental Noise Study conducted in July 2017. (Please see Figure 2, Table 3).

2. Version B:

Figure 3 predicts that the acoustical effect of adding the currently designed 8 foot high concrete barrier only reduces the noise level generated from road traffic by 0 to 2 dBA at the west property line of 14905 Clayton Road. It would not reduce the noise level generated by road traffic at the north property line of 14905 Clayton Road.

3. Version C:

Figure 4 predicts the acoustical impact of the operation of the proposed car wash that would be realized at the nearest residential property line. This acoustical prediction includes an 8 foot high concrete barrier wall and addresses only noise generated by the operation of the car wash and does not include any environmental noise or noise generated by road traffic.

Based on the SoundPlan Acoustic Model, the predicted sound pressure level at the nearest residential property line is 50 dBA. 50 dBA is 5 dBA below the St. Louis County Daytime Noise Ordinance of 55 dBA or less. This is also 13 to 15 dBA below the measured daytime sound pressure level. This sound pressure level is generated by vehicle traffic noise on Clayton and Baxter Roads. (See Table 3 Location A).

As the predicted noise levels that would be generated from the operation of the car wash is at least 10 dBA below the existing daytime sound pressure level, there would be no additional acoustical impact predicted at the nearest residential property line.

Conclusion

Based on the SoundPlan Acoustic Model, the predicted sound pressure levels that would be generated by the operation of the proposed car wash at 14905 Clayton Road would be 50 dBA at the nearest residential property line. It is clear that the noise at 14905 Clayton Road is controlled by traffic noise generated on Clayton Road and Baxter Road.



Because traffic noise is the loudest noise source at 14905 Clayton Road, any noise generated from the operation of the proposed car wash will not increase the levels of noise already being experienced at the nearest residential property line.

Based on the predictions of the SoundPlan Acoustic Model, the operation of the proposed Mobil Car Wash will be compliant with the St. Louis County Daytime Noise Ordinance of 55 dBA or less.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jim Holtrop".

Jim Holtrop, INCE ASA ASHRAE
AcoustiControl LLC

Appendix Figures and Tables

Table 1: Common Noise Levels

Sound Source	(dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concert (Rear Seats) On	110
Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night Typical	40-50
Rural Area at Night	30-40
Note: A change in 3 dB(A) is just noticeable change in SPL. A change in 10 dB(A) is perceived as a doubling or halving in SPL. Source: Cowan, James P. Handbook of Environmental, Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.	

Table 4: Car Wash Sound Pressure Level Measurements

Description of Measurement	LAeq
Columbia Brite Worx 1 meter from Exit	96
Columbia Brite Worx 20 feet from Exit	90
Columbia Brite Worx 50 feet from Exit	82
Columbia Brite Worx 1 meter from Entrance	85
Columbia Brite Worx 20 feet from Entrance	77
Columbia Brite Worx 50 feet from Entrance	70
Brite Work Florissant 1 meter from Entrance	82
Brite Worx Florissant 20 feet from Entrance	78
Brite Worx Florissant 50 feet from Entrance	72
Brite Worx Florissant 1 meter from Exit	97
Brite Worx Florissant 20 feet from Exit	90
Brite Worx Florissant 50 feet from Exit	81
Aerodry Model A120 1 Meter	85
Aerodry Model A120 20 Feet	76
Aerodry Model A120 50 Feet	69
Vacutech Vacuum 1 Meter From Exit of Hose	70

Figure1: Locations of Noise Monitoring Equipment



SoundPlan Graphics

Figure 2:

Version A = Current Building and Carwash @ 14905 Clayton Road / **Traffic Noise Levels Only** (in dBA)
Thickest solid black lines represent approximate residential property lines.



Figure 3:

Version B = Proposed Car Wash Building & Barrier Wall @14905 Clayton Rd / Traffic Noise Levels Only
(in dBA)

Thickest solid black lines represent approximate residential property lines.

Thick green line represents the barrier wall.

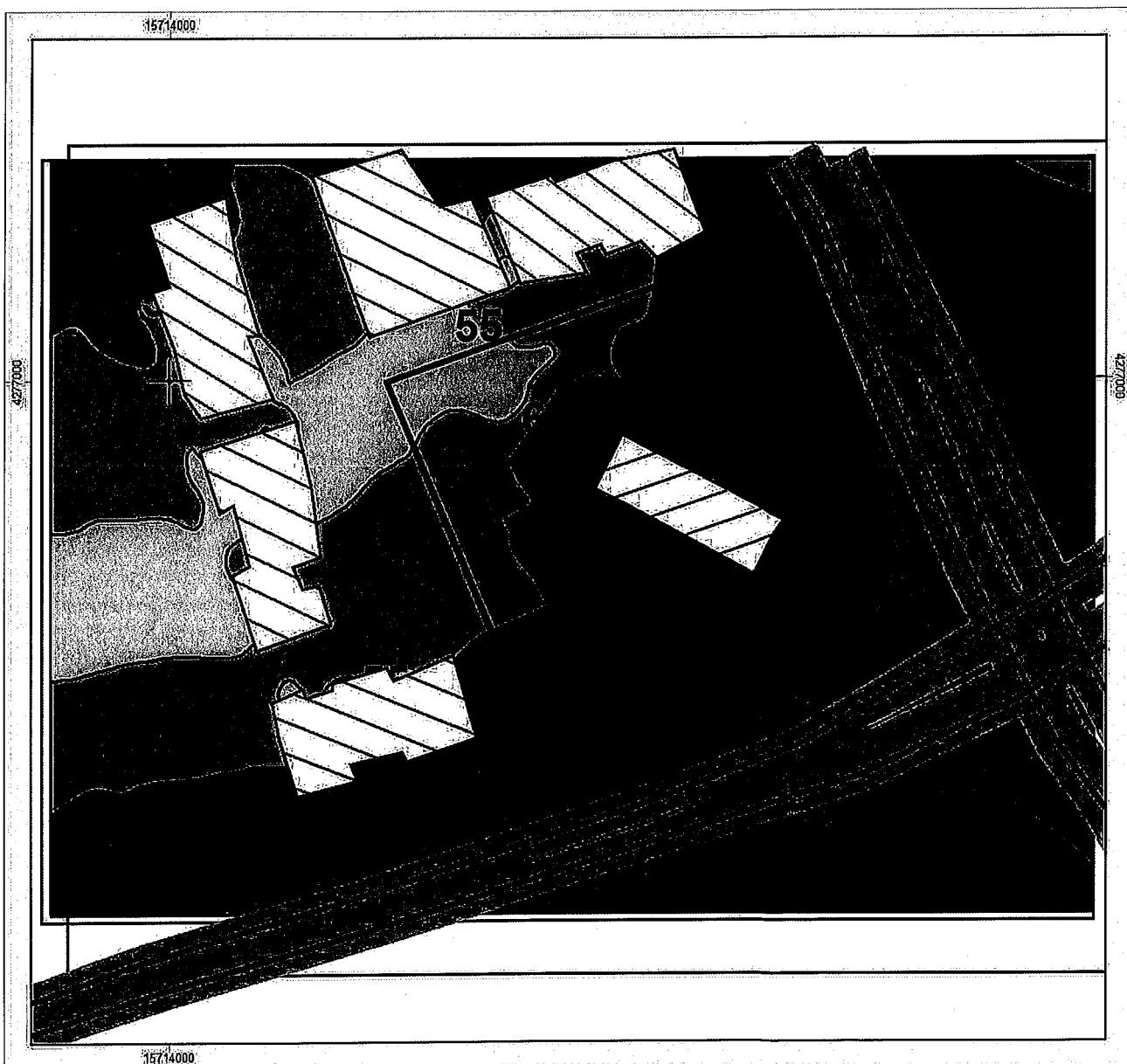
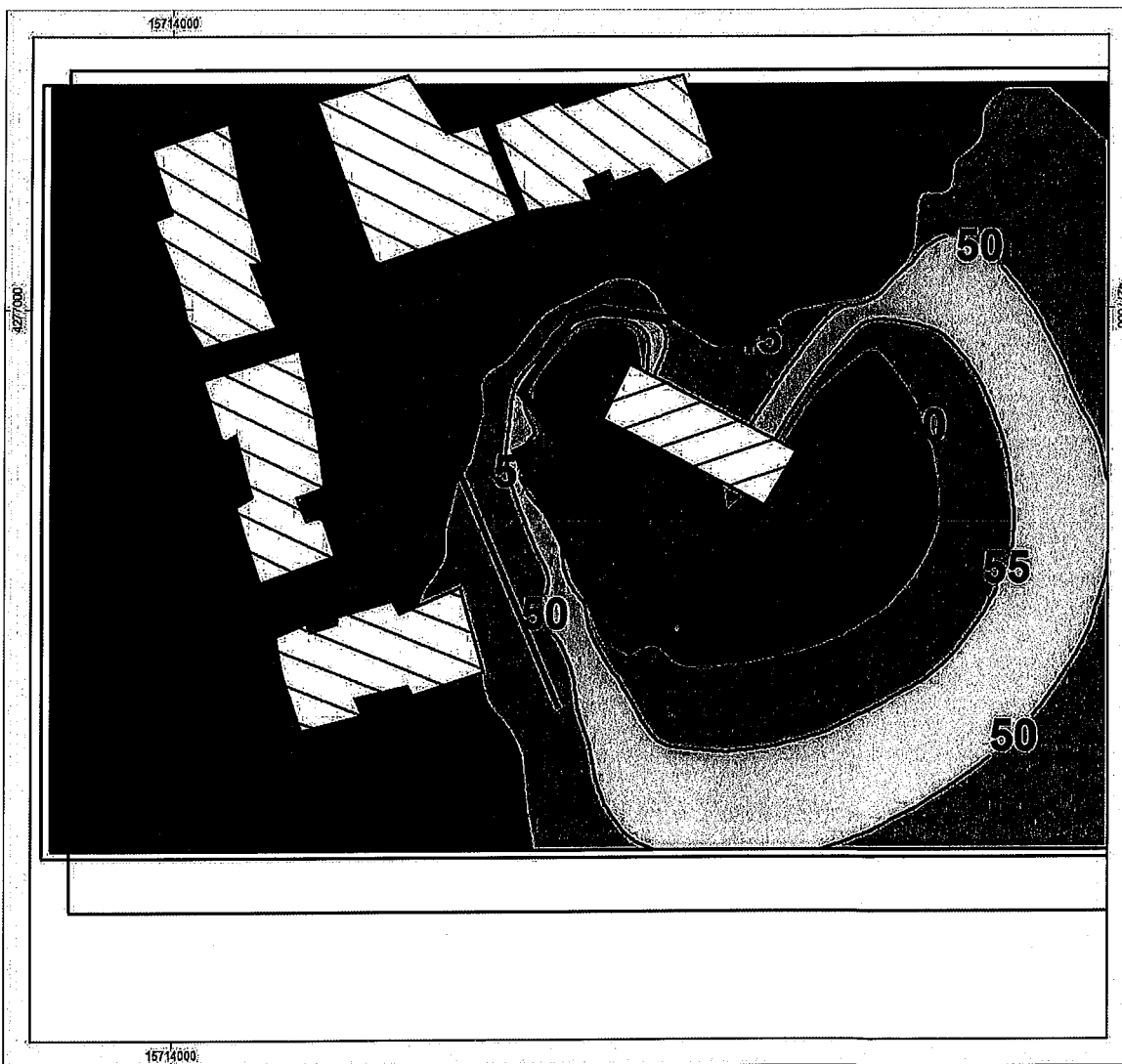


Figure 4:

Version C = Proposed Car Wash with Barrier Wall located @ 14905 Clayton Rd / Car Wash Noise Only
(in dBA). This does not include traffic noise.

Thickest solid black lines represent approximate residential property lines.

Thick green line represents the barrier wall.



BILL NO. 3171 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 1 SECTION 01-11 ADMINISTRATIVE AND DECISION-MAKING AUTHORITIES AND ARTICLE 6 TELECOMMUNICATIONS FACILITIES SITING OF THE UNIFIED DEVELOPMENT CODE {P.Z. 20-2017 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE ARTICLES 1 AND 6)}.

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development 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 regulations and requirements pertaining to the composition of the Architectural Review Board and telecommunications facilities siting; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 27, 2017; 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 amendments, recommended approval; and,

WHEREAS, the City Council, having considered said amendments, voted to approve the updates to Articles 1 and 6 of the Unified Development Code pertaining to the composition of the Architectural Review Board and telecommunications facilities siting.

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 portions of Article 1 Section 01-11 Administrative and Decision-making Authorities of the Unified Development Code and replaces portions as set out in Attachment "A" which is attached hereto and made part thereof.

Section 2. The City of Chesterfield hereby repeals Article 06 Telecommunications Facilities Siting of the Unified Development Code and replaces it with a new Section as set out in Attachment "B" which is attached hereto and made part thereof.

Section 3. 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 4. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield.

Section 5. 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 6. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 7. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: <u>01/03/2018</u>

Sec. 01-11. ADMINISTRATIVE & DECISION MAKING AUTHORITIES

- A. Refer to Chapters 2 and 23 of the City of Chesterfield City Code for the following entities; City Council, Planning and Public Works Committee, Planning Commission, Board of Adjustment and Public Works Board of Variance.
- B. Architectural Review Board.
1. An Architectural Review Board (hereafter referred to as "ARB") is hereby established.
 2. Purpose. The purpose of the ARB is to protect the character of the City of Chesterfield by requiring that all development and redevelopment projects submitted to the City of Chesterfield during the Site Development Plan and the Site Development Section Plan process be reviewed by the ARB in order to achieve the following goals:
 - a.) Ensuring that high standards of architectural design and materials are used for development in the City of Chesterfield.
 - b.) Preserving and improving the value of property within the City of Chesterfield.
 - c.) Protecting and enhancing the attractiveness of the City to home buyers, tourists, visitors, and shoppers; thereby supporting and promoting business, commerce and industry, and providing economic benefit to the City.
 - d.) Provide recommendations to the Planning Commission. The Planning Commission shall consider any recommendations or comments provided by the ARB. The Planning Commission may consider, accept, modify, or reject such recommendations in whole or part at their sole discretion.
 - e.) Review projects for consistency with the City of Chesterfield Architectural Review Design Standards while making recommendations to the Planning Commission on potential modifications or enhancements to architectural submissions.
 3. Composition of the ARB. The Chesterfield ARB shall consist of seven (7) members, ~~which shall be made up and the desired composition of the Board is of two (2) commercial architects, one two (12) residential architects, one two (12) landscape architects and one (1) member from the Board of Chesterfield Arts Inc. The remaining members shall be two (2) other professionals affiliate in a related field selected for their expertise in these or related fields.~~ Preference in the selection shall be given to members who are residents of the City of Chesterfield or whose business is located in the City of Chesterfield, all of whom shall be appointed by the Mayor

with the consent of the City Council. The Chair of the Planning Commission shall appoint a member to act as Liaison to the ARB, as provided for in the Planning Commission By-Laws. Said Liaison may be rotated between interested members of the Planning Commission at the discretion of the Planning Commission Chair. The Planning Commission Liaison representative shall not vote and may not serve as an ARB officer.

4. ARB terms. The terms of office of the members of the ARB shall be for two (2) years. Mid-term vacancies shall be filled for the remaining unexpired term only by Mayoral appointment. The ARB shall schedule at least 12 meetings per year and any member of the ARB who fails to attend at least 50% of all meetings, regular and special, in any calendar year, will be replaced on the Board.
5. ARB officers. Officers shall consist of a Chair and a Vice-Chair elected by the ARB membership. Officers shall each serve a term of one (1) year and shall be eligible for re-election; but no member shall serve as Chair for more than two (2) consecutive years. The Planning Commission Liaison shall not be eligible for office. The ARB Chair shall preside over meetings. In the absence of the Chair, the Vice-Chair shall perform the duties of the Chair. If both are absent, those present shall elect a temporary Chair.
6. ARB meetings. A quorum shall exist when four (4) of the appointed members are in attendance at a meeting. All decisions or actions of the ARB shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at regularly scheduled times to be established by resolution of the ARB at the beginning of each calendar year or at any time upon the call of the Chair, but not less than 12 times each year. No member of the ARB shall vote on any matter that may materially or apparently affect the property, income, or business of that member. All members shall abide by any other City policies as to conflict of interest. All meetings of the ARB shall be open to the public. The Director of Planning and Development Services ~~Director~~ shall provide staff to keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed and retained by the Department and shall be public record.
7. Powers and duties of the ARB. The ARB shall have the following powers and duties:
 - a.) To make recommendations to the Planning Commission regarding architectural elevations and all other architectural matters, including amendments thereto, which are forwarded or assigned to be reviewed by the ARB;
 - b.) Responsibilities and duties to be assigned or amended by City Council.

ARTICLE 06. WIRELESS COMMUNICATIONS FACILITIES SITING

SEC. 06-01. PURPOSE	06-2
SEC. 06-02. APPLICABILITY	06-2
SEC. 06-03. GENERAL REQUIREMENTS	06-3
SEC. 06-04. SPECIFIC REQUIREMENTS AND REVIEW PROCESS FOR COLLOCATIONS AND REPLACEMENT OF EXISTING WIRELESS FACILITIES.	06-7
SEC. 06-05. SPECIFIC REQUIREMENTS AND REVIEW PROCESS FOR INSTALLATION OF NEW WIRELESS SUPPORT STRUCTURES AND SUBSTANTIAL MODIFICATIONS.	06-8
SEC. 06-06. EXTENT AND PARAMETERS OF WIRELESS COMMUNICATIONS FACILITY SITING PERMIT (FSP)	06-11
SEC. 06-07. APPEAL.....	06-11

Sec. 06-01. PURPOSE

The purpose of this Article is to provide a process and a set of standards for the placement, construction, maintenance and modification of wireless radio-based communications facilities in order to:

- A. Implement a municipal policy concerning the provision of wireless radio-based communications services, and the siting of their facilities;
- B. Establish clear guidelines, standards and time frames for the exercise of municipal authority to regulate wireless radio-based communications facilities in compliance with applicable federal and state law;
- C. Insure that the City of Chesterfield can continue to fairly and responsibly protect the public health, safety and welfare; and
- D. Enable the City of Chesterfield to discharge its public trust consistent with rapidly evolving federal and state regulatory policies, industry competition and technological development.

Sec. 06-02. APPLICABILITY

- A. **Public Property:** The terms of this Article shall apply to all wireless radio-based communications facilities proposed to be located within the City of Chesterfield whether on property owned by the City of Chesterfield or on privately owned property, or on property owned by another governmental entity that acts in a proprietary capacity to lease such property to a carrier. This includes any areas of right-of-way.
- B. **Amateur Radio, Receive-Only Antennas:** This Article shall not govern any tower, or the installation of any antenna that is under thirty-five (35) feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas.
- C. **Essential Services and Public Utilities:** Wireless radio-based communications facilities will not be considered infrastructure, essential services, or public utilities as defined or used elsewhere in the City of Chesterfield's ordinances and regulations. Siting of wireless radio-based communications facilities is the use of land subject to the City's zoning ordinances and all other applicable ordinances and regulations, consistent with the provisions of this Article.
- D. **Facility Siting Permits (FSP) for Wireless Radio-Based Communications Facilities** may be issued for Wireless Communications Facilities in all zoning districts, consistent with the provisions of this Article.
- E. **New construction, renovations and expansions, including routine maintenance on existing Wireless Facilities,** shall comply with the requirements of this Article.

- F. No Person shall be permitted to site, place, build, construct or modify, or prepare any site for the placement or use of, Wireless Facilities as of the effective date of this Article without having first obtained a Facilities Siting Permit for Wireless Communications Facilities. Notwithstanding anything to the contrary in this section, no Facility Siting Permit shall be required for those exceptions noted in the definition of Wireless Facilities, such as those used exclusively for fire, police and other dispatch Wireless Communications, or exclusively for private radio and television reception and private citizen's bands, amateur radio and other similar Wireless Communications.
- G. All Wireless Facilities legally existing on or before the effective date of this Article shall be allowed to continue as they presently exist, provided however, that any modification to existing Wireless Facilities must comply with this Article.
- H. As used hereunder, Municipal Zoning Approval (MZA) does not constitute zoning approval and refers to approval of the City of Chesterfield Department of Planning and Development Services and is not a zoning review as defined by RSMO 67.5090-67.5104.
- I. New Wireless Communications Facilities, Substantial Modifications of existing facilities, and/or Collocations shall only be permitted within right-of-way areas, regardless of whether said right-of-way areas belong to the City or are currently under the jurisdiction of another entity, pursuant to an agreement approved by the City Council.

Sec. 06-03. GENERAL REQUIREMENTS

- A. The requirements set forth in this Article shall be applicable to all wireless radio-based communication facilities installed, built, or modified after the effective date of this Article to the full extent permitted by law whether on public property, private property, or within any rights-of-way.
- B. Applications and Permits
 - 1. All applicants for a FSP for Wireless Communications Facilities or any modification of any such facility shall comply with the requirements set forth in this Article. The Council is the officially designated agency or body of the community to whom applications for an FSP for Wireless Communications Facilities shall be made, and that is authorized to review, analyze, evaluate and make decisions with respect to granting or not granting, recertifying or not recertifying, or revoking Facilities Siting Permits for Wireless Communications Facilities. The Council may at its discretion delegate or designate other official departments or agents of the City to approve, accept, review, analyze, evaluate and/or make recommendations to the Council with respect to the granting or not granting, recertifying or not recertifying or revoking FSPs for Wireless Communications Facilities.

2. An Application for a FSP for Wireless Communications Facilities shall be signed on behalf of the applicant by the person preparing the same and with knowledge of the contents and representations made therein and attesting to the truth and completeness of the information. Said application shall also be signed by the property owner to which the facility is located or is to be located. Each application shall include a copy of the lease, letter of authorization or other legal documentation from the property owner showing authority of the applicant to pursue the application. At the discretion of the Council, any false or misleading statement in the Application may subject the applicant to denial or revocation of approval of the Application without further consideration or opportunity for correction.
3. Applications not meeting the requirements stated herein or which are otherwise incomplete, may be rejected by the City in writing, and listing the application deficiencies, within thirty (30) calendar days of submission of the application. The applicant may take thirty (30) days from receiving the insufficiency letter to correct the specific deficiencies otherwise the documents submitted to the City will be returned.
4. Security. Facilities shall be protected from unauthorized access by appropriate security measures. A description of proposed security measures shall be provided as part of any application to install, build, or modify wireless facilities.
5. Lighting.
 - a.) The applicant will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the wireless structure intended to support wireless facilities requires lighting under Federal Aviation Administration Regulation Part 77. This requirement shall be for any new tower, or for an existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
 - b.) The City encourages installations that do not require lighting under Federal Aviation Administration Regulation Part 77.
 - c.) Security lighting associated with equipment cabinets and shelters shall not exceed one-half (0.5) foot-candles at the property line.
6. Signage.
 - a.) Wireless Facilities may be permitted one (1) sign no larger than one (1) square feet to provide adequate notification to persons in the immediate area of the presence of an Antenna that has transmission capabilities. Said sign shall contain the name(s) of the

owner(s) and operator(s) of the antenna(s) as well as emergency phone number(s).

- b.) The sign shall be located so as to be visible from the access point of the site.
- c.) Lighting associated with said sign must meet all requirements of the City Code and be approved by the City Council or its designee.
- d.) No other signage, including advertising, shall be permitted on any facilities, Antennas, Antenna supporting structures or Antenna Towers, unless otherwise required by law.

7. Design.

- a.) Subject to the requirement of the FAA or any other applicable State or Federal agency, towers shall be painted a neutral color consistent with the natural or built environment of the site.
- b.) Equipment shelters or cabinets shall have exterior finish compatible with the natural or built environment of the site and shall also comply with any design guidelines (exterior material requirements) as may be applicable to the particular zoning district in which the facility is located. All equipment shall be placed underground, contained in a single shelter or cabinet, or wholly concealed within a building.
- c.) All towers shall be surrounded by a minimum six (6) foot high fence and a landscape buffer strip of not less than ten (10) feet in width and planted with materials, which will provide a visual barrier to a minimum height of six (6) feet. The landscape buffer strip shall be exterior to any security fence. In lieu of the required security fence and landscape strip, an alternative means of screening upon demonstration by the applicant that an equivalent degree of visual screening will be achieved, is available or may be requested and approved by the City. This requirement does not apply to facilities located with the right-of-way.
- d.) Antennas attached to an existing building or structure shall be of a color identical to or closely compatible with the surface to which they are mounted. Antennas attached to a disguised support structure or tower shall be contained within the disguised support structure or within or mounted flush on the surface of the tower to which they are mounted or disguised themselves. All antennas attached to a disguised support structure shall be designed to be disguised and maximally concealed on or within the support structure.

- e.) Facilities located within the right-of-way shall be of a single pole design that shall not have antenna arrays that protrude more than twelve (12) horizontal inches from the pole.

8. Yard (Setback) Requirements.

- a.) Wireless facilities shall be located within a minimum structure setback from any property line of a distance equal to 110% height of the wireless facility structure or the existing minimum structure setback requirement in that zoning district, whichever is greater. This requirement shall not apply to accessory equipment for wireless facilities located within the right-of-way.
- b.) If the applicant demonstrates that the support structure is designed with a failure point that necessitates a yard setback less than that of height of the tower, the City shall consider said request. However, at no time shall the minimum yard setback be less than the minimum structure setback of the zoning district on which the structure is placed. This requirement shall not apply to accessory equipment for wireless facilities located within the right-of-way.
- c.) Accessory equipment shall be located so as to comply with the minimum structure setback requirements for the zoning district of the property to which it is located. This requirement shall not apply to accessory equipment for wireless facilities located within the right-of-way.
- d.) No new wireless facility shall be constructed within a distance greater than or equal to 110% of the height of the wireless facility structure in relation to the nearest structure designed for occupancy. This requirement applies to wireless facilities located on private land and within the right-of-way.

9. Overview of submittal process

Type of Application	Permit Required	Decision-making Authority	Notes
Collocation/ replacement	MZA	Staff	
Substantial Modification	MZA	Staff	
New wireless facility	FSP	City Council	FSP reviewed by PPW prior to CC; MZA required upon approval.
New wireless facility or substantial modification located in ROW	FSP Permitting Agreement MZA	City Council City Council Planning Staff	FSP and Permitting Agreement reviewed by PPW prior to CC; MZA required upon approval.
Collocation located in ROW	Permitting Agreement MZA	City Council Planning Staff	Permitting Agreement reviewed by PPW prior to CC; MZA required upon approval.

Sec. 06-04. SPECIFIC REQUIREMENTS AND REVIEW PROCESS FOR COLLOCATIONS AND REPLACEMENT OF EXISTING WIRELESS FACILITIES.

A. Collocation and Replacement of Wireless Facilities Requirements on Non-Historic Structures

1. An application for Municipal Zoning Approval (MZA) shall be required for all collocation and replacement of existing facilities requests provided that:
 - a.) Additional equipment is located within the existing shelter, or for collocations within the right-of-way, additional equipment shall be:
 - (1) Installed underground; or
 - (2) Located on the support structure itself and positioned no closer to ten (10) feet to the ground;

- b.) The collocation or replacement of existing wireless facilities does not result in the expansion of the compound area or increase the overall height of the structure by greater than 10%; and
 - c.) All requirements of this Article are met.
- 2. A collocation is as defined and described in Article 10-08 of this UDC.
- 3. Timing. All MZA applications for collocation or replacement of wireless communication facilities shall be reviewed, and a final decision made in writing no later than forty-five (45) calendar days after the City has received a completed MZA application. Each MZA application shall be signed by the property owner and include a copy of the lease agreement or other letter of authorization from the property owner evidencing the applicant's right to pursue the application.
 - a.) An application is deemed to be complete unless the City notifies the applicant within fifteen (15) calendar days of submission. Within the notice of incompleteness, the City shall specify deficiencies in the application, which if cured, would make the application complete. The applicant has fifteen (15) calendar days to respond from receiving such notices of incompleteness to cure all required deficiencies. If the applicant cures the deficiencies within fifteen (15) calendar days, the application shall be reviewed and processed within forty-five (45) calendar days from the initial date the application was received.
 - b.) If the applicant requires a time period beyond fifteen (15) calendar days to cure deficiencies, the forty-five (45) calendar deadline shall be extended by the same period of time.
- 4. Fees. There is no review fee associated with collocations or replacement of existing facilities with submittal of an MZA.

Sec. 06-05. SPECIFIC REQUIREMENTS AND REVIEW PROCESS FOR INSTALLATION OF NEW WIRELESS SUPPORT STRUCTURES AND SUBSTANTIAL MODIFICATIONS.

A. Applications and Review Process for New Wireless Support Structures.

- 1. Requests for construction of a new wireless support structure such as a tower or building which does not constitute a substantial modification shall require a Facilities Siting Permit (FSP) prior to obtaining an MZA by the City. (See Article 10-08 of the UDC for definitions of substantial modification and wireless telecommunications facility)
- 2. Applications for the construction of new Wireless Support Structures which do not constitute a substantial modification shall submit the following items with the FSP application;

- a.) The name, address and phone number of the person preparing the report;
- b.) Each application shall include a copy of a lease, letter of authorization or other agreement from the property owner evidencing applicant's right to pursue the application;
- c.) The postal address and tax map parcel number of the property;
- d.) Size of the property stated both in square feet and lot line dimensions, and a survey showing the location of all lot lines;
- e.) The location and distance of the nearest residential structure as measured from the base of the proposed tower;
- f.) An outboundary survey, prepared by a licensed professional Surveyor, licensed to perform surveying within the State of Missouri, with an original seal and signature affixed thereto;
- g.) The location, size and height of all existing and proposed structures on the subject property;
- h.) The type, locations and dimensions of all proposed and existing landscaping and fencing/screening requirements;
- i.) The size and centerline height location of all proposed and existing antenna on the wireless supporting structure including the number, type and model of the antenna(s) proposed with a copy of the specification sheet;
- j.) The make, model, type and manufacturer of the wireless support structure tower and design plan stating the wireless support structure's tower's capacity to accommodate multiple users;
- k.) A site plan signed and sealed by a registered engineer describing the proposed wireless support structure and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting compliant with this Article as applicable.

3. Review Process

- a.) Timing. The City Council shall review the application in light of its conformity with applicable zoning regulations within 120 calendar days of receipt of the application and shall make its final decision to approve or disapprove the application, in writing, within the 120 calendar days' review period.
- b.) An application is deemed to be complete unless the City notifies the applicant within thirty (30) calendar days of submission of the

application, of the specific deficiencies in the application which, if cured, would make the application complete. Upon receipt of a timely written notice that an application is deficient, the applicant may take thirty (30) calendar days from receiving such notice to correct the specific deficiencies. If the applicant cures the deficiencies within thirty (30) calendar days, the applicant shall be reviewed and processed within 120 calendar days from the initial date the application was received.

- c.) If the applicant requires a time period beyond thirty (30) calendar days to cure deficiencies, the 120 calendar deadline shall be extended by the same period of time.
 - d.) Fees. A review fee of \$150 shall be required in addition to the public hearing fee. The public hearing fee is as required for all special procedures and as established in Article 09-02 of the UDC.
- 4. Design Features shall comply with the requirements set forth in Section 06-03 of this Article unless otherwise stated herein.
- 5. Height.
 - a.) New wireless support structures shall not exceed 100 feet in height unless it may be shown that the requested height is necessary to provide reasonable service and reasonable collocation.
 - b.) New wireless support structures within the right-of-way shall not exceed thirty-five (35) feet in height.
- 6. Location.
 - a.) New facilities within a right-of-way shall not be located within 500 feet of another wireless facility that is located on the same side of the roadway.

B. Applications and Review Process for Substantial Modifications.

- 1. Requests for substantial modifications of wireless support structures shall require Facilities Siting Permit (FSP) approval by the City of Chesterfield prior to obtaining an MZA by the City.
- 2. A substantial or material modification is as defined and described in Article 10-08 of this UDC.
- 3. Applications for Substantial Modifications. The applicant shall submit along with the FSP application, all documents listed in Section 06-05.A of this Article.
 - a.) Timing. Within 120 calendar days of receiving an application for a substantial modification of wireless support structures, the City shall

review the application in light of its conformity with applicable local zoning regulations; make its final decision to approve or disapprove the application; and advise the applicant in writing of the City's final decision.

- b.) An application is deemed to be complete unless the City notifies the applicant within thirty (30) calendar days of submission. Within the notice of incompleteness, the City shall specify deficiencies in the application, which if cured, would make the application complete. The applicant has thirty (30) calendar days to respond from receiving such notices of incompleteness to cure all required deficiencies. If the applicant cures the deficiencies within thirty (30) calendar days, the application shall be reviewed and processed within 120 calendar days from the initial date the application was received.
- c.) If the applicant requires a time period beyond thirty (30) calendar days to cure deficiencies, the 120 calendar deadline shall be extended by the same period of time.
- d.) Fees. A review fee of \$150 shall be required in addition to the public hearing fee. The public hearing fee is as required for all special procedures and as established in Article 09-02 of the UDC.

- 4. Design Features shall comply with the requirements set forth in Section 06-03 of this Article unless otherwise stated herein.

Sec. 06-06. EXTENT AND PARAMETERS OF WIRELESS COMMUNICATIONS FACILITY SITING PERMIT (FSP)

- A. A FSP shall be non-exclusive.
- B. The FSP shall not be assigned, transferred or conveyed without written notification to the City. Such notification will occur within 180 calendar days of such assignment, transfer or conveyance.
- C. An FSP may, following a hearing upon due prior notice to the applicant, be revoked, canceled, or terminated for a violation of the conditions and provisions of the Facility Siting Permit, or for a material violation of this Article after prior written notice to the applicant and the holder of the facility siting permit.

Sec. 06-07. APPEAL

- A. Appeal may be taken from the regulations contained within this Article 6 to the Board of Adjustment, as provided for in this Code which Board shall hear and pass on such appeals.

BILL NO. 3172

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “C8” PLANNED COMMERCIAL DISTRICT TO A “UC” URBAN CORE DISTRICT FOR AN 8.2 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND CHESTERFIELD CENTER (P.Z. 16-2017 CHESTERFIELD VILLAGE MALL {SHELBOURNE SENIOR LIVING} 18S110148).

WHEREAS, Shelbourne Healthcare Development Group LLC, has requested a change in zoning to “UC” Urban Core District for a 8.2 acre tract of land, more or less, located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 13, 2017; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change in zoning; and,

WHEREAS, the City Council, having considered said request, voted to approve the change in zoning.

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 and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “UC” Urban Core District with conditions therein incorporated into the Attachment A, which is attached hereto and made a part hereof and as described as follows:

A TRACT OF LAND BEING C109 AND C208 OF “CHESTERFIELD VILLAGE AREA ‘A’ PHASE ONE PLAT ONE”, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158 PAGES 96 AND 97 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH – RANGE 4 EAST, CITY

OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID C109, SAID POINT BEING ON THE EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE (FORMERLY CHESTERFIELD VILLAGE PARKWAY); THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID C109 THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 45 MINUTES 33 SECONDS EAST 14.48 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 04 DEGREES 14 MINUTES 22 SECONDS EAST 337.50 FEET FROM THE LAST MENTIONED POINT A DISTANCE OF 245.60 FEET, NORTH 52 DEGREES 32 MINUTES 36 SECONDS EAST 8.62 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 37 DEGREES 27 MINUTES 19 SECONDS EAST 432.82 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 106.88 FEET AND SOUTH 65 DEGREES 19 MINUTES 35 SECONDS EAST 41.68 FEET TO THE EAST LINE OF SAID C109; THENCE SOUTHWARDLY ALONG EAST LINE AND ALONG THE NORTHEAST LINE OF SAID C208 SOUTH 19 DEGREES 20 MINUTES 00 SECONDS EAST 305.00 FEET AND SOUTH 54 DEGREES 00 MINUTES 00 SECONDS EAST 268.86 FEET TO THE EAST LINE OF SAID C208; THENCE SOUTHWARDLY ALONG SAID EAST LINE SOUTH 14 DEGREES 17 MINUTES 04 SECONDS WEST 439.97 FEET TO SAID EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 01 MINUTES 10 SECONDS EAST 763.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 1044.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.207 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING AUGUST 2017.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance 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 Shelbourne Healthcare Development Group LLC in P.Z. 16-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of November 2017, 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's 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 _____, 2018

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: __01/17/2018__

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 UC Urban Core District shall be:
 - a. Animal grooming service
 - b. Art gallery
 - c. Art studio
 - d. Automotive retail supply
 - e. Bakery
 - f. Barber or beauty shop
 - g. Brewpub
 - h. Broadcasting studio
 - i. Church and other place of worship
 - j. Club
 - k. Coffee shop
 - l. Coffee shop, drive-thru
 - m. Commercial service facility
 - n. Community center
 - o. Day Care Center
 - p. Drug store and pharmacy
 - q. Drug store and pharmacy, drive-thru
 - r. Dry cleaning establishment
 - s. Dry cleaning establishment, drive-thru
 - t. Education facility- specialized private schools
 - u. Education facility- vocational school
 - v. Educational facility- college/university
 - w. Educational facility- kindergarten or nursery school
 - x. Film drop-off and pick-up station

y.	Financial institution
z.	Financial institution, drive-thru
aa.	Grocery-community
bb.	Grocery-neighborhood
cc.	Group Residential Facility
dd.	Gymnasium
ee.	Hospice
ff.	Hotel and motel
gg.	Laundromat
hh.	Library
ii.	Mortuary
jj.	Museum
kk.	Newspaper stand
ll.	Nursing home
mm.	Office, dental
nn.	Office, general
oo.	Office, medical
pp.	Park
qq.	Professional and technical service facility
rr.	Public safety facility
ss.	Reading room
tt.	Recreation facility
uu.	Research facility
vv.	Restaurant, fast food
ww.	Restaurant, sit down
xx.	Restaurant, take out
yy.	Retail sales establishment, community
zz.	Retail sales establishment, neighborhood
aaa.	Telecommunications structure
bbb.	Telecommunications tower or facility
ccc.	Veterinary clinic

2. The above uses in the "UC" District shall be restricted as follows:

- a. The Group Residential Facility, Nursing Home and Hospice uses shall be limited to no more than 150 units.
 - b. Retail sales uses shall be prohibited from any outdoor sales, storage or display of materials or goods.
 - c. Land uses 'u', 'v', 'dd', 'vv' and 'ww' listed above are not permitted in stand-alone structures.
 - d. Restaurant land uses shall not be permitted to have a drive-thru component.
3. Hours of Operation.

Hours of operation for this "UC" District shall be restricted from 7 a.m. to 11 p.m. for all uses with the exception of Group Residential Facility, Nursing Home, Hospice and Hotel/Motel land uses.

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

1. Height
 - a. The maximum height of any structure, exclusive of roof screening, shall not exceed 4 stories.
2. Building Requirements
 - a. A minimum open space of thirty percent (30%) 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 open space requirement of thirty percent (30%)
 - b. A maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55) is allowed.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty-five (35) feet from the north boundary of the UC district.
- b. Thirty-five (35) feet from the right-of-way of Chesterfield Center on the west boundary.

- c. Thirty-five (35) feet from the right of way of Chesterfield Parkway West on the south boundary.
 - d. Thirty-five (35) feet from the east boundary of the UC district.
2. Parking Setbacks

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

- a. Thirty (30) feet from the north boundary of the UC district.
- b. Thirty (30) feet from the right-of-way of Chesterfield Center on the west boundary.
- c. Thirty (30) feet from the right of way of Chesterfield Parkway West on the south boundary.
- d. Five (5) feet from the east boundary of the UC district.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. Parking lots shall not be used as streets.
- 3. No construction related parking shall be permitted within the right of way or on any existing roadways surrounding the development including but not limited to Lydia Hill Drive, Chesterfield Center, and Chesterfield Parkway West. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

- 1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
- 2. A landscape buffer is not required along the eastern property line.

F. SIGN REQUIREMENTS

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

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development from Chesterfield Parkway West shall be restricted to one (1) commercial entrance, as shown on the Preliminary Site Plan and as directed by the St. Louis County Department of Transportation and City of Chesterfield.
2. Access to the development from 16123 Chesterfield Parkway West shall be secured by cross access easement(s) or other appropriate legal instrument or agreement guaranteeing permanent access between this parcel and the adjacent parcel(s) as directed by the City of Chesterfield.
3. Adequate sight distance shall be provided, as directed by the City of Chesterfield and the St. Louis County Department of Transportation. 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.
4. Traffic signal modifications shall be as directed
5. Provide cross-access easements to the adjacent parcels as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
2. Provide and/or improve sidewalk and curb ramps, in conformance with ADA standards, along Chesterfield Parkway West and at the north side of the Chesterfield Parkway West and Justus Post Road intersection. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects or maintain existing connectivity. 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 access easement dedicated to the City of Chesterfield.
3. Obtain approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic, 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.
4. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, and the City of Chesterfield.
5. Internal sidewalks shall be provided to the site from the sidewalk along Chesterfield Parkway West creating an accessible pedestrian path to the proposed building. Internal sidewalks and curb ramps shall conform to ADA standards, as applicable.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

1. 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.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 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 Metropolitan Saint Louis Sewer District.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).

8. Treatment for water quality is required in accordance with our region's MS4 permit. Volume reduction BMPs shall be the emphasis for the water quality treatment strategy. In order to comply with the Chesterfield Village Southwest Quadrant Stormwater Master Plan for detention, post development impervious coverage shall not exceed 90% and the site post developed CN shall be less than 91. Provisions for Channel Protection are required and may be satisfied by volume reduction BMPs.
9. The site is tributary to Lake 1 in the Chesterfield Village Master Storm water Plan. A 2 year 24 hour detention and 100 year – 24 hour detention is provided for this site by the lake if the buildout remains at or below 90% imperviousness. Additional onsite detention will be required for a buildout that exceeds 90% imperviousness.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
2. 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).
3. Formal Metropolitan Sewer District review, approval, and permits are required prior to construction.
4. Post Construction BMPs for water quality with a runoff volume reduction component are required. Extended detention (Channel Protection, CPv) of the site's runoff resulting from the 1 year-24 hour storm shall be provided. CPv storage may be nested within a volume reduction BMP.
5. The site is tributary to a sanitary sewer that is included in MSD's hydraulic models. During formal plan review, an estimate of the site's sanitary flows will need to be provided by the developer's engineering consultant so MSD staff can evaluate the site's impact on the receiving sanitary sewer. Downstream system upgrades or onsite retention may be necessary if that evaluation indicates the development's additional flow would cause an adverse effect to system capacity.
6. The site is located within the Caulks Creek Service area, subject to the Caulks Creek Surcharge. The surcharge will be assessed during formal plan review, and will be due prior to MSD approving the improvement plans for permits.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. 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.
5. Prior to final release of construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
6. Formal MSD plan review, approval and construction permits for this project will be required prior to construction of site improvements.

7. Easements to MSD will be required to cover public sewers that are reconfigured to accommodate the layout of the development. Encroachments upon MSD facilities and easements shall be avoided.
8. Any off-site easements necessary for installation of proposed improvements on this site must be in place prior to acceptance of improvement plans and/or issuance of a grading permit.
9. Retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
10. General areas where public art may be placed shall be indicated on the appropriate site development plan. The specific details for the public art, such as location, size, placement, type, etc., shall be approved by the City of Chesterfield.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

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

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.

- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT 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.** The developer shall be required to contribute to the Chesterfield Village Road Trust Fund (No. 554), as directed by the St. Louis County Department of Highways and Traffic. This contribution shall not exceed an amount established by multiplying the ordinance-required parking spaces for the difference between the existing and proposed uses by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Retirement Community	\$497.22/parking space

Nursing Homes	\$2,278.87/parking space
Loading Space	\$3,257.09/parking space

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

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

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

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 submitted by January 1, 2018, shall be adjusted on that date and on the first day of January in each succeeding year thereafter by the St. Louis County Department of Highways and Traffic.

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

The developer is advised that utility companies will require compensation for relocation of their facilities within public right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays on utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

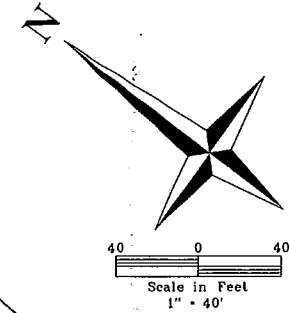
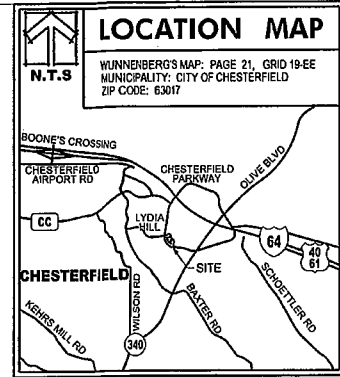
VI. RECORDING

- A.** 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.

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B



SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9635

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VOLZ
Incorporated

SHELBOURNE SENIOR LIVING

A tract of land being C-109 and C-208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 156 pages 96 and 97 of the St. Louis County Records in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri.

PRELIMINARY DEVELOPMENT PLAN

BASE MAP NO. 185
LOCATOR NO. 1857-10148
VOLZ NO. 21462
805 CHESTERFIELD CTR
8.2 ACRES
H:\cad\12-1400-21462\Planning\Preliminary\PD

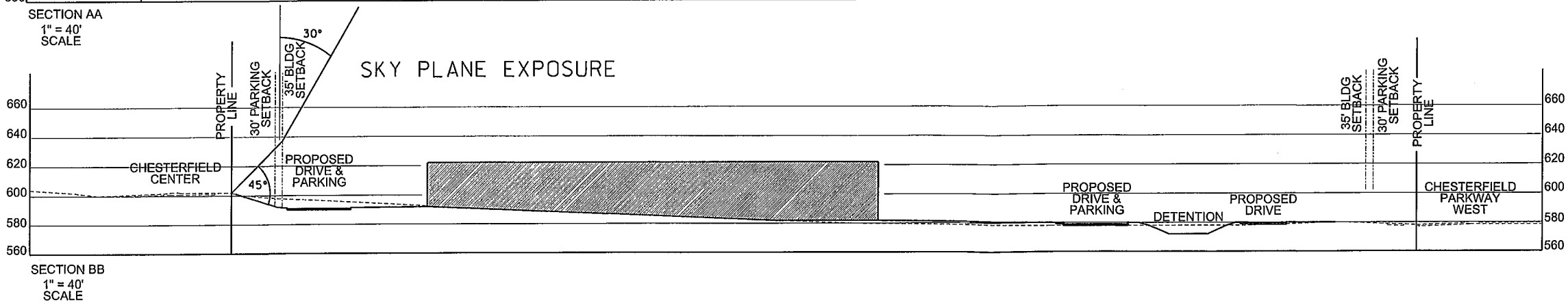
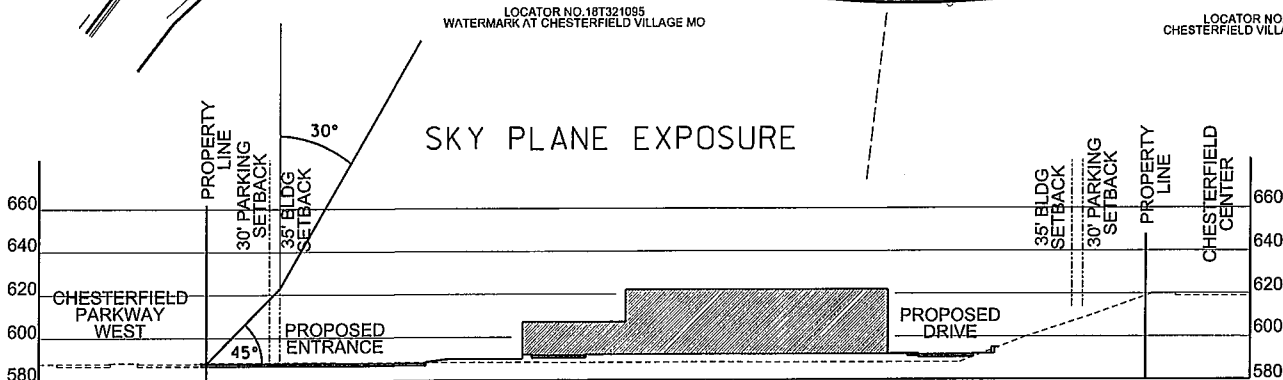
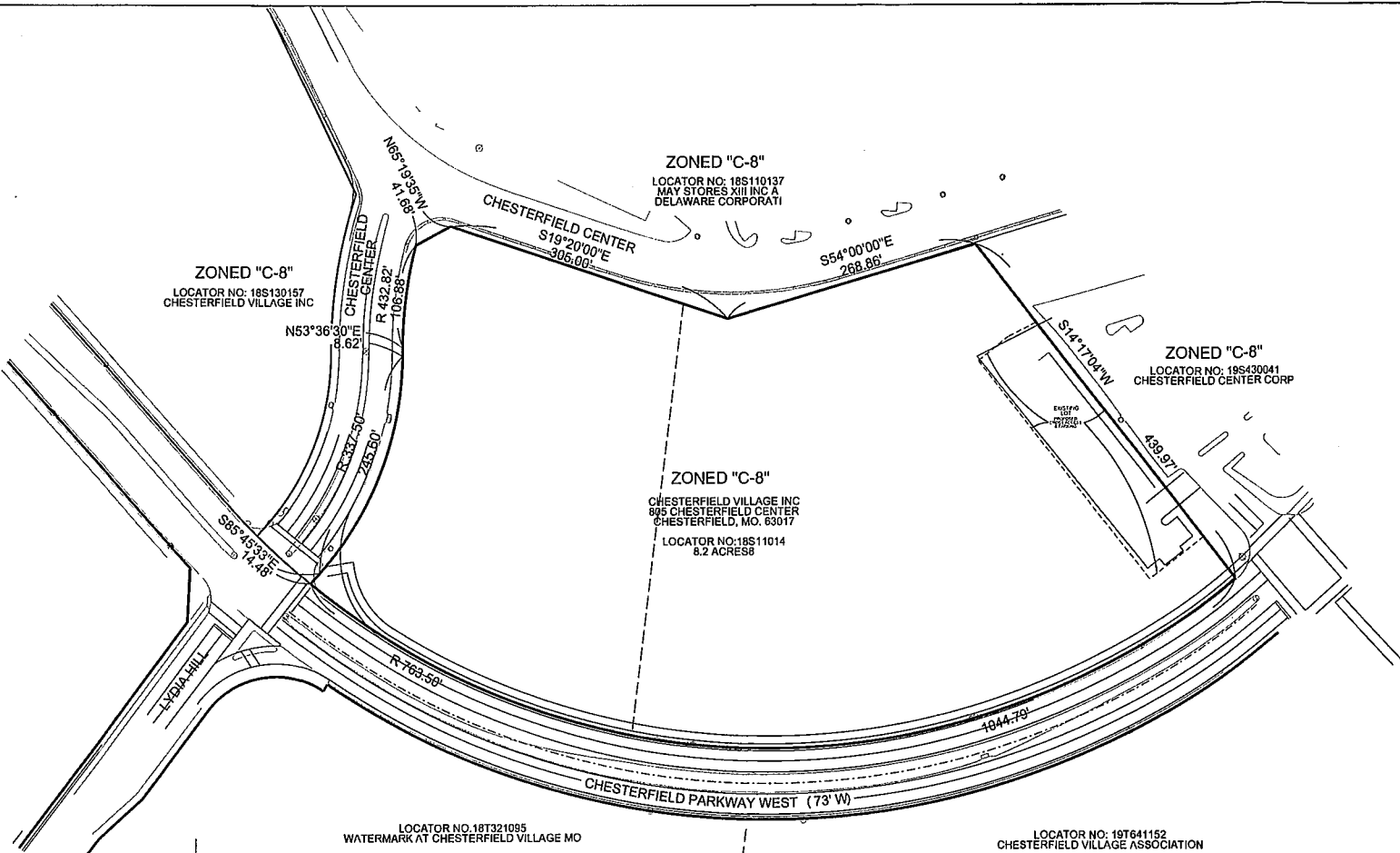
08-29-2017
7

BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED AN PRELIMINARY DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

STATE OF MISSOURI
JULY 11-30-17
TIMOTHY J. MEYER
NUMBER
E-24665
PROFESSIONAL LAND SURVEYOR

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

STATE OF MISSOURI
JULY 11-30-17
ERIC J. KIRBY
NUMBER
P.L.S. #20050074
PROFESSIONAL LAND SURVEYOR
P.L.S. #20050074



THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
PARKWAY SCHOOL DISTRICT
BONHOMME CREEK WATERSHED

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

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

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

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

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

PROPOSED SLOPES SHALL NOT EXCEED 3:1

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

PROJECT NOTES:	
AREA OF SITE:	8.2 ACRES
LOCATOR NO:	18S110148
SITE ADDRESS:	805 CHESTERFIELD CENTER CHESTERFIELD, MO. 63017
OWNER OF RECORD:	CHESTERFIELD VILLAGE INC SUITE 600 CHESTERFIELD, MO 63017
PREPARED FOR:	SHELBOURNE SENIOR LIVING SHELBOURNE HEALTHCARE DEVELOPMENT GROUP 123 WEST WAYNE AVE. WAYNE, PA 19087 OFFICE: 610-229-9074
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLDV. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"C-8 - PLANNED COMMERCIAL"
PROPOSED ZONING:	"UC" URBAN CORE
PROPOSED HEIGHT:	4 STORY
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.	
30% MINIMUM	
PARKING	SURFACE PARKING TO MEET REQUIRED CODE.
A TRACT OF LAND BEING C109 AND C208 OF "CHESTERFIELD VILLAGE AREA 'A' PHASE ONE PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158 PAGES 86 AND 97 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:	
BEGINNING AT THE NORTHWEST CORNER OF SAID C109, SAID POINT BEING ON THE EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE (FORMERLY CHESTERFIELD VILLAGE PARKWAY); THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID C109 THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 45 MINUTES 33 SECONDS EAST 14.46 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 04 DEGREES 14 MINUTES 22 SECONDS EAST 337.50 FEET FROM THE LAST MENTIONED POINT A DISTANCE OF 245.60 FEET, NORTH 62 DEGREES 32 MINUTES 36 SECONDS EAST 8.02 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 27 DEGREES 27 MINUTES 19 SECONDS EAST 432.82 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 108.86 FEET AND SOUTH 65 DEGREES 19 MINUTES 35 SECONDS EAST 41.68 FEET TO THE EAST LINE OF SAID C109; THENCE SOUTHWARDLY ALONG SAID EAST LINE AND ALONG THE NORTHEAST LINE OF SAID C208 SOUTH 19 DEGREES 20 MINUTES 00 SECONDS EAST 305.00 FEET AND SOUTH 54 DEGREES 00 MINUTES 00 SECONDS EAST 268.86 FEET TO THE EAST LINE OF SAID C208; THENCE SOUTHWARDLY ALONG SAID EAST LINE SOUTH 14 DEGREES 17 MINUTES 04 SECONDS WEST 439.97 FEET TO SAID EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 01 MINUTES 10 SECONDS EAST 763.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 1044.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.207 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING AUGUST 2017.	

BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED A PRELIMINARY DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

TIMOTHY J. MEYER, P.E.
PROFESSIONAL LAND SURVEYOR
E-24665

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #20050074

SHELBOURNE SENIOR LIVING

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PRELIMINARY DEVELOPMENT PLAN

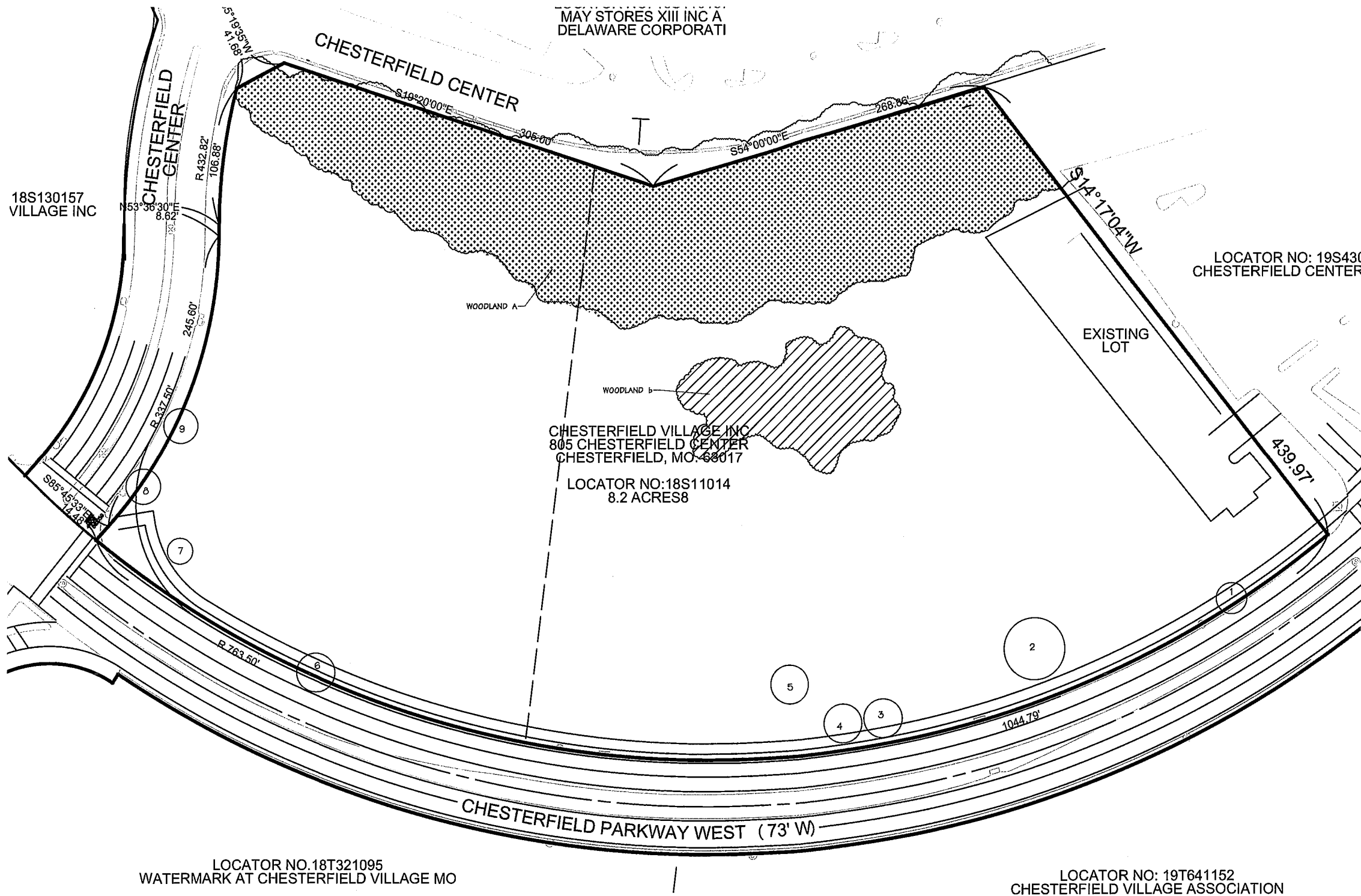
BASE MAP NO. 18S
LOCATOR NO. 18S110148
VOLZ NO. 21482
805 CHESTERFIELD CTR
0.2 ACRES
P:\Cadd\21400-21482\21482\Planning\ Preliminary\PCDP - SHEET 02 2017.dgn

SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE
WAYNE, PA 19087
610.416.9635

10849 INDIAN HEAD INDL BLDV
ST. LOUIS, MISSOURI 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com

VOLZ
Incorporated

08-29-2017
2



Tree Stand Delineation

SCALE 1" = 40'-0"

Chesterfield Parkway West					
Number	Common Name	DBH of Trunk	Canopy Area	Condition Rating	Comment
1	Green Ash	10	452	2	Street Tree
2	Silver Maple	22	1,808	3	
3	Green Ash	16	706	2	
4	Green Ash	16	706	2	
5	Mulberry	14	706	2	
6	Green Ash	17	706	2	Street Tree
7	Red Maple	8	314	1	Sun Scald
8	Austrian Pine	18	400	2	
9	White Pine	16	530	3	
Total			6,328		

LEGEND

Location
109— Reference Number

RATINGS: 1-Poor Quality
2-Average Quality
3-Excellent Quality

Tree Stand Delineation Narrative October 2, 2017

The overall Lot of comprises a total of 8.2 Ac and has a total of 9.31 AC. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: This woodland area covers the slope on the Eastern part of the site and covers (1.43 AC). The primary overstory trees are mix of Boxelder, Black Locust, Pin Oak, Elm, Ash, and Black Cherry. The average size of the overstory canopy is 4-12" dbh with a density of 80 trees per acre. The understorey is primarily shrub honeysuckle and Rough Leaf Dogwood.

Woodland B: This woodland area is found in the center of the site (27 AC) and is made up of Intermixed Boxelder, Black Cherry, Ash, Silver maple, with some hickory at the south west corner. The Average size is 3-8" dbh.

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

WOODLAND A = 1.43 Ac (62,339 sq. ft.)
WOODLAND B = 0.27 Ac (12,099 sq. ft.)
INDIVIDUAL TREES = 0.14 Ac (6,328 sq. ft.)
Total Existing Canopy 1.84 Ac (80,766 sq. ft.)

Tree Stand Delineation Plan Prepared
under direction of Skip Kincaid of
Hansen's Tree Service
Certified Arborist MW-04155BW

Skip Kincaid

Base Map Provided by: Volz Engineering

Douglas A. DeLong, Landscape Architect LA-81

Consultants:



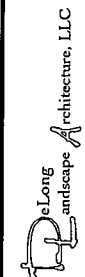
Shelborne Senior Living
Chesterfield, Missouri 63017

Shelborne Healthcare

Revisions:

Date	Description	No.

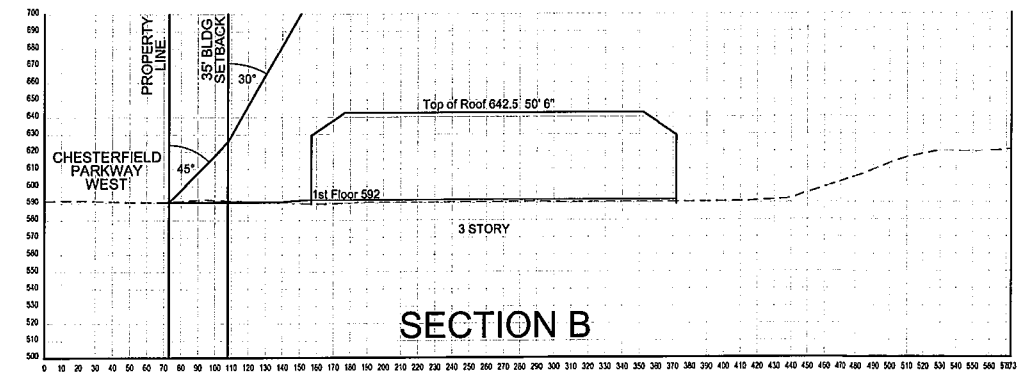
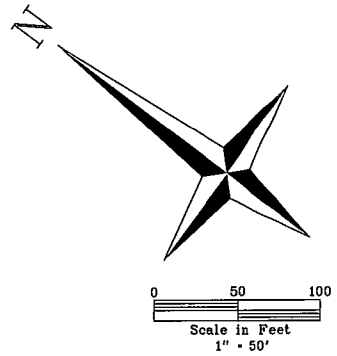
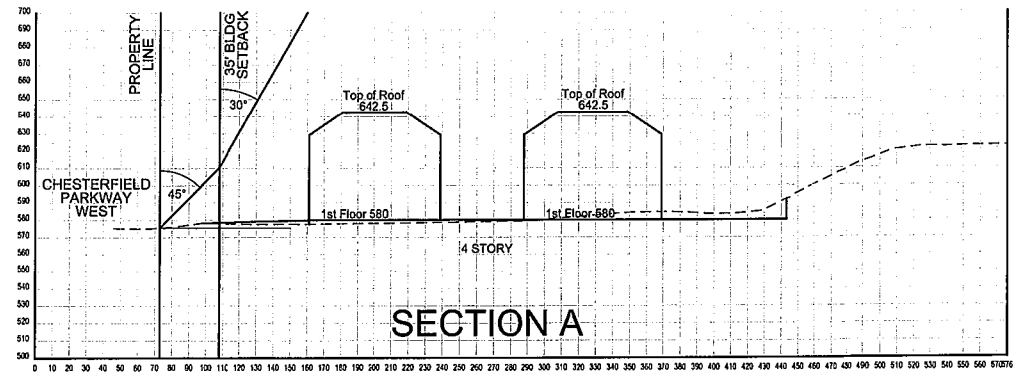
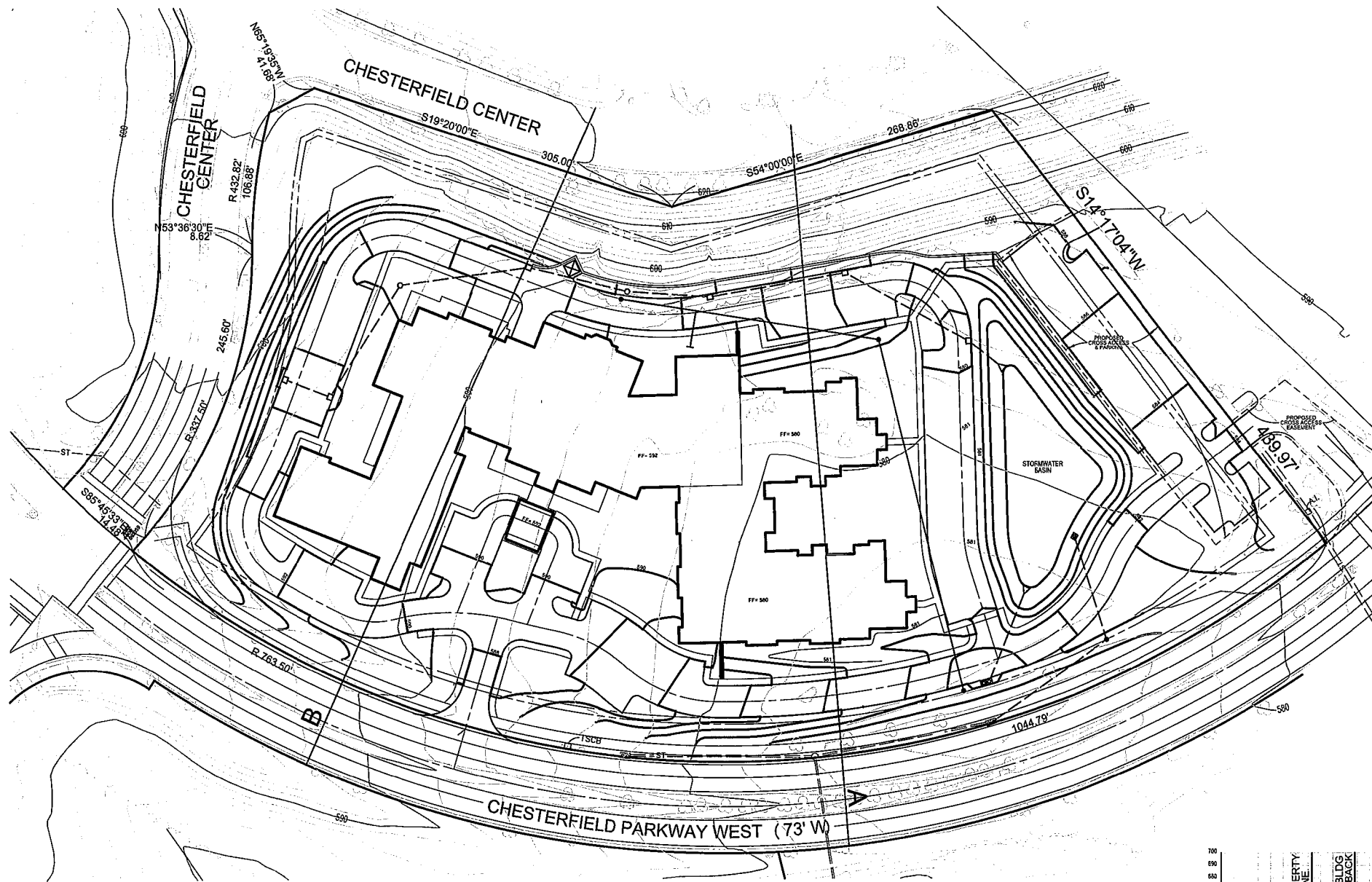
Drawn: DD
Checked: BD



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

Missouri State Certificate of Authority #2012000145

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	10-2-2017
Job #:	154.002



SHDG
CHESTERFIELD, LLC
123 WEST WAYNE AVE
WAYNE, PA 19087
610.416.9635

10948 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 main
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VOLZ

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Rev 9-26-2017.dgn

PRELIMINARY DEVELOPMENT PLAN

BASE MAP NO. '85
LOCATOR NO. 185110148
VOLZ NO. 21462
H:\land\21460-21499\21462\Planning\Preliminary\Land

12-29-2017
3

BILL NO. 3173

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PUD” PLANNED UNIT DEVELOPMENT TO A “LLR” LARGE LOT RESIDENTIAL DISTRICT FOR A 17.4 ACRE TRACT OF LAND LOCATED WEST OF WILSON AVENUE AND NORTHWEST OF THE INTERSECTION OF WILSON AVENUE AND CLARKSON ROAD (P.Z. 18-2017 FALLING LEAVES ESTATES II — 19T220214, 19T210161).

WHEREAS, the petitioner, Fisher Family Investments LP has requested a change in zoning from a “PUD” Planned Unit Development to a “LLR” Large Lot Residential District for a 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 11, 2017; and,

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

WHEREAS, the Planning and Public Works Committee in a meeting of the Committee of the Whole, having considered said request, recommended approval of the change of zoning; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “LLR” Large Lot Residential District for 17.4 acre tract of land located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road and as described as follows:

A TRACT OF LAND BEING ALL OF LOTS 1 AND 1A OF “A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES” ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT

THEREOF RECORDED IN PLAT BOOK 327, PAGE 88 OF SAID RECORDS, LOCATED IN SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1 OF SAID RESUBDIVISION, THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 88 DEGREES 02 MINUTES 40 SECONDS EAST, 714.14 FEET TO A POINT ON THE WEST LINE OF WILSON ROAD, AS WIDENED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING LAST SAID NORTH LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WILSON ROAD, SOUTH 00 DEGREES 15 MINUTES 50 SECONDS WEST, 710.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF "WILSON FARM ESTATES PLAT 1", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 217 PAGE 90 OF SAID RECORDS; THENCE LEAVING LAST SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1 AND ABOVE SAID LOT 1A, SAID LINE ALSO BEING THE NORTH LINE OF SAID "WILSON FARM ESTATES PLAT ONE" THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 385.00 FEET; SOUTH 82 DEGREES 26 MINUTES 58 SECONDS WEST, 261.68 FEET; SOUTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 237.22 FEET; SOUTH 65 DEGREES 53 MINUTES 25 SECONDS WEST, 108.09 FEET AND NORTH 89 DEGREES 24 MINUTES 40 SECONDS WEST, 310.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1A, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 130 OF SAID "WILSON FARM ESTATES PLAT ONE"; THENCE LEAVING LAST SAID LINE AND ALONG THE WEST LINE OF SAID LOT 1A THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 106.67 FEET; NORTH 41 DEGREES 00 MINUTES 00 SECONDS WEST, 52.26 FEET; NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, 56.88 FEET; NORTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, 169.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A; THENCE WITH THE NORTH LINE OF SAID LOT 1A AND THE

NORTHWEST LINE OF SAID LOT 1, NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, 325.00 FEET; AND NORTH 32 DEGREES 02 MINUTES 02 SECONDS EAST, 479.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.37 ACRES, MORE OR LESS ACCORDING TO RECORD INFORMATION AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Innovated Construction, Inc. in P.Z. 18-2017, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of December 2017, 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 _____, 2018

PRESIDING OFFICER

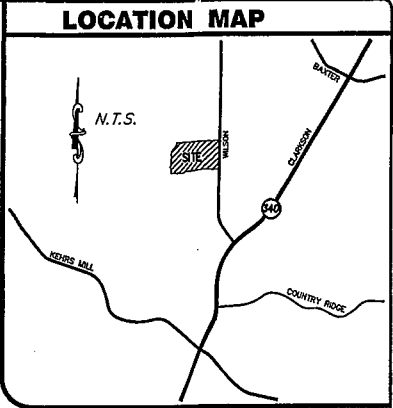
Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: __01/17/2018__

Falling Leaves Estates
TWO TRACTS OF LAND BEING ALL OF LOTS 1 AND 1A
OF "RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES" (P.B. 327, PG. 88)
ALL LOCATED IN SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ISSUE	REMARKS/DATE
1	10-2-2017

Fischer Custom Homes LLC
695 TRADE CENTER BLVD STE. 200
CHESTERFIELD, MO 63005
Ph. 314 576-0500
Fax 314 576-0502

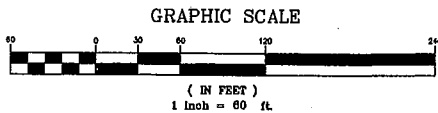
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63122-8944
Ph 314 576-0500
www.sterling-eng-survey.com
Corporate Certificate of Authority #001948

Falling Leaves Estates
CHESTERFIELD, MISSOURI

Date: _____
License No. _____
Civil Engineer

Job Number: 12-06-162
Date: Oct. 3, 2017
Designed: _____
Drawn: _____
Checked: _____

MSD Base Map - 19T, 20T



LOT 1
SUBD. OF ADJUSTED LOT A OF
BNDRY. ADJUSTMENT PLAT
P.B. 333, PG. 27

N/F
KEITH J. STROPE &
DONNA J. STROPE H/W
ID# 197220225
1895 WILSON AVENUE

COMMON GROUND
WILSON FARM ESTATES
PLAT ONE
P.B. 217, PG. 90

LOT 2
FALLING LEAVES ESTATES
P.B. 214, PG. 25

N/F
JOHN W. FISCHER
D.B. 11790, PG. 898
ID# 197210028
1919 WILSON AVENUE

LOT 1A
RESUB. OF LOT 1 OF
FALLING LEAVES ESTATES
P.B. 327, PG. 88
217,802 SQ. FT.
(5.000 ACRES)

N/F
JEAN E. FISCHER &
JOHN W. FISCHER, TRS.
D.B. 13813, PG. 382
ID# 197210191
1921 WILSON AVENUE

N/F
FISCHER FAMILY INVESTMENTS, L.P.
D.B. 15020, PG. 2487
ID# 197220214
1925 WILSON AVENUE

10'W. UTILITY ESMT.
P.B. 214, PG. 25

LOT 135
WILSON FARM ESTATES
PLAT ONE
P.B. 217, PG. 90

LEGAL DESCRIPTION (LOTS 1 AND 1A):

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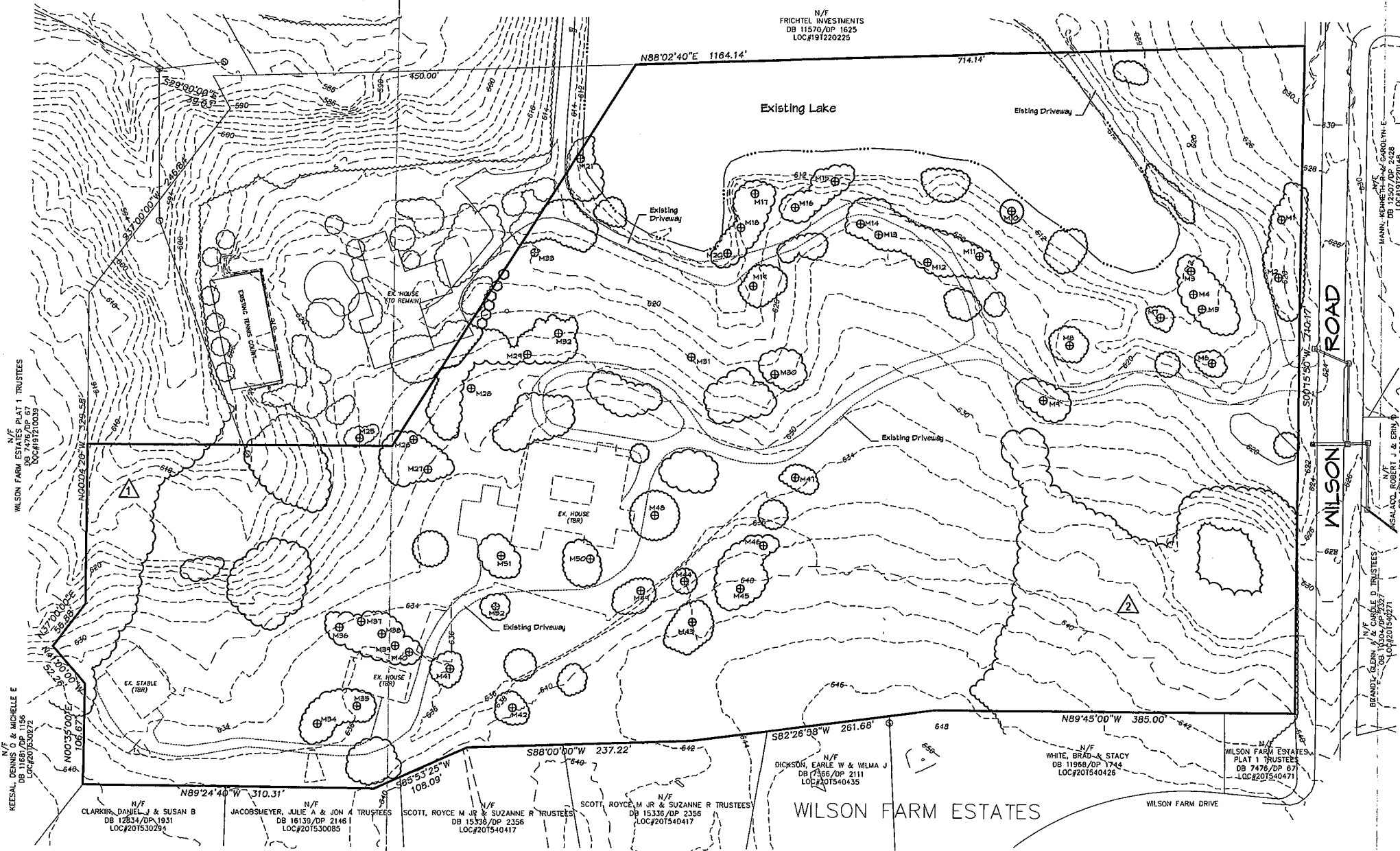
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF OCTOBER, 2017, AT THE REQUEST OF FISCHER CUSTOM HOMES, LLC, PREPARED THIS EXHIBIT OF "FALLING LEAVES ESTATES" A TRACT OF LAND BEING ALL OF LOTS 1 AND 1A OF "A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 327, PAGE 88 OF SAID RECORDS, LOCATED IN SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

THE STERLING COMPANY

GEORGE J. GOWER - VICE PRESIDENT
MO. REG. NO. 2338

NOV 9 2 2017



Legend:

- Existing tree or tree mass
- Existing monarch tree
- BAF Sample Point

Monarch Trees

Tree#	Species	dbh	Cond
M1	E. Redcedar	20	Fair
M2	E. Redcedar	20	Fair
M3	Silver Maple	30	Fair
M4	Silver Maple	37	Fair
M5	Silver Maple	20	Fair
M6	White Pine	23	Good
M7	Spruce spp.	25	Fair
M8	Basswood	20x20x24'	Fair
M9	Pin Oak	30	Fair
M10	Sugar Maple	25	Fair
M11	White Pine	22	Fair
M12	White Pine	28	Fair
M13	Pin Oak	25	Fair
M14	White Pine	37	Fair
M15	Black Cherry	22	Fair
M16	White Pine	25	Fair
M17	Ash	29	Fair
M18	Sycamore	25	Fair
M19	Ash	32	Fair
M20	Sycamore	28	Fair
M21	White Pine	24	Fair
M25	Pin Oak	29	Fair
M26	Pin Oak	26	Fair
M27	Tulip Poplar	20	Fair
M28	White Pine	23	Fair
M29	Ash	23	Fair
M30	Pin Oak	29	Fair
M31	Red Oak	25	Fair
M32	Sugar Maple	22	Fair
M33	River Birch	23	Fair
M34	Silver Maple	27	Fair
M35	Silver Maple	28	Fair
M36	Silver Maple	40	Fair
M37	Silver Maple	24	Fair
M38	Silver Maple	40	Fair
M39	Pin Oak	26	Fair
M40	Sweetgum	22	Fair
M41	River Birch	27	Fair
M42	Silver Maple	25	Fair
M43	Pin Oak	29	Fair
M44	Sweetgum	23	Fair
M45	Ash	31	Fair
M46	Pin Oak	22	Fair
M47	Sweetgum	20	Fair
M48	Sweetgum	21	Fair
M49	Sugar Maple	25	Fair
M50	Pin Oak	31	Fair
M51	Red Oak	28	Fair
M52	Catalpa	27	Fair

Tree Preservation Calculations:

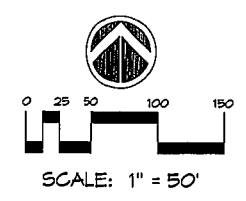
- Site of Tract: 17.91 acres (v/v)
- Existing tree canopy: 4.44 acres (v/v)
- Trees required to be retained: 133 acres (80% of existing tree canopy)
- Source of Base Information: Outboundary, topographic and preliminary engineering information obtained from available records, and as provided by The Sterling Company Engineers Surveyors.

Sample Point Information

Tree#	Species	dbh	Cond	Comments
1	Hackberry	7"	Fair	BAF Point 1
2	Hackberry	8x11x12"	Poor	BAF Point 1
3	Hickory	6"	Poor	BAF Point 1
4	Hackberry	6"	Fair	BAF Point 1
5	Hackberry	11"	Fair	BAF Point 1
6	Post Oak	18"	Fair	BAF Point 1
7	Hackberry	8"	Fair	BAF Point 1
8	Hackberry	10"	Fair	BAF Point 1
9	Elm	8"	Dead	BAF Point 1
10	Elm	10"	Dead	BAF Point 1
11	White Oak	37"	Fair	BAF Point 1
12	Hickory	12"	Fair	BAF Point 1
13	Hickory	14"	Fair	BAF Point 1
14	Hackberry	13x14x15"	Fair	BAF Point 1
M15	White Oak	30"	Fair	BAF Point 1
M18	White Oak	35"	Fair	BAF Point 1
1	Red Maple	16"	Very Poor	BAF Point 2
2	Elm	11"	Poor	BAF Point 2
3	Red Maple	15"	Poor	BAF Point 2
4	White Pine	23"	Fair	BAF Point 2
5	Silver Maple	64"	Poor	BAF Point 2
6	Red Maple	8"	Very Poor	BAF Point 2
7	Mulberry	16"	Very Poor	BAF Point 2

BAF Point 1		
Elm	2	13%
Hackberry	7	44%
Hickory	3	19%
Post Oak	1	6%
White Oak	3	19%

BAF Point 2		
Silver Maple	1	14%
Elm	1	14%
White Pine	1	14%
Red Maple	3	43%
Mulberry	1	14%



RECEIVED
NOV 22 2017

Arborist/Forester:

Bruce Vauter
Forestry Consultant Services
9321 Manor Oak Drive
St. Louis, Missouri 63126
314/849-2753
Certified Arborist: # MW-0469A
Certified Forester: # 2501

Bruce Vauter

Falling Leaves Estates II
Tree Stand Delineation

HALL + ASSOCIATES, L.L.C.
LAND PLANNING
LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.959.5577

Drawn by: JKH
Date: 1-14-15
Project Number: 13004
Sheet Number: 1 OF 1

Prepared for:
FISCHER & FRICHTEL CUSTOM HOMES, LLC.
695 Trade Center Boulevard
Suite 200
Chesterfield, Missouri 63005

BILL NO. 3174

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2,442 TO REVISE DEVELOPMENT RESTRICTIONS IN A "PC" PLANNED COMMERCIAL DISTRICT FOR 2.61 ACRES LOCATED NORTH OF EDISON AVENUE AND NORTHEAST OF THE INTERSECTION OF CHESTERFIELD COMMONS EAST ROAD AND EDISON AVENUE (P.Z. 21-2017 CLOCK TOWER PLAZA {KOMMERZ LC} 17T240243).

WHEREAS, the petitioner, Kommerz LC has requested a text amendment to City of Chesterfield Ordinance 2,442 with respect to the hours of operation for the Clock Tower Plaza subdivision. This amendment would revise the development restrictions in a "PC" Planned Commercial district for a 2.61 acre tract of land located north of Edison Avenue and northeast of the intersection of Chesterfield Commons East Road and Edison Avenue.; and,

WHEREAS, a Public Hearing was held before the Planning Commission on January 08, 2018; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the text amendment by a vote of 6-2; and,

WHEREAS, Per City Council policy #30, those amendments to existing planned district ordinances which receive a vote of $\frac{3}{4}$ of those present with a minimum of 5 votes, will go directly to City Council; and,

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

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

Section 1. Section I.A.2. of the Attachment "A" of City of Chesterfield Ordinance Number 2,442 is repealed and in lieu thereof the following is adopted.

- b. Hours of operation for restaurants, retail sales, and recreational uses are as follows:

Normal Hours

6 a.m. to 11 p.m., Sunday – Thursday

6 a.m. to 12 midnight, Friday and Saturday

Seasonal Hours (from the day after Thanksgiving through December 23)
6 a.m. to 12 midnight, Sunday – Thursday
6 a.m. to 1 a.m., Friday and Saturday

Four Promotions per Calendar Year

(By permit only; same as “Seasonal Hours” – limit to three (3) days per promotion)

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Kommerz LC, requesting the text 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 8thth day of January 2018, 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 _____, 2018

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: __01/17/2018__