



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, January 21, 2025
7:00 PM

- I. CALL TO ORDER - Mayor Bob Nation**
- II. PLEDGE OF ALLEGIANCE - Mayor Bob Nation**
- III. MOMENT OF SILENT PRAYER - Mayor Bob Nation**
- IV. ROLL CALL - City Clerk Vickie McGownd**
- V. APPROVAL OF MINUTES - Mayor Bob Nation**
 - A. City Council Meeting Minutes - January 8, 2025**
 - B. Executive Session Minutes - January 8, 2025**
- VI. INTRODUCTORY REMARKS - Mayor Bob Nation**
 - A. Thursday, January 23, 2025 – Planning & Public Works (5:30pm)**
 - B. Monday, February 3, 2025 – City Council (7:00pm)**
 - C. Monday, February 24, 2025 – Public Health & Safety (4:00pm)**
- VII. COMMUNICATIONS AND PETITIONS - Mayor Bob Nation**
- VIII. APPOINTMENTS - Mayor Bob Nation**
 - A. Reappointment - Mick Weber - Architectural Review Board**
- IX. COUNCIL COMMITTEE REPORTS**
 - A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III**
 - 1. Power of Review - Long Road Crossing, Lot A2: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural**

Elevations for a 1.93-acre tract of land zoned “PC” Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard (Ward 4). **(Voice Vote)**

2. **Proposed Bill No. 3530** - P.Z. 07-2024 (314, 326, 330 N Eatherton Rd): A request to rezone from “NU” Non-Urban District to a “PI” Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive (Ward 4). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

3. Next Meeting - January 23, 2025 (5:30pm)

B. Finance and Administration Committee – Chairperson Barb McGuinness, Ward I

1. Next Meeting - not yet scheduled

C. Parks, Recreation and Arts Committee – Chairperson Gary Budoor, Ward IV

1. Next Meeting - not yet scheduled

D. Public Health and Safety Committee – Chairperson Aaron Wahl, Ward II

1. **Proposed Bill 3531** – An ordinance of the City of Chesterfield, Missouri, amending sections 130.010, 210.1970, 210.1980, and 235.150 related to the age of juveniles. **(Second Reading) Public Health and Safety Committee recommends approval.**

2. Next Meeting - February 24, 2025 (4:00pm)

X. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. Excess Checks Report - December 2024

- B. Bid Recommendation - General Construction Testing-Inspection Services - Recommendation to authorize the City Administrator to execute an agreement with UES for construction testing and inspection services in an amount not to exceed \$110,000.00 (Roll Call Vote)**

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

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

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

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



RECORD OF PROCEEDING

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

JANUARY 8, 2025

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

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

A roll call was taken with the following results:

PRESENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

Councilmember Aaron Wahl

APPROVAL OF MINUTES

The minutes of the December 2, 2024 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the December 2, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

The minutes of the December 2, 2024 Executive Session were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the December 2, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

INTRODUCTORY REMARKS

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

Mayor Nation recognized the following candidates for City Council in attendance: Patricia Tocco, Ward 2; Lane Koch, Ward 3; Michelle Ohley, Ward 4.

COMMUNICATIONS AND PETITIONS

Mr. Tim Lowe, 2127 Innerbelt Business Center Drive, spoke in favor of Bill No. 3524 (Downtown Chesterfield Special Business District).

Mr. George Stock, 257 Chesterfield Business Parkway, spoke in support of Bill No. 3530 (P.Z. 07-2024 – 314, 326, 330 N. Eatherton Road).

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3530 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “PI” Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive (18W410059, 18W410048, 18W430200) **(First Reading)**
Planning Commission recommends approval. Planning & Public Works Committee recommends approval

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3530. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed. Bill No. 3530 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, January 9, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Bill No. 3531 Amends sections 130.010, 210.1970, 210.1980, and 235.150 related to the age of juveniles **(First Reading) Public Health and Safety Committee recommends approval**

In the absence of Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, Councilmember Moore made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3531. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed. Bill No. 3531 was read for the first time.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for the Chesterfield Valley Athletic Complex Bullpen Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the proposal from Byrne & Jones for construction of 16 bullpens, and authorization for the City Administrator to execute an agreement with Byrne & Jones in an amount not to exceed \$519,000 and to authorize the purchase of 8 pitching mounds from Perfect Mound at a cost of \$40,284. Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Hurt, Mastorakos, Hansen, Moore, Budoor and Monachella. Nays – None. Mayor Nation declared the motion passed.

City Administrator Geisel reported that Staff is recommending award of a contract for Aquatic Risk Management Services. Based upon review of information provided by Superintendent of Recreation Kari Johnson, Mr. Geisel joined with her in recommending acceptance of the proposal submitted by Jeff Ellis and Associates for 2025 Aquatic Risk Management Services, including lifeguard and supervisor training, at a cost of \$9,530. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, Budoor, Hurt, Mastorakos, Hansen, McGuinness and Moore. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3524 Establishes the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause **First Reading was on 10/7/2024. Staff has been working with legal counsel and property owners to address their concerns. Substitute bill text is proposed prior to second reading (Second Reading)**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3524. A voice vote was taken with an affirmative result (Councilmember Hurt voted “No”), and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to amend Bill No. 3524 by replacing the current text with the revised bill text as included in the Council packet. The revised text limits the application of any Special Business District tax to the assessed land value, exclusive of the improvements, through 2029 as an accommodation to existing developed properties. A voice vote was taken on the motion to amend, with a unanimous affirmative result, and the motion to amend was declared passed.

Bill No. 3524 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3524, as amended, with the following results: Ayes – McGuinness, Mastorakos, Monachella, Hansen, Moore and Budoor. Nays – Hurt. Whereupon Mayor Nation declared Bill No. 3524 approved as amended, passed it and it became **ORDINANCE NO. 3319**.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:25 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____



DATE: December 31, 2024
TO: Michael O. Geisel, City Administrator
FROM: Vickie McGownd, City Clerk *VJM*
SUBJECT: Statutory Committee Re-Appointment

Mayor Nation intends to nominate the following individual for re-appointment at the January 21, 2025 City Council meeting:

Architectural Review Board

Mick Weber (**Commercial**)
MW Weber Architects
1539 Walpole Drive
Chesterfield, MO 63017
314-691-1970 – c
mickweber923@gmail.com
New term expires 3/18/27

Please add this re-appointment to the January 21 City Council agenda.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning 

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 9, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 9, 2025 in Conference Room 101.

In attendance:

Chair Dan Hurt (Ward III)
Councilmember Mary Monachella (Ward I)
Councilmember Mary Ann Mastorakos (Ward II)
Councilmember Merrell Hansen (Ward IV)
Justin Wyse, Director of Planning
Isaak Simmers, Planner
Theresa Barnicle, Executive Assistant
George Stock, Stock and Associates
Brad Sowers, Jim Butler Auto Group
Matt Nieters, Gray Design Group
Steve Kuhlmann, Gray Design Group

The meeting was called to order at 5:33 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 5, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of December 5, 2024. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

- A. Long Road Crossing:** An Amended Site Development Concept Plan for Long Road Crossing subdivision located on a 22.99-acre tract of land located at northwest intersection of Chesterfield Airport Road and westbound Long Road, zoned "PC"-Planned Commercial. (Ward 4)

The applicant requested prior to this meeting to postpone a presentation until the next Planning and Public Works Committee meeting on January 23, 2025. Mr. Justin Wyse, Director of Planning mentioned that the applicant was making progress and working on some redesigns to address the points made by the committee.

Councilmember Monachella made a motion to postpone Unfinished Business items A and B until the January 23, 2025 Planning and Public Works Committee meeting. The motion was seconded by Councilmember Hansen and passed by a voice vote of 4-0.

- B. **Long Road Crossing, Lot B-2:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a vehicle repair facility located on a 4.6-acre tract of land located east side of Long Road Crossing Drive, zoned “PC”-Planned Commercial. (Ward 4)

The applicant requested prior to this meeting to postpone a presentation until the next Planning and Public Works Committee meeting on January 23, 2025.

- C. **Long Road Crossing, Lot A-2:** A Site Development Section Plan, Landscape Plan, and Lighting Plan for a 1.93-acre tract of land zoned “PC” Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard. (Ward 4)

DISCUSSION

City Planner for this project, Mr. Isaak Simmers, discussed updates to this proposal made by the applicant since its last presentation. The applicant provided two major revisions; first, the applicant clarified that the shaded spots on the Site Development Section Plan were allocated for “New Kia Inventory” and not for a loaner fleet as previously presented, as well as the addition of evergreen trees for additional screening along Long Road Crossing Drive. The council did notice that the proposed gate for the facility was not depicted on the rendering. Councilmember Hansen wanted to ensure that the rendering presented to City Council would accurately represent the gate’s appearance.

Discussion was also held concerning ordinances and compliance. Councilmember Mastorakos mentioned that she was upset about how the City was misled concerning this proposed facility’s association with Jim Butler Kia, due to their non-compliance with ordinances, citing issues with parking and inventory management. It was suggested that the enforcing of ordinances needed a more proactive approach and that all businesses should be held accountable for non-compliance. Chair Hurt suggested sending a memo to the Prosecuting Attorney to emphasize the need for compliance with ordinances, to which other councilmembers were in agreement with.

Councilmember Monachella made a motion to recommend Long Road Crossing, Lot A-2 to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen, and passed by a voice vote of 4-0.

[Please see the attached report prepared by Isaak Simmers, Planner, for additional information on Long Road Crossing, Lot A-2.]

III. NEW BUSINESS

A. Discussion on Unified Development Code – Article 3

DISCUSSION

Mr. Wyse presented that Unified Development Code – Article 3 was brought before the committee to gain approval to clean up the language and ensure alignment with current practices. He explained that this was to make the Committee aware of what was happening, and that a Public Hearing would still need to be held before the issue progressed further.

The Committee decided that a motion was not necessary to proceed, and that all members were in consensus of the issue moving forward.

IV. OTHER

There was no other business at this time.

V. ADJOURNMENT

The meeting adjourned at 6:04 p.m.

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Justin Wyse, Director of Planning

Date: January 21, 2025

RE: **Long Road Crossing, Lot A2:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 1.93-acre tract of land zoned "PC" Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard (Ward 4).

Summary

Stock & Associates Consulting Engineers, Inc, on behalf of Bunny Lane Holdings, LLC, has submitted a Site Development Section Plan, and associated plans for an automotive shop. The site will provide minor repairs and services to vehicles, as well as provide a location for outdoor storage of new Kia dealership inventory. The building will be approximately 4,430 gross square feet and will include an area for service, an office space for staff, and a utility room. Per [Site Specific Ordinance 2351](#), the development has Automatic Power of Review. As a reminder, the planned district ordinance does permit automotive sales and the use is permitted. Additionally, the ordinance prohibits a body shop from operating on the same lot as an automotive dealer; however, minor service center functions are permitted and is consistent with the Kia dealership north of the subject site which sells vehicles and includes a service center.

This project was reviewed by ARB on August 8, 2024, and again on September 12, 2024. At that time, the ARB made a recommendation to approve, as presented, with revisions to the architectural elevations and building orientation. The Planning Commission reviewed the project on October 14, 2024, and made a recommendation to approve the project, as presented. The project was reviewed by the Planning and Public Works Committee on November 7, 2024, December 5, 2024, and on January 9, 2025. After additional screening was added to the site, and it was clear that the site was also going to be used for outdoor storage of new Kia inventory, the Committee made a motion to recommend approval to City Council. The vote passed 4-0. Details of the proposed gated access have been included in this report, per the request of the Planning and Public Works Committee.

Finally, it should be noted that there are several projects in the Long Road Crossing subdivision currently under review, including an Amended Site Development Concept Plan. Changes associated with the Amended Site Development Concept Plan do not pertain to the subject site of this report and the Site Development Section Plan for Lot A2 can proceed independent of the Site Development Concept Plan amendment.



Figure 1: Northernmost gated access to the site.



Figure 2: Southernmost gated access to the site.

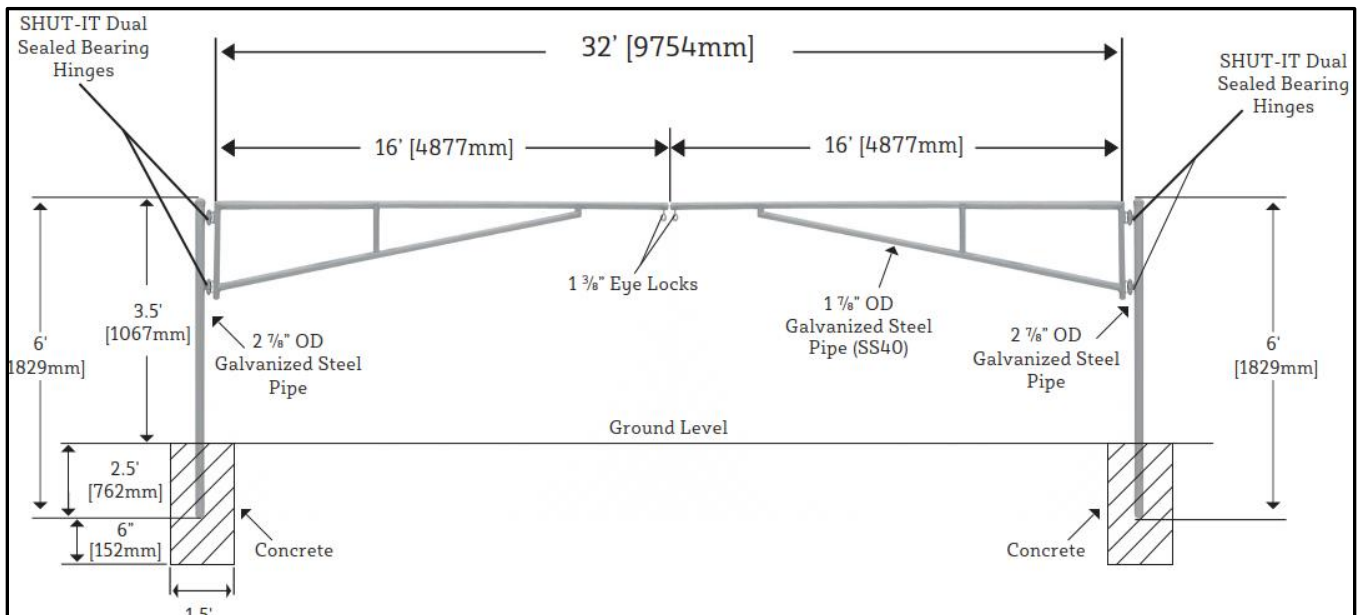
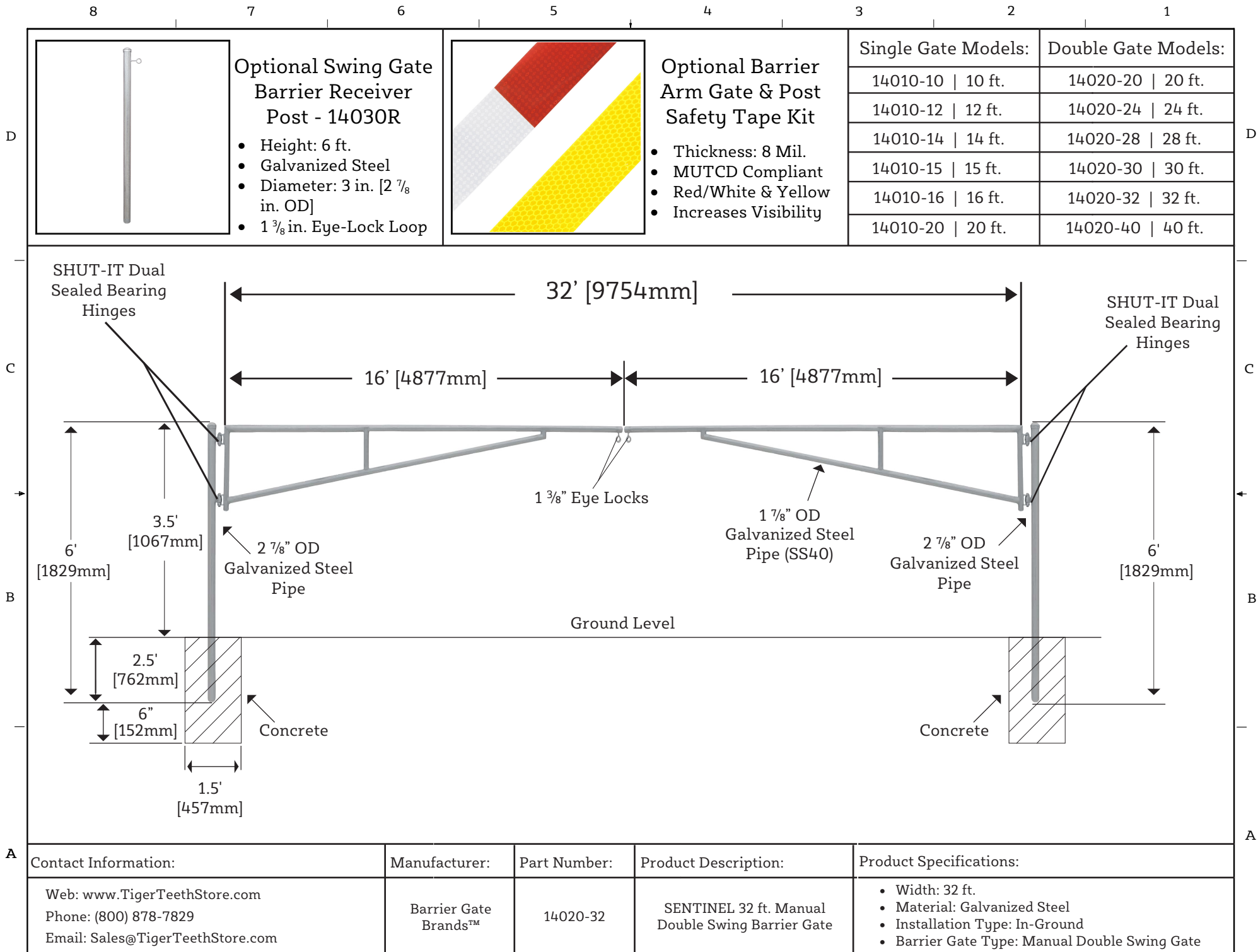


Figure 3: Gate Details





1
A1

SCREENING FROM LONG CROSSING ROAD



2
A1

SCREENING FROM LONG CROSSING ROAD



3
A1

SCREENING FROM LONG CROSSING ROAD



4
A1

SCREENING FROM LONG CROSSING ROAD

CSF RECONDITIONING CENTER

707 LONG CROSSING DRIVE, CHESTERFIELD, MO 63005

SITE
RENDERINGS

123315.00

01.10.25



January 2, 2025

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Attention: Isaak Simmers (Isimmers@chesterfield.mo.us)

RE: Long Road Crossing, Lot A2 2024 SDSP – Planning and Public Works Committee

Dear Isaak,

We are pleased to offer the following revisions shown on the enclosed plans to address concerns raised by the Planning and Public Works Committee,

1. Updating the verbiage for the parking spaces allocated for loaner fleet vehicles to "New Kia Inventory", reflected on sheet C1.0
2. Addition of Evergreen trees along Long Road Crossing Drive, reflected on L1.01 and the Architectural Renderings

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

Sincerely,



George M. Stock, P.E.
President

CSF RECONDITIONING CENTER

SITE DEVELOPMENT SECTION PLAN

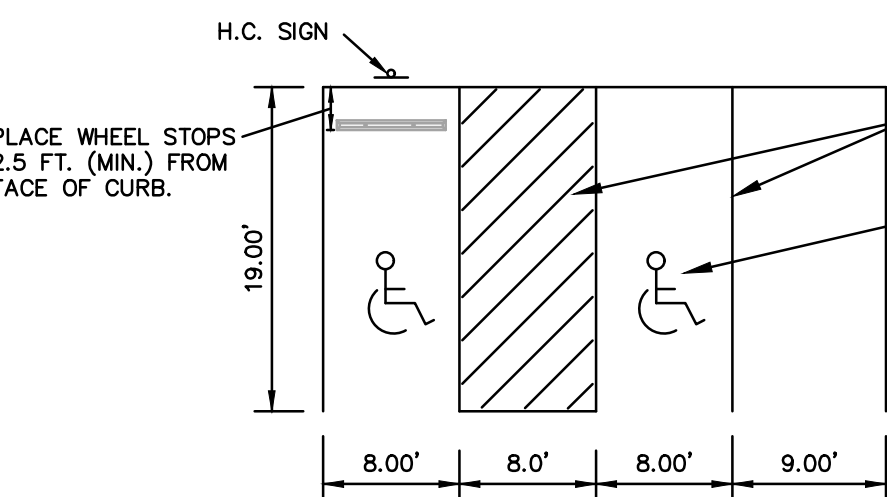
A TRACT OF LAND BEING LOT 2 OF A LOT SPLIT PLAT AS RECORDED IN PLAT BOOK 363, PAGE 558 LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGES 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL	FLOWLINE
FT.	FEET
FND.	FOUND
G	GAS
H.W.	HIGH WATER
LFB	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PLAT BOOK	PLAT BOOK
PG.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SQ.	SQUARE
T	TELEPHONE CABLE
T.B.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.&R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.I.P.	USE IN PLACE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	==
EXISTING BUILDING	==
EXISTING CONTOUR	==
SPOT ELEVATION	==
EXISTING UTILITIES	==
FOUND 1/2" IRON PIPE	==
SET IRON PIPE	==
FOUND CROSS	==
FOUND STONE	==
FIRE HYDRANT	==
LIGHT STANDARD	==
BUSH	==
SIGN	==
NOTES PARKING SPACES	==
GUY WIRE	==
POWER POLE	==
WATER VALVE	==
DENOTES RECORD INFORMATION	==
ACCESSIBLE PARKING	==
PROPOSED CONTOUR	==
PROPOSED SPOT	==
PROPOSED STORM	==
PROPOSED SANITARY	==



TYPICAL PARKING STALLS

(n.t.s.)

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of _____, 2024, by the Chairman of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as amended to by the Director of Planning and Development Services and the City Clerk.

By: Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

By: Vickie McGowan, City Clerk
City of Chesterfield, Missouri

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET, BASE FLOOD ELEVATIONS DETERMINED), AND X SHADED AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVERS FROM 1% ANNUAL CHANCE FLOOD). ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 2808000200 WITH AN EFFECTIVE DATE OF 2-4-2015. BY GRAPHICALLY PLOTTING AND TRACING AN ELEVATION.

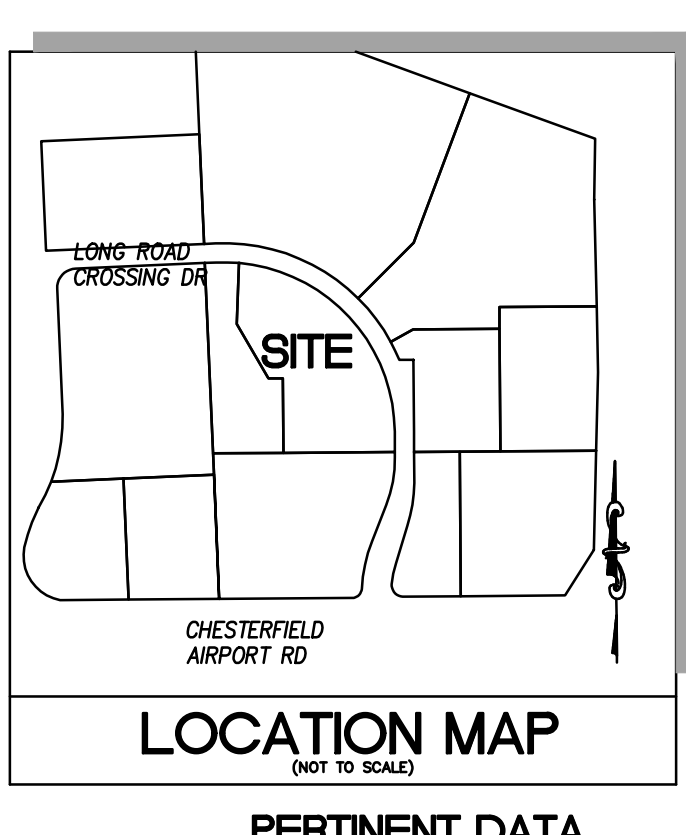
MODOT NETWORK BENCHMARK

The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MODOT GNSS RTK Network operated by the Missouri Department of Transportation. Elevations are provided by the Modot Network are in the datum of NAVD83.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK #2357
NAVD83 Elev = 461.00
Standard ONE aluminum disk stamped SL-384 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 45 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

PREPARED FOR:
GRAY DESIGN GROUP
9 SUNNEN DRIVE
ST. LOUIS MO 63143



PERTINENT DATA

OWNER: BUNNY LANE HOLDINGS LLC
AREA: 84,304 S.F. OR 1.935 Acres ±
ADDRESS: 707 LONG ROAD CROSSING DR. CHESTERFIELD, MO 63005
ZONING: "PC" PLANNED COMMERCIAL
LOCATOR NO: 170410258
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD METROPOLITAN ST. LOUIS SEWER DIST.
SEWER DISTRICT: MISSOURI RIVER
WATER: 291860205K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SUPPLEMENTAL PROTECTION AREA NOTE

THE PROJECT AREA IS LOCATED ENTIRELY WITHIN CHESTERFIELD VALLEY MASTER STORMWATER PLAN SUPPLEMENTAL PROTECTION AREA (SPA) AND SPECIAL FLOOD HAZARD AREA (SFHA).

KEHR DEVELOPMENT LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ of the City of Chesterfield (applicable subsection) "PC" PLANNED COMMERCIAL (present zoning) of the City of Chesterfield.

Ordinance No. 2351, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

BUNNY LANE HOLDINGS, LLC
by: _____
STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }

On this _____ day of _____, 2024, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____ and that said instrument was signed on behalf of _____ and that said company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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

Notary Public

Print Name

My commission expires: _____

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE, THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

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

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

SITE PLAN LEGEND



FLOOR AREA AND HEIGHT

MAX SF PER ORD. 2529 = 21,000 S.F.
MAX STORY = 1 STORY
BUILDING SF = 4,663 S.F.
BUILDING STORY = 1 STORY

GREEN SPACE

MIN. REQUIRED PER ORD. 2351 = 30.0%, EXCLUDING THE STORMWATER STRUCTURE WHETHER PLACED ON OR OFF-SITE
TOTAL SITE: 84,304 S.F. (100%)
PAVEMENT/WALKS: 48,749 S.F. (57.83%)
PROPOSED BUILDING: 4,663 S.F. (5.53%)
GREENSPACE = 30,892 S.F. OR 36.64%

SETBACKS

BUILDING SETBACKS:

NINETY (90) FEET FROM THE NEW RIGHT-OF-WAY OF 1-64/U.S. 40/61.
THIRTY (30) FEET FROM THE NEW RIGHT-OF-WAY OF CHESTERFIELD AIRPORT ROAD.
THIRTY (30) FEET FROM THE EAST AND WEST PROPERTY LINES OF THIS DEVELOPMENT.
THIRTY (30) FEET FROM THE RIGHT-OF-WAY FROM PRINCIPAL INTERNAL STREETS.
FIFTEEN (15) FEET FROM INTERNAL LOT LINES IN THIS DEVELOPMENT.

PARKING SETBACKS:

THIRTY (30) FEET FROM THE NEW RIGHT-OF-WAY OF 1-64/U.S. 40/61.
THIRTY (30) FEET FROM THE NEW RIGHT-OF-WAY OF CHESTERFIELD AIRPORT ROAD.
THIRTY (30) FEET FROM THE EAST AND WEST PROPERTY LINES OF THIS DEVELOPMENT.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MO AND CITY OF CHESTERFIELD STANDARDS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 405.04.110, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 405.04.020, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- SIGN APPROVAL IS A SEPARATE PROCESS.
- NO GRADE SHALL EXCEED 3 TO 1.
- STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- 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 IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT.
- ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.
- THE PROJECT'S REQUIRED TRAFFIC GENERATION ASSESSMENT SHALL BE DEPOSITED WITH ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT/MZA FOR THIS PROJECT.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

GEOTECHNICAL STATEMENT

Midwest Testing, at the request of Gray Design Group has provided geotechnical services for the project proposed hereon. A geotechnical investigation titled "Jim Butler Kia Service Center", MWT Job No. 15770, dated October 20, 2023. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our Geotechnical Report.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D
Walter J Pfleger, Missouri L.S. No. 2008000728
06/26/2024
Date

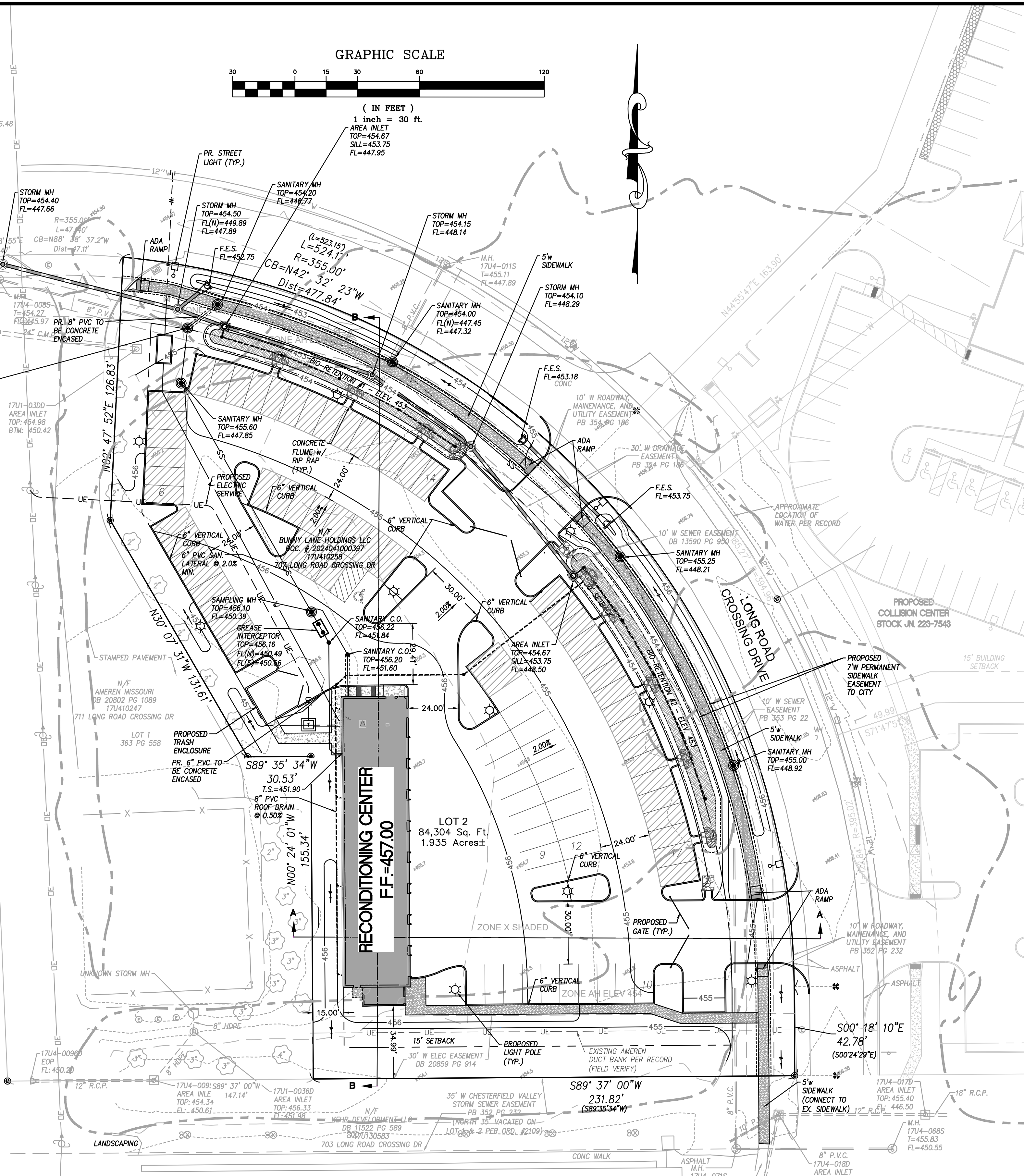
DANIEL J. BARCZAKSKI
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-23861

GRAPHIC SCALE

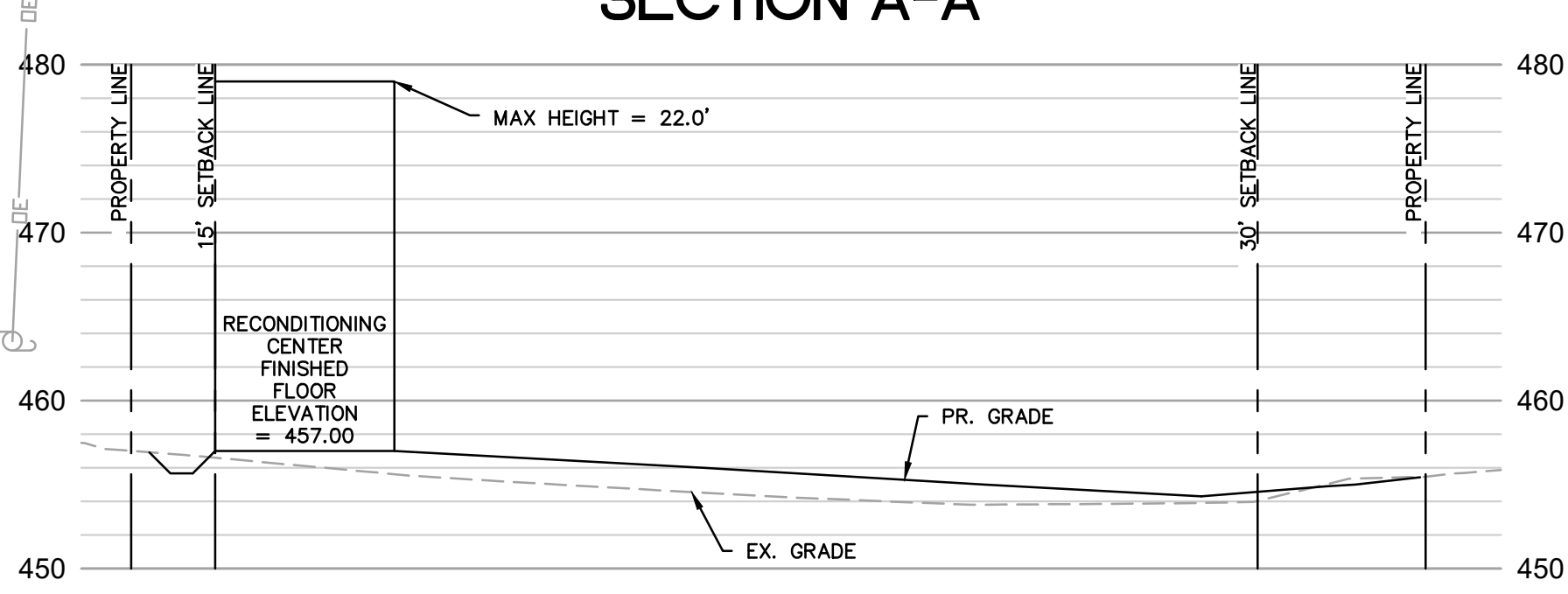


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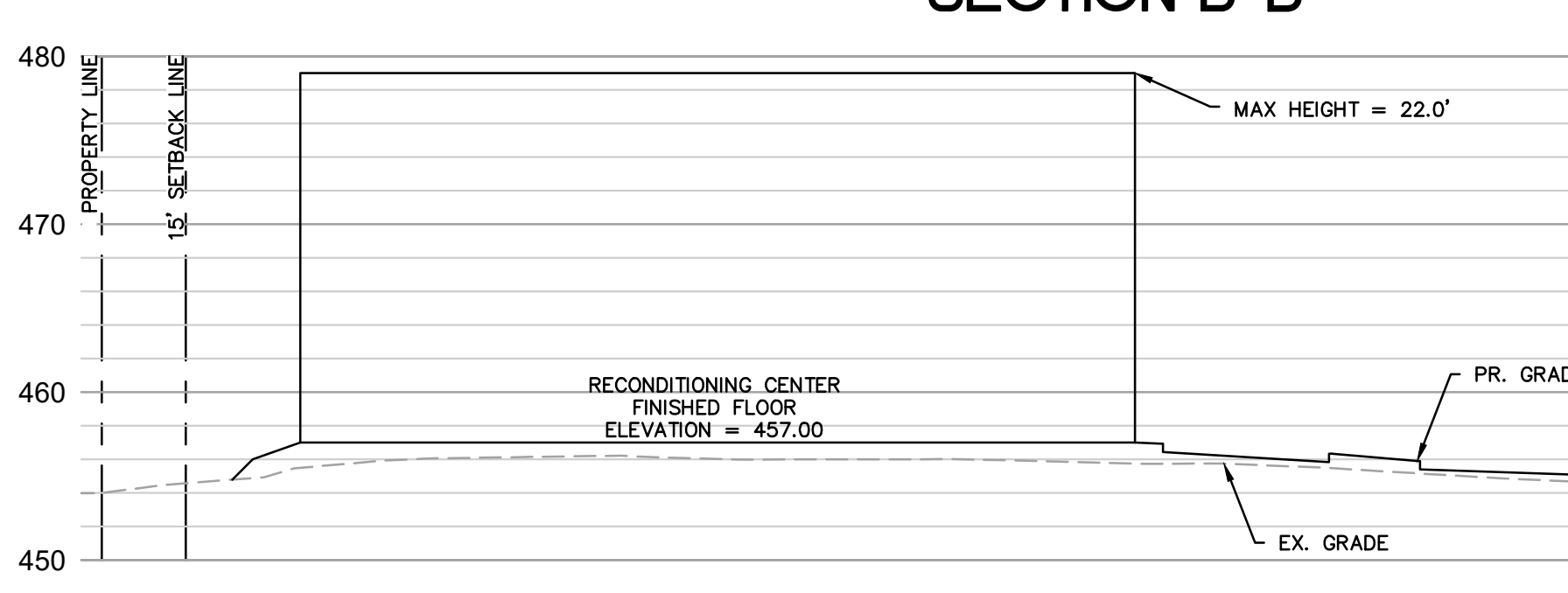
1 Inch = 30 ft.



SECTION A-A



SECTION B-B



SITE SECTIONS

SCALE: HORIZ: 1"=30'
VERT: 1"=10'

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9000
5301-3001 FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

CSF RECONDITIONING CENTER

707 LONG ROAD CROSSING DRIVE
CHESTERFIELD, MO

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
12/9/2024

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

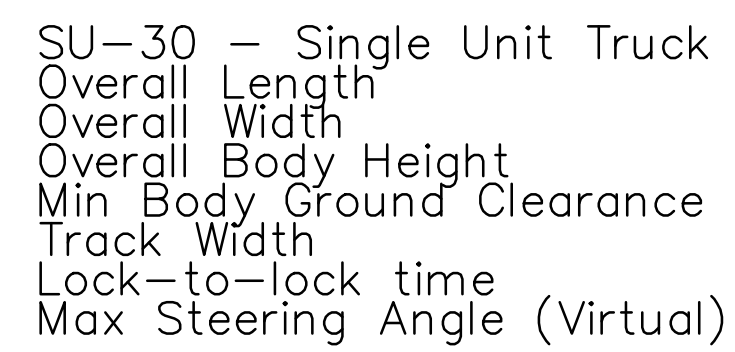
REVISIONS:
1 CITY COMMENTS 7/8/2024
2 CITY COMMENTS 9/16/2024
3 CITY COMMENTS 12/9/2024

DRAWN BY: R.E.S.
DATE: 05/24/2024
M.S.D. # 24MSD-00
S.L.C. HAT # XXXX
M.O.R. # MO-RA000000
SHEET NO. 1

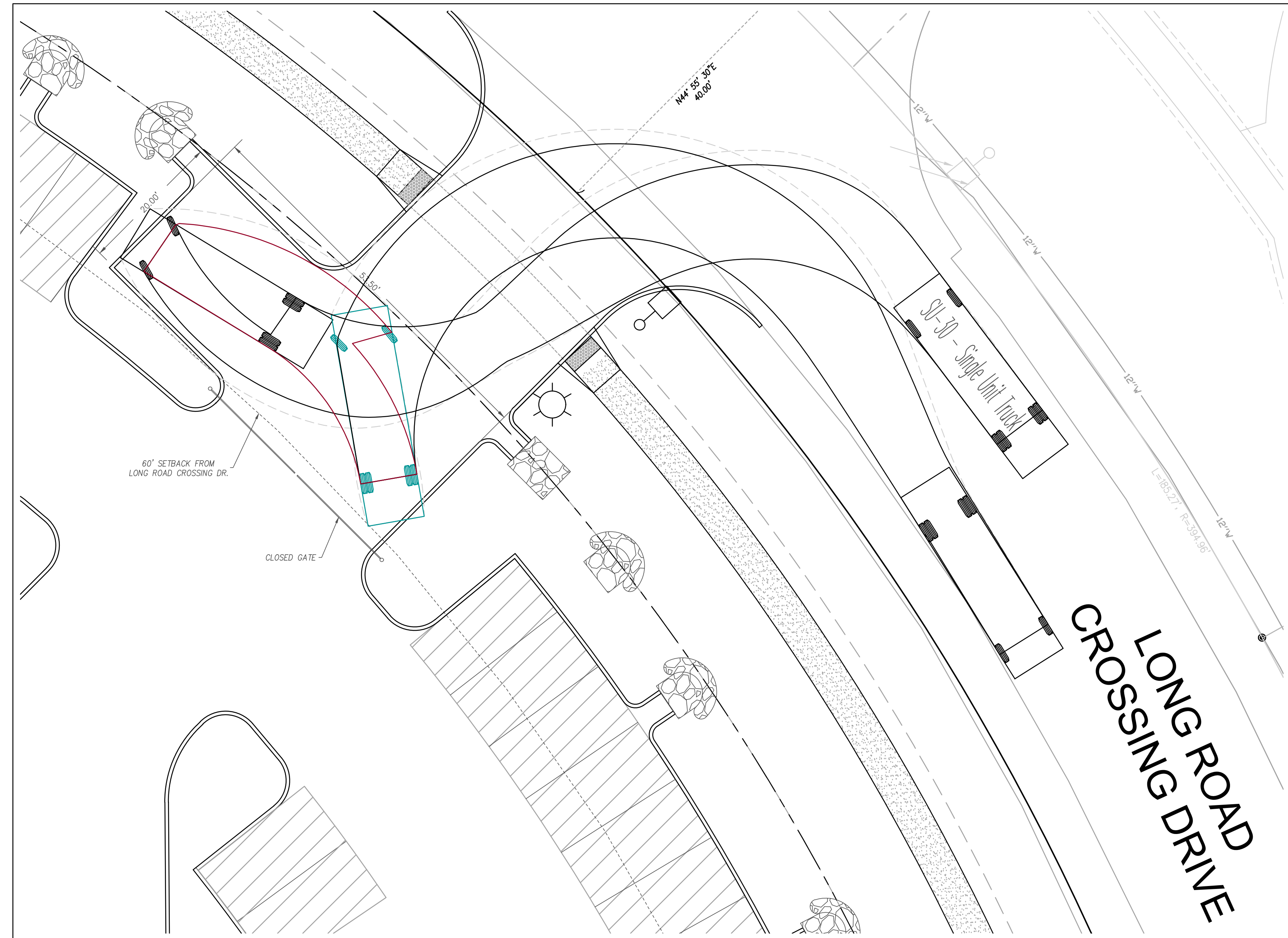
CHECKED BY: G.M.S.
JOB NO. 223-7548
BASE MAP # 17U
HAT S.U.P. # XXX-XXX
SHEET TITLE

SITE DEVELOPMENT
SECTION PLAN

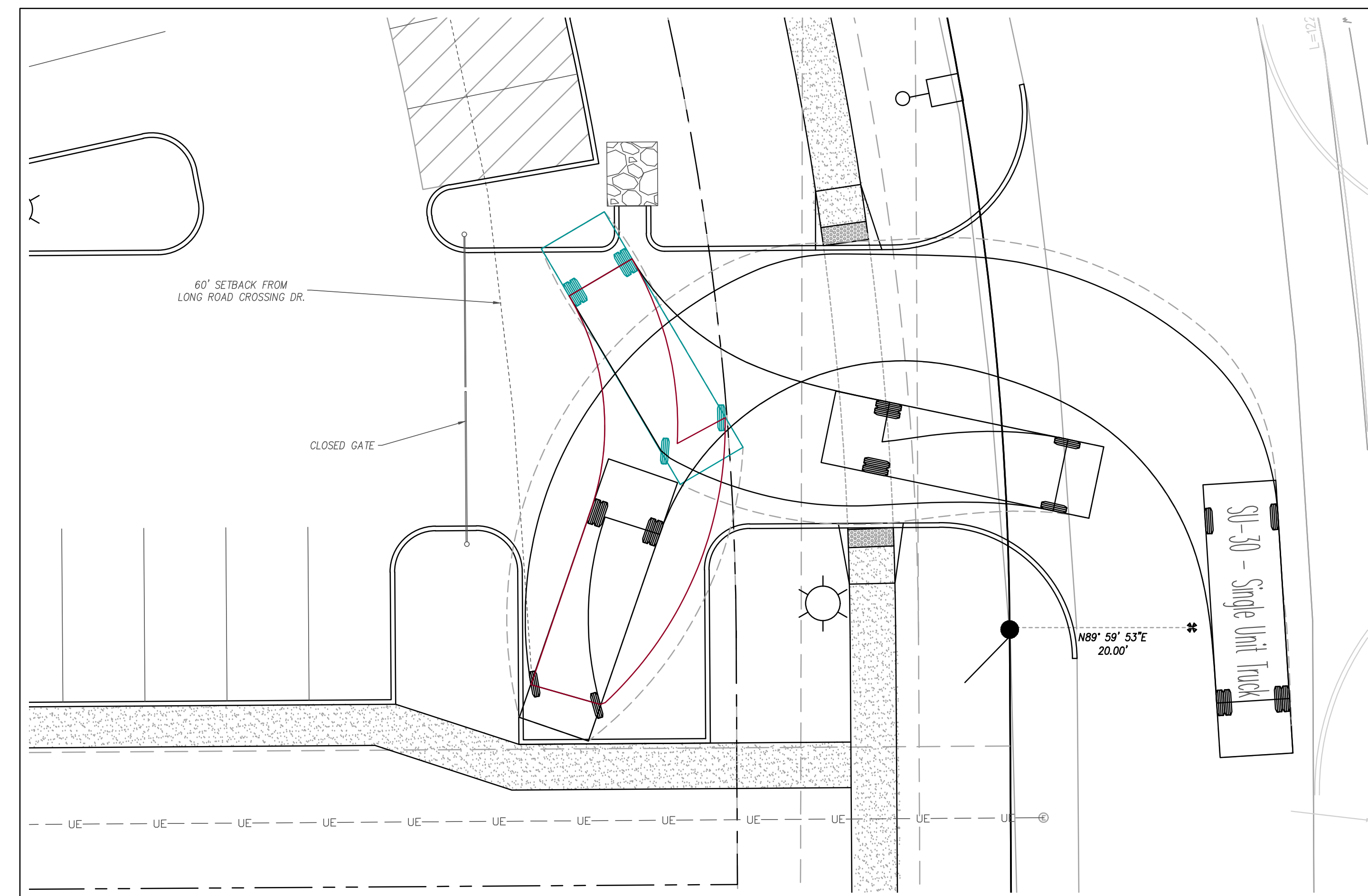
SDSP-1.0



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

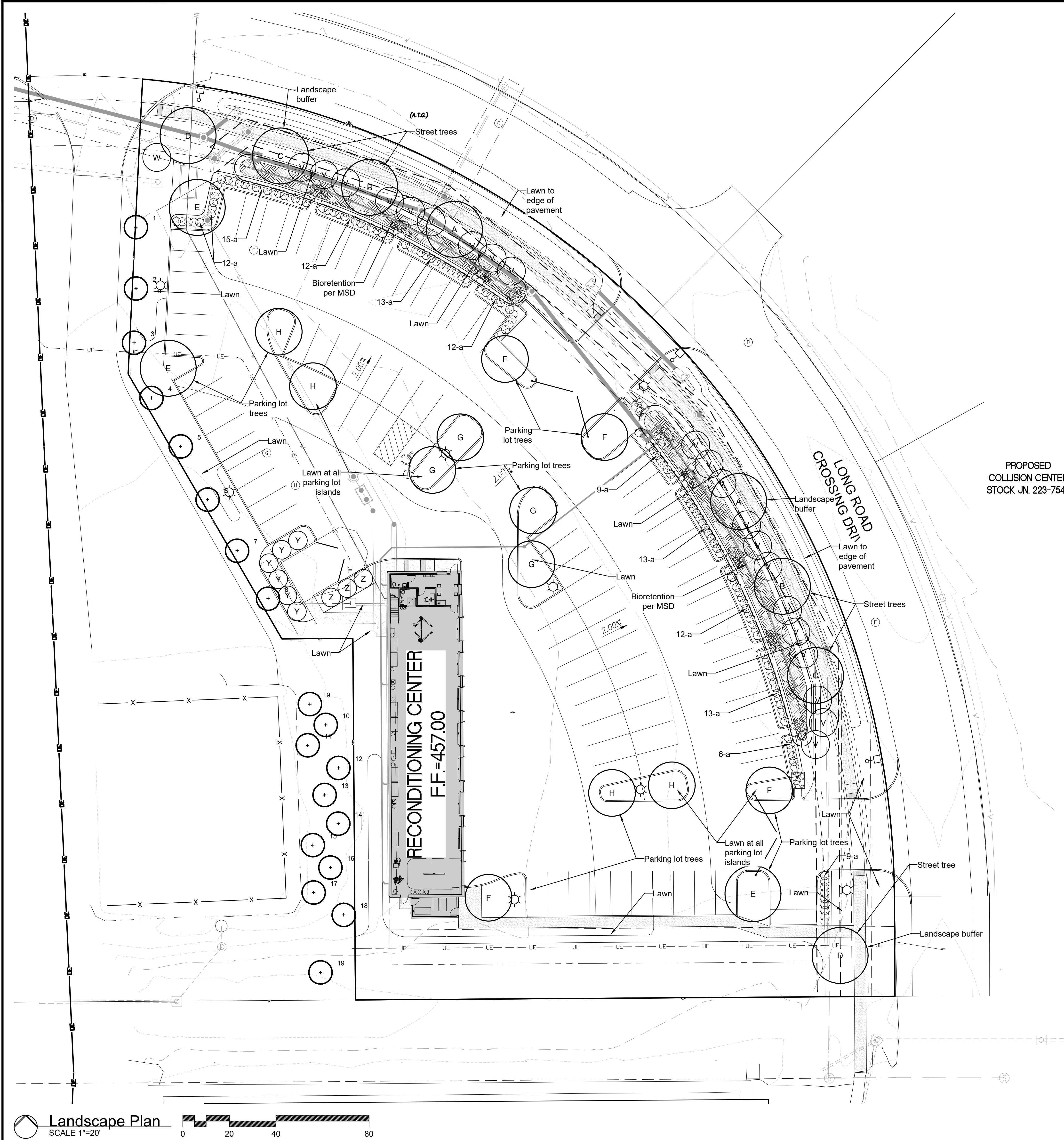


NORTH ENTRANCE TRUCK TURNING MOVEMENT EXHIBIT
SCALE: 1" = 10'



SOUTH ENTRANCE TRUCK TURNING MOVEMENT EXHIBIT
SCALE: 1" = 10'





General Notes (Per City of Chesterfield Tree Preservation and Landscape Requirements):

- 1) Street trees shall be located within a street right-of-way unless so approved by variance.
- 2) Street trees shall not be planted closer than three (3) feet to any curb.
- 3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
- 4) No trees shall be planted within ten (10) feet of street inlets or manholes.

Landscape Notes:

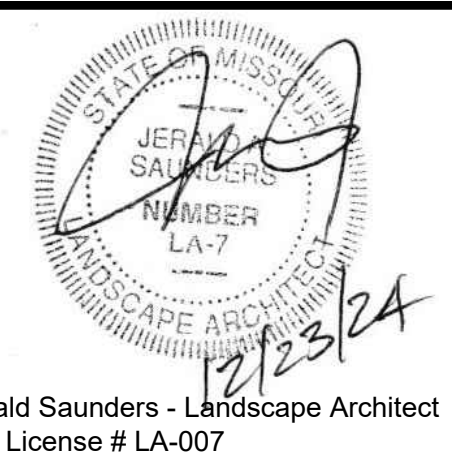
- 1) All existing volunteer trees and vegetation to be removed.
- 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- 3) Topsoil in all disturbed lawn areas at 6" depth.
- 4) Soil mix in all shrub beds at 8" depth.
- 5) All mulch to be double ground bark mulch.
- 6) Bed edges to be spade cut.
- 7) All landscaped areas, including islands, shall be provided with mechanical, in-ground irrigation system. Contractor to provide design-build drawings for review by Landscape Architect.

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY-SHADE TREE							
A	2	<i>Quercus bicolor</i>	Swamp White Oak	2.5" caliper	B & B	Lg / Med	3.7 %
B	2	<i>Quercus rubra</i>	Northern Red Oak	2.5" caliper	B & B	Lg / M-Fast	
C	2	<i>Quercus shumardii</i>	Shumard Oak	2.5" caliper	B & B	Lg / M-Fast	3.7 %
D	2	<i>Quercus imbricaria</i>	Shingle Oak	2.5" caliper	B & B	Lg / Med	3.7 %
E	3	<i>Tilia cordata</i>	Littleleaf Linden	2.5" caliper	B & B	Lg/Slow-M	5.6 %
F	4	<i>Quercus robur x bicolor</i> 'Long'	Regal Prince Oak	2.5" caliper	B & B	Lg / Med	7.4 %
G	4	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" caliper	B & B	Lg/Slow-M	7.4 %
H	4	<i>Gleditsia triacanthos</i> 'Draves'	Street Keeper Honeylocust	2.5" caliper	B & B	Lg / Fast	
EVERGREEN TREE							
V	21	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	6' tall	B & B	Lg / Fast	
W	1	<i>Picea glauca</i>	White Spruce	6' tall	B & B	Med / Med	1.9 %
Y	6	<i>Juniperus chinensis</i> 'Blue Point'	Blue Point Juniper	6' tall	B & B	Sm/Slow-M	11.1 %
Z	3	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	6' tall	B & B	Sm / Med	5.6 %
EVERGREEN SHRUBS							
a	126	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	6' tall	30" o.c.	Total %	50.1 %

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	To Be Removed	Preserved
1	Ginkgo	3	5	3	on property iline		X
2	Ginkgo	3	5	3	on-site		X
3	Ginkgo	3	5	3	on-site		X
4	Ginkgo	3	5	3	on-site		X
5	Ginkgo	3	5	3	on-site		X
6	Ginkgo	3	5	3	on-site		X
7	Ginkgo	3	5	3	on-site		X
8	Ginkgo	3	5	3	on-site		X
9	Juniper	4	7	3	off-site,Ameren		X
10	Juniper	4	7	3	off-site,Ameren		X
11	Juniper	4	7	3	off-site,Ameren		X
12	Juniper	4	7	3	off-site,Ameren		X
13	Juniper	4	7	3	off-site,Ameren		X
14	Juniper	4	7	3	off-site,Ameren		X
15	Juniper	4	7	3	off-site,Ameren		X
16	Juniper	4	7	3	off-site,Ameren		X
17	Juniper	4	7	3	off-site,Ameren		X
18	Am. Holly	3	5	2	off-site,Ameren		X
19	Am. Holly	3	5	2	off-site,Ameren		X



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

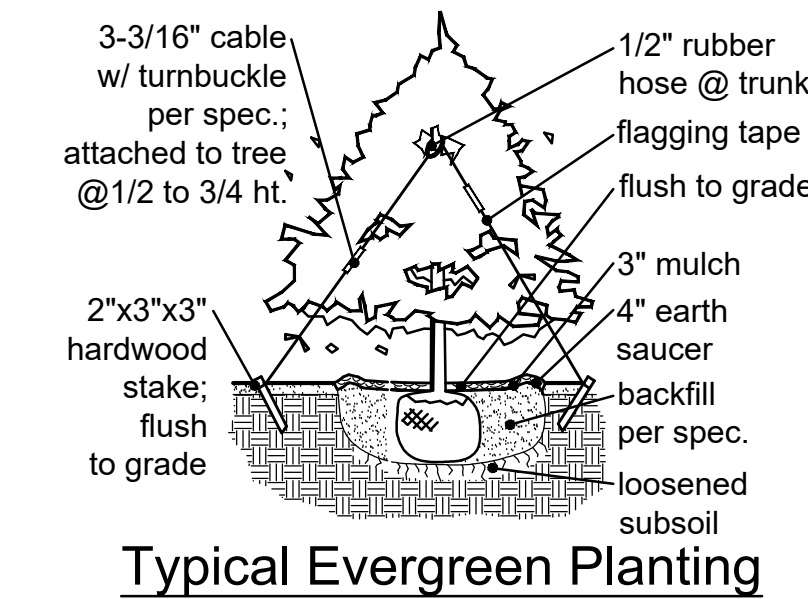
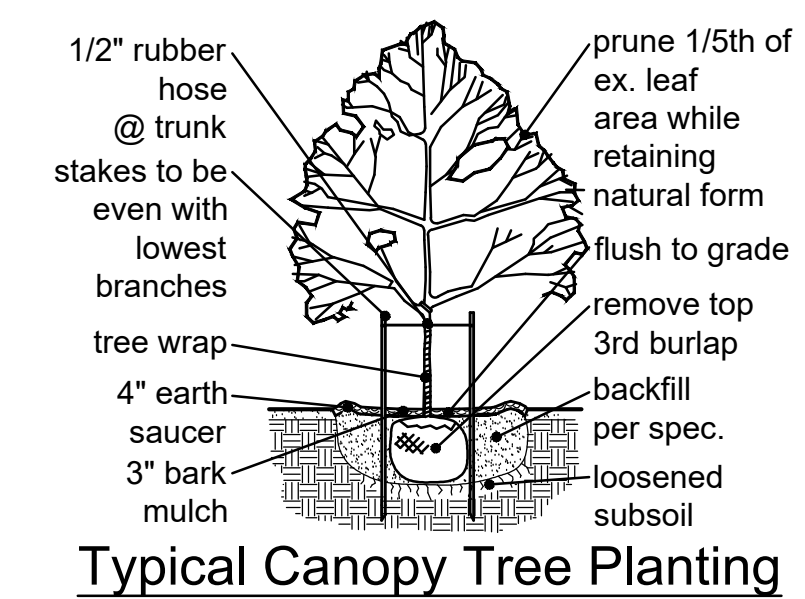
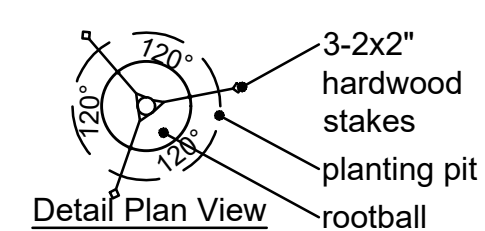
CSF Reconditioning Center
707 Long Road Crossing Drive
Chesterfield, Missouri

Revisions:		
Date	Description	No.
7/8/24	City Comments	1
7/29/24	Plan Changes	2
8/22/24	City Comments	3
11/26/24	City Comments	4
12/23/24	City Comments	5

Drawn: KP
Checked: RS



Sheet Title:	Landscape Plan
Sheet No:	L1.01
Date:	5/24/24
Job #:	660.077



Document Title: CSF RECONDITIONING CENTER SECTION PLAN FOR SITE DEVELOPMENT
Drawing Number: 223-7548
Revision: 05/24/2024
Scale: AS SHOWN
Author: J. M. STOKK
Checker: J. M. STOKK
Date: 05/24/2024
Time: 10:00 AM

BILL NO. 2529 ORDINANCE NO. 2-351

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2099 TO ALLOW FOR AN AMENDMENT TO THE PERMITTED USES FOR A "PC" PLANNED COMMERCIAL DISTRICT FOR A 22,995-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD, WEST OF LONG ROAD (P.Z. 04-2007 BUTLER INVESTMENT PARTNERSHIP, L.P. (SATURN OF WEST COUNTY/LONG ROAD CROSSING)).

WHEREAS, the petitioner, Butler Investment Partnership, L.P., requested that automotive vehicle sales and associated storage and repair be added as a permitted use; and,

WHEREAS, the Planning Commission, having considered said request, made a change to the landscape and tree requirements as well as requiring that vehicles be stored in parking stalls, recommended approval of the request as amended; and,

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

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 Ordinance Number 2099 is hereby repealed and those conditions therein are incorporated into this Attachment A, which is attached hereto and made a part hereof for Long Road Crossing.

LEGAL DESCRIPTION

A tract of land being part of lots 2 and 3 of Damian Kroenung's Estate, according to plat recorded in Plat Book 5, Page 28 of the St. Louis County records, in U.S. Survey 1010, township-6S north, range-3E east, City of Chesterfield, St. Louis County, Missouri and more particularly described as follows:

Beginning at the intersection of the northwesterly line of Chesterfield Airport Road, 100 feet wide, with the southwesterly line of lot 3 of the above said Damian Kroenung's Estate, thence north 02°26'59" west along the southwesterly line of said lot 3 a distance of 1286.12 feet to the southwesterly line of State Highway Route 40 TR as established by condemnation suit #290860, recorded in Book 6343, Page 824 of the St. Louis County records or as occupied; thence along the southwesterly line of said State Highway Route 40 TR and the northwesterly line of Long Road Extension, also established in said suit the following courses and distance: south 84°06'00" east 845.63 feet; thence south 00°43'30" west 365.97 feet; thence south 01°16'42" east 630.59 feet; thence south 01°25'25" west 370.00 feet; thence south 32°15'36" west 114.43 feet to the northwesterly line of aforementioned Chesterfield Airport Road; thence south 89°33'56" west along the northwesterly line of said Chesterfield Airport Road a distance of 719.23 feet to the point of beginning and containing 22.995 acres more or less.

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 recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and, made a part of.

Section 3. The City Council, pursuant to the petition filed by Butler Investment Partnership, L.P. in P.Z. 04-2007, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 12th day of February, 2007, 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 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this 7th day of May, 2007.

ATTEST:
CITY CLERK

FIRST READING HELD: 4/16/2007

P.Z. 4-2007 Butler Investment Partnership LP (Saturn of West County/Long Road Crossing)
Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

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

- The uses allowed in this Planned Commercial "PC" District shall be:
 - Animal hospitals, veterinary clinics, and kennels.
 - Associated work and storage areas required by a business, firm, or service to carry on business operations.
 - Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
 - Barber shops and beauty parlors.
 - Bookstores.
 - Broadcasting studios for radio and television.
 - Cafeterias for employees and guests only.
 - Child care centers, nursery schools, and day nurseries.
 - Colleges and universities.
 - Dry cleaning drop-off and pick-up stations.
 - Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
 - Film drop-off and pick-up stations.
 - Fishing tackle and bait shops. Open storage and display are prohibited.
 - Financial institutions.

P.Z. 4-2007 Butler Investment Partnership LP (Saturn of West County/Long Road Crossing)
Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

- Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- Thirty (30) feet from the eastern boundary of the "PC" District.
- Thirty (30) feet from the western boundary of the "PC" District.
- Thirty (30) feet from the right-of-way of Long Road Crossing Drive.
- Fifteen (15) feet from internal lot lines in the development.

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:

- Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.
- Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- Thirty (30) feet from the eastern boundary of the "PC" District.
- Thirty (30) feet from the western boundary of the "PC" District.

D. PARKING AND LOADING REQUIREMENTS

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

- The streets surrounding this development and any street used for construction access thereto shall be cleared throughout the day. The developer shall keep the road clear of mud and debris at all times.
- Provide adequate off-street stabilized parking areas for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

P.Z. 4-2007 Butler Investment Partnership LP (Saturn of West County/Long Road Crossing)
Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

- No construction related parking shall be permitted within the Chesterfield Airport Road right-of-way.
- Parking lots shall not be used as streets.
- No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted within thirty (30) days of the placement of street pavement.

E. LANDSCAPE AND TREE REQUIREMENTS

- The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
- Paved area setbacks, including setbacks required between paved areas on lots in the development shall be adequately landscaped as determined by the Planning Commission.

F. SIGN REQUIREMENTS

- 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, for sight distance considerations prior to installation or construction.
- No new advertising signs, temporary signs, portable signs, or attention getting devices shall be permitted in this development.

G. LIGHT REQUIREMENTS

- Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
- No on-site light standard shall exceed twenty-four (24) feet in height.
- Provide for the installation, maintenance, operation and all expenses related thereto for the street lighting along all public streets associated with this development, including Chesterfield Airport Road in perpetuity. The street lighting plan shall comply with the Chesterfield Valley Master Street Lighting Plan.

P.Z. 4-2007 Butler Investment Partnership LP (Saturn of West County/Long Road Crossing)
Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

P.Z. 4-2007 Butler Investment Partnership LP (Saturn of West County/Long Road Crossing)
Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

- Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site and along both sides of all interior roadways. The sidewalks shall connect to the sidewalks constructed with the adjacent development to the west. The sidewalk shall be privately maintained; therefore, no public easements shall be required.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

The City Council shall have automatic power of review of site plans for the subject development. The City Council will then take appropriate action relative to the proposal.

M. STORMWATER

- 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.
- Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, 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.
- The Chesterfield Valley Master Storm Water Plan indicates a ten (10) foot flat bottom ditch shall be constructed along the eastern, western and northern property lines of this site and that drainage from this site is to be directed to the northeast, to the pump station at Long Road. The developer shall be responsible for construction of the required storm water improvements and coordination with the

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

- The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
- All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.
- The maintenance of the required stormwater/ditch system shall be the responsibility of the property owner(s).

P.Z. 4-2007 Butler Investment Partnership LP (Saturn of West County/Long Road Crossing)
Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

- Hotels and motels.
- Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - Adequately screened with landscaping, fencing or walls or any combination thereof;
 - Placed underground; or
 - Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
- Medical and dental offices.
- Offices and office buildings.
- Outpatient substance abuse treatment facilities.
- Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- Police, fire, and postal stations.
- Public utility facilities.
- Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practices driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- Restaurant, fast food.
- Restaurant, sit down.
- Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

P.Z. 4-2007 Butler Investment Partnership LP (Saturn of West County/Long Road Crossing)
Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

H. ARCHITECTURAL

- The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
- Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Externally long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
- Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high siph-proof enclosure complemented by adequate landscaping approved by the Planning Commission on the Site Development Plan.
- Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

- The centerline of Long Road Crossing Drive shall intersect with the west property line approximately seven hundred and twenty (720) linear feet north of the Chesterfield Airport Road right-of-way line. The Development west of this site has designed the location of the east-west connector road. The connector road, for sight distance property line shall be coordinated with the adjacent development.
- Access to Chesterfield Airport Road shall be limited to one street approach. The street approach intersection shall be aligned with the proposed street on the other side of Chesterfield Airport Road. No interior lot shall have direct access to Chesterfield Airport Road.
- No direct access will be granted to Route 40/64 or Long Road except for one right of way access point from Lot 3 to Long Road, such access to be located as far north of Chesterfield Airport Road as possible. However, if in the future the City of Chesterfield determines that it is in the best interest of public health, safety and welfare that the right-of-way of this access be removed, then the property owner shall remove said right-of-way within sixty (60) days of receiving written notification from the City of Chesterfield. The property owner shall be given the opportunity to be heard before

P.Z. 4-2007 Butler Investment Partnership LP (Saturn of West County/Long Road Crossing)
Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

N. SANITARY SEWER

- The regional sanitary station shall be designed to provide gravity flow from the parcel to the west of this site as well as to the east of Long Road.
- Treatment may be required for water quality in accordance with MSD regulations dated February 2006.
- The development will contribute to the Calks Creek Impact Fee.

O. GEOTECHNICAL REPORT

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

- All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
- The Conceptual Valley Master Plan depicts Stormwater improvements, a public sanitary pump station, sanitary force mains, streetlights and roadway interchange improvements within the subject tract. Consideration shall be given to building the Master Improvements.

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

- The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- 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.
- Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

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- Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
- Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- Vehicle repair facilities for automobiles.
- Vehicle service centers for automobiles.
- Sales, rental, and leasing of new and used vehicles, including automobiles, and trucks as well as associated repairs and necessary outdoor storage of said vehicles. Outdoor storage of the vehicles shall be confined to parking stalls as indicated on the approved Site Development Section Plan.

- The following Ancillary Uses shall be permitted:
 - Automatic vending facilities for:
 - Ice and solid carbon dioxide (dry ice);
 - Beverages;
 - Confections.
- The above uses in the "PC" District shall be restricted as follows:
 - Use "gg" shall be limited to lots A, B, C, and D as noted in Plat Book 354 page 186 and shown on the Resubdivision Plat of Lot 4 of Long Road Crossing and shall specifically exclude a body shop.
 - The outdoor storage of automobiles and trucks referenced in use "gg" shall exclude the storage of wrecked or otherwise damaged and immobilized automotive vehicles.

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Planning Commission March 12, 2007
Planning & Zoning Committee March 22, 2007

the City makes a final determination. A final determination shall be made after a hearing held by the Planning and Zoning Committee of the City Council and its recommendation is then referred to the City Council.

- Prior to issuance of permits, the petitioner shall provide to the City of Chesterfield an instrument attesting that relinquishing all rights to access on the east side of Long Road and establishing access as referenced in item #3 above.
- Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.
- Access to accommodate emergency vehicles onto the site shall be reviewed by the Chesterfield Fire Protection District.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 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.
- If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
- Improve Chesterfield Airport Road to one-half (1/2) of a five (5) lane cross section. The construction of an eight (8) foot stabilized shoulder is required to conform to the typical section for Chesterfield Airport Road. Additional pavement widening will be required to provide a right turn lane between Long Road and the proposed access point as directed by the St. Louis County Department of Highways and Traffic.
- Conform to the requirements of the Missouri Highway and Transportation Department regarding I-64 in this area.
- The developer shall dedicate to public use the required right-of-way widening along State Route 40/61 for the future ramp access to Long Road. The right-of-way area shall be maintained by the property owners as part of the adjacent landscape buffer until such time as the ramp construction commences.

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- 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.

- Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- 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.
- Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.

- Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.
- Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
- Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
- Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Missouri Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:

CSF RECONDITIONING CENTER

707 LONG ROAD CROSSING DRIVE
CHESTERFIELD, MO



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- | NO. | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| 1 | 05/24/2024 | CITY COMMENTS 7/8/2024 |
| 2 | 05/24/2024 | CITY COMMENTS 9/16/2024 |
| 3 | 05/24/2024 | CITY COMMENTS 12/9/2024 |

DRAWN BY:	CHECKED BY:
R.E.S.	G.M.S.
DATE:	JOB NO.
05/24/2024	223-7548
SCALE:	DATE PLOT:
24MSD-00	17U
S.L.C. HAT #	HAT S.U.P.
XXXX	XX-XXXX-XX
MDNR #	
MO-RA000000	

SHEET TITLE

ORDINANCE #2351

SHEET NO.:
SDSP-3.0

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V. CHESTERFIELD VALLEY TRUST FUND CONTRIBUTION

Roads

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

Type of Development	Required Contribution
Commercial	\$2.07/sq. ft. of building space
Office	\$1.44/sq. ft. of building space
Industrial	\$4.986/acre

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

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

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 amount of this required contribution, if not submitted by January 1, 2008 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$654.06 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of construction for the primary water line serving the Chesterfield Valley area.

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

Sanitary Sewer

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic. Trust Fund contributions shall be deposited with Saint 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 Concept 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 DEVELOPMENT SECTION PLAN FOR:

CSF RECONDITIONING CENTER

707 LONG ROAD CROSSING DRIVE
CHESTERFIELD, MO



12/9/2024
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- 1 CITY COMMENTS 7/8/2024
2 CITY COMMENTS 9/16/2024
3 CITY COMMENTS 12/9/2024

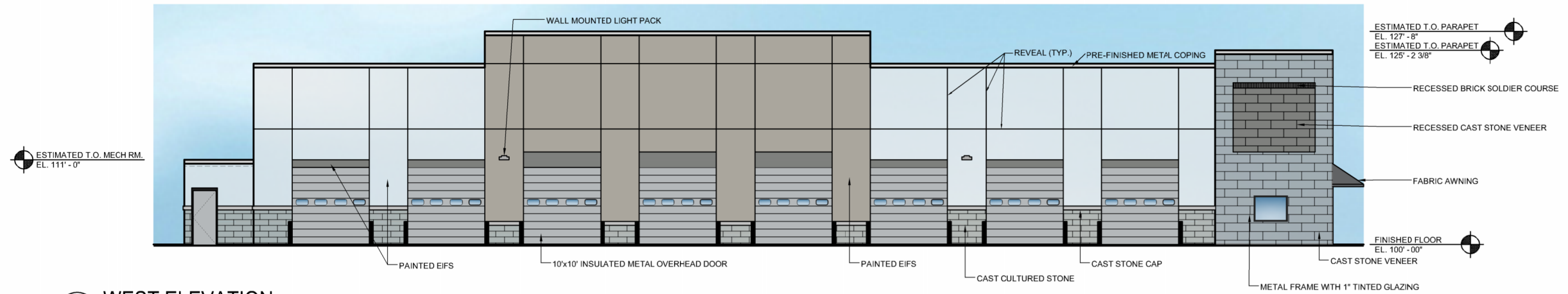
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DATE: 05/24/2024	JOB NO: 223-7548
M.S.D. P.# 24MSD-00	BASE MAP: 17U
S.L.C. HAT.# XXXX	HAT S.U.P. # XX-XXX-XX
M.D.N.R.# MO-RADXXXX	

SHEET TITLE:
ORDINANCE #2351

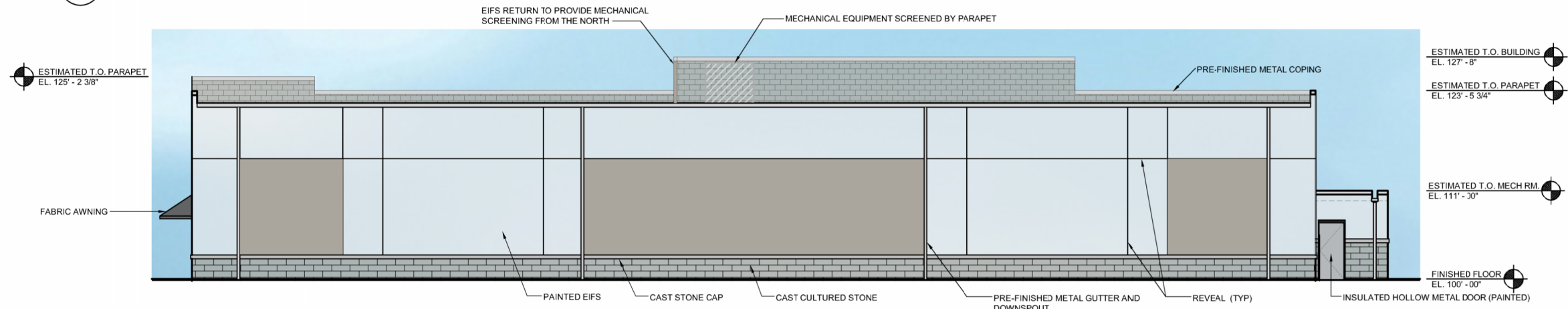
SHEET NO.:
SDSP-4.0

PREPARED BY:

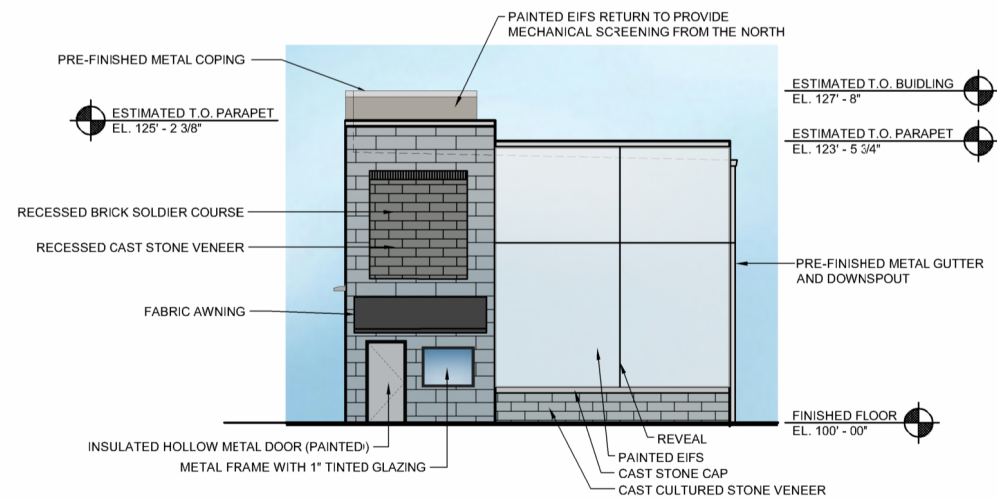
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
530-9300 FAX: (636) 530-9300
e-mail: gmn@stockassoc.com
Web: www.stockassoc.com



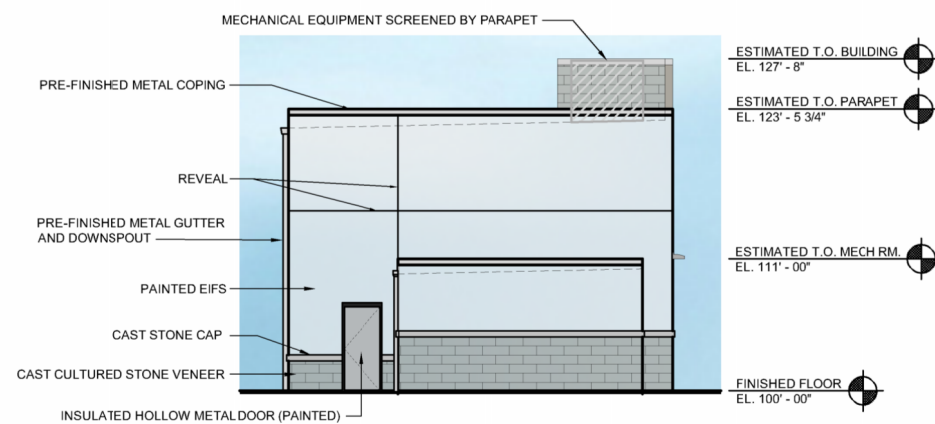
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

CFS RECONDITIONING CENTER

707 LONG CROSSING DRIVE, CHESTERFIELD, MO 63005

COLORIZED
ELEVATIONS

123315.00

08.20.2024

gray

Memorandum

Department of Planning



To: City Council

From: Justin Wyse, Director of Planning

Date: January 21, 2025

RE: **P.Z. 07-2024 (314, 326, 330 N Eatherton Rd)**: A request to rezone from “NU” Non-Urban District to a “PI” Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive (Ward 4).

Summary

Stock & Associates Consulting Engineers, Inc., on behalf of India Sports Association, LLC, has submitted a request to rezone a 19.489-acre tract of land zoned “NU” Non-Urban District to “PI” Planned Industrial District. The change is in preparation for a multi-sport complex east of Eatherton Road. The proposed site featured on the Preliminary Development Plan (PDP) includes an existing house to be renovated and repurposed as a clubhouse, an area for parking, and athletic sports fields and courts.

A Public Hearing was held on October 14, 2024 and, at that time, concerns were raised regarding the future parking requirements for the sports complex. The applicant’s intent to meet Code requirements has been confirmed and has been included in the Attachment A, and the parking details have been updated on the Preliminary Development Plan for clarity. The Planning Commission reviewed the petition again on November 25, 2024. During the meeting, the Commission asked if there might be a second access point to the property. Staff explained the Preliminary Development Plan was only conceptual, but the plan does include an opportunity for a second access point off Buzz Westfall Drive, if necessary. The Planning Commission made a recommendation to approve, as presented. The motion passed by a vote of 7-0.

The Planning and Public Works Committee reviewed the petition on December 5, 2024, and, at that time, the Committee made a recommendation for approval to City Council as presented. The motion passed by a vote of 4-0.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT TO THE “PI” PLANNED INDUSTRIAL DISTRICT FOR A 19.489-ACRE TRACT OF LAND LOCATED EAST OF EATHERTON ROAD AND SOUTH OF WINGS CORPORATE DRIVE (18W410059, 18W410048, 18W430200).

WHEREAS, the petitioner, Stock & Associates Consulting Engineers, Inc., on behalf of India Sports Association, LLC, has requested to rezone an existing “NU” Non-Urban District to a “PI” Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive (Ward 4).

WHEREAS, a Public Hearing was held before the Planning Commission on October 14, 2024; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change in zoning by a vote of 4-0; 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. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps which are a part thereof, are hereby amended to change the zoning of a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive zoned “NU” Non-Urban District to a “PI” Planned Industrial District:

LEGAL DESCRIPTION

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

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID U.S. SURVEY 362 WITH THE SOUTH LINE OF WINGS CORPORATE ESTATES, A SUBDIVISION THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 79 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID U.S. SURVEY 362, SOUTH 12 DEGREES 31 MINUTES 38 SECONDS EAST, 789.27 FEET TO THE NORTH LINE OF A TRACT OF LAND AS CONVEYED TO ST. LOUIS COUNTY BY INSTRUMENT RECORDED IN BOOK 9444, PAGE 611 OF ABOVE SAID RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 78 DEGREES 13 MINUTES 26 SECONDS WEST, 149.03 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID ST. LOUIS COUNTY TRACT, SOUTH 11 DEGREES 43 MINUTES 24 SECONDS EAST, 8.39 FEET TO THE SOUTH LINE OF ADJUSTED LOT 1 OF THE ELCO-FOLLMER BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 371, PAGE 344 OF ABOVE SAID RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 78 DEGREES 19 MINUTES 17 SECONDS WEST, 1,077.92 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 11 DEGREES 40 MINUTES 43 SECONDS WEST, A DISTANCE OF 363.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO DENNINGER PROPERTIES, LLC BY INSTRUMENT RECORDED IN BOOK 20884, PAGE 2413 OF SAID RECORDS; THENCE ALONG SAID SOUTH AND EAST LINES OF SAID DEININGER PROPERTIES, LLC TRACT THE FOLLOWING: LINE, NORTH 78 DEGREES 17 MINUTES 30 SECONDS EAST, 284.04 FEET AND NORTH 08 DEGREES 26 MINUTES 24 SECONDS WEST, 445.37 FEET TO THE SOUTH LINE OF ABOVE SAID WINGS CORPORATE ESTATES; THENCE ALONG SAID SOUTH LINE, NORTH 78 DEGREES 58 MINUTES 26 SECONDS EAST, 906.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 848,950 SQUARE FEET OR 19.489 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC DURING SEPTEMBER 2024.

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 recommendations to the City Council, which are set out in the Attachment "A" and preliminary plan, which is attached hereto and made a part of.

Section 3. The City Council, pursuant to the petition filed by the petitioner, in P.Z. 07-2024, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 14th day of October 2024, 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 exempted from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this _____ day of _____, 2025

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/06/2025

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PI” Planned Industrial District shall be:
 - a. Athletic courts and fields
 - b. Gymnasium
 - c. Industrial sales, service, and storage
 - d. Mail order sales warehouse
 - e. Office, general
 - f. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
 - g. Professional and technical service facility
 - h. Recreation facility
 - i. Warehouse, general
2. Hours of Operation.
 - a. Hours of operation for this “PI” District shall not be restricted.
 - b. Hours of operation for any lighting source for a recreation facility shall adhere to the Lighting Standards of the City of Chesterfield Code.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height
 - a. The maximum height of a structure shall not exceed sixty (60) feet, exclusive of roof screening and athletic field lighting.
2. Building Requirements
 - a. A minimum of 35% open space is required for this development.

- b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag pole will be located within the following setbacks as shown on the Preliminary Development Plan:

- a. Thirty (30) feet from the right-of-way of Eatherton Road.
- b. Thirty (30) feet from the east boundary of this PI District.
- c. Fifteen (15) feet from the west, north, and south boundaries of this PI District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks as shown on the Preliminary Development Plan:

- a. Thirty (30) feet from the right-of-way of Eatherton Road.
- b. Twenty-five (25) feet from the east boundary of this PI District.
- c. Ten (10) feet from the west, north, and south boundaries of this PI 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. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. A street light will be required to be installed on N. Eatherton Road.
3. The mounting height of all field lighting shall not exceed seventy (70) feet and is subject to Spirit of St. Louis Airport approval. All other lighting shall adhere to City code and is subject to Spirit of St. Louis Airport approval.

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development shall substantially conform to the Preliminary Development Plan provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. Provide cross access easements and temporary slope construction license or other appropriate legal instruments or agreements guaranteeing permanent access between this development and all adjacent properties as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along the North Eatherton Road frontage. 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 private sidewalk easement dedicated for public use.

2. Sidewalk is not required along the Buzz Westfall Drive frontage.
3. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and/or the City of Chesterfield.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

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

M. STORM WATER

1. Storm water shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch Chesterfield Levee District, as appropriate.
2. The site must provide positive stormwater drainage and be in accordance with the Chesterfield Valley Master Stormwater Plan. All required easements for the construction and maintenance of the Chesterfield Valley Master Stormwater Channels must be acquired by the developer.

N. SANITARY SEWER

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

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. Plan approval or a no objection letter will be required from the Petroleum Pipeline owner.
3. An opportunity for recycling shall be provided in accordance with Chapter 235 of City Code.
4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. 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.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. 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.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and St. Louis County Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

B. TRUST FUND CONTRIBUTION

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the City of Chesterfield. Allowable credits for required improvements will be awarded as directed by the City of Chesterfield. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule.
2. The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.
3. 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 St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
4. The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2025, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.

5. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1,058.23 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

6. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from Chesterfield Valley in accordance with the Master Plan on file with and the jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on District. The amount of the storm water contribution will be computed based on \$3,357.52 per acre for the total area as approved on the Site Development Plan.

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

7. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulk Creek impact fee.

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

IV. RECORDING

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

V. ENFORCEMENT

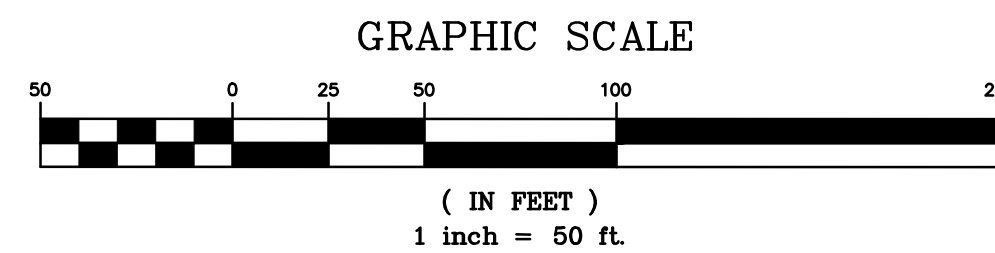
1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
3. 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.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING ADJUSTED LOT 1 OF ELCO - FOLLMER BOUNDARY ADJUSTMENT PLAT AS
RECORDED IN PLAT BOOK 371, PAGE 344, TOWNSHIP 45 NORTH, RANGE 3 EAST

OF THE 5TH PRINCIPAL MERIDIAN

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



SHEET INDEX

- 1 OF 3 SITE DEVELOPMENT PLAN
2 OF 3 SITE DEVELOPMENT PLAN
3 OF 3 SITE DISTANCE EXHIBIT

ABBREVIATIONS

ATG	- ADJUST TO GRADE
B.C.	- BACK OF CURB
C.O.	- CLEANOUT
D.B.	- DEED BOOK
E	- ELECTRIC
ELEV.	- ELEVATION
EX.	- EXISTING
F.C.	- FACE OF CURB
FL	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G	- GAS
H.W.	- HIGH WATER
LFB	- LOW FLOW BLOCKED
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PLAT	- PLAT BOOK
PG.	- PAGE
PR.	- PROPOSED
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
R/W	- RIGHT-OF-WAY
SQ.	- SQUARE
T	- TELEPHONE CABLE
T.B.A.	- TO BE ABANDONED
T.B.R.	- TO BE REMOVED
T.B.R.&R.	- TO BE REMOVED AND REPLACED
TYP.	- TYPICALLY
U.I.P.	- USE IN PLACE
U.O.N.	- UNLESS OTHERWISE NOTED
V.C.P.	- VITRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	EXISTING DRIVEWAY PER RECORD INFORMATION
EXISTING STORM SEWER	EXISTING TREE
EXISTING BUILDING	EXISTING CONTOUR
EXISTING ELEVATION	EXISTING UTILITIES
FOUND 1/2" IRON PIPE	FOUND CROSS
SET IRON PIPE	FOUND STONE
FOUND CROSS	FIRE HYDRANT
FOUND STONE	LIGHT STANDARD
FIRE HYDRANT	BUSH
LIGHT STANDARD	SIGN
BUSH	NOTES PARKING SPACES
SIGN	GUY WIRE
NOTES PARKING SPACES	POWER POLE
GUY WIRE	WATER VALVE
POWER POLE	DENOTES RECORD INFORMATION
WATER VALVE	ACCESSIBLE PARKING
DENOTES RECORD INFORMATION	PROPOSED CONTOUR
ACCESSIBLE PARKING	PROPOSED SPOT
PROPOSED CONTOUR	PROPOSED STORM
PROPOSED SPOT	PROPOSED SANITARY

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 11109 NAVD83 Elev = 461.10
Standard Aluminum Disk stamped SL-41 1980 Disk is set along the east side of Eatherton Road just north of the Shell Pipeline Marker. 19' east of the centerline of Eatherton and 60' north of the east pipeline marker. Approximately 1.1 mile south of the intersection of Olive Street and Eatherton

UTILITY NOTE

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

CONTRACTORS INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SANITARY DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

PREPARED FOR:
INDIA SPORTS ASSOCIATION LLC
C/O DR. VENKATA BODAVULA, MD FACS
PH 314-563-2943
EMAIL: bodavulam@gmail.com

EATHERTON ROAD WIDENING

5'w CONCRETE SIDEWALK

PERTINENT DATA

OWNER - PARCELS 1, 2 & 3: ELCO MISSOURI CORPORATION
OWNER UNDER CONTRACT: INDIA SPORTS ASSOCIATION LLC
TOTAL LOT AREA: 849,450 S.F. OR 19.501 Ac.
EXISTING ZONING: "N" NON-URBAN DISTRICT
PROPOSED ZONING: "P" PLANNED INDUSTRIAL DISTRICT
EXISTING USE: UN-DEVELOPED & SINGLE FAMILY RESIDENCE
PROPOSED USE: ATHLETIC FIELDS
SITE ADDRESS: 314, 326 & 330 NORTH EATHERTON DRIVE, CHESTERFIELD, MISSOURI 63005
18W430190, 18W410048 & 18W410059
PG. 19, GRID 19-LL
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 22189C0145K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE ENERGY
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

BUILDING AND PARKING SETBACKS

STRUCTURE SETBACKS:
• THIRTY (30) FEET FRONT
• THIRTY (30) FEET REAR
• FIFTEEN (15) FEET SIDE
PARKING SETBACKS:
• THIRTY (30) FEET FRONT
• TWENTY-FIVE (25) FEET REAR
• TEN (10) FEET SIDE

F.A.R. CALCULATION

MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55
PROVIDED F.A.R. = 0.05

OPEN SPACE

MINIMUM 35.0% OPEN SPACE
PROVIDED OPENSACE = 95.50%
BUILDING HEIGHT:
A MAXIMUM HEIGHT OF 60.0'

LIGHTING HEIGHT

FIELD LIGHTING = 70.0'
PARKING LOT LIGHTING = 20.0'

GENERAL NOTES

- BOUNDARY SURVEY PER ALTA/NSPS LAND TITLE SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DATED 8/28/2024.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- ALL OUTDOOR STAGING SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE.
- STREET LIGHTS ARE REQUIRED ALONG N. EATHERTON ROAD FRONTAGE.
- PERMIT PROCESS REQUIRE: IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.
- ST. LOUIS COUNTY WILL MAINTAIN EXCLUSIVE CONTROL OF EATHERTON ROAD.
- THE PERMIT PROCESS REQUIRE: IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.
- ALL SIDEWALKS TO BE CONSTRUCTED TO CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- IMPROVE EATHERTON ROAD TO ONE-HALF OF A RIGHT-OF-WAY AND A PAVEMENT OR MINIMUM PAVEMENT.
- ACCESS TO THIS DEVELOPMENT FROM EATHERTON ROAD SHALL BE VIA MAIN ENTRANCE(S) LOCATED AT THE ULTIMATE PAVEMENT CROSS SECTION, TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
- BE ADVISED AND NOTE THAT TGA FEES ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMIT.

PROPERTY DESCRIPTION

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

Beginning at the intersection of the East line of said U.S. Survey 362 with the south line of Wings Corporate Estates, a subdivision thereof as recorded in Plat Book 356, Page 79 of the St. Louis County records, thence along the East line of said U.S. Survey 362, South 12 degrees 31 minutes 38 seconds East, 789.27 feet to the north line of a tract of land as conveyed to St. Louis County by instrument recorded in Book 9444, Page 611 of above said records, thence along said north line, South 78 degrees 13 minutes 26 seconds West, 143.03 feet to the northwest corner thereof, thence along the west line of said St. Louis County tract, South 11 degrees 43 minutes 24 seconds East, 6.39 feet to the south line of Adjusted Lot 1 of the Elco-Follmer Boundary Adjustment Plat as recorded in Plat Book 371, Page 344 of above said records, thence along said south line, South 78 degrees 19 minutes 17 seconds West, 1,077.92 feet to its intersection with the east right-of-way line of Eatherton Road, variable width, thence along said right-of-way line, North 11 degrees 40 minutes 43 seconds West, a distance of 363.34 feet to the southwest corner of a tract of land as conveyed to Denninger Properties, LLC by instrument recorded in Book 20884, Page 2413 of said records, thence along said south and east lines of said Denninger Properties, LLC tract the following line, North 78 degrees 17 minutes 30 seconds East, 284.04 feet and North 08 degrees 26 minutes 24 seconds West, 445.37 feet to the south line of above said Wings Corporate Estates, thence along said south line, North 78 degrees 58 minutes 26 seconds East, a distance of 906.11 feet to the POINT OF BEGINNING.

Containing 848,950 square feet or 19.489 acres, more or less, according to calculations performed by Stock & Associates consulting engineers, Inc. during September 2024.

FLOOD INFORMATION

- CHESTERFIELD VALLEY STORMWATER MASTER PLAN CHANNEL 100-YEAR ELEVATION = 462.49
- FEMA BASE FLOOD 100-YEAR ELEVATION = 460.00

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL "ROADSIDE DESIGN REQUIREMENTS".
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ST. LOUIS COUNTY WILL MAINTAIN EXCLUSIVE CONTROL OF EATHERTON ROAD.
- THE PERMIT PROCESS REQUIRE: IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.
- ALL SIDEWALKS TO BE CONSTRUCTED TO CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- IMPROVE EATHERTON ROAD TO ONE-HALF OF A RIGHT-OF-WAY AND A PAVEMENT OR MINIMUM PAVEMENT.
- ACCESS TO THIS DEVELOPMENT FROM EATHERTON ROAD SHALL BE VIA MAIN ENTRANCE(S) LOCATED AT THE ULTIMATE PAVEMENT CROSS SECTION, TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
- BE ADVISED AND NOTE THAT TGA FEES ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMIT.

PREPARED BY:

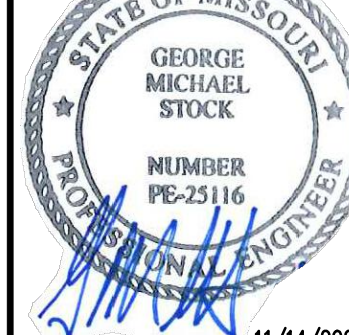
STOCK & ASSOCIATES
Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN FOR:

CHESTERFIELD INDIAN SPORTS FIELDS

314, 326 & 330 N. EATHERTON ROAD
CHESTERFIELD, MISSOURI 63005

DATE:



REVISIONS:

NO.	DATE	DESCRIPTION
1	2024-11-05	REVISED PER CITY & COUNTY COMMENTS
2	2024-11-14	REVISED SETBACK

DRAWN BY: J.M.B.	CHECKED BY: G.M.S.
DATE: 09/03/2024	JOB NO: 222-7330.2
MS: # 24MSD-xxxxx	RISE IN: 18'-W
S.L.C. HAT # 8639	HAT SUP. # 2X-XXXX-XX
MO: R-A	
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN	
SHEET NO: 1 of 3	

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI, AMENDING SECTIONS 130.010, 210.1970, 210.1980, AND 235.150 RELATED TO THE AGE OF JUVENILES.

WHEREAS, pursuant to § 211.031, RSMo the City is authorized to assert jurisdiction over certain types of municipal ordinance violations committed by minors; and,

WHEREAS, in 2021 SB 793 was adopted by the 101st General Assembly of the State of Missouri to amend, among other things, the jurisdiction of the juvenile courts; and,

WHEREAS, on August 30, 2021, the City passed ordinance 3155 amending the City's jurisdiction of minors to conform to state law; and,

WHEREAS, city staff have identified additional updates to the City's municipal code which are needed to better conform to state law; and,

WHEREAS, the City Council finds it is in the best interest of the public health, safety, and general welfare to make these updates to the municipal code as they relate to juveniles;

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

Section I: Section 130.010(A) of the City of Chesterfield Municipal Code shall be amended as follows:

- A.** The Municipal Court shall be responsible for the regular hearing and determination of municipal ordinance violation cases of the City of Chesterfield committed by adults (18) years and older and shall be operated in accordance with rules of the Supreme Court and rules of the Circuit Court. For municipal ordinance violations allegedly committed by minors under the age of eighteen (18) ("minors"), the Municipal Court shall be responsible for the regular hearing and determination of those cases involving:
- 1.** A minor fifteen (15) years of age or older who allegedly committed a municipal traffic violation, of which does not constitute a felony;
 - 2.** Any minor who allegedly violated a municipal curfew ordinance;

3. Any minor who allegedly violated a municipal ordinance prohibiting the use or possession of tobacco.

Section II: Section 210.1970 of the City of Chesterfield Municipal Code shall be amended as follows:

Section 210.1970 **Article Definitions.**

For purposes of this Article, the following words and phrases are defined as follows:

GUARDIAN

Guardian appointed by court of competent jurisdiction.

MINOR

Any person under the age of eighteen (18).

PARENT

The natural or adoptive father or mother, legal guardian or any other person having the care or custody of a minor child.

PARENTAL NEGLECT

Any act or omission by which a parent fails to exercise customary and effective control over a minor so as to contribute to, cause or tend to cause a minor to commit any offense.

Section III: Section 210.1980 of the City of Chesterfield Municipal Code shall be amended as follows:

Section 210.1980 **Curfew for Persons Under 18.**

- A. It shall be unlawful for any person under the age of eighteen (18) years to be in or upon any public place or way within the City of Chesterfield between the hours of 12:01 A.M. and 6:00 A.M. The provisions of this Section shall not apply to any such persons accompanied by a parent or guardian, to any such person upon an errand or other legitimate business directed by such person's parent or guardian, to any such person who is engaged in gainful, lawful employment during said time period, or who is returning or in route to said employment, or to any such person who is attending or in route to or from any organized religious or school activity.
- B. Responsibility Of Parent. The parent, guardian or other adult person having the care and custody of a person under the age of eighteen (18) years shall not knowingly permit such person to violate this Section.

- C.** Notice To Parent. Any Law Enforcement Officer finding any person under the age of eighteen (18) years violating the provisions of this Section shall warn such person to desist immediately from such violation and shall promptly report the violation to his/her superior officer who shall cause a written notice to be served upon the parent, guardian or person in charge of such person setting forth the manner in which this Section has been violated. Any parent, guardian or person in charge of such person who shall knowingly permit such person to violate the provisions of this Section, after receiving notice of the first violation, shall be guilty of an offense.
- D.** Service Of Notice. The written notice provided in Subsection (C) may be served by leaving a copy thereof at the residence of such parent, guardian or person in charge of the person in violation of this Section with any person found at such residence over the age of eighteen (18) years or by mailing such notice to the last known address of such parent, guardian or person in charge of such person, wherever such person may be found.

Section IV: Section 235.150(A)(1) of the City of Chesterfield Municipal Code shall be amended as follows:

- 1.** On residential premises or premises with mixed uses but containing at least one (1) residence, it shall be the responsibility of every person the age of eighteen (18) years or older residing on the premises to see that the provisions of this Chapter are satisfied with respect to disposal of residential waste generated on their premises, regardless of whether the non-compliance was occasioned by the action or failure to action of the person charged

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

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

Passed and approved this ____ day of _____, 2025.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd

FIRST READING HELD:

City of Chesterfield
Excess Checks (=> \$5,000)
DECEMBER 2024

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
12/12/2024	1384	SECURITY EQUIPMENT SUPPLY	SECURITY SYSTEM UPGRADES AT CITY HALL (CAMERAS, RECORDERS)	\$ 6,038.89	137
12/19/2024	1385	ASPIRE CONSTRUCTION SERVICES, LLC	GENERAL CONSTRUCTION AND IMPROVEMENTS OF AMPHITHEATER BACK OF THE HOUSE-PROGRESS PYMT #3	83,000.63	137
12/12/2024	53383	BIG RIVER RACE MANAGEMENT	RACE MANAGEMENT-TIMING RACE PARTICIPANTS FOR ANNUAL TURKEY TROT	8,270.50	119
12/12/2024	53393	METROPOLITAN ST. LOUIS SEWER DISTRICT	16365 LYDIA HILL DR, ACCT 0472321-9	25,078.94	119
12/12/2024	53414	SWEETWATER SOUND INC.	AMPHITHEATER REPLACEMENT OF AUDIO MICROPHONES AND STAGE MONITORS	8,566.00	119
12/5/2024	73857	ARMSTRONG TEASDALE LLP	PROFESSIONAL SERVICES THROUGH AUGUST 31 - CHESTERFIELD MALL	7,400.00	001
12/5/2024	73858	ARMSTRONG TEASDALE LLP	PROFESSIONAL SERVICES THROUGH SEPT 30 - CHESTERFIELD MALL	6,157.50	001
12/5/2024	73859	ARMSTRONG TEASDALE LLP	PROFESSIONAL SERVICES THROUGH OCT 31 - CHESTERFIELD MALL	6,818.50	001
12/5/2024	73868	DELTA DENTAL OF MISSOURI	DECEMBER 2024 DENTAL INSURANCE PREMIUMS	14,483.10	001
12/5/2024	73873	FISCHER HOMES ST LOUIS LLC	LOT CASH ESCROW RELEASE - THE TOWNES AT WHV LOT 31 - LOT 36	9,000.00	808
12/5/2024	73890	M & H CONCRETE CONTRACTORS, INC.	CONCRETE SLAB REPLACEMENT PROJECT A - PROGRESS PYMT #4	193,187.16	120
12/5/2024	73892	MCBRIDE & SON PROPERTIES, LLC	LOT CASH ESCROW RELEASE-SCHAEFFER'S GROVE, LOT 3B, 4B, 19B, AND 20B	6,000.00	808
12/5/2024	73896	MURPHY COMPANY	2024 HVAC MAINTENANCE CONTRACT, OCT-DEC	7,818.25	001
12/5/2024	73903	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	DECEMBER 2024 HEALTH INSURANCE PREMIUMS	235,928.91	001
12/5/2024	73909	TOOLE DESIGN GROUP, LLC	SERVICES TO UPDATE BIKEABLE AND WALKABLE PATHS COMMUNITY PLAN-PROGRESS PYMT #3	19,287.07	120
12/12/2024	73990	BOBCAT COMPANY	SKID STEER PAVEMENT BREAKER ATTACHMENT REPLACEMENT	7,756.12	001
12/12/2024	73995	ENERGY PETROLEUM CO.	GASOLINE-89 OCT (7872.8 GALLONS)	17,936.28	001
12/12/2024	73999	HESSE GRAVILLE, LLC	OCTOBER 2024 PROFESSIONAL SERVICES	25,123.75	001
12/12/2024	74002	HESSE GRAVILLE, LLC	NOVEMBER 2024 PROFESSIONAL SERVICES	20,227.50	001
12/12/2024	74008	LEON UNIFORM CO., INC.	UNIFORMS FOR POLICE OFFICERS	5,313.99	121
12/12/2024	74017	SCA OF MO, LLC	2024 STREET SWEEPING	13,000.00	001
12/12/2024	74019	ST. LOUIS AREA INSURANCE TRUST	2024-2025 WORKER'S COMP, GENERAL, POLICE, AND AUTO LIABILITY INSURANCE	487,755.00	001
12/12/2024	74020	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	COMMUNICATIONS CONTRACT FOR POLICE DEPARTMENT COMPUTER ASSISTED REPORT ENTRY SYSTEM	17,134.32	121
12/12/2024	74023	THE HARTFORD-PRIORITY ACCOUNTS	DECEMBER 2024 GROUP LIFE, LTD, STD, VOL LIFE, ACCIDENT, AND CRITICAL ILLNESS INSURANCE	15,027.40	001
12/12/2024	74024	THE KIESEL COMPANY	CITGO CITGARD 600 15W40 (199.7) AND CITGO HYD OIL AW32-BULK (202.3)	6,243.69	001
12/19/2024	74032	AMCON MUNICIPAL CONCRETE, LLC	SIDEWALK REPLACEMENT PROJECTS-PROGRESS PYMT #4	153,603.35	120
12/19/2024	74033	AMCON MUNICIPAL CONCRETE, LLC	CONCRETE SLAB REPLACEMENT PROJECT B-PROGRESS PYMT #8	59,290.99	120
12/19/2024	74036	AMEREN MISSOURI	690 CHESTERFIELD PKWY W - ACCT 0627147004	10,643.67	001
12/19/2024	74040	CHESTERFIELD PRESBYTERIAN CHURCH	LANDCAPE SURETY RELEASE -PRESBYTERIAN CHURCH-14885 CLAYTON RD	15,565.35	808
12/19/2024	74044	DONALD A. FLOWER, TRUSTEE	RIGHT OF WAY/EASEMENT-16119 WALNUT HILL FARM DR	33,115.00	120
12/19/2024	74051	LEON UNIFORM CO., INC.	UNIFORMS/BODY ARMOR FOR POLICE DEPARTMENT	15,502.99	121

City of Chesterfield
Excess Checks (=> \$5,000)
DECEMBER 2024

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
12/19/2024	74052	LOCHMUELLER GROUP INC.	ENGINEERING SERVICES-LONG RD INTERCHANGE & N OUTER 40 EXTENSION-PROGRESS PYMT #5	43,156.09	120
12/19/2024	74056	PULTE HOME CORPORATION	FINAL MAINTENANCE DEPOSIT RELEASE-BUR OAKS	110,108.64	808
12/19/2024	74065	TOPE INC	14245 REELFOOT LAKE - SEWER REPAIR	5,846.00	110
12/19/2024	74066	TOPE INC	29 RIDGE CREST - SEWER REPAIR	8,442.00	110
12/26/2024	74098	PNC BANK	NOVEMBER-DECEMBER MONTHLY CREDIT CARD STATEMENT	18,574.58	001
12/26/2024	74101	SCOTWOOD INDUSTRIES INC	32% CALCIUM CHLORIDE LIQUID FOR PUBLIC WORKS ROAD TREATMENT	5,162.30	001
				<u>\$ 1,731,564.46</u>	

Respectfully submitted by,
Jeannette Kelly, Director of Finance

<u>Fund Legend</u>	
General Fund	001
Sewer lateral fund	110
Police forfeiture fund	114
Parks	119
Capital Improvements	120
Public Safety	121
Am Rescue Plan Act	137
Trust & Agency	808
TGA Trust Fund	810



Memorandum

Department of Public Works



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

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

DATE: January 13, 2025

RE: 2025 Construction and Inspection Testing Services

The Department of Public Works has solicited proposals and fee schedules for construction testing and inspection services required as part of the 2025 capital improvement projects. This includes, but is not limited to, the concrete slab replacement projects, the sidewalk replacement projects, and the ADA compliant curb ramp project. Firms were asked to provide company qualifications and resumes of certified and experienced individuals who would provide professional testing and inspection services for these projects. The firm chosen will provide selected individuals, along with soils and material testing equipment, in order to serve as the City's on-site representative during the construction of our capital projects.

Four companies responded to the City's solicitation, from which UES (formerly Geotechnology) was chosen as the firm most qualified to perform the testing and inspection services. Accordingly, I recommend that the City of Chesterfield enter into an Agreement with UES in the amount of budgeted amount of \$110,000. The actual cost of the services provided will vary based upon the amount of testing required as part of the City's 2025 capital improvement projects, but will not exceed \$110,000.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to execute an Agreement with UES for construction testing and inspection services in an amount not to exceed \$110,000



Memorandum

TO: Jim Eckrich, Public Works Director

FROM: Trent Helland, Project Manager

DATE: January 13, 2025

RE: 2025-PW-12, Capital Improvement Inspection Services

We have solicited proposals, included resumes and fees for material testing and professional inspection services for the 2025 capital improvement projects. From nine inspection contracting firms solicited, four firms returned proposals. From those proposals we have interviewed candidates from two companies.

I recommend various staff inspectors from UES. Their hourly rates are listed below:

<u>Inspector</u>	<u>Straight Time Rate</u>	<u>Overtime Rate</u>
Dave Steiner	\$89.46	\$108.31
Cody Paradise	\$79.16	\$95.48
Andrea Favazza	\$74.75	\$89.98

After numerous interviews, we have found the personnel from UES to have the most experience with municipal pavement inspection. **I recommend UES for the 2025 Capital Improvement Inspection Services. We request authorization up to \$110,000 to cover these professional services. Funds for this work are budgeted in account 120-079-5261.**

Should you require additional information please advise.

Attachments:

Via email: thelland@chesterfield.mo.us

© 2025 UES Professional Solutions 25, LLC
January 10, 2025

Mr. Trent Helland
Project Manager
City of Chesterfield Department of Public Works
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

Re: Proposal for Construction Observation and Materials Testing Services
Capital Improvement Projects 2025 Inspection Services
Chesterfield, Missouri
UES Proposal No. A23130.00007.020

Dear Mr. Helland:

In response to your request, we prepared this document which summarizes our planned scope of services and includes resumes of UES key individuals that will be performing the construction observation and materials testing work for the 2025 Capital Improvements Project.

1.0 PROJECT INFORMATION

We understand that services under this contract will include repairs and/or improvements to streets, sidewalks and other infrastructure. We anticipate two inspectors will be with two working crews on a full-time basis.

2.0 UES'S TEAM FOR THIS PROJECT

Attached to this document are resumes of the key individuals proposed for the referenced project. UES field representatives have the qualifications and communication skills that you require for this project. For your consideration, we have identified three representatives for the 2025 construction season. These include:

Field Representatives

Dave Steiner – Field Representative III, 20 years of experience, ACI Concrete Field Testing Technician Level 1, MoDOT Concrete Technician, Nuclear Gauge Radiation Safety trained. Dave provided services for the City of Chesterfield projects during the 2012 through 2015 and 2020 through 2024 construction seasons.

Andrea Favazza –Field Representative I, 2 years of experience, ACI Concrete Field Testing Technician Level 1, MoDOT Concrete Technician, Nuclear Gauge Radiation Safety trained. Andy provided services for the City of Chesterfield during the 2024 construction season.

Cody Paradise – Field Representative I, 2 years of experience, ACI Concrete Field Testing Technician Level 1, MoDOT Concrete Technician, Nuclear Gauge Radiation Safety trained.



Project Manager

Margaret James – Responsible for the day-to-day coordination of field staff, consultation for special issues, review of test results and issuing reports. Margaret has 5 years of experience working on City of Chesterfield Projects.

3.0 SCOPE OF SERVICES

Our services will be provided on an as-requested basis during construction. The purpose of our services is to enhance compliance with the general intent of the project plans and specifications. Our scope of services will include the job duties listed on your November 25, 2024 request for proposal, a copy of which is attached.

Geotechnology's observation reports and test results are paperless and published via email. Reports are transmitted by Geotechnology field representatives and submitted electronically for QA review to the project manager. Upon review, reports are transmitted via email to the project team.

4.0 SCHEDULE AND FEE

We will perform the services described herein for the following hourly rates based on the time spent on the project.

Field Representative	Regular Hourly Rate	Hourly Rate for Overtime, Weekends and Holidays
David Steiner	\$ 89.46	\$ 108.31
Andrea Favazza	\$ 74.75	\$ 89.98
Cody Paradise	\$ 79.16	\$ 95.48

The above rates include travel time to and from the project, equipment, vehicle charges, miscellaneous expenses, project management and administration. Soil and crushed rock Proctor compaction tests per ASTM D698 are not included in the unit rates above and will be charged at rates of \$305 and \$390 per test, respectively.

Compressive Strength Tests of Concrete Cylinders. UES would be pleased to provide materials testing of concrete test cylinders. Pricing for 4-inch diameter by 8-inch-tall cylinders will be billed at a rate of \$19 per cylinder, which includes curing, testing and reporting.



Field Core Services. Pavement coring services will be performed on a cost per inch rate of \$29.00 per inch. Per inch cost includes equipment, travel, measuring, compressive strength testing and reporting. Cost per hour for field technicians will be billed at \$182.00 per hour. Either a 4 or 8-hour minimum hourly charge will apply for this service.

Additional Services. This proposal is provided for the concrete street replacement and reconstruction projects. Additional services provided for special issues, or for other City of Chesterfield projects will be billed in accordance with our 2025 Schedule of Field and Laboratory Services and Fees, a copy of which is available upon request.

We will notify you, the project superintendent, or your designated representative when conditions that appear to be inconsistent with project requirements are observed. Suggestions may be made for remedial measures, but these suggestions are not directives to the contractor. UES will not have stop-work authority for the project.

Construction materials and test results can fluctuate. Consequently, even with careful observation and testing, it cannot be said that all parts of the product comply with the job requirements. A higher degree of confidence is inherent with full-time versus intermittent observation. In either case, no guarantee of the contractor's work is provided.

This proposal and fee estimate have been prepared using UES's standard fee schedule. UES reserves the right to revise this proposal and fee estimate, at any time, if any flow down and/or contract provisions are required by Client or Owner to conform with any local, state or federal wage act requirements, including but not limited to the Davis-Bacon Act, as Amended, the McNamara-O'Hara Service Contract Act, etc., the required use of union labor, or for any required safety, security, vehicle, drug and alcohol testing, or any third party payment fees, or other requirements not specified in the Client's request for proposal or not defined in UES's scope of services.

5.0 ACCEPTANCE

If this proposal is acceptable, we understand you will prepare an agreement similar to those previously agreed upon between our firm and the City.

* * * * *



We trust you will find that our team for this project is highly capable of performing the required services. If you have any questions regarding this document, please contact me at your convenience. We look forward to assisting you with your 2025 improvement projects.

Very truly yours,

UES

Margaret James
Project Manager

Enclosures: UES – At a Glance
Resumes (4)
Request for Proposal dated November 25, 2024