



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, June 4, 2025
7:00 PM

- I. CALL TO ORDER** - Mayor Dan Hurt
- II. PLEDGE OF ALLEGIANCE** - Mayor Dan Hurt
- III. MOMENT OF SILENT PRAYER** - Mayor Dan Hurt
- IV. ROLL CALL** - City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** - Mayor Dan Hurt
 - A. City Council Meeting Minutes - May 19, 2025
 - B. Special Executive Session Meeting Minutes - May 20, 2025
- VI. INTRODUCTORY REMARKS** - Mayor Dan Hurt
 - A. Thursday, June 12, 2025 - Planning and Public Works (5:30pm)
 - B. Monday, June 16, 2025 - Parks, Recreation & Arts (3:30pm)
 - C. Monday, June 16, 2025 - City Council (7:00pm)
- VII. COMMUNICATIONS AND PETITIONS** - Mayor Dan Hurt
- VIII. APPOINTMENTS** - Mayor Dan Hurt
 - A. Statutory Committee Re-Appointment - Melissa Heberle - Board of Adjustment (Voice Vote)
- IX. COUNCIL COMMITTEE REPORTS**
 - A. Planning and Public Works Committee – Chairperson Merrell Hansen, Ward IV
 - 1. **Proposed Bill No. 3542 – P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** An ordinance repealing City of

Chesterfield Ordinance Number 3229 for a “PC” Planned Commercial District and creating a new “PC” Planned Commercial District for a 77.8-acre tract of land located on the north side of Outer 40 Road [P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Road) 17W640035, 16W320011, 16W330021, and 16W320022]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

2. **Proposed Bill No. 3543 – P.Z. 03-2025 The Wedge:** An ordinance repealing City of Chesterfield Ordinance 2820 and creating a new “PC” Planned Commercial District to amend development criteria for a 5.26-acre tract of land located south of the intersection of Olive Street Road and Chesterfield Airport Road (P.Z. 03-2025 The Wedge). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

3. Next Meeting - Thursday, June 12, 2025 (5:30pm)

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

1. Next Meeting - not yet scheduled

- C. Parks, Recreation and Arts Committee – Chairperson Mary Ann Mastorakos, Ward II**

1. Next Meeting - Monday, June 16, 2025 (3:30pm)

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

1. Next Meeting - not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

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

MAY 19, 2025

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Dan Hurt
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Patricia Tocco
Councilmember Mary Ann Mastorakos
Councilmember Lane Koch
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the May 5, 2025 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the May 5, 2025 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 5, 2025 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Koch, to approve the May 5, 2025 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Hurt announced that a Special Executive Session (closed session) meeting is scheduled for Tuesday, May 20, at 6 p.m.

Mayor Hurt announced that the next meeting of City Council is scheduled for Wednesday, June 4, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Colin Kinkade, representing the Municipal League of Metro St. Louis, offered his assistance for general issues pertaining to the Missouri Sunshine Law and provided copies of the Missouri Attorney General's Sunshine Law booklet to members of City Council.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3542	Repeals City of Chesterfield Ordinance Number 3229 for a "PC" Planned Commercial District and creates a new "PC" Planned Commercial District for a 77.8-acre tract of land located on the north side of Outer 40 Road [P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Road) 17W640035, 16W320011, 16W330021, and 16W320022] (First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendment recommended by the Planning and Public Works Committee
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Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3542, including the related green sheet amendments. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3542 was read for the first time.

Bill No. 3543 Repeals City of Chesterfield Ordinance 2820 and creates a new “PC” Planned Commercial District to amend development criteria for a 5.26-acre tract of land located south of the intersection of Olive Street Road and Chesterfield Airport Road (P.Z. 03-2025 The Wedge) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3543. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3543 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, June 12, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, 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 Mary Ann Mastorakos, 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

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for CVAC Circumferential Road Engineering Design. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to execute an engineering design contract with Stock and Associates in an amount not to exceed \$95,000.

Councilmember Moore made a motion, seconded by Councilmember Tocco, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Moore, Hansen, Budoor, Koch, Mastorakos, Monachella, McGuinness and Tocco. Nays – None. Whereupon Mayor Hurt declared the motion passed.

OTHER LEGISLATION

There was no other legislation scheduled for this meeting.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Hurt adjourned the meeting at 7:19 p.m.

Mayor Dan Hurt

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____



DATE: May 22, 2025
TO: Michael O. Geisel, City Administrator
FROM: Vickie McGownd, City Clerk *sign*
SUBJECT: Statutory Committee Re-Appointment

Mayor Hurt intends to nominate the following individual for re-appointment at the June 4, 2025 City Council meeting:

Board of Adjustment (5 year term)

Melissa Heberle
248 Brixham Drive
Chesterfield, MO 63017
314-275-8306
heberle26@gmail.com
Ward I
New term expires 6/1/30

Please add this re-appointment to the June 4 City Council agenda.

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning *JW*

Date: June 04, 2025

RE: **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).



Summary

Stock & Associates Consulting Engineers, Inc., on behalf of Gumbo Flats Properties, LLC, has submitted a request of an ordinance amendment for an existing “PC” Planned Commercial District encompassing 77.8 acres to add “Hotel” as a permitted use. The site fronts North Outer 40 Road and is situated within the Gumbo Flats Subdivision. No other changes are proposed as part of this petition. The submittal includes a Preliminary Development Plan and a Narrative Statement.



Figure 1: Subject Site Aerial

A Public Hearing was held on April 28, 2025 for this petition, and no issues were raised. Since no issues were raised during the Public Hearing, the Commission voted in the same meeting to approve the petition as presented, by a vote of 9-0.

On May 08, 2025, the petition was brought before the Planning & Public Works Committee. A motion was made to approve with one condition:

- Add a language in attachment A that “the building on Lot B shall be designed to incorporate generally consistent building materials and design elements with the building approved for Gumbo Flats, Lot A”.

The motion to approve the petition, as amended, passed by a vote 4-0.

The modifications were presented as a green sheet amendment at City Council meeting on May 19, 2025. The Council made a motion to approve the green sheet amendments by a vote of 8-0. The Attachment A is revised to include the amendments approved by City Council.

Attachments: Legislation,
Attachment A,
Attachment B- Preliminary Development Plan

BILL NO. 3542

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 3229 FOR A “PC” PLANNED COMMERCIAL DISTRICT AND CREATING A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 77.8 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OUTER 40 ROAD [P.Z. 02-2025 GUMBO FLATS (17955, 17965, 17985, and 17995 N. OUTER 40 ROAD) 17W640035, 16W320011, 16W330021, and 16W320022].

WHEREAS, the petitioner, Gumbo Flats Properties, LLC, has requested for an ordinance amendment to the existing “PC” Planned Commercial District to include hotel as a permitted use for a 77.8-acre tract of land located on the north side of Outer 40 Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 28, 2025; and,

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

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for a 77.8-acre tract of land located on the north side of Outer 40 Road as described as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE NICHOLAS MUELLER ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, IN US. SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3

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

BEGINNING AT A FOUND COTTON PICKER SPINDLE LOCATED AT THE SOUTHWEST CORNER OF LOT 1 OF THE CVAC CONSOLIDATION PLAT AS RECORDED IN PLAT BOOK 359, PAGE 82 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 64, (AKA US. HIGHWAY 40-61), VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 138.18 FEET; NORTH 06 DEGREES 54 MINUTES 22 SECONDS EAST, 24.99 FEET TO A FOUND IRON ROD; NORTH 53 DEGREES 19 MINUTES 19 SECONDS WEST, 201.50 FEET TO A FOUND IRON ROD; NORTH 73 DEGREES 08 MINUTES 51 SECONDS WEST, 203.20 FEET; NORTH 88 DEGREES 51 MINUTES 59 SECONDS WEST, 100.51 FEET TO A FOUND IRON ROD; SOUTH 39 DEGREES 43 MINUTES 00 SECONDS WEST, 178.48 FEET TO A FOUND IRON ROD; NORTH 83 DEGREES 05 MINUTES 28 SECONDS WEST, 65.50 FEET TO A FOUND IRON PIPE BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,654.79 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 829.49 FEET AND A CHORD WHICH BEARS NORTH 74 DEGREES 06 MINUTES 29 SECONDS WEST, 826.12 FEET TO A FOUND IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO ST. CHARLES SAND COMPANY AS RECORDED IN BOOK 6033 PAGE 294 OF ABOVE SAID RECORDS; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID ST. CHARLES SAND COMPANY TRACT, NORTH 11 DEGREES 29 MINUTES 32 SECONDS WEST, 1,918.21 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO MONARCH FLATS, LLC AS RECORDED IN BOOK 21202, PAGE 2090 OF SAID RECORDS, SAID POINT ALSO BEING THE SOUTH TOE OF THE AGRICULTURAL LEVEE AS LOCATED IN OCTOBER 1998 BY VOLA, INC.; THENCE ALONG THE SOUTH LINES OF SAID MONARCH FLATS LLC TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 57 DEGREES 05 MINUTES 24 SECONDS EAST, 33.18 FEET; NORTH 55 DEGREES 17 MINUTES 07 SECONDS EAST, 182.18 FEET; NORTH 62 DEGREES 46 MINUTES 07 SECONDS EAST, 170.36 FEET; NORTH 68 DEGREES 22 MINUTES 01 SECOND EAST, 117.11 FEET; NORTH 82 DEGREES 07 MINUTES 34 SECONDS EAST, 66.17 FEET; SOUTH 73 DEGREES 47 MINUTES 17 SECONDS EAST, 60.35 FEET; SOUTH 74 DEGREES 33 MINUTES 52 SECONDS EAST, 130.98 FEET; SOUTH 81 DEGREES 14 MINUTES 51 SECONDS EAST, 25.90 FEET; SOUTH 81 DEGREES 05 MINUTES 17 SECONDS EAST, 29.90 FEET; SOUTH 73 DEGREES 08 MINUTES 38 SECONDS EAST, 282.86 FEET; SOUTH 86 DEGREES 18 MINUTES 31 SECONDS EAST, 40.04 FEET; NORTH 39 DEGREES 22 MINUTES 50 SECONDS EAST, 35.87 FEET; NORTH 31 DEGREES 54 MINUTES 06 SECONDS EAST, 301.56 FEET; NORTH 41 DEGREES 24 MINUTES 58 SECONDS EAST, 55.39 FEET AND NORTH 56 DEGREES 39 MINUTES 15 SECONDS EAST, 155.70 FEET TO THE WEST LINE OF A TRACT OF LAND AS CONVEYED TO THE CITY OF CHESTERFIELD, BY INSTRUMENT RECORDED IN BOOK 17745, PAGE 5607 OF ABOVE SAID RECORDS; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF ABOVE SAID CVAC CONSOLIDATION PLAT, SOUTH 11 DEGREES 19 MINUTES 32 SECONDS EAST, 2,771.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,390,081 SQUARE FEET OR 77.826 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON NOVEMBER 08, 2022.

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

Section 3. The City Council, pursuant to the petition filed by Gumbo Flats Properties, LLC in P.Z. 02-2025, requesting the ordinance amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of April, 2025, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri

authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/19/2025

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 "PC" Planned Commercial District shall be:

- a. Auditorium
- b. Art gallery
- c. Art studio
- d. Banquet facility
- e. Bakery
- f. Bar
- g. Brewpub
- h. Coffee shop
- i. Commercial service facility
- j. Film drop-off and pick up stations
- k. Film processing plant
- l. Financial institution, No drive-thru
- m. Gymnasium
- n. Hotel
- o. Motorcycle, ATV, and similar motor vehicles dealership
- p. Office-Dental
- q. Office-General
- r. Office-Medical

- s. Parking area (stand-alone), including garages for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
 - t. Professional and technical service facility
 - u. Recreational facility
 - v. Restaurant – Sit down
 - w. Restaurant – Fast food, no drive-thru
 - x. Restaurant – Take out
 - y. Retail sales establishment – Community
 - z. Retail sales establishment – Neighborhood
 - aa. Theater, indoor
 - bb. Theater, outdoor
2. The permitted uses above are permitted south of the existing Levee Trail with the exception of use “s” which is applicable to either side of the existing Levee Trail.
 3. Use “o” shall allow indoor sales, storage, and indoor display only. No outdoor inventory is allowed.
 4. Hours of Operation.
 - a. Uses “y” and “z” listed above will be subject to hours of operation for the public from 6:00 AM to 11:00 PM.

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

1. Any improvements north of the Levee Trail shall substantially conform with the Preliminary Development Plan.
2. Below are the structure requirements for the south side of the existing Levee Trail measured from the Levee toe/property line described in the survey.
 - a. Height

The maximum height of the building, exclusive of roof screening, shall not exceed sixty-five (65.0) feet.
 - b. Building Requirements

A minimum of thirty-five percent (35%) open space is required for each lot within this development. In the event that parcels include areas on both the north and south side of the existing Levee Trail, areas south of the Levee Trail shall contain a minimum of thirty-five percent (35%) open space as measured from the south line of the 15' wide Hiking and Biking Trail Easement, as recorded in BK. 20217 Pgs. 2144-2203.

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

C. SETBACKS

Structure requirements are for properties south of the existing Levee Trail measured from Levee toe or property line as shown in the survey as exhibit B.

1. Structure Setbacks

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

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road on the south boundary of the Planned Commercial (PC) District.
- b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
- c) Thirty-five (35) feet from the east and west boundary of the Planned Commercial (PC) District.

2. Parking Setbacks for properties on the south side of the existing Levee Trail measured from Levee toe/ property line as shown in the Exhibit B.

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

- a) Thirty (30) feet from the right-of-way of N. Outer Forty Road.
- b) The south line of the Levee Easements as recorded in DB. 10348, Pg. 306 & DB. 10524, Pg. 1708.
- c) Twenty-five (25) feet from the east and west boundary of this Planned Commercial District.
- d) One hundred twenty (120) feet from the north line of the 15.0' wide hiking and biking trail easement, as recorded in Bk. 20217 Pgs. 2144-2203

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

3. The building on Lot B shall be designed to incorporate generally consistent building materials and design elements with the building approved for Gumbo Flats, Lot A.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Cross access shall be provided to the adjoining properties to the east, west and north as directed by the City of Chesterfield and a cross-access/maintenance agreement shall be executed by the City and property owner regarding the existing shared access drive prior to issuance of permits.
4. Access to Missouri Department of Transportation (MoDOT) road right-of-way and improvements within MoDOT road right-of-way (N. Outer 40 Road) shall be as directed by MoDOT.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in a development, the access shall meet the requirements in as per City Code.
3. If a gated access is installed, a minimum stacking distance of sixty (60) feet shall be provided, and a turnaround for rejected vehicles, designed to accommodate a single unit truck, must be provided in advance of the gate.
4. Obtain approvals from the City of Chesterfield, MoDOT, and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

5. Provide street connections to the adjoining properties as directed by the City of Chesterfield.
6. Additional right-of-way and road improvements shall be provided, as required by MoDOT and the City of Chesterfield.
7. Any work in MoDOT right-of-way will require separate permit from MoDOT.
8. Any water taps in MoDOT right-of-way will require separate permit issued to the plumber/contractor doing the work.
9. Pedestrian improvements and connections to and/or across the Levee Trail will require review and approval of the City of Chesterfield and Monarch Chesterfield Levee District.
10. The existing shared access drive shall be evaluated and improved, if necessary, as directed by the City of Chesterfield, to meet the City's existing needs and the increased traffic demand resulting from the development.
11. The existing portion of the Levee Trail at the road crossing shall be reviewed and improved, if necessary, as directed by the City of Chesterfield to meet the City's existing needs and the increased traffic demand resulting from the development.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

All development improvements shall be above the net seepage berm section. Geotechnical seepage analyses shall be submitted to demonstrate no adverse effect to the flood protection system from all proposed improvements.

M. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the Site Development Plan, Site Development Section Plan, Site Development Concept Plan, Landscape Plan, Lighting Plans, Architectural Elevations, Sign Package or any amendment thereto.

N. STORM WATER

1. Storm water shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch Chesterfield Levee District.
2. The site shall provide for the positive drainage of storm water. Stormwater from the portion of the site south of the levee shall flow into the Chesterfield Valley Storm Water Master system and ultimately along North Outer 40 Road to Pump Station 4. Off-site improvements may be required to ensure adequate positive drainage from this development to Pump Station 4.
3. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District and Monarch Chesterfield Levee District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Monarch Chesterfield Levee District, Metropolitan St. Louis Sewer District, and the City of Chesterfield.
5. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.
6. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, Monarch Chesterfield Levee District, and the Metropolitan Saint Louis Sewer District.

O. SANITARY SEWER

1. Easements will be required to allow for future public sewer extensions to adjacent tracts.
2. If sanitary service is proposed on the river side of the levee, the system would need to be designed as to minimize infiltration during a high water event.
3. Projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the feature as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD may require documentation that the project has satisfied 401/404 permitting requirements prior to plan approval, or documentation that the activities are exempt.
4. The project is subject to the Caulk Creek Surcharge.
5. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

P. GEOTECHNICAL REPORT

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

Q. MISCELLANEOUS

1. An opportunity for recycling shall be provided in accordance with Chapter 235 of City Code.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation

and maintenance of the United States Public Land Survey Corners, as necessary.

3. Any retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
4. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study, No-Rise Certification, and/or Floodplain Development Permit/Application, as necessary, to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Chapter 405, Article 5 of Chesterfield City Code for specific requirements.
5. Gravel parking is allowed on the properties north of the existing Levee Trail.
6. Gravel parking area on the north side of the Levee not to be used as a storage area associated with dealership or repair uses or for inventory.
7. Spray water to control dust on the gravel lot.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport, and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) Area E as established by City of Chesterfield [Ordinance 3207](#).

A. ROADS

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. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

As 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.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the sum of \$1,055.06 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,347.45 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2026, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation & Public Works.

IV. 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.

V. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this ordinance and its attached conditions or other ordinances of the City of

Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

ARMY CORPS OF ENGINEERS NOTES

- CONCRETE FOUNDATIONS FOR GATE AND SIGN POSTS SHALL BE CAST IN PLACE DIRECTLY IN CONTACT WITH THE SOIL SIDES OF THE EXCAVATED HOLES.
- ANY DAMAGE TO THE TURF OR EMBANKMENT (I.E. RUTTING, ETC.) OF THE LEVEE SHALL BE RESTORED TO PRE-DEVELOPED CONDITIONS IN ACCORDANCE WITH THE LEVEE DISTRICT'S OMRR&R REQUIREMENTS AND/OR USAGE SPECIFICATIONS. REFER TO IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOTS A, B AND PART OF C OF GUMBO FLATS AS RECORDED IN PLAT BOOK 372 PAGES 189-191 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 368 AND 371 IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE INFORMATION

OWNER: GUMBO FLATS PROPERTIES, LLC
ADDRESS: 17955, 17965, 17985 & 18045 N. OUTER 40 RD CHESTERFIELD, MO 63005
ZONING: "PC" PLANNED COMMERCIAL - ORD. NO. 3229
LOCATOR NO: 16V10077, 16W30025, 17W640035, 16W30022, 16W30036, 16W30001, 16W30021, 16W10015, 16W240041 & 16W310045
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K (02/04/2015)
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE, INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

PDP 1.0 PRELIMINARY DEVELOPMENT PLAN
PDP 2.0 SITE SECTIONS

PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

A tract of land being part U.S. Survey 368 and 371 in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northwest corner of Lot 1 of the CVAC Consolidation Plat as recorded in Plat Book 359 Page 82 of said records; thence along the west line of said Consolidation Plat, South 11 degrees 19 minutes 32 seconds East, 381.84 feet; to the north right of way line of Interstate 64, variable width; thence the following courses and distances along said north line: North 83 degrees 05 minutes 28 seconds West, 138.18 feet; North 06 degrees 54 minutes 22 seconds East, 24.99 feet; North 53 degrees 19 minutes 19 seconds West, 201.50 feet; North 73 degrees 08 minutes 51 seconds West, 203.20 feet; North 88 degrees 51 minutes 59 seconds West, 100.51 feet; South 38 degrees 43 minutes 03 seconds West, 178.48 feet; North 83 degrees 05 minutes 28 seconds West, 65.50 feet to a curve to the right, having a radius of 2,654.79 feet, and along said curve an arc distance of 829.49 feet with a chord which bears North 74 degrees 06 minutes 29 seconds West, 829.12 feet; to the east line of a tract of land conveyed to St. Charles Sand Company by Deed Book 6033 Page 294 of said records, being on the west line of Lot 3 of Nicholas Mueller Estate Plat Book 2, Page 26, of said records thence continuing along said north right of way line: North 55 degrees 11 minutes 00 seconds West, 225.12 feet; North 37 degrees 50 minutes 17 seconds West, 169.45 feet; North 25 degrees 25 minutes 51 seconds West, 199.71 feet; North 37 degrees 39 minutes 24 seconds West, 175.60 feet; North 46 degrees 48 minutes 50 seconds West, 100.60 feet; North 46 degrees 48 minutes 50 seconds West, 197.81 feet; North 60 degrees 07 minutes 09 seconds West, 187.51 feet; North 59 degrees 03 minutes 47 seconds West, 183.04 feet; North 45 degrees 52 minutes 41 seconds West, 193.39 feet; North 32 degrees 48 minutes 51 seconds West, 190.24 feet; North 42 degrees 30 minutes 56 seconds West, 148.45 feet to a curve to the right having a radius of 2,724.29 feet, along said curve an arc distance of 270.42 feet and a chord which bears North 18 degrees 31 minutes 12 seconds West, 270.33 feet; North 15 degrees 40 minutes 42 seconds West, 243.13 feet; North 41 degrees 19 minutes 10 seconds West, 110.92 feet; North 15 degrees 40 minutes 42 seconds West, 510.00 feet; North 14 degrees 19 minutes 18 seconds East, 10.00 feet; North 15 degrees 40 minutes 42 seconds West, 170.00 feet; North 74 degrees 19 minutes 18 seconds East, 5.00 feet; North 15 degrees 40 minutes 42 seconds West, 120.00 feet; North 74 degrees 19 minutes 18 seconds East, 10.00 feet; and North 15 degrees 40 minutes 42 seconds West, 525.24 feet; to the South Bank of the Missouri River, thence the following courses and distances along the said South Bank of the Missouri River: North 48 degrees 31 minutes 28 seconds East, 335.26 feet; North 84 degrees 44 minutes 55 seconds East, 198.93 feet; South 78 degrees 34 minutes 40 seconds East, 325.04 feet; and North 62 degrees 10 minutes 34 seconds East, 523.22 feet; North 11 degrees 29 minutes 32 seconds West, 62.50 feet; North 63 degrees 33 minutes 45 seconds East, 27.15 feet; North 62 degrees 47 minutes 30 seconds East, 94.21 feet; North 68 degrees 22 minutes 56 seconds East, 82.28 feet; North 65 degrees 10 minutes 24 seconds East, 90.14 feet; North 68 degrees 22 minutes 56 seconds East, 163.07 feet; North 79 degrees 01 minute 41 seconds East, 284.16 feet; South 11 degrees 29 minutes 32 seconds East, 34.07 feet; North 63 degrees 24 minutes 50 seconds East, 58.44 feet; North 68 degrees 18 minutes 53 seconds East, 70.75 feet; South 74 degrees 04 minutes 17 seconds East, 30.95 feet; South 41 degrees 30 minutes 31 seconds East, 99.33 feet; South 79 degrees 03 minutes 27 seconds East, 103.50 feet; North 70 degrees 09 minutes 53 seconds East, 90.88 feet; North 53 degrees 56 minutes 10 seconds East, 180.23 feet; North 60 degrees 58 minutes 57 seconds East, 297.00 feet; North 74 degrees 21 minutes 00 seconds East, 149.80 feet; North 79 degrees 44 minutes 30 seconds East, 201.51 feet; and North 80 degrees 23 minutes 28 seconds East, 320.33 feet to the west line of a tract of land conveyed to The United States of America by Deed Book 1441 Page 674 of said records, thence along said line: North 11 degrees 13 minutes 52 seconds East, 4,105.53 feet; to the north line of above said Lot 1, thence the following courses and distances along said north line: South 71 degrees 59 minutes 21 seconds West, 99.83 feet; South 77 degrees 38 minutes 25 seconds West, 294.24 feet; and South 75 degrees 11 minutes 34 seconds West, 294.24 feet to the POINT OF BEGINNING. Containing 12,657.441 square feet or 290.575 acres, more or less.

PROPERTY DESCRIPTION - PC ORDINANCE # 3229:

A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, in U.S. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a found cotton picker spindle located at the southwest corner of Lot 1 of the CVAC Consolidation Plat as recorded in Plat Book 359, Page 82 of the St. Louis County Records, said point also being located on the northern right-of-way line of Interstate 64, (aka U.S. Highway 40/64), variable width; thence along said right-of-way line the following courses and distances: North 83 degrees 05 minutes 28 seconds West, 138.18 feet; North 06 degrees 54 minutes 22 seconds East, 24.99 feet to a found iron rod; North 53 degrees 19 minutes 19 seconds West, 201.50 feet to a found iron rod; North 73 degrees 08 minutes 51 seconds West, 203.20 feet; North 88 degrees 51 minutes 59 seconds West, 100.51 feet to a found iron rod; South 38 degrees 43 minutes 03 seconds West, 178.48 feet to a found iron rod; North 83 degrees 05 minutes 28 seconds West, 65.50 feet to a found iron pipe being located on a curve to the right having a radius of 2,654.79 feet and along said curve with an arc length of 829.49 feet and a chord which bears North 74 degrees 06 minutes 29 seconds West, 829.12 feet to a found iron pipe located at the southeast corner of a tract of land as conveyed to St. Charles Sand Company as recorded in Book 6033 page 294 of above said records; thence Northwesterly along the East line of said St. Charles Sand Company tract, North 11 degrees 23 minutes 32 seconds West, 1,018.21 feet to the southwest corner of a tract of land as conveyed to Monarch Flats, LLC as recorded in Book 2102, Page 2090 of said records, said point also being the south toe of the Agricultural Levee as located in October, 1989 by Volo, Inc.; thence along the south line of said Monarch Flats, LLC tract the following courses and distances: North 57 degrees 05 minutes 24 seconds East, 33.18 feet; North 55 degrees 17 minutes 07 seconds East, 182.18 feet; North 62 degrees 40 minutes 07 seconds East, 170.36 feet; North 68 degrees 22 minutes 01 second East, 177.11 feet; North 68 degrees 22 minutes 56 seconds East, 95.16 feet; South 73 degrees 47 minutes 17 seconds East, 60.35 feet; North 74 degrees 33 minutes 52 seconds East, 130.98 feet; South 81 degrees 14 minutes 51 seconds East, 25.90 feet; South 81 degrees 15 minutes 17 seconds East, 29.90 feet; South 73 degrees 08 minutes 38 seconds East, 282.86 feet; South 80 degrees 18 minutes 31 seconds East, 40.04 feet; North 39 degrees 22 minutes 50 seconds East, 35.07 feet; North 31 degrees 54 minutes 06 seconds East, 301.56 feet; North 41 degrees 24 minutes 58 seconds East, 65.39 feet; and North 50 degrees 39 minutes 15 seconds East, 150.70 feet to the west line of a tract of land as conveyed to the City of Chesterfield, by instrument recorded in Book 17745, Page 5807 of above said records, thence along said west line and the west line of above said CVAC Consolidation Plat, South 11 degrees 19 minutes 32 seconds East, 2,771.16 feet to the POINT OF BEGINNING.

Containing 3,390,081 square feet or 77.826 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on November 08, 2022

GEOTECHNICAL NOTE

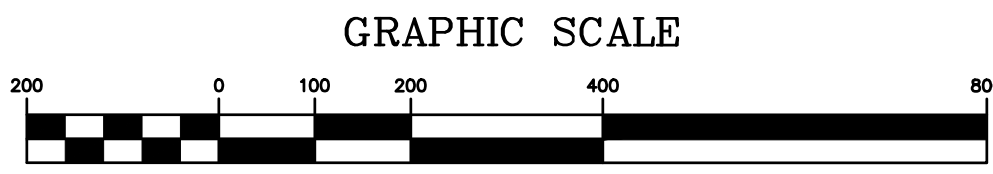
CONTRACTOR SHALL READ THE GEOTECHNICAL FEASIBILITY STUDY REVISED, MWT JOB NO. 15545 TITLED NORTH OUTER 40 RD, CHESTERFIELD, MISSOURI AS PREPARED BY MIDWEST TESTING (DAN BARCZYKOWSKI, P.E.) DATED 12/21/2022. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT, ANY ADDENDUMS OR ADDITIONAL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ARE CONSIDERED PART OF THESE SPECIFICATIONS AND SHALL BE USED AS THE BASIS FOR CONSTRUCTION MEANS AND METHODS.

DISCLAIMER:

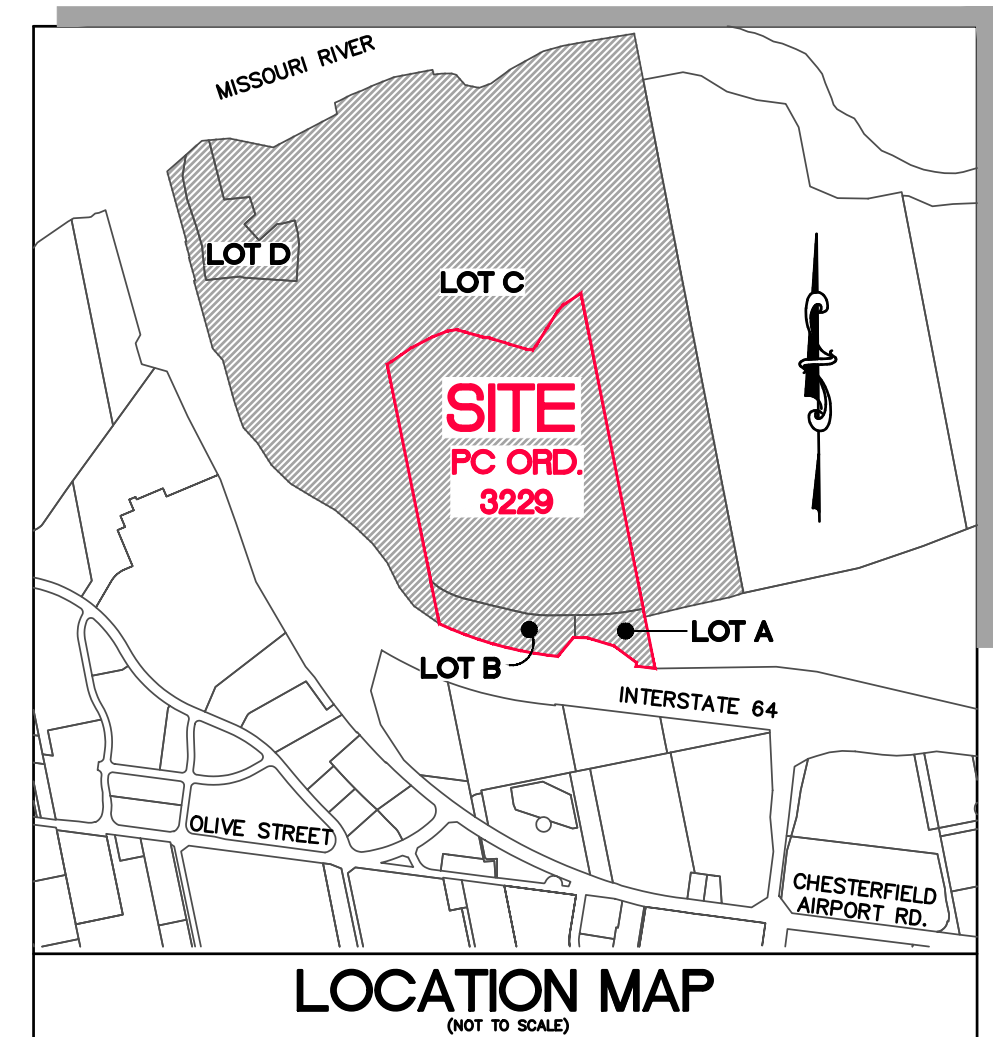
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHEN THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY 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.

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, NON-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 KNOWN 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.



SCALE: 1" = 200'



F.A.R. CALCULATION

- MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55 (PC ORD. #3229)

OPEN SPACE:

- MINIMUM 35.0% OPEN SPACE FOR EACH LOT. OPEN SPACE SHALL BE CALCULATED FROM THE SOUTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203, (PC ORD. #3229)

HEIGHT:

- A MAXIMUM HEIGHT OF 65.0 FEET (PC ORD. #3229)
- REVISED LANGUAGE TO ADD: 65.0 FEET, EXCLUSIVE OF ROOF SCREENING

BUILDING AND PARKING SETBACKS

PC ORD. #3229:

STRUCTURE SETBACKS:

- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
- THE SOUTH LINE OF LEVEE EASEMENTS AS RECORDED IN DB. 10348, PG. 306 & DB.10524, PG. 1708
- THIRTY-FIVE (35) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT

PARKING SETBACKS:

- THIRTY (30) FEET FROM NORTH OUTER FORTY ROAD ROAD RIGHT-OF-WAY
- THE SOUTH LINE OF THE LEVEE EASEMENTS AS RECORDED IN DB. 10348, PG. 309 & DB.10524, PG. 1708.
- TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- ONE HUNDRED TWENTY (120) FEET FROM THE NORTH LINE OF THE 15' WIDE HIKING AND BIKING TRAIL EASEMENT, AS RECORDED IN BK. 20217, PGS. 2144-2203

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
P.B. = 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
PROJECT BOUNDARY
FLOODWAY

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEV = 469.13-469.95), FLOODWAY AREAS IN ZONE AE, FLOOD ZONE AE (FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDS; BASE FLOOD ELEVATIONS DETERMINED, ELEV = 469), AND FLOOD ZONE X SHADDED AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD NOT SHOWN. AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES WITH 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0145K WITH AN EFFECTIVE DATE OF 02/04/2015 AND REVISED TO REFLECT LOMR NOV. 16, 2017 CASE NO. 17-07-0742P. BY GRAPHICALLY PLOTTING.

SITE BENCHMARK

ELEV = 465.84
FIND CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

EXISTING AG LEVEE PROVIDES FLOOD PROTECTION FOR RIVER ELEVATIONS BELOW THE 5-YEAR FLOOD EVENT

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#2357
NAVD83 Elev = 461.00
Standard DNR aluminum disk stamped SL-38A 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 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.5 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

PROJECT APPROVALS

U.S. ARMY CORPS OF ENGINEERS - SECTION 408 - PERMISSION TO PROCEED DATED APRIL 25, 2024 (OD-R 22-036 - PROPERTIES WEST OF CVAC (GATEWAY STUDIOS) - MOLD, MONARCH-CHESTERFIELD LEVEE DISTRICT, ST. LOUIS COUNTY, MISSOURI

MONARCH-CHESTERFIELD LEVEE DISTRICT CONSENT MEMO DATED JULY 19, 2024

GUMBO FLATS BOUNDARY ADJUSTMENT PLAT RECORDED IN BK: 372, PGS: 189-191 - APRIL 24, 2024

CITY OF CHESTERFIELD SITE DEVELOPMENT PLAN APPROVAL DATED AUGUST 16, 2024 SDP RECORDED IN BK: 372, PGS: 451-462 - AUGUST 26, 2024

CITY OF CHESTERFIELD GRADING PERMIT DATED FEBRUARY 26, 2025 (G-120-24)

PREPARED FOR
GUMBO FLATS PROPERTIES, LLC
500 FOX RIDGE ROAD
FRONTENAC, MO 63131
MR. JERRY KERR - MANAGER
PHONE: (855) 332-4777

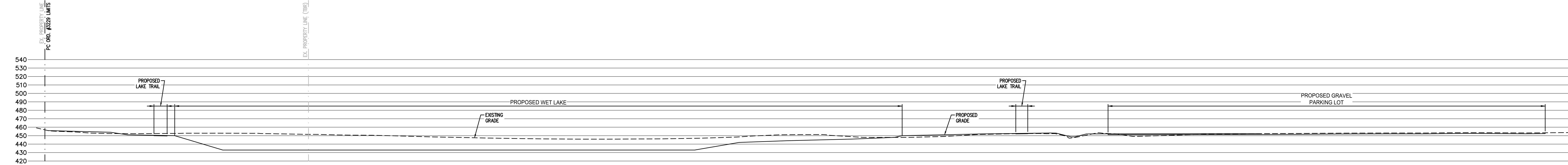
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

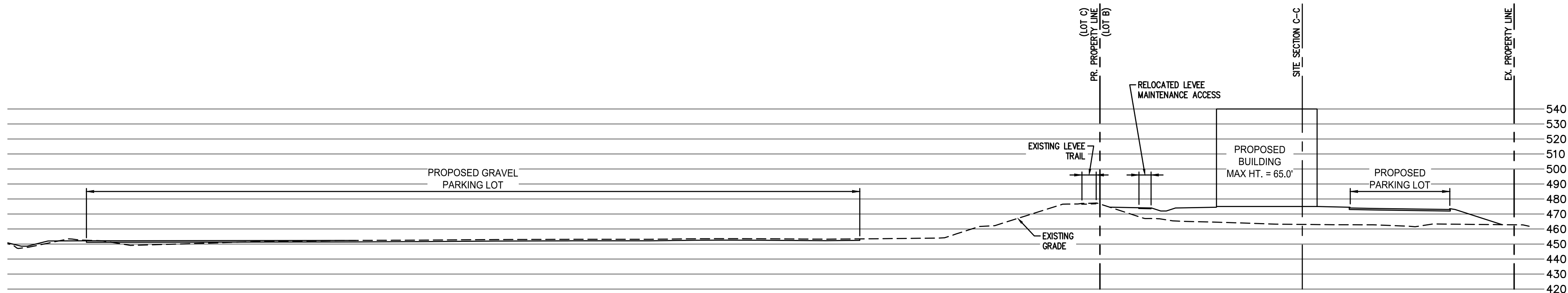
PRELIMINARY DEVELOPMENT PLAN FOR:

TEXT AMENDMENT TO PC ORD.# 3229

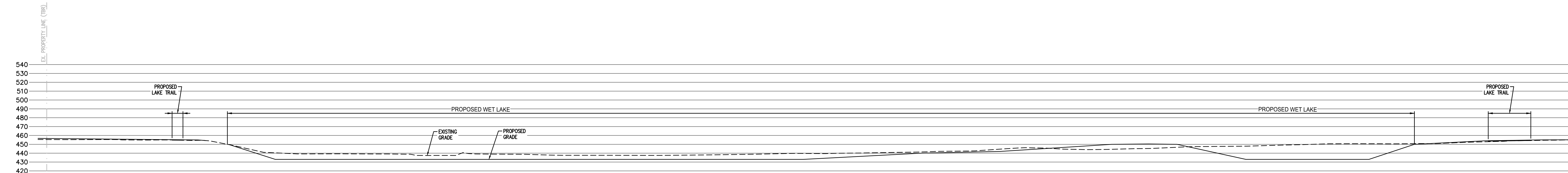
DATE: 03/06/2025
DRAWN BY: G.M.S.
CHECKED BY: G.M.S.
DATE: 03/06/2025
JOB NO: 222-7282.1
R.S.D. P. # 16W & 17W
S.L.C. HAT # HAT SUP. #
M.D.N.R. #



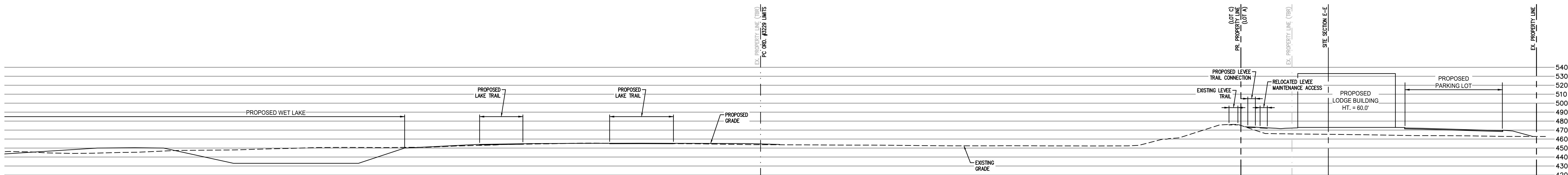
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HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



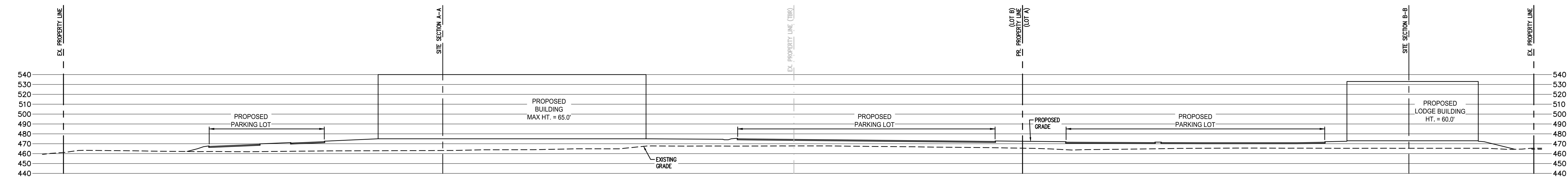
SITE SECTION A-A
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION B-B
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION B-B
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'



SITE SECTION C-C
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=50'

PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO PC ORD.# 3229

17955, 17965 & 17985 NORTH OUTER 40 ROAD
CHESTERFIELD, MO 63005



03/06/2025
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 500996

REVISIONS:	
DATE:	JOB NO:
03/06/2025	222-7282.1
R.S.D. P. #	BASE MAP #
16W & 17W	HAT SUP. #
S.L.C. HAT #	
M.D.N.R. #	
SHEET TITLE:	
SITE SECTIONS	
SHEET NO.:	
PDP 2.0	

PREPARED BY:

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

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

JW

Date: May 19th, 2025

RE: **P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Summary

The City of Chesterfield, on behalf of Energy Marketing 709, LLC, is requesting an amendment to [Ordinance 2820](#) in order to modify the development criteria of a “PC” Planned Commercial District. The modifications requested are in response to a lawsuit that began back in 2017 and are part of the ongoing settlement.

A Public Hearing was held on February April 28th, 2025 and concerns regarding the proposed landscaping were raised. The petition was voted on the same evening by the Planning Commission and a motion was made to recommend approval with the condition that staff work with the applicant to review the landscaping. The motion passed by a vote of 9-0.

The request was then reviewed by the Planning & Public Works Committee on May 8th, 2025. At that time, a motion to recommend approval with the condition that the revised landscape plan replace the initial landscape plan. The motion passed by a vote of 4-0.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2820 AND CREATING A NEW “PC” PLANNED COMMERCIAL DISTRICT TO AMEND DEVELOPMENT CRITERIA FOR A 5.26-ACRE TRACT OF LAND LOCATED SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD (P.Z. 03-2025 THE WEDGE).

WHEREAS, the City of Chesterfield, on behalf of Energy Marketing 709, LLC, has requested an ordinance amendment to an existing “PC” Planned Commercial District to modify development criteria as part of a lawsuit settlement; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 28th, 2025; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment with one condition; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 5.26 acres located south of the intersection of Olive Street Road and Chesterfield Airport Road and as described as follows:

A TRACT OF LAND BEING LOT 2 OF MCGRATH PLAZA AND PART OF LOT 6 OF THE SUBDIVISION OF R. H. STEVENS FARM AND PART OF U. S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, AS RECORDED IN DEED BOOK 20822 PAGE 849 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST POINT OF SAID LOT 2 OF MCGRATH PLAZA, SAID POINT BEING AT THE EASTERN INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF OLIVE STREET ROAD RELOCATION AND THE SOUTHERN RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD; THENCE EASTWARDLY ALONG THE SOUTHERN RIGHT OF WAY LINE OF SAID CHESTERFIELD AIRPORT ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4006.54 FEET, AN ARC LENGTH OF 939.93 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 61°57'00" EAST 937.78 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD AND THE WESTERN RIGHT OF WAY LINE OF WINGS OF HOPE BOULEVARD; THENCE SOUTHWARDLY ALONG THE WESTERN RIGHT OF WAY LINE OF SAID WINGS OF HOPE BOULEVARD SOUTH 21°26'08" WEST 36.37 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF WINGS OF HOPE BOULEVARD AND THE NORTHERN RIGHT OF WAY LINE OF OLIVE STREET ROAD; THENCE EASTWARDLY ALONG THE NORTHERN RIGHT OF WAY LINE OF OLIVE STREET ROAD THE FOLLOWING COURSES AND DISTANCES NORTH 82°37'32" WEST 47.67 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET, AN ARC LENGTH OF 179.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73°37'13" WEST 123.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 48.00, AN ARC LENGTH OF 22.32 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 36°51'28" WEST 22.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°37'32" WEST 346.25 FEET; THENCE NORTH 83°08'57" WEST 70.74 FEET TO A POINT; THENCE NORTH 82°46'18" WEST 345.44 FEET; THENCE NORTH 82°29'00" WEST 65.05 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 116.23 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 54°44'08" WEST 111.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 26°59'10" WEST 57.00 FEET; THENCE NORTH 18°00'50" EAST 44.35 FEET TO THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OLIVE STREET ROAD AND THE EASTERN RIGHT OF WAY LINE OF OLIVE STREET ROAD RELOCATION; THENCE NORTHWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 990.78 FEET, AN ARC LENGTH OF 258.46 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 51°59'19" EAST 257.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°30'59" EAST 35.86 FEET TO A POINT; THENCE NORTH 85°09'42" EAST 60.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 219,553.98 SQUARE FEET OR 5.040 ACRES MORE OR LESS.

PROPERTY DESCRIPTION OUT LOT A

A TRACT OF LAND BEING OUT LOT A OF MCGRATH PLAZA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 325, PAGES 11 AND 12 OF THE ST. LOUIS COUNTY RECORDS, IN U. S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST WESTERN CORNER OF SAID OUT LOT A OF MCGRATH PLAZA, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 60 FEET WIDE; THENCE ALONG THE BOUNDARY LINE OF SAID OUT LOT A THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 990.78 FEET AN ARC LENGTH OF 166.03 FEET, A CHORD WHICH BEARS N 71° 21' 54" E A CHORD DISTANCE OF 165.84 FEET, S 71° 59' 10" E A DISTANCE OF 44.35 FEET, S 26° 59' 10" E A DISTANCE OF 57.00 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AN ARC LENGTH OF 22.96 FEET, A CHORD WHICH BEARS S 30° 38' 24" E A CHORD DISTANCE OF 22.94 FEET AND N 82° 29' 00" W A DISTANCE OF 238.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,530 SQUARE FEET OR 0.22 ACRES MORE OR LESS.

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

Section 3. The City Council, pursuant to the petition filed by the City of Chesterfield, on behalf of Energy Marketing 709, LLC, in P.Z. 03-2025, requesting the ordinance amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of April 2025, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

FIRST READING HELD: 06/04/2025

Vickie McGownd, CITY CLERK

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

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

- a. Animal grooming service.
- b. Art studio.
- c. Automotive retail supply.
- d. Bakery.
- e. Bar.
- f. Barber or beauty shop.
- g. Brewpub.
- h. Car wash.
- i. Coffee shop.
- j. Coffee shop, drive-thru.
- k. Commercial service facility.
- l. Drug store and pharmacy.
- m. Drug store and pharmacy, drive-thru.
- n. Dry cleaning establishment.
- o. Filling station and convenience store with pump stations.
- p. Financial institution, no drive-thru.
- q. Financial institution, drive-thru.
- r. Grocery--Community.
- s. Grocery--Neighborhood.
- t. Kennel, boarding.
- u. Office, general.
- v. Oil change facility.

- w. Recreation facility.
 - x. Restaurant, fast food.
 - y. Restaurant, sit down.
 - z. Restaurant, take out.
 - aa. Retail sales establishment, community.
 - bb. Retail sales establishment, neighborhood.
 - cc. Veterinary clinic.
2. The above uses shall be restricted as follows: Drive-thru window for use 1.(j) Coffee Shop, drive-thru, 1.(x) Restaurant, fast food, 1.(y) Restaurant, sit down, and 1.(z) Restaurant, take out shall only be permitted within the same structure as use 1.(o) Filling station and convenience store with pump stations.
 3. Hours of Operation.
 - a. Hours of operation for this "PC" District shall be restricted as follows: Hours of operation for the convenience store and filling station, including any accessory uses within that structure, shall be unrestricted. Hours of operation for all other uses shall be permitted from 7:00 a.m. to 11:00 p.m. only.
 - b. Hours of operation for retail uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.
 - b. The maximum height of a flagpole shall not exceed sixty (60) feet.
2. Building Requirements
 - a. A minimum of 35% openspace 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, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. Fifteen (15) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Olive Street Road.
- c. Five (5) feet from the right-of-way of Old Olive Street Road.

2. PARKING SETBACKS

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

- a. Fifteen (15) feet from the right-of-way of Chesterfield Airport Road.
- b. Fifteen (15) feet from the right-of-way of Olive Street Road.
- c. Five (5) feet from the right-of-way of Old Olive Street Road.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall substantially conform to the Preliminary Development Plan.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall substantially conform to the Preliminary Development Plan.

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. The development shall adhere to the Lighting Standards of the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum 5'8" 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 or Site Development Section Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development, except for the access to Out Lot A, shall be as shown on the Preliminary Plan, and adequate sight distance shall be provided, as directed by the City of Chesterfield, Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
 - a. The access to Out Lot A shall be as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. 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 St. Louis County Department Transportation and/or 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 Olive Street Road and Chesterfield Airport Road frontages of the site. The sidewalks shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalks may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
2. Obtain approvals from the City of Chesterfield and St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
3. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield and the St. Louis County Department of Transportation.
4. Provide a twelve (12) foot wide right turn lane on Chesterfield Airport Road with six (6) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Transportation.

5. Construct a pork-chop median at the westernmost access point to the development along Chesterfield Airport Road as directed by the St. Louis County Department of Transportation.
6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Transportation.

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 City of Chesterfield City Council shall have automatic power of review of all Site Development Plans for this development. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
4. Provide stormwater management facilities as required by the City of Chesterfield, Metropolitan St. Louis Sewer District, and Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all Site Development Plans or Site Development Section Plans.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and 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 Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. 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.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Transportation, Monarch Chesterfield Levee District, Spirit of St. Louis Airport, and Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

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

Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is a separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within one hundred and fifty (150) feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending one hundred and fifty (150) feet beyond the limits of the site as directed.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, St. Louis Department of Transportation, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

1. ROADWAY

A traffic generation assessment is not required for this development.

2. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1,055.06 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.

3. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,347.45 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.

4. 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.

5. ADDITIONAL CONDITIONS

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.

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.

IV. RECORDING

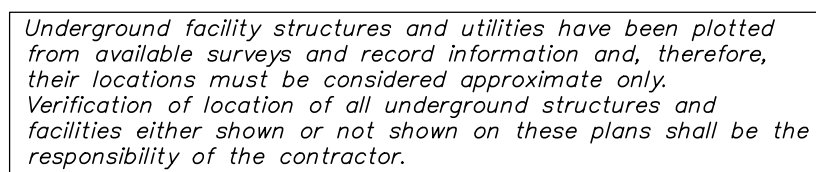
1. Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

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.

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri



REVIEWS	DESCRIPTION	
	NO.	DATE
		08/25/16
		09/28/16
		11/22/16
		08/27/18
		08/12/19
		07/24/24
		12/11/24
		04/18/25

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC
MO LICENSE # LS-2007031293

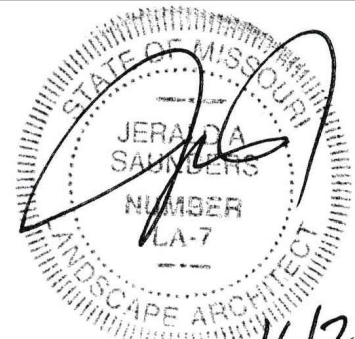
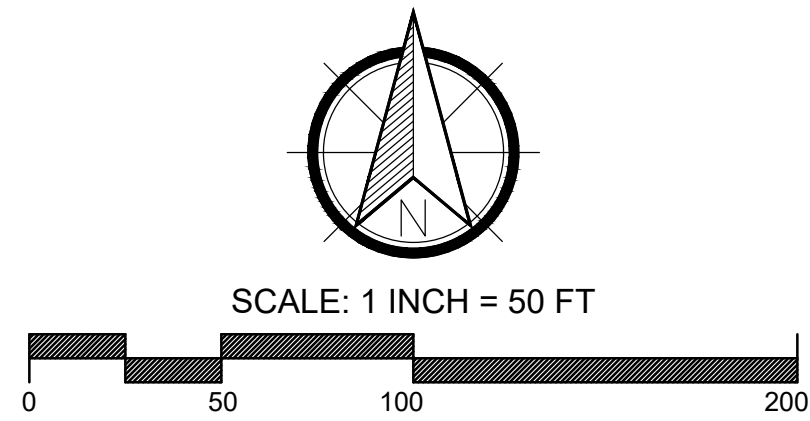
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CHECKED <i>DST</i>	DATE
PROJECT # <i>09056.EMKT.OOR</i>	
CEC # <i>325-768</i> FB <i>1287</i>	

SITE DEVELOPMENT PLAN
18423 OLIVE STREET ROAD

SHEET 2 OF 3

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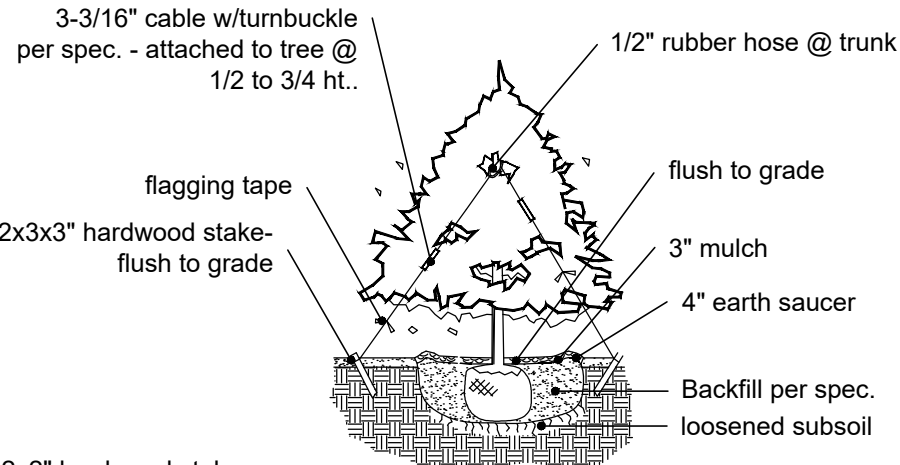
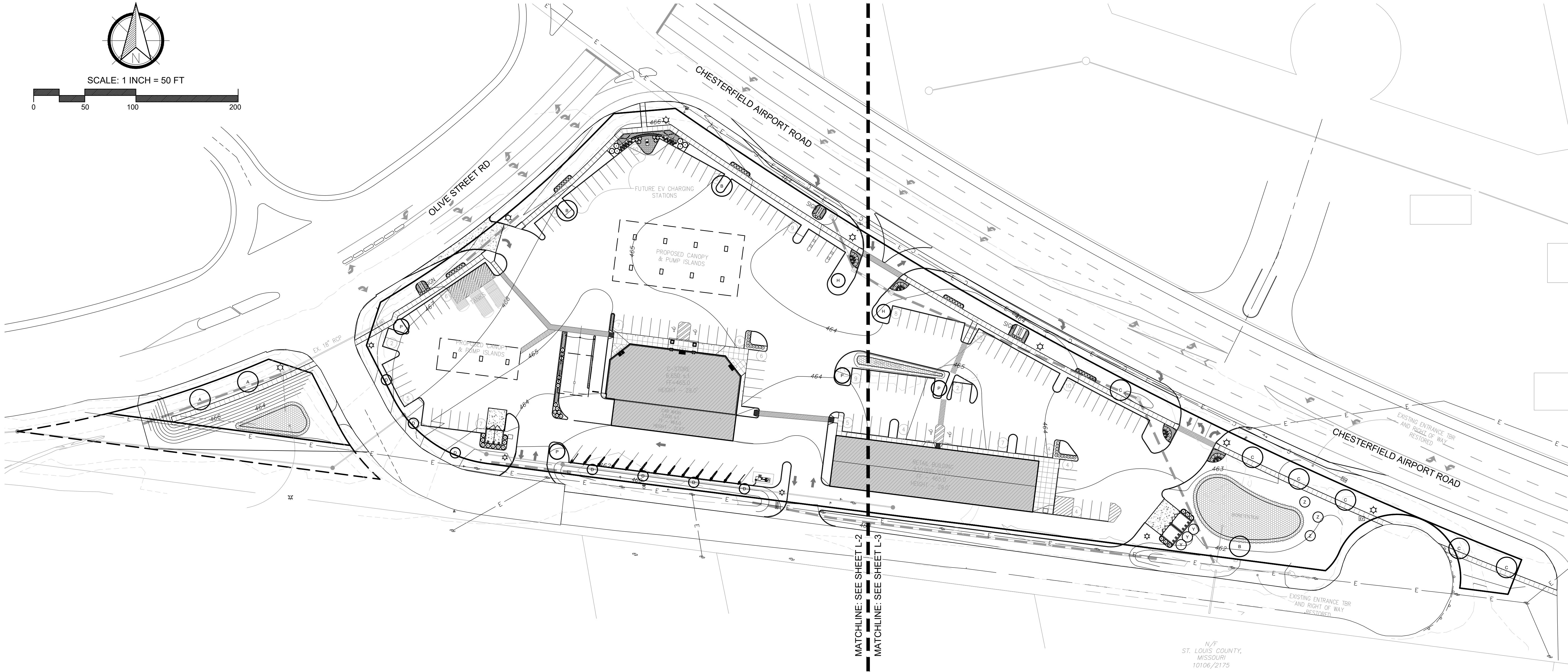


Jerald Saunders - Landscape Architect
MO License # LA-007

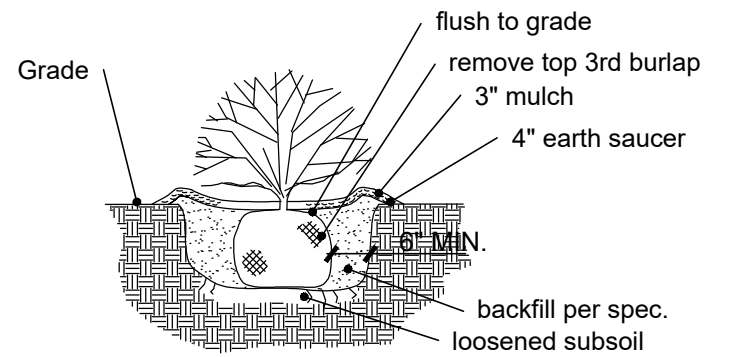
Consultants:

THE WEDGE

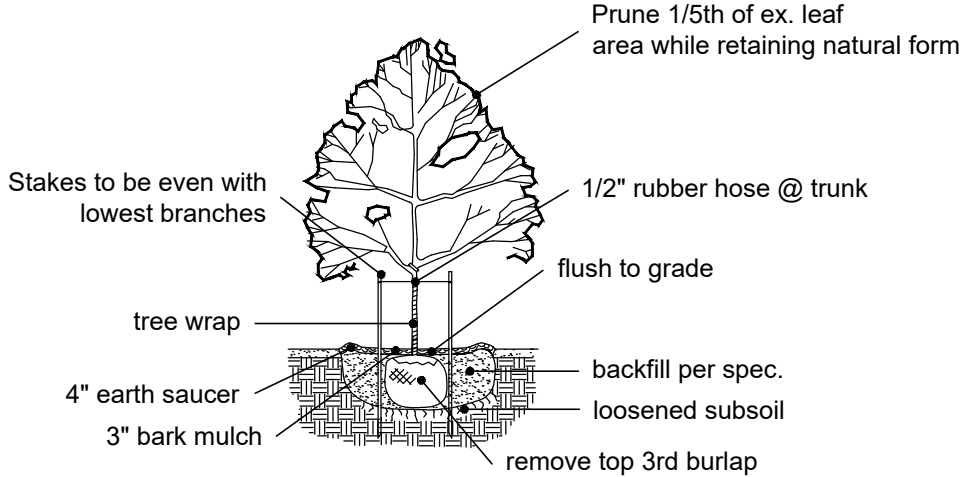
CHESTERFIELD, MISSOURI



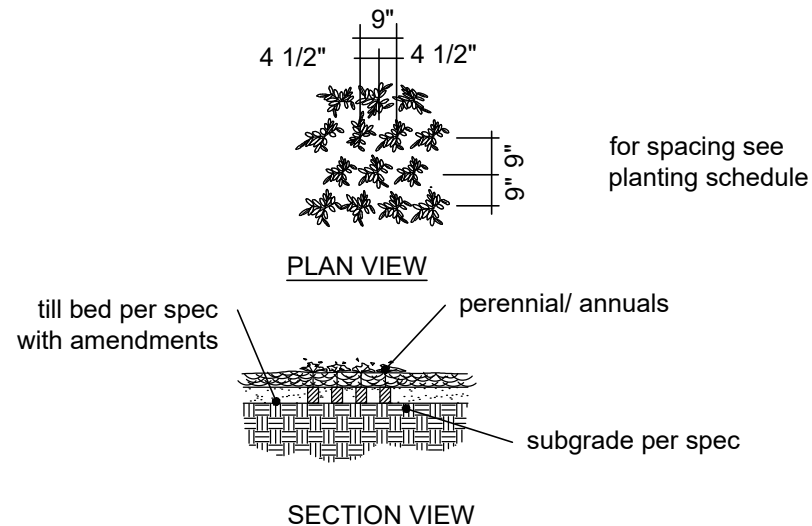
TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING

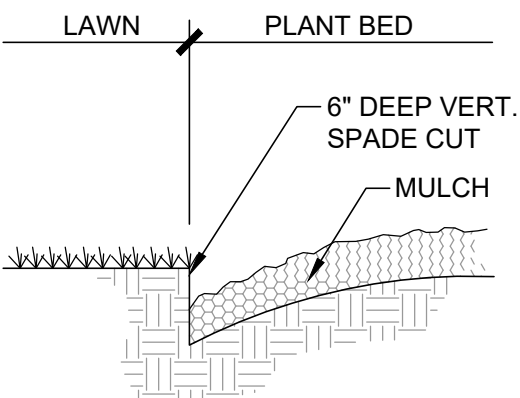


CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING

- LANDSCAPE NOTES:**
1. LAWN AREAS SHALL BE TURF-TYPE TALL FESCUE GRASS OR APPROVED EQUAL.
 2. TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.
 3. SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
 4. MULCH TO BE 1.5" TRAP ROCK (EXCLUDES BIOTENTIONS).
 5. MULCH BEDS TO RECEIVE WOVEN GEOTEXTILE POLYPROPYLENE LANDSCAPE FABRIC WEED BARRIER BELOW ROCK MULCH.
 6. BED EDGES TO BE SPADE CUT. SEE DETAIL.
 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.



SPADE CUT BED EDGE

PLANTING SCHEDULE									
STREET-SPECIFIC CANOPY TREES									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT	SIZE CLASS	GROWTH RATE	GROWTH RATE %
A	2	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5"cal	B&B	35-45'	Large	Fast	
B	3	Liliodendron tulipifera	Tulip Tree	2.5"cal	B&B	45'+	Large	Fast	
C	6	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5"cal	B&B	40-50'	Large	Fast	
D	7	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5"cal	B&B	45'+	Large	Medium	15.6%
CANOPY TREES									
H	2	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5"cal	B&B	50-60'	Large	Fast	
UNDERSTORY TREES									
P	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5"cal	B&B	15-20'	Small	Medium	8.9%
EVERGREEN TREES									
X	15	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B	15-20'	Small	Medium	33.3%
Y	3	Picea glauca	White Spruce	6' ht	B&B	35-40'	Medium	Medium	6.7%
Z	3	Picea pungens	Colorado Blue Spruce	6' ht	B&B	35-40'	Medium	Medium	6.7%
SHRUBS									
a	6	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.				
b	35	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.				
c	41	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.				
d	6	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.				
e	12	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18"	Cont.				
ORNAMENTAL GRASSES									
oga	38	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.				
ogb	11	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.				
PERENNIALS									
aa	33	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.				
bb	20	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.				
cc	12	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.				
dd	126	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.				
ee	84	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.				

- GENERAL NOTES & CALCULATIONS (PER CITY OF CHESTERFIELD 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.
 5. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF A SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
 - 32 PROPOSED TREES WITH SLOW/MEDIUM GROWTH RATE
 - 45 TOTAL PROPOSED TREES
 - 71% SLOW/MEDIUM GROWTH RATE
 6. 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.

PREPARED FOR:
STEVE MADRAS
ENERGY MARKETING
2130 KIENLEN AVE.
ST. LOUIS MO 63121
(314) 383-3700

Revisions:

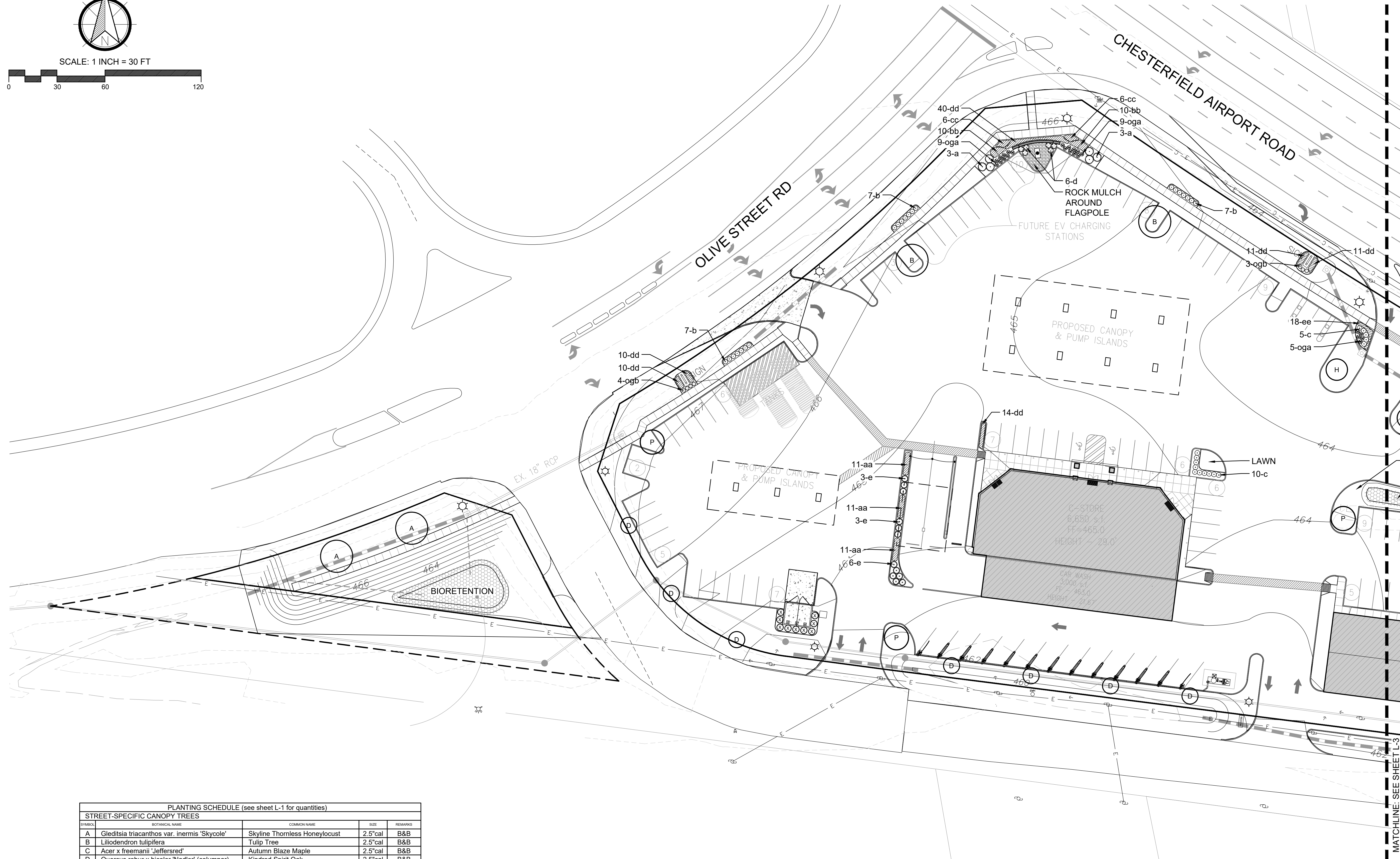
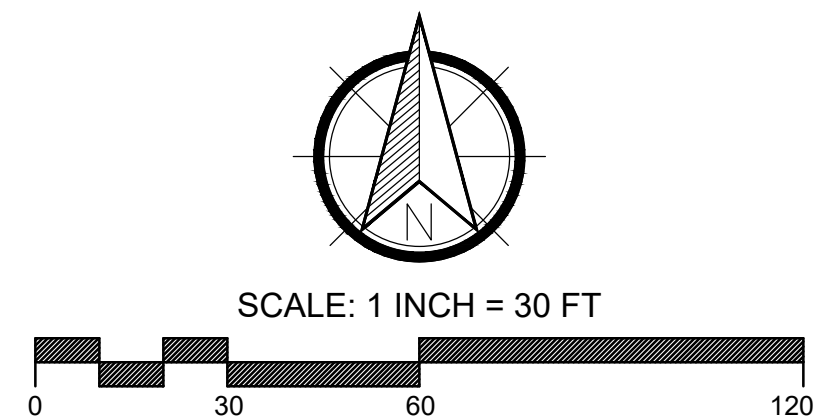
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9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	City Comments	
12/6/16	Plan Changes	
9/19/18	City Comments	
2/14/25	Plan Changes	
4/21/25	City Comments	
5/6/25	City Comments	

Drawn: LWVH
Checked: JAS

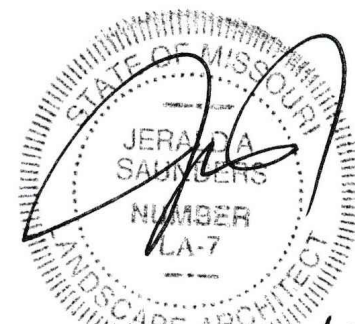


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Missouri State Certificate of Authority #: LAC #0000191

Sheet Title:	OVERALL LANDSCAPE PLAN
Sheet No:	L-1
Date:	04/15/16
Job #:	957.001



PLANTING SCHEDULE (see sheet L-1 for quantities)				
STREET-SPECIFIC CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B
B	Liliodendron tulipifera	Tulip Tree	2.5" cal	B&B
C	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B
D	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5" cal	B&B
CANOPY TREES				
H	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5" cal	B&B
UNDERSTORY TREES				
P	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B
EVERGREEN TREES				
X	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B
Y	Picea glauca	White Spruce	6' ht	B&B
Z	Picea pungens	Colorado Blue Spruce	6' ht	B&B
SHRUBS				
a	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.
b	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.
c	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
d	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.
e	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfizer Juniper	18"	Cont.
ORNAMENTAL GRASSES				
oga	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.
ogb	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.
PERENNIALS				
aa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.
bb	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.
cc	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.
dd	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.
ee	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
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2/14/25	Plan Changes	
4/21/25	City Comments	
5/6/25	City Comments	

Drawn: LWVH
Checked: JAS

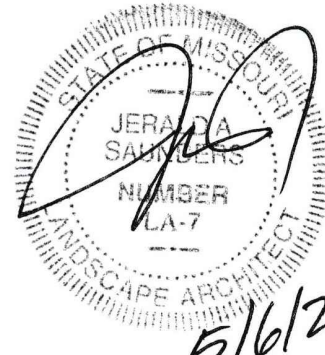
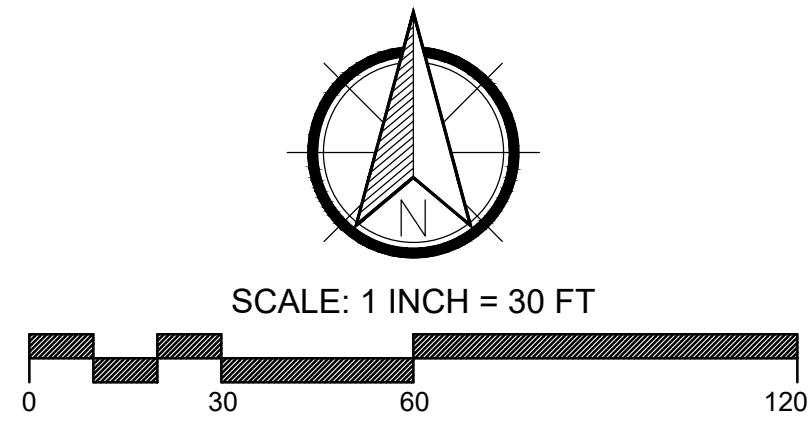


Sheet Title: LANDSCAPE PLAN - WEST

Sheet No: L-2

Date: 04/15/16
Job #: 957.001

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000191



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
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12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	
4/21/25	City Comments	
5/6/25	City Comments	

Drawn: LWVH
Checked: JAS



Sheet Title: LANDSCAPE PLAN - EAST

Sheet No: L-3

Date: 04/15/16
Job #: 957.001

PLANTING SCHEDULE (see sheet L-1 for quantities)				
STREET-SPECIFIC CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B
B	Liliodendron tulipifera	Tulip Tree	2.5" cal	B&B
C	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B
D	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5" cal	B&B
CANOPY TREES				
H	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5" cal	B&B
UNDERSTORY TREES				
P	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B
EVERGREEN TREES				
X	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B
Y	Picea glauca	White Spruce	6' ht	B&B
Z	Picea pungens	Colorado Blue Spruce	6' ht	B&B
SHRUBS				
a	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.
b	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.
c	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
d	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.
e	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18"	Cont.
ORNAMENTAL GRASSES				
oga	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.
ogb	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.
PERENNIALS				
aa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.
bb	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.
cc	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.
dd	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.
ee	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.

