AGENDA
CITY COUNCIL MEETING

Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, April 21, 2026
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 - March 16, 2026
- **B.** Executive Session Meeting Minutes - March 16, 2026

VI. INTRODUCTORY REMARKS - Mayor Dan Hurt

- **A.** Thursday, April 23, 2026 - Planning & Public Works (5:30pm)
- **B.** Monday, May 4, 2026 - City Council (7pm)

VII. COMMUNICATIONS AND PETITIONS - Mayor Dan Hurt

VIII. SWEARING IN CEREMONY - Honorable Mark Gaertner, Municipal Judge

- **A.** Councilmember AJ Moll, Ward I
  Councilmember Mary Ann Mastorakos, Ward II
  Councilmember Michael Moore, Ward III
  Councilmember Merrell Hansen, Ward IV

IX. ROLL CALL - City Clerk Vickie McGownd

X. TEMPORARY ADJOURNMENT - RECEPTION - Mayor Dan Hurt

XI. RECONVENE MEETING - Mayor Dan Hurt

XII. APPOINTMENTS - Mayor Dan Hurt

A. **Statutory Committee Reappointments** - Planning Commission **(Voice Vote)**
-Gail Choate
-Guy Tilman
-Khalid Chohan

XIII. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Merrell Hansen, Ward IV

1. **Damage to Mailbox Policy Revision:** Recommendation to revise Policy PW40 to increase the maximum reimbursement to residents from $300 to $500 for mailbox replacement. Revised amount of $500 will coincide with City's insurance deductible. Residents who request a reimbursement over $500 can file a claim with the City's insurance. **(Voice Vote) Planning & Public Works Committee recommends approval with a vote of 4-0.**

2. **POWER OF REVIEW – Chesterfield Village Mall, Lot 3B:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center. **(Voice Vote). Planning Commission recommends approval with conditions with a vote of 8-0. Planning & Public Works Committee recommends approval with conditions with a vote of 4-0.**

3. Next Meeting — April 23, 2026 (5:30pm)

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

1. Next Meeting — Not yet scheduled

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

1. Next Meeting — Not yet scheduled

D. Public Health and Safety Committee – Gary Budoor, Ward IV

1. Next Meeting — Not yet scheduled

XIV. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. **Public Hearing – Downtown Chesterfield Special Business District – Petition to Enlarge District Boundary. Presentation by Director of Planning.**
   1. Presentation
   2. Public Hearing
   3. Adjournment

B. **Liquor License - Dolce Napoli LLC - 17089 N Outer 40 Rd Ste 139 -** has requested a new liquor license for retail sale of all kinds of intoxicating liquor for consumption on the premise, and Sunday sales of intoxicating liquor. There are no known outstanding municipal violations at this location. **(Voice Vote)**

C. **Budget Amendment** - The amended redevelopment agreement with TSG, for Downtown Chesterfield RPA-1, TSG has conveyed the $300,000 payment to the City associated with the "Grand Entry" project. City administrator recommends the budget amendment increasing both the revenue and expenditure sides of the Capital Fund budget, to reflect the $300,000 increase. **(Roll Call Vote)**

D. **Proposed Resolution No. 520** – A resolution of the City Council of the City of Chesterfield, Missouri, reappoint the City of Chesterfield Chief of Police as an Advisory Board Member of the Downtown Chesterfield Special Business District. **(Voice Vote)**

E. **Appeal by petitioner of recommendation of denial – P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow):** Appealing the decision of Planning Commission for an ordinance amendment for an existing Landmark and Preservation Area (LPA) to modify hours of operation and criteria related to outdoor use. **(Voice Vote) Department of Planning recommends the appeal be directed to the Planning and Public Works Committee for review and recommendation.**

F. **Bid Recommendation - Central Park Fencing Project** - Recommendation to request approval to reappropriate $68,000 of the unspent $85,000 from the 2025 fiscal year budget and to approve the best bid as submitted by Diamond Fence, and to authorize the City Administrator to

execute an agreement with Diamond Fence in an amount not to exceed $68,000 providing for the low bid of $61,000 and a 10% contingency.**(Roll Call Vote) Department of Parks, Recreation and Arts recommends approval.**

G. **Bid Recommendation - Drone Show** - Recommendation to accept the quote from Glyphix in an amount not to exceed $41,000. $41,000 is budgeted for this purchase in account 119-084-5325. If approved a purchase order would be created in the name of Glyphix Drone Shows for the amount of $41,000.**(Roll Call Vote) Department of Parks, Recreation and Arts recommends approval.**

XV. OTHER LEGISLATION

A. **Bill No. 3585 - Financial Participation – Swingley Ridge Road Project:** An ordinance authorizing the City Administrator of the City of Chesterfield to enter into and execute agreements providing partial funding for the North Outer 40 - Swingley Ridge Road Project and acknowledging satisfaction of related zoning obligations. **(Second Reading) Department of Planning and Public Works recommends approval.**

B. **Bill No. 3586 – Westland Acres (JHB Properties, Inc) 2026 BAP:** An ordinance providing for the approval of a Boundary Adjustment Plat for 56.31 acres of land zoned "PUD" Planned Unit District located north of Strecker Road and east of Church Road (19u410018, 19u410030, 19u410063, 19u410140, 19u410173, 19u430038, 19u430072, 19u430083, 19v620074, 19v620117, 19v620184, 19v640016, 19v640038, 19v640049, 19v640050). **(First & Second Readings) Planning Department recommends approval.**

C. **Bill No. 3587 – Downtown Chesterfield Special Business District**: An ordinance of the City of Chesterfield, Missouri enlarging the boundary area of the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause. **(First Reading)**

XVI. UNFINISHED BUSINESS

XVII. NEW BUSINESS

A. **President Pro-Tem Selection**

At the first regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, but shall not be later than the fourth Tuesday in April, the Council shall elect one of its members President Pro-Tem who shall hold his/her office for the term of one (1) year, and who, in the absence of the Mayor, shall preside at the meetings of the Council; provided that in the absence of the Mayor and the President Pro-Tem, the Council may select one of its members present to preside at such meetings, who shall be styled "Acting President Pro-Tem."

B. **Standing Committees**

The newly elected President Pro-Tem shall appoint members of the Council to committees and designate Committee Chairpersons for each Standing Committee, subject to the approval of the City Council by formal vote taken not later than the first City Council meeting in May of every year. The new President Pro-Tem MAY be prepared to offer a Committee Slate for approval by the whole City Council but is not obligated to do so until the first Council meeting in May.

XVIII. 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

MARCH 16, 2026

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 March 2, 2026 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the March 2, 2026 City Council minutes. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

INTRODUCTORY REMARKS

Mayor Hurt announced that the next meeting of City Council is scheduled for Tuesday, April 21, 2026, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. John Nations, 16150 Main Circle Drive, stated that he was available to answer questions pertaining to Westland Acres 2026 TPP – Tree Preservation Plan and Tree Stand Delineation.

Mr. Josh Foster, 5091 New Baumgartner Road, St. Louis, stated that he was available to answer questions pertaining to Westland Acres 2026 TPP – Tree Preservation Plan and Tree Stand Delineation.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3583 — Authorizes the City of Chesterfield to enter into and execute an Agreement with the Metropolitan St. Louis Sewer District for participation in a Municipal Stormwater Grant Program and authorizes and directs the City Administrator of the City of Chesterfield to enter into, on behalf of the City, a Municipal Stormwater Grant Participation Agreement **(Second Reading) Planning & Public Works Committee recommends approval with a 6-0 vote**

Councilmember Merrell Hansen, Chairperson of the Planning and Public Works Committee, made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3583. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3583 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3583 with the following results: Ayes – Hansen, Moore, Mastorakos, Budoor, Monachella, Koch, McGuinness and Tocco. Nays – None. Mayor Hurt declared Bill No. 3583 approved, passed it and it became **ORDINANCE NO. 3374.**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, to approve the tree preservation and tree stand delineation plan for Westland Acres with the condition that the applicant must re-submit to the Planning Commission, along with any Code required mitigation, if unavoidable tree removals result in non-compliance with the

approved plan, as recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, March 19, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and 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 and 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 and Safety Committee, made a motion, seconded by Councilmember Mastorakos, to approve a proposed resolution authorizing the City Administrator to execute an amendment to the contract with St. Louis County Justice Services to house Chesterfield municipal prisoners when necessary, as recommended by the Public Health and Safety Committee. A roll call vote was taken with the following results: Ayes – Tocco, Monachella, Budoor, Mastorakos, Moore, Koch, Hansen and McGuinness. Nays – None. Mayor Hurt declared the motion passed. The successful resolution became Chesterfield Resolution No. 517.

Bill No. 3584 Amends section 210.1550 to remove the sign requirement **(Second Reading) Public Health and Safety Committee recommends approval with a 4-0 vote**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3584. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3584 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3584 with the following results: Ayes – McGuinness, Monachella, Tocco, Koch, Moore, Budoor, Mastorakos and Hansen. Nays – None. Mayor Hurt declared Bill No. 3584 approved, passed it and it became **ORDINANCE NO. 3375.**

REPORT FROM THE CITY ADMINISTRATOR

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to approve a proposed resolution endorsing St. Louis County's grant program for the City's waste reduction efforts and a budget amendment increasing both revenues and expenditures by the $10,500 grant amount, as recommended by the Department of Parks, Recreation and Arts. A roll call vote was taken with the following results: Ayes – Tocco, Hansen, Mastorakos, Moore, Koch, McGuinness, Monachella and Budoor. Nays – None. Mayor Hurt declared the motion passed. The successful resolution became Chesterfield Resolution No. 518.

Councilmember Hansen made a motion, seconded by Councilmember Monachella, to approve a proposed resolution stating the City's intention to enlarge in area the Downtown Chesterfield Special Business District, as recommended by the Department of Planning. A roll call vote was taken with the following results: Ayes – Mastorakos, Monachella, Hansen, Tocco, Moore, Budoor, Koch and McGuinness. Nays – None. Mayor Hurt declared the motion passed. The successful resolution became Chesterfield Resolution No. 519.

Councilmember Moore made a motion, seconded by Councilmember Koch, to authorize the City Administrator to execute a professional services agreement with Horner and Shifrin in an amount not to exceed $115,000 along with a budgetary transfer in that same amount from General Fund – Fund Reserves to the Capital Projects Fund, as recommended by the Department of Public Works. A roll call vote was taken with the following results: Ayes – Monachella, Hansen, McGuinness, Mastorakos, Koch, Tocco, Moore and Budoor. Nays – None. Mayor Hurt declared the motion passed.

City Administrator Mike Geisel reported that Staff is recommending award of a contract for the 2026 Sidewalk Leveling Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the low bid for the 2026 Sidewalk Leveling Project submitted by Lift Rite Incorporated and authorization for the City Administrator to enter into an agreement with Lift Rite Incorporated in an amount not to exceed $110,000, as recommended by the Department of Public Works. Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Budoor, Monachella, McGuinness, Tocco, Hansen, Koch, Moore and Mastorakos. Nays – None. Mayor Hurt declared the motion passed.

City Administrator Geisel reported that Staff is recommending award of a contract for the 2026 Sidewalk Replacement Project A. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the low bid for the 2026 Sidewalk Replacement Project A submitted by R&G Concrete and authorization for the City Administrator to enter into an agreement with R&G Concrete in an amount not to exceed $190,000, as recommended by the Department of Public Works. Councilmember Monachella made a motion,

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

Councilmember Budoor made a motion, seconded by Councilmember Moore, to authorize the purchase of security gates from Safeware Inc., as recommended by the Department of Parks, Recreation and Arts. A roll call vote was taken with the following results: Ayes – Hansen, McGuinness, Budoor, Mastorakos, Tocco, Koch, Moore and Monachella. Nays – None. Mayor Hurt declared the motion passed.

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the purchase of a replacement mower in the amount of $86,979.49, as recommended by the Department of Parks, Recreation and Arts. A roll call vote was taken with the following results: Ayes – Moore, Monachella, Koch, Budoor, McGuinness, Tocco, Mastorakos and Hansen. Nays – None. Mayor Hurt declared the motion passed.

OTHER LEGISLATION

Bill No. 3585 Authorizes the City Administrator of the City of Chesterfield to enter into and execute agreements providing partial funding for the North Outer 40 - Swingley Ridge Road Project and acknowledges satisfaction of related zoning obligations **(First Reading) Department of Planning and Public Works recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3585. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3585 was read for the first time.

UNFINISHED BUSINESS

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

NEW BUSINESS

There was no new business.

ADJOURNMENT

Mayor Hurt entertained a motion to reconvene into Executive Session. Councilmember Budoor made a motion, seconded by Councilmember Tocco, to go into closed session, pursuant to RSMo 610.021 (1) for the purpose of discussing legal actions, causes of action, litigation or privileged communications between the City's representatives and its

attorneys and RSMo 610.021 (3) for the purpose of discussing hiring, firing, disciplining or promoting employees with employee groups, the City's representatives and its attorneys. A roll call vote was taken with the following results: Ayes – Monachella, Hansen, Budoor, McGuinness, Tocco, Koch, Mastorakos and Moore. Nays – None. Mayor Hurt declared the motion passed.

There being no further business to discuss, Mayor Hurt adjourned the meeting at 7:30 p.m.

_____
Mayor Dan Hurt

ATTEST:

_____
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

CITY OF
CHESTERFIELD
MISSOURI

DATE: **March 27, 2026**

TO: **Michael O. Geisel, City Administrator**

FROM: **Vickie McGownd, City Clerk**

SUBJECT: **Statutory Committee Re-Appointments**

Mayor Hurt intends to nominate the following individuals for re-appointment at the April 21, 2026 City Council meeting:

Planning Commission

Gail Choate
182 River Bend Drive
Chesterfield, MO 63017
314-276-5399
gchoate1155@att.net
Ward I
New term expires 6/4/29

Guy Tilman
15274 Brightfield Manor Drive
Chesterfield, MO 63017
314-495-1810
guyztunes@gmail.com
Ward II
New term expires 6/4/29

Khalid Chohan
16769 Benton Taylor Drive
Chesterfield, MO 63005
314-363-7367
kchohan@live.com
Ward IV
New term expires 6/4/29

I have attached bio information provided at the time of each individual's appointment to this committee, for reference.

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

Gail Choate

182 River Bend Drive
Chesterfield, MO 63017
(314) 276-5399
gchoate1155@att.net

EXPERIENCE

St. Louis County Department of Planning

Acting Director of Planning

October 2019- May 2021

Land Use Manager

October 1997-October 2019

Planner-Planner Senior

December 1979- April 1990 ; April 1995-October 1997

Other:

Planning Commissioner- City of Des Peres

.1994-95

Alternate Board of Zoning Adjustment member-City of Webster Groves

1985-86

EDUCATION

University of Kansas, — Masters of Urban Planning

August 1977- May 1979

University of Missouri — Bachelor of Science in Interior Design

August 1973- May 1977

SKILLS

Assess land use possibilities for unincorporated St. Louis County

Direct staff of 8-40

Counsel Planning Commission and County Council on Planning related matters.

Prepare and present annual departmental budget

Work with design professionals and the general public to assist with land development

Worked with the Boundary Commission to assess the impacts of proposed annexations or incorporations on the County

Guy Tilman

(314) 495-1810
15274 Brightfield Manor Drive, Chesterfield MO
guydeb@charter.net

Community Service 2010-2018

- Chesterfield City Council
- Chesterfield Planning Commission
- Chesterfield Parks, Recreation and Arts Committee
- United Way of Greater St. Louis

Career Highlights

- St. Louis site planning and master plan development
- Monsanto Childcare Center planning and construction
- Nidus Center site planning and construction
- Donald Danforth Plant Science Center land grant and planning
- Member Creve Coeur Chamber of Commerce BOD
- 25 year member and BOD Service St. Louis Chapter IFMA

Skills

- Project Management
- Contract Development
- Facilities Planning
- People Management and Talent Development
- Budgeting and Cost Management

Job History

- US Customer Service Dir., Monsanto Company 2006 - 2009
- Director, Procurement, Monsanto Company 2003 - 2005
- Director, Corporate Services, Monsanto Company 2001 - 2002
- Director, Facilities Management, Monsanto Company 1999 - 2000
- Facilities Management roles of increasing responsibility, Monsanto Company1980 - 1999

Education

BS Business Administration

Lindenwood College, St. Charles, MO May, 1990

KHALID CHOHAN'S (KC) BIO:

As a versatile leader Khalid's passion is for the advancement of our community through relationships and strategic planning to deliver effective solutions.
A longtime resident of the City of Chesterfield since 2005, Khalid is dedicated to the City of Chesterfield's causes and sustainable growth. Seeing the development of his beloved hometown in last 17 years, he understands the values of Civic duties as critical part of being a resident of Chesterfield.

Helping fellow citizens and serving community is at the heart of Khalid's volunteer leadership work. Khalid believes in giving back to the community where he lives and have participated as a Board member at Monarch Trace HOA in Chesterfield. He has contributed to causes of iHelp which provides at Home Education to Women. He is a founding member of St. Louis Mosaic Professional Connector Program.
Khalid has served as Mentor in Regional Business Council Mentoring program. At Edward Jones he is pioneer of Inclusion Mentoring Program and led Business Resource Group as a Chair.

Professionally, Khalid is a leader at Edward Jones in Digital Portfolio's Program Management Office. Prior to joining Edward Jones he has worked in Technology, Manufacturing, Mining and Stone Industry.

Education: Master's Degree in Information Technology – Charles Sturt University

Leadership

- Monarch Trace Condominium Homeowners Association Chesterfield, Trustee - Finance Secretary and President
- STL Mosaic Project (RBC/WTC), Professional Connector Program – Cofounder
- Business Resource Group Inclusion & Diversity, Edward Jones – Chair
- Mentoring Program, RBC & Edward Jones – Mentor

Awards

- Regional Business Council – 100 Most Influential Young Professionals, 2014-15

Community / Volunteer Engagements

- United Way's Volunteer Center
  Participated in Family Friendly Feed St. Louis foodbank Repackaging & Sorting.
- iHELP Immigrant & Refuge Women's Program (IRWP) – Chair Governance
- United Way
  Supported United Way programs

RECORD OF PROCEEDING

MEETING OF THE
PLANNING AND PUBLIC WORKS COMMITTEE
CHESTERFIELD CITY HALL
690 CHESTERFIELD PARKWAY WEST
CONFERENCE ROOM 101

March 19, 2026

Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT	ABSENT
Mayor Dan Hurt	
Chairperson Hansen, Ward IV	
Council Committee Member Mary Monachella, Ward I	
Council Committee Member Mary Ann Mastorakos, Ward II	
Councilmember Michael Moore, Ward III – proxy for Councilmember Koch	
Councilmember Pat Tocco, Ward II	
Justin Wyse, Director of Planning	
James Eckrich, Director of Public Works/City Engineer	
Alyssa Ahner, Senior Planner	
Theresa Barnicle, Executive Assistant	

APPROVAL OF MINUTES

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the March 5, 2026 Planning and Public Works Committee of the Whole Meeting Minutes. A vote was taken with a unanimous affirmative result (4–0), and the motion was declared passed.

NEW BUSINESS

Chesterfield Village Mall, Lot 3B

In her presentation to the committee, Senior Planner Alyssa Ahner detailed a proposed residential development consisting of multi-unit buildings ranging from 23 to 32 feet in height, each containing four to six attached units with two-car garages. Architectural materials will include a mix of brick, stone,

board-and-batten siding, and limited stucco, with varied colors to enhance visual interest. The site will be supported by retaining walls ranging from 1 to 20 feet tall—particularly prominent along the extension of Burkhardt Place—and topped with ornamental black aluminum fencing for safety and design continuity. The units will sit slightly elevated above Chesterfield Parkway, and the project will incorporate new road extensions, pedestrian pathways, and streetlights aligned with downtown standards. Its location near Wildhorse Village and the St. Louis County Library redevelopment further integrates it into a growing civic area.

Ms. Ahner explained that parking exceeds code requirements, with 437 spaces planned compared to the 158 required; however, due to tandem parking rules, only 204 spaces qualify toward the minimum. Staff committed to clarifying these calculations to avoid confusion. The Planning Commission approved the project with conditions following Architectural Review Board feedback, and additional material samples were provided to ensure quality and consistency. The developer emphasized the use of durable, high-quality materials, including masonry and Hardie board siding, along with above–builder-grade windows from reputable manufacturers.

Significant discussion focused on hillside landscaping, erosion control, and long-term maintenance responsibilities. Suggestions were made for replacing invasive honeysuckle with native prairie grasses and wildflowers, while preserving tree zones with selective clearing and natural ground cover. The committee noted the challenges of erosion on steep slopes, highlighting the need for ongoing maintenance and potentially creative solutions such as stonework. Both staff and the developer committed to refining landscape strategies and ensuring the entire hillside—not just the tree preservation area—is addressed, with clear ownership and maintenance plans to uphold the City's visual standards. Councilmembers agreed the project should reflect a more contemporary, tree-focused identity—one that prioritizes green space, diverse plantings, and natural landscaping over more traditional, ornamental approaches such as begonias.

Finally, the committee recommended renaming a spur of Park Circle Drive to reduce confusion, as it functions more like an alley and differs in width and character from the main road. Alternative names will be coordinated with the postal service and Monarch Fire District to ensure clarity for residents. While no physical redesign is planned, the naming adjustment, along with enhanced architectural treatment of units along the spur, is intended to improve usability and neighborhood coherence.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to recommend approval of Chesterfield Village Mall, Lot 3B with the conditions that staff work with the applicant to review the naming of Park Circle Dr, to review the parking calculation and ensure that it's shown as accurately and clearly as possible, and to work with applicant and master developer for Downtown Chesterfield looking at the hillside – specifically the tree preservation area – to explore what the best options are for ground cover and the removal of honeysuckle. A vote was taken with a unanimous

affirmative result (4–0), and the motion was declared passed. This matter will be forwarded to the full City Council.

Damage to Mailbox Policy Revision

Director of Public Works/City Engineer James Eckrich proposed a change to the City Council Policy addressing damage to mailboxes caused by snow removal or tree damage. Under the existing policy, the City will repair or replace a damaged mailbox with a standard mailbox, or reimburse residents up to $300 if they preferred an alternative, such as subdivision-required or decorative mailboxes. If costs exceeded that amount and residents declined the reimbursement, they could file an insurance claim.

Mr. Eckrich explained this approach has created problems due to the City's insurance deductible being $500. It is impractical to file claims for damages below that threshold.

After reviewing the situation with the City Administrator and Director of Finance, Mr. Eckrich proposes that the Policy be revised to increase the reimbursement limit to $500, aligning it with the deductible. Under the updated approach, residents would be eligible to receive up to $500 for mailbox replacement if repair or standard replacement is not acceptable. Those with ornate mailboxes can still pursue insurance claims beyond that amount.

Councilmember Mastorakos asked a question about the insurance claim, which was addressed by Mr. Eckrich and Mayor Hurt.

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to recommend approval of the revised Damage to Mailbox Policy to City Council. A vote was taken with a unanimous affirmative result (4–0), and the motion was declared passed. This matter will be forwarded to the full City Council.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

Respectfully submitted:

_____
Justin Wyse
Director of Planning

_____
James Eckrich
Director of Public Works/City Engineer

_____
Theresa Barnicle
Executive Assistant

Date Approved: _____

DRAFT

Memorandum
Department of Public Works

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

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

DATE: March 11, 2026

RE: Damage to Mailbox Policy Revision

The United States Postal Service dictates the placement and installation of mailboxes. Accordingly, they are one of very few non-public structures which are allowed within the public right-of-way. Due to street trees and normal City maintenance operations within the right of way, there are routine occurrences when private mailboxes will be damaged by falling trees / limbs or City operations (snow plowing, street repair, sidewalk repair, tree trimming, tree removal, etc.). When notified of a mailbox damaged by a street tree or City operations, it is the current Policy of the Public Works Department to adhere to City Council Policy PW40 (attached).

The existing Policy PW40 has caused some problems for mailbox replacements between $300 (current policy) and $500 (insurance deductible). Accordingly, it is my recommendation that the Policy be revised to allow a payment to the resident up to $500. If approved, the Public Works Department would respond as follows when notified of a mailbox damaged by City operations or a street tree:

1. Repair the mailbox
2. Replace the mailbox with a standard mailbox
3. Pay the resident up to $500 for the resident to repair or replace the mailbox.

Residents who do not find any of these options acceptable can submit a claim to the City's insurance company. If this occurs, the resolution will be solely between the resident and the City's insurance company.

A copy of the existing Policy PW40 and the proposed Policy PW40 are attached for your reference and consideration.

Action Recommended

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

Completely agree. Please forward to PPW for review and consideration. It simply makes no sense to file an insurance claim, which results in the $500 deductible, while simultaneously increasing our insurance mod and resulting in future premium increases.

 2026-3-11

CITY OF CHESTERFIELD
POLICY STATEMENT

PROPOSED

PUBLIC WORKS		**NO.**	40
SUBJECT	Damage to Mailboxes	**INDEX**	PW
DATE ISSUED	10/23/2019	**DATE REVISED**	**TBD**

POLICY

The United States Postal Service dictates the placement and installation of mailboxes. Accordingly, they are one of very few non-public structures which are allowed within the public right-of-way. Due to normal City maintenance operations within the right of way, there are routine occurrences when private mailboxes will be damaged by falling trees / limbs or City operations (i.e. snow plowing, street repair, sidewalk repair, tree trimming, tree removal, etc.). When notified of a mailbox damaged by a street tree or City operations, it is the Policy of the City of Chesterfield that that the Public Works Department will repair the existing mailbox (if practicable), or replace the mailbox with a standard mailbox stocked by the Public Works Department.

While this Policy covers most damaged mailboxes, there are many ornate, decorative, and in some cases quite expensive mailboxes located within the City of Chesterfield. If a resident is unwilling to accept the repair or standard replacement as described above, the City will pay the resident a maximum of $500 to repair or replace the mailbox. This payment is intended to cover all costs for materials and labor. Receipts are not required.

In cases where none of these options are acceptable to the resident (i.e. resident has an ornate / expensive mailbox), the resident may submit a claim to the City's insurance company. If this occurs, the resolution of this matter will be solely between the resident and the City's insurance company.

RECOMMENDED BY:

_____ _____
Department Head/Council Committee (if applicable) **Date**

APPROVED BY:

_____ _____
City Administrator **Date**

_____ _____
City Council (if applicable) **Date**

CITY OF CHESTERFIELD
POLICY STATEMENT

PUBLIC WORKS		**NO.**	40
SUBJECT	Damage to Mailboxes	**INDEX**	PW
DATE ISSUED	10/23/2019	**DATE REVISED**	

POLICY

The United States Postal Service dictates the placement and installation of mailboxes. Accordingly, they are one of very few non-public structures which are allowed within the public right-of-way. Due to normal City maintenance operations within the right of way, there are routine occurrences when private mailboxes will be damaged by falling trees / limbs or City operations (i.e. snow plowing, street repair, sidewalk repair, tree trimming, tree removal, etc.). When notified of a mailbox damaged by a street tree or City operations, it is the Policy of the City of Chesterfield that that the Public Works Department will repair the existing mailbox (if practicable), or replace the mailbox with a standard mailbox stocked by the Public Works Department.

While this Policy covers most damaged mailboxes, there are many ornate, decorative, and in some cases quite expensive mailboxes located within the City of Chesterfield. If a resident is unwilling to accept the repair or standard replacement as described above, the City may reimburse the resident a maximum of $300 to repair or replace the mailbox.

In cases where none of these options are acceptable to the resident (i.e. resident has an ornate / expensive mailbox), the resident may submit a claim to the City's insurance company. If this occurs, the resolution of this matter will be solely between the resident and the City's insurance company.

RECOMMENDED BY:

9/18/2019 PW — 10/10/2019

Department Head/Council Committee (if applicable) — **Date**

APPROVED BY:

City Administrator — **Date**

City Council (if applicable) — 10/24/2019 — **Date**

Memorandum
Department of Planning

To: Michael O. Geisel, City Adminstrator

From: Justin Wyse, Director of Planning JW

Date: April 21st, 2026

RE: Chesterfield Village Mall, Lot 3B: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center. (Ward 2)

Summary

Stock & Associates Consulting Engineers, Inc. and NSPJ Architect's, on behalf of Tristar Real Estate Acquisitions, LLC, have submitted plans for a multi-family residential development and the construction of multiple roadway extensions including Park Circle Drive, Burkhardt Place, and Vista Place.



Figure 1:Subject Site

The development consists of a total of 105 attached units split between 22 buildings. Of the 22 buildings, there are 8 different model types ranging from roughly 23' to 32' tall each comprised of 4, 5, or 6 units each with their own 2 car garage.

The project was reviewed by Architectural Review Board on February 12th, 2026. The discussion focused on ensuring the development is compatible with the surroundings in addition to concerns about the retaining walls given there's quite a few of them and one is 20' tall. Ultimately, the Board made a motion to recommend approval with the following conditions:

- Provide the following color and material samples; modular concrete retaining wall, asphalt roof shingles, garage doors, window frames and shutters for Staff and ARB review.
- Provide additional landscape information for the north east hillside.

Since that time, the applicant revised the landscape plan to include a native prairie establishment area on the northeast hillside and also dropped off further material

samples. Of the material samples, there was a concern with the block chosen for the retaining walls in that it lacked variation in color. The Board provided an example of a retaining wall within the vicinity that had warmer tones and also provided for greater variation in color. This example was shared with the applicant and they were comfortable modifying the stone to be similar.

The project was then reviewed by Planning Commission on March 9th, 2026 and at that time they made a motion to recommend approval with conditions. The conditions, as listed below, were derived from Architectural Review Board's comments following the submittal of additional physical material samples.

- Retaining walls shall match those used in Wildhorse Village.
- All garage doors shall include a window component.

Lastly, the project was reviewed by Planning & Public Works Committee on March 19th, 2026. At that time, the Committee made a motion to recommend approval with the following items to be addressed:

- Staff to work with the applicant to review the naming of Park Circle Drive.
- Review the parking calculations and ensure they're shown as accurately and clearly as possible.
- Work with the applicant and master developer for Downtown Chesterfield looking at the hillside – specifically the tree preservation area – to explore what the best options are for ground cover and the removal of honeysuckle.

Since that time, the applicant provided a resubmittal with the following modifications:

- Park Circle Drive has been revised to Burkhardt Spur following approval by St. Louis County.
- Parking calculations have been revised to be more user friendly by counting the two (2) garage spaces per unit rather than the driveway spaces that vary by model type.
- Tree preservation area has been revised to reflect the latest amended site development concept plan. The individual existing trees were depicted on the plan and the native prairie establishment area was expanded. Notes were also added to the plan to indicate that all invasive plantings will be removed, existing viable trees will be pruned to encourage new growth, and erosion control measures will be installed (silt fence, erosion fabric, and cover crops).

Attachments:
1. Site Development Section Plan Submittal
2. Architectural Elevations

SITE DEVELOPMENT SECTION PLAN FOR:

VILLAS AT DOWNTOWN CHESTERFIELD

LOT 3B - CHESTERFIELD VILLAGE AREA A

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
BOUNDARY ADJUSTMENT PLAT "CHESTERFIELD VILLAGE AREA A" PB 371, PGS. 492-493
BOUNDARY ADJUSTMENT PLAT "ADJUSTED LOT C101-C AND THE RESUBDIVISION
OF LOT 101F OF PARCEL C-101F (ADJ. NEW SECTION B)" - P.B. 372, PGS 373-374

ZONED: "PC & R" PER ORDINANCE #3298

REVISIONS:			
1-1/13/2026 PER COMMENTS	3-2/9/2026 PER COMMENTS		
2-2/2/2026 PER COMMENTS	4-4/6/2026 ROAD NAME / PARKING CALC. UPDATE		

GEORGE MICHAEL STOCK — NUMBER PE-25116 — STATE OF MISSOURI — PROFESSIONAL ENGINEER — 4/06/2026
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NO. 000996

PROJECT: SITE DEVELOPMENT SECTION PLAN LOT 3B
VILLAS AT DOWNTOWN CHESTERFIELD
CHESTERFIELD, MISSOURI
ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)

M.S.D. P #: - | BASE MAP #: 18S, 19S
S.L.C. H&T #: | H&T S.U.P. #:
M.D.N.R. #: Permit No.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SHEET TITLE: SDSP - LOT 3B VILLAS AT DOWNTOWN CHESTERFIELD

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	JOB NO.
T.S.	G.M.S.	11/11/2025	NOTED	7647

SHEET NO.: C1.0

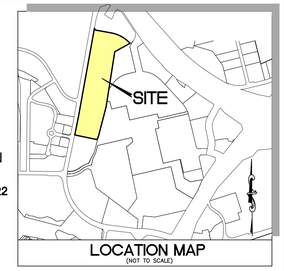
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

DOWNTOWN CHESTERFIELD
SITE DEVELOPMENT CONCEPT PLAN
RECORDED IN PLAT BOOK 372, PAGES 654-676 ON 12/24/2024
AMENDED SITE DEVELOPMENT CONCEPT PLAN
RECORDED IN PLAT BOOK ____, PAGES _____

TRAFFIC IMPACT STUDY: PER LOCHMUELLER GROUP
"DOWNTOWN CHESTERFIELD TRAFFIC IMPACT STUDY PREPARED BY LOCHMUELLER GROUP DATED MARCH 17, 2023 REVISED 7/24/23

GEOTECHNICAL REPORT: PER MIDWEST TESTING
REPORT TITLED "PRELIMINARY GEOTECH. EXPLORATION (MT JOB NO. 15518)
- DOWNTOWN CHESTERFIELD, CHESTERFIELD, MOI" DATED OCT. 2022
(WITH ADDITIONAL BORING INFO PROVIDED 3/19/2024)

ST. LOUIS COUNTY PROJECT NO. AR-1768 / FEDERAL PROJECT NO. STP-5410(632)
"CHESTERFIELD PARKWAY WEST (SOUTH) RESURFACING PROJECT



LOCATION MAP
(NOT TO SCALE)

LOT 3A
3.89 Ac. ±
N/F
TSG DOWNTOWN CHESTERFIELD REDEVELOPMENT LLC
DOC. NO 202412110386

LOT 3B
16.822 Acres ±
"THE VILLA'S AT DOWNTOWN CHESTERFIELD"
N/F
CHESTERFIELD CENTER 3B LLC
DOC. NO. 202412100387
CHESTERFIELD VILLAGE AREA A BOUNDARY ADJ. PLAT PB. 371, PGS. 492-493

OVERALL AREA 3
25.883 Acres ±

AREA I
66.626 Acres ±

AREA 2
3.508 Acres ±

AREA 4
16.649 Acres ±

TOTAL LOT
4.09 Acres ±

LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 202412110388

CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO, PB 372, PG 373-374

BAP CHESTERFIELD VILLAGE AREA A PHASE 1 PB. 365, PG. 89

CHESTERFIELD PARKWAY
CLARKSON ROAD
INTERSTATE 64
LYDIA HILL
PARK CIRCLE DR.
SHELBOURNE CHESTERFIELD
LIBRARY
BURKHARDT PL.
WILDHORSE VILLAGE PB. 359, PG. 579 3RD AMENDED SDCP PB 373, PG. 238-240
JUSTUS POST
THE SHERIDAN
BISHOP'S POST
REDKEY
FONTAINE RD
VISTA PL.
SEARS
MACY'S
EXIST. CHESTERFIELD MALL
EX. DRURY
DRURY PLAZA PB 335, PG 128
EX. HYATT
STONEY RIVER
E. CHESTERFIELD CTR

PROPERTY DESCRIPTION

LOT 3B

A tract of land being Lot 3B of the Boundary Adjustment Plat of Chesterfield Village Area "A" Phase One Plat Two, according to the plat thereof recorded in Plat Book 371 Page 492 of the St. Louis County Records, being more particularly described as follows:

Commencing at the intersection of the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide with the northern line of Chesterfield Center, variable width, said point also being located on a curve to the right having a radius of 763.50 feet; thence said eastern right-of-way line the following: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33 seconds East, 45.90 feet; North 11 degrees 34 minutes 18 seconds East, 554.68 feet to the southwest corner of above said Lot 3B, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line, North 11 degrees 34 minutes 18 seconds East, 180.54 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; thence along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet and North 10 degrees 03 minutes 52 seconds East, 1,508.63 feet; thence departing said right-of-way line the following courses and distances: South 79 degrees 56 minutes 48 seconds East, 2.68 feet to the beginning of a non-tangent curve to the left having a radius of 29.00 feet: Along said curve with an arc length of 42.66 feet and a chord which bears South 37 degrees 47 minutes 41 seconds East, 38.92 feet to a point of tangency; South 79 degrees 56 minutes 27 seconds East, 249.51 feet to a point of curvature to the right having a radius of 553.50 feet, an arc length of 342.43 feet and a chord which bears South 62 degrees 13 minutes 03 seconds East 337.00 feet; thence Southeasterly, a distance of 17.42 feet along a reverse curve to the left having a radius of 50.00 feet and a chord which bears South 54 degrees 28 minutes 39 seconds East, 17.34 feet to the to the eastern line of above said Chesterfield Village Area "A" Phase One Plat Two; thence along said eastern line the following: South 60 degrees 52 minutes 26 seconds West, a distance of 287.51 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet and South 14 degrees 25 minutes 19 seconds West, 499.18 feet to the beginning of a non-tangent curve to the right having a radius of 157.47 feet; thence departing said eastern line the following courses and distances: along said curve with an arc length of 36.99 feet and a chord which bears South 21 degrees 32 minutes 51 seconds West, 36.90 feet; South 28 degrees 24 minutes 34 seconds West, 15.95 feet and North 78 degrees 25 minutes 56 seconds West, 371.08 feet to the POINT OF BEGINNING.

Containing 732,786 square feet or 16.822 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during November 2025.

PERTINENT DATA

OWNER:	- TRISTAR REAL ESTATE ACQUISITIONS, LLC (UNDER CONTRACT)
LOT 3B AREA:	16.822 Acres ±
EXISTING ZONING:	"PC & R" PER ORDINANCE #3298
LOCATOR NO:	18S130245
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	PARKWAY
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0164K, 29189C0165K, 29189C0170K - FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

FLOOD NOTE:

Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Numbers 29189C0164K, 29189C0165K and 29189C0170K all with effective dates of 2-4-2015.

Missouri Department of NATURAL RESOURCES:

PERMIT NO. MORA27007 Issued 09-04-2024

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 IS RESPONSIBLE FOR CONTACTING MISSOURI ONE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

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

MoDOT LOCATE (314) 340-4100

PROPERTY DESCRIPTION

LOT 3B

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Containing 732,786 square feet or 16.822 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during November 2025.

SHEET LEGEND

C1.0	SDSP - LOT 3B "VILLAS AT DOWNTOWN CHESTERFIELD"
C2.0	SDSP - SITE AND GRADING PLAN
C3.0	SDSP - SITE SECTIONS / ADDITIONAL NOTES / DETAILS
C4.0	SDSP - CONCEPT LIGHTING PLAN
L1.01-L1.03	LANDSCAPE PLAN LOT 3B (VILLAS AT DOWNTOWN CHESTERFIELD)
ARCHITECT:	17 PAGES INCLUDING SITE PLAN RENDER, BUILDINGS A-H COLOR ELEVATIONS, BUILDINGS A-H FLOOR PLANS

RESIDENTIAL UNITS AREA 3: INCLUDES 3A, 3B, 3C

TOTAL UNITS ALLOWED (PER ORD. 3298):	175
UNITS PROPOSED (LOT 3B):	105

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF TSG DOWNTOWN CHESTERFIELD, STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS AMENDED SITE DEVELOPMENT CONCEPT PLAN (ASDCP) FROM AN ACTUAL SURVEY AND RECORD INFORMATION THIS ASDCP PLAN REPRESENTS THE EXISTING AND PROPOSED SUBDIVISION. THIS PLAN DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.

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

BY: _____
Walter J. Pfleger, Missouri P.L.S. No. 2008728

STATE OF MISSOURI — WALTER JOSEPH PFLEGER — NUMBER LS-2008728 — 11/05/25 — PROFESSIONAL LAND SURVEYOR

GEOTECHNICAL STATEMENT

Midwest Testing at the request of The Staenberg Group (TSG) has provided limited geotechnical services for the project proposed hereon. A preliminary geotechnical exploration was conducted during October 2022 (with additional boring information provided 3/19/2024) for the development proposed hereon. Our preliminary findings indicate that the earth-related aspects are suitable for the developemnt proposed pursuant to the geotechnical recommendations set forth in our October 5, 2022 report titled "Preliminary Geotechnical Exploration (MT Job No. 15518) - Downtown Chesterfield, Chesterfield, Missouri"

Midwest Testing provided an additional Geotechnical Feasibility Study for Lots 3A-3B (Villas at Downtown Chesterfield) at the request of Stock and Associates Consulting Engineers. Preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in the January 21, 2021 report report titled "Geotechnical Feasibility Study (MT Job No. 15155) Chesterfield, MO.

BY: _____
Daniel J Barczykowski, P.E., Principal

STATE OF MISSOURI — DANIEL J. BARCZYKOWSKI — NUMBER E-25861 — 12/3/25 — REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

Tristar Real Estate Acquisitions, LLC
12647 Olive Blvd. Suite 510
St. Louis, Missouri 63141
Attn: Matt Segal -(314)749-7440
msegal@tristarproperties.com

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12165 NAVD88 Elev = 646.83

"Standard Aluminum Disk" stamped SL-31, 1990. Disk is set along the west side of Elbridge-Payne Drive; across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I-64 South Outer Road and Elbridge-Payne Drive.

REVISIONS:			
1-1/13/2026 PER COMMENTS	3-2/9/2026 PER COMMENTS		
2-2/2/2026 PER COMMENTS	4-4/6/2026 ROAD NAME / PARKING CALC. UPDATE		

GEORGE MICHAEL STOCK — NUMBER PE-2011A — STATE OF MISSOURI — PROFESSIONAL ENGINEER — 4/06/2026

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NO. 000996

PROJECT: SITE DEVELOPMENT SECTION PLAN LOT 3B

VILLAS AT DOWNTOWN CHESTERFIELD

CHESTERFIELD, MISSOURI

ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)

PREPARED BY:

Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100 FAX (636) 530-9130
e-mail: generalfile@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	JOB NO.
T.S.	G.M.S.	11/11/2025	NOTED	7647

M.S.D. P #: -
BASE MAP #: 18S, 19S
S.L.C. H&T #:
H&T S.U.P. #: -
M.D.N.R. #: Permit No.

SHEET TITLE: SDSP-SITE AND GRADING PLAN

SHEET NO.: C2.0

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LIBRARY
N/F ST. LOUIS CO. LIBRARY
DB. 12905 PG. 1976
LOC.# 18S130191

WILDHORSE VILLAGE
PB. 359, PG. 579
3RD AMENDED SDCP
PB. 373, PG. 238-240
LOT 4C
N/F WILDHORSE VILLAGE LP
DB. 23906 PG. 2981
LOC.# 18T620295

EXISTING SIGNALIZED INSTERSECTION

BURKHARDT PL.

LIMITS OF LOT 3B

CHESTERFIELD PARKWAY

LOT 3B
16.822 Acres ±
"VILLA'S AT DOWNTOWN CHESTERFIELD"
105 PROPOSED UNITS
N/F
CHESTERFIELD CENTER 3B LLC
DOC. NO. 2024121100387

LOT 4B
N/F WILDHORSE VILLAGE LP
DB. 23906 PG. 2981
LOC.# 18T620295

LOT 4A
N/F WILDHORSE VILLAGE LP
DB. 23906 PG. 2981
LOC.# 18T620295

STERFIELD LLC 100386
CORNER TRIANGLE
T.S.C.L. (AR-1768)
10' WIDE EASEMENT
PROPOSED MONUMENT SIGN
10' WIDE EASEMENT
10' WIDE EASEMENT
P.S.D.E.
SAN. MH FL=568.00
FUTURE GRAND STAIRCASE TO CONNECT TO WALK
FUTURE GRAND STAIRCASE SUBJECT TO AN AGREEMENT BETWEEN TSC AND THE CITY OF CHESTERFIELD
FUTURE GRAND STAIRCASE TO CONNECT TO DTC PEDESTRIAN TRAIL
PROPOSED ESMT.
10' WIDE ESMT.
30' LANDSCAPE BUFFER
COUNTY WORK PER (AR-1768)
CORNER TRIANGLE
EX. R.O.W. LINE
EX. CURB LINE
EX. ENTRANCE
CORNER TRIANGLE
PROPOSED MONUMENT SIGN
PROP. HYD.
BURKHARDT SPUR
(ONE WAY)
DRIVEWAY (TYP)
RETAINING WALL (TYP)
CMU RETAINING WALL (TYP)
(MATCH BLDG. STONE COLOR)
CMU RETAINING (MATCH BLDG. STONE COLOR)
VEGETATIVE MASS TO BE RETAINED = 54,990 S.F.
54,990 / 180,755 *EX. TOTAL = 30.4 % RETAINED)
(*EX. TOTAL INFO TAKEN FROM L-1 PLANTING PLAN FOR DTC PREPARED BY LANDSCAPE TECHNOLOGIES 3/17/25)
B-3 TOP=625.0 TERM=563.5 (REFUSAL-61.5')
B-2 TOP=617.0 TERM=557.0 (REFUSAL-60.0')
B-1 TOP=608.0 TERM=602.0 (REFUSAL-6.0')
STORM SEWER
AREA INLET
DBL AREA INLET
DBL CURB INLET
CURB INLET
MANHOLE
STOP SIGN
STAIRS
RETAINING WALL (TYP)
ALLEY
PARKING
DOWNTOWN CHESTERFIELD BLVD.
BURKHARDT PLACE EXTENSION
CHESTERFIELD VILLAGE AREA A BOUNDARY ADJ. PLAT PB. 371, PGS. 492-493
N/F TWST ENTERPRISES LLC DB 23938 PG 1585 18S130070 595 CHESTERFIELD CTR C-10TE
CHESTERFIELD VILLAGE LLC
STA 101+30.1 CHESTERFIELD PARKWAY
STA 101+00 PARK CIRCLE
STA 107+69.7 CHESTERFIELD PARKWAY
STA 10+00 VISTA PLACE
STA 107+29.8 CHESTERFIELD PARKWAY
STA 107+29.8 BURKHARDT PLACE
VISTA PL.
VISTA PLACE EXTENSION
OFFSITE SANITARY SEWER TO TIE TO M.H. 18S1-0134S (20MSD-00474)
EXISTING NON-SIGNALIZED INSTERSECTION
CONVEYANCE LIMIT
PROPOSED VW INGRESS AND EGRESS EASEMENT
PROPOSED 22'W ACCESS ROAD
20' WIDE SIDEWALK AND UTILITY ESMT.
30' LANDSCAPE BUFFER
CONVERT TO M.H.
(TBR&R)
CONVERT TO MH
MANHOLE TOP=560.92 FL=551.08
MANHOLE TOP=559.00 FL=551.40
DBL AREA INLET TOP=560.42 SILL=559.50 FL=552.60
DBL CURB INLET TOP=590.75 SILL=589.83 FL=557.23±
SAN. MH TOP=592.00 FL=580.00
DBL CURB INLET TOP=590.85 SILL=589.93 FL=555.73±
SAN. MH TOP=590.35 FL=578.00
SAN. MH TOP=580.50 FL=568.00
SAN. MH TOP=547.50 FL=535.50
SAN. MH TOP=551.00 FL=537.80
SAN. MH TOP=547.00 FL=535.50
SAN. MH TOP=566.00 FL=556.40
FL=555.32 (36" ST) FL=578.30 (8" PVC)
FL=559.90 (12" ST) FL=555.65 (8" PVC)
88'-8" PVC
FL=538.62 (30" ST) FL=535.51 (8" PVC)
L=42.66' R=20.00'
L=17.42' R=50.00'
STRIPED SAFTEY ZONE BETWEEN DRIVE LANE AND PEDESTRIAN TRAIL
DILLARD'S RING ROAD OVERLAY AND RE-STRIPE 3-11' WIDE LANES (MIN) 6' STRIPED SAFETY LANE 6'± PEDESTRIAN TRAIL
FUTURE WATER SERVICE
FUTURE 30' WIDE ENTRANCE
VISTA PLACE EXTENSION
RIGHT TURN LANE
FULL FLOW WATER METER
LOT AREA 3.74 Acres
LIMITS OF LOT 3B
LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388
GARAGE ACCESS
TREE/PLANTING BED (4'X8') (TYP)
LOT AREA 8
2,386 Acres
SANITARY FL=613.00
10'W UTILITY & SIDEWALK ESMT
MAIZLISH BLVD
FUTURE WALK TO BE CONSTRUCTED AS EACH SITE IS DEVELOPED
FUTURE ENTRANCE (LOT 11)

NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE "DOWNTOWN CHESTERFIELD" ASDCP FOR WORK OUTSIDE 3B

NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE "DOWNTOWN CHESTERFIELD" ASDCP FOR WORK OUTSIDE 3B

OVERALL DOWNTOWN CHESTERFIELD RESIDENTIAL UNITS TOTALS

LOT	SIZE	UNITS ALLOWED	UNITS PROPOSED
AREA 1	6.23 Ac.±	TOTAL UNITS 2363 CUMULATIVELY THESE AREAS	-
AREA 2	16.32 Ac.±		-
AREA 4	1.77 Ac.±		-
AREA 5	2.79 Ac.±		-
AREA 7	2.29 Ac.±		-
AREA 8	2.38 Ac.±		-
AREA 9	1.43 Ac.±		-
AREA 10	3.70 Ac.±		-
AREA 11	1.41 Ac.±		-
AREA 12	2.99 Ac.±		-
AREA 13	1.60 Ac.±		-
AREA 14	3.13 Ac.±		-
AREA 15	3.51 Ac.±		-
AREA 3A	3.89 Ac.±	TOTAL UNITS 175 CUMULATIVELY	NONE
AREA 3B	16.82 Ac.±		105
AREA 3C	4.88 Ac.±		70
AREA 6	3.29 Ac.±	PUBLIC PARK	NONE

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
4. PLAN SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "PRELIMINARY GEOTECHNICAL EXPLORATION" CONDUCTED BY MIDWEST TESTING DURING OCTOBER 2022 (WITH ADDITIONAL BORING INFORMATION PROVIDED 3/19/2024)

   MIDWEST TESTING REPORT DATED: OCTOBER 5, 2022 REPORT TITLED "PRELIMINARY GEOTECHNICAL EXPLORATION (MT JOB NO. 15518) – DOWNTOWN CHESTERFIELD, CHESTERFIELD, MISSOURI"

   ALSO IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE MIDWEST TESTING GEOTECHNICAL FEASIBILITY STUDY DATED JANUARY 21, 2021 – MT JOB NO. 15155, CHESTERFIELD, MISSOURI.
5. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
6. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
7. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
8. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
9. ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
10. TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
11. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
12. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
13. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
14. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
15. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS USSUED.
16. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
17. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
18. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
19. NO VERTICAL BUILDING PERMITS WILL BE ISSUED UNTIL A REDESIGNED "GRAND STAIRCASE" IS SUBMITTED AND APPROVED BY THE CITY OF CHESTERFIELD.
20. ABOVE GROUND UTILITY BOXES TO BE SCREENED WHERE FEASIBLE INCLUDING BUT NOT LIMITED TO LANDSCAPING. SHOULD LANDSCAPING BE UTILIZED, A MIXTURE OF AN EVERGREEN VARIETY SHOULD BE USED TO PROVIDE A YEAR ROUND APPEARANCE.
21. THE RETAINING WALLS WILL BE CMU THAT MATCHES THE COLOR OF THE STONE ON THE TOWNHOME BUILDINGS. WALLS OVER 30" WILL HAVE FENCE.
22. TRASH WILL BE CURB SERVICE. ROLL OFF BINS THAT WILL BE STORED IN THE GARAGES AND THEN ROLLED TO THE CURB ON TRACH DAY PICK-UP.

PARKING FOR LOT 3B (VILLAS AT DTC)

PARKING REQUIRED: 1.5 SPACES PER UNIT
105 PROPOSED UNITS: 105 x 1.5 = 158 SPACES REQUIRED

PARKING PROVIDED:

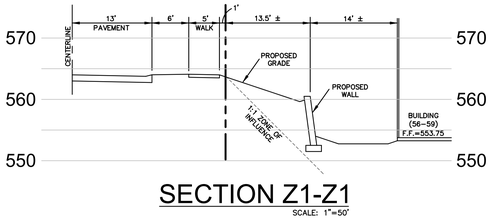
105 TOTAL UNITS: 2 GARAGE SPACES PER UNIT	= 210 SPACES
ALLEY / SURFACE PARKING:	= 28 SPACES
–ALLEY INCLUDES 4 SPACES FOR MAIL CBU PARKING (NEXT TO UNIT 100) PLUS 4 SPACES BETWEEN UNITS 79 AND 80 PLUS 5 SPACES BETWEEN UNITS 95 AND 96	
–SURFACE INCLUDES 7 SPACES AT UNITS 48–59 AND 8 SPACES AT UNITS 101–105	
TOTAL SPACES PROVIDED:	= 238 SPACES

NOTE: UNIT DRIVEWAY PARKING AND BURKHARDT PLACE EXTENSION STREET PARKING SPACES (24 TOTAL) ARE NOT INCLUDED IN SITE PARKING CALCULATION.

ST. LOUIS COUNTY STANDARD NOTES

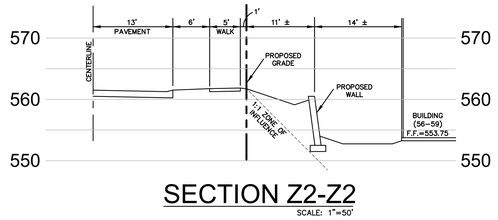
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
6. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
7. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
8. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
9. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
10. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
11. CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

DRAWING FILE: C:\Users\tstock\Documents\Projects\7647 Layout Villas at DTC.dwg, 4/6/2026 1:09:04 PM, tstock, 1:1, 1:1



SECTION Z1-Z1

SCALE: 1"=50'



SECTION Z2-Z2

SCALE: 1"=50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISIONS:			
1-/13/2026 PER COMMENTS	3-2/9/2026 PER COMMENTS		
2-/2/2026 PER COMMENTS	4-4/6/2026 ROAD NAME / PARKING CALC. UPDATE		

GEORGE MICHAEL STOCK NUMBER PE-25116 STATE OF MISSOURI PROFESSIONAL ENGINEER 4/06/2026

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NO. 000996

PROJECT: SITE DEVELOPMENT SECTION PLAN LOT 3B

VILLAS AT DOWNTOWN CHESTERFIELD

CHESTERFIELD, MISSOURI

ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)

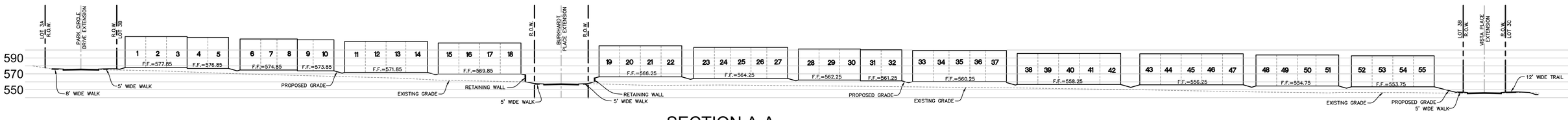
PREPARED BY:

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100 FAX (636) 530-9130
e-mail: generalfile@stockassoc.com
Web: www.stockassoc.com

M.S.D. P #: -	BASE MAP #: 18S, 19S
S.L.C. H&T #:	H&T S.U.P. #: -
M.D.N.R. #: Permit No.	

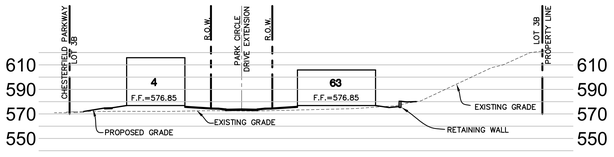
SHEET TITLE: PARTIAL AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR THE VILLAS AT DOWNTOWNCHESTERFIELD

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	JOB NO.:	SHEET NO.:
T.S.	G.M.S.	11/11/2025	NOTED	7647	C3.0



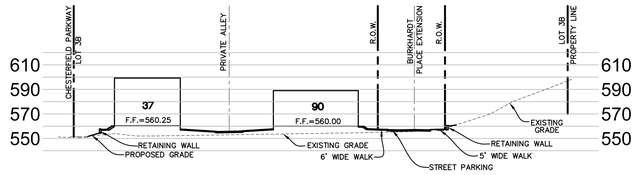
SECTION A-A

SCALE: 1"=50'



SECTION B-B

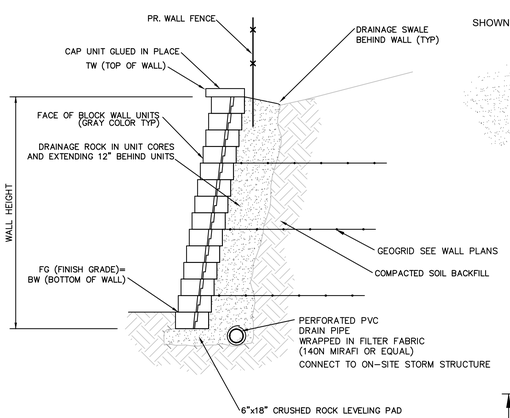
SCALE: 1"=50'

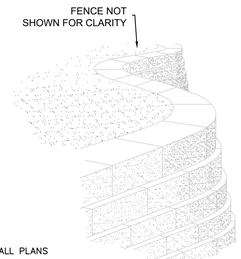


SECTION C-C

SCALE: 1"=50'

NOTE: WALL STONE COLOR TO MATCH STONE ON TOWNHOME BUILDINGS





ISOMETRIC VIEW

MODULAR BLOCK (M.S.E.) RETAINING WALL TYPICAL SECTION

N.T.S.

NOTE:

CONTRACTOR SHALL PROVIDE THE DESIGN AND INSTALLATION OF A COMPLETE MODULAR BLOCK WALL SYSTEM WITH STRUCTURAL CALCULATIONS, GLOBAL STABILITY ANALYSIS AND SHOP DRAWINGS PREPARED BY A REGISTERED MISSOURI PROFESSIONAL ENGINEER.

RETAINING WALL NOTES:

1.) ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION. GLOBAL & FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER & SUBMITTED TO STOCK & ASSOCIATES PRIOR TO INSTALLATION. FOOTING & COMPACTION TESTING SHALL BE PERFORMED BY PROJECT GEOTECHNICAL ENGINEER.

2.) THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO STOCK & ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN PRIOR TO WALL CONSTRUCTION.

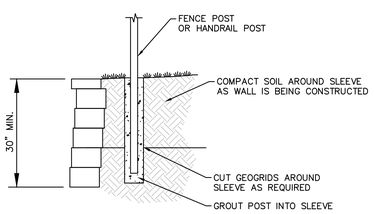
3.) VERIFY ALTERNATE WALL SYSTEMS WITH OWNER.

4.) SHOP DRAWINGS & STABILITY ANALYSES SHALL BE SUBMITTED BY WALL DESIGNER TO ST. LOUIS COUNTY FOR PERMITTING.

5.) GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).

THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

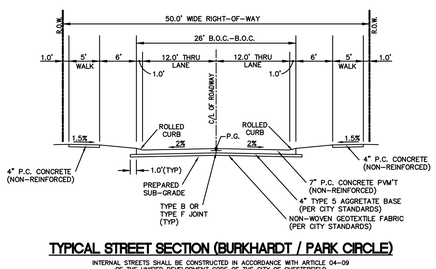
WALL CONTRACTOR RESPONSIBLE FOR FINAL DESIGN OF THE WALL(S) INCLUDING FOUNDATION & GLOBAL STABILITY ANALYSIS BY A LICENSED GEOTECHNICAL ENGINEER.



-PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
-THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.

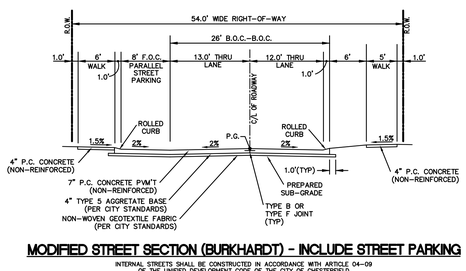
FENCE DETAIL

NOT TO SCALE



TYPICAL STREET SECTION (BURKHARDT / PARK CIRCLE)

INTERNAL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 04-09 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD



MODIFIED STREET SECTION (BURKHARDT) - INCLUDE STREET PARKING

INTERNAL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 04-09 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD

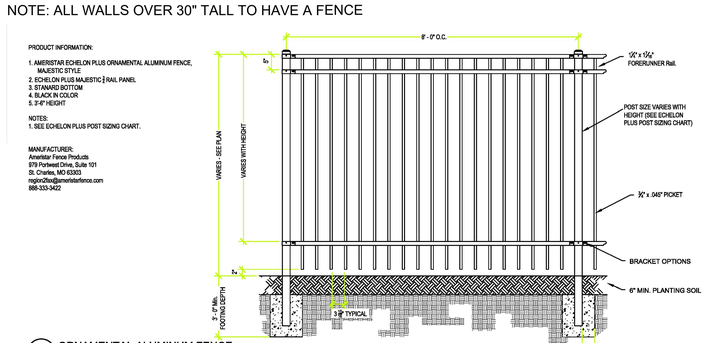
NOTE: ALL WALLS OVER 30" TALL TO HAVE A FENCE

PRODUCT INFORMATION:

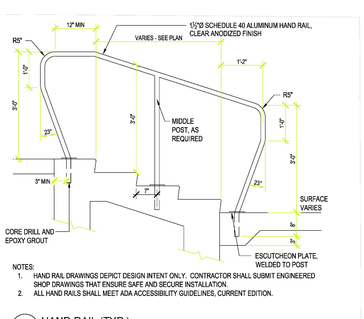
1. AMERISTAR ECHELON PLUS ORNAMENTAL ALUMINUM FENCE, MAJESTIC STYLE
2. ECHELON PLUS MAJESTIC 2-RAIL PANEL
3. STANDARD BOTTOM
4. BLACK IN COLOR
5. 3'-6" HEIGHT

NOTES:
1. SEE ECHELON PLUS POST SIZING CHART.

MANUFACTURER:
Ameristar Fence Products
879 Portwest Drive, Suite 101
St. Charles, MO 63303
regionOfficc@ameristarfence.com
888-333-3422

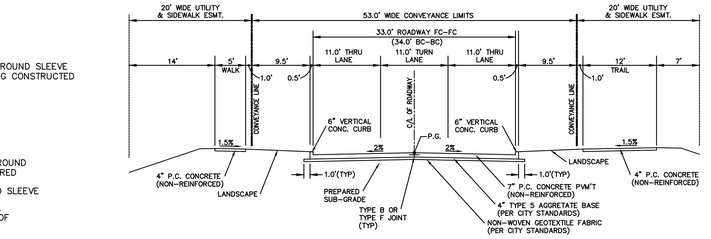


ORNAMENTAL ALUMINUM FENCE
3/4" = 1'-0"

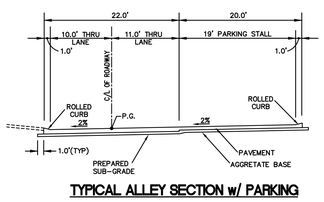


NOTES:
1. HAND RAIL DRAWINGS DEPICT DESIGN INTENT ONLY. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS THAT ENSURE SAFE AND SECURE INSTALLATION.
2. ALL HAND RAILS SHALL MEET ADA ACCESSIBILITY GUIDELINES, CURRENT EDITION.

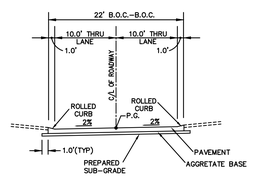
HAND RAIL (TYP.)
3/4" = 1'-0"



VISTA PLACE EXTENSION
(TYPICAL SECTION VIEW)



TYPICAL ALLEY SECTION w/ PARKING



TYPICAL ALLEY SECTION

Tristar Real Estate Acquisitions, LLC, the owner under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter. _____ "PC&R" – Planned Commercial & Residence (applicable subsection) (present zoning) of the City of Chesterfield Ordinance No. 3298, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commision, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Tristar Real Estate Acquisitions, LLC.

by: _____

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this _____ day of _____, 202_, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____, _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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

_____
Notary Public

_____
Print Name

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield City Council and duly verified on the _____ day of _____ 202_, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No, 200, as attested to by the Director of Planning and the City Clerk.

By: _____
Justin Wyse, Director of Planning

By: _____
Vickie McGownd, City Clerk

DRAWING FILE: G:\DRAWINGS\2025\7647\CLEANED LAYOUT Model 11/11/2025 - 10:46:18am by KEVIN

REVISIONS:			
1-1/13/2026 PER COMMENTS	3-2/9/2026 PER COMMENTS		
2-2/2/2026 PER COMMENTS	4-4/6/2026 ROAD NAME / PARKING CALC. UPDATE		

GEORGE MICHAEL STOCK NUMBER PE-25116 STATE OF MISSOURI PROFESSIONAL ENGINEER 4/06/2026

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NO. 000996

PROJECT: SITE DEVELOPMENT SECTION PLAN LOT 3B

VILLAS AT DOWNTOWN CHESTERFIELD

CHESTERFIELD, MISSOURI

ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)

PREPARED BY:

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

M.S.D. P #: -	BASE MAP #: 18S, 19S
S.L.C. H&T #:	H&T S.U.P. #: -
M.D.N.R. #: Permit No.	

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	JOB NO.
T.S.	G.M.S.	11/11/2025	NOTED	7647

SHEET TITLE: SDSP - CONCEPT LIGHTING PLAN

SHEET NO.: C4.0

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LIMITS OF LOT 3B

LOT 3B
16.822 Acres ±
"VILLA'S AT DOWNTOWN CHESTERFIELD"
105 PROPOSED UNITS
N/F
CHESTERFIELD CENTER 3B LLC
DOC. NO. 2024121100387

LOT AREA 8
2,386 Acres

LOT AREA
3.74 Acres

LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388

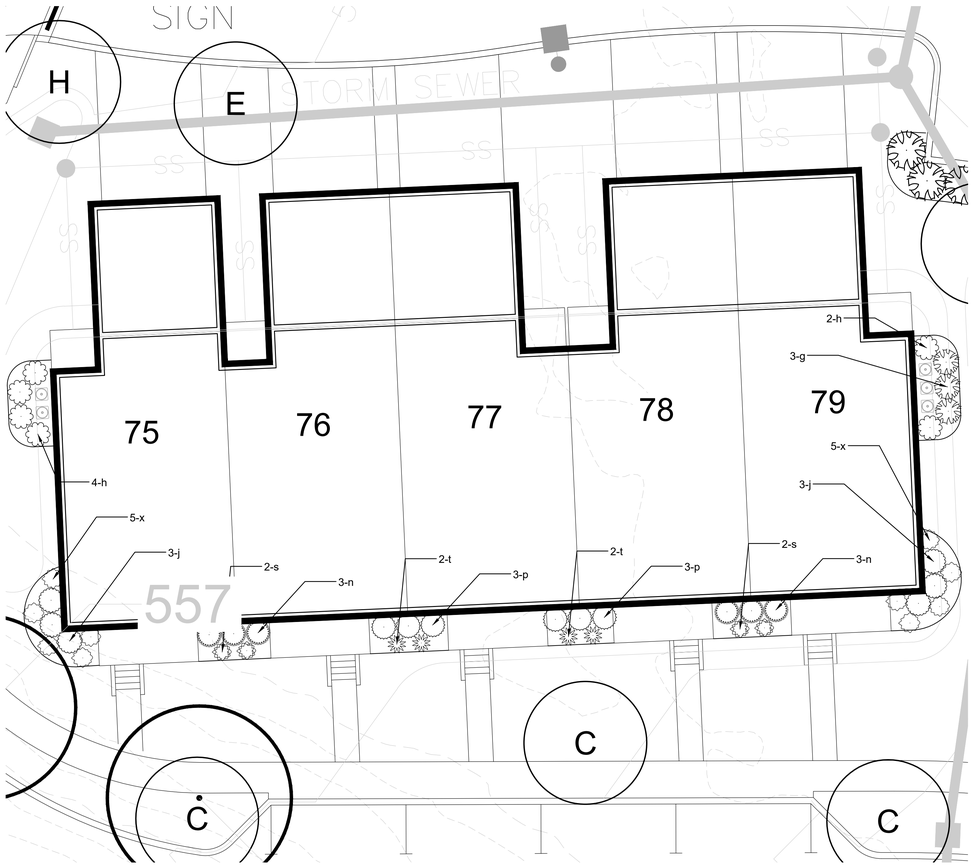
NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE "DOWNTOWN CHESTERFIELD" ASDCP FOR WORK OUTSIDE 3B

LOT 3B FIXTURES MOUNTED AT 20' INCLUDING BASE
ALL OTHER FIXTURES MOUNTED ON 30' POLE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Scenario: ST							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT 3B ROADWAYS	Illuminance	Fc	1.55	3.4	0.5	3.1	6.8

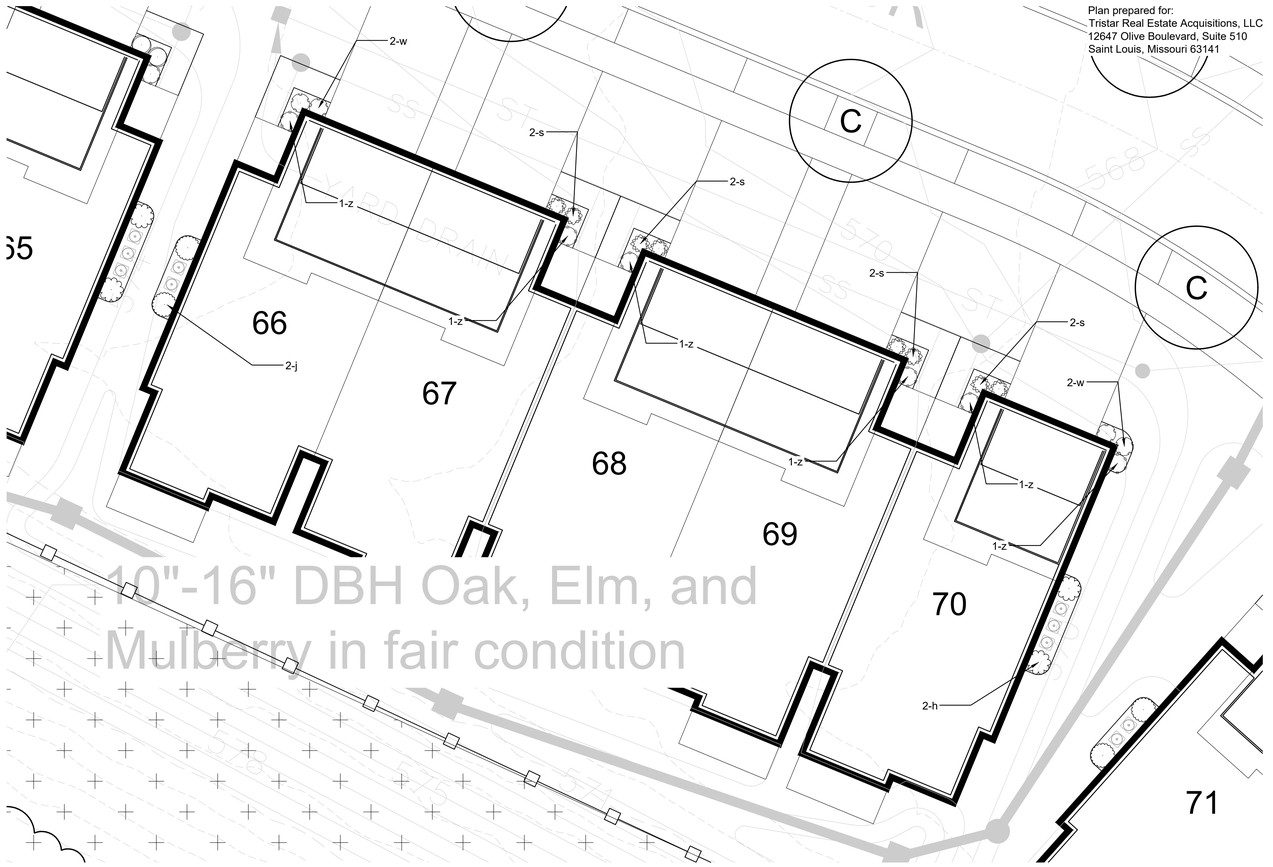
Luminaire Schedule							
Scenario: ST							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	1	F10	Single	1.000	160	160	GALN-SA3C-740-U-T4FT
	1	F2	Single	1.000	160	2400	GALN-SA3C-740-U-RW
	23	F3	Single	1.000	160	5600	GALN-SA3C-740-U-T4W
	4	F4	Single	1.000	213	2130	GALN-SA4C-740-U-5WQ
	5	F9	Back-Back	1.000	160	2880	GALN-SA3C-740-U-T3-TWIN

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



Typical Landscape Layout at Lots
SCALE 1"=10'

0 10 20 40



Typical Landscape Layout at Lots
SCALE 1"=10'

0 10 20 40

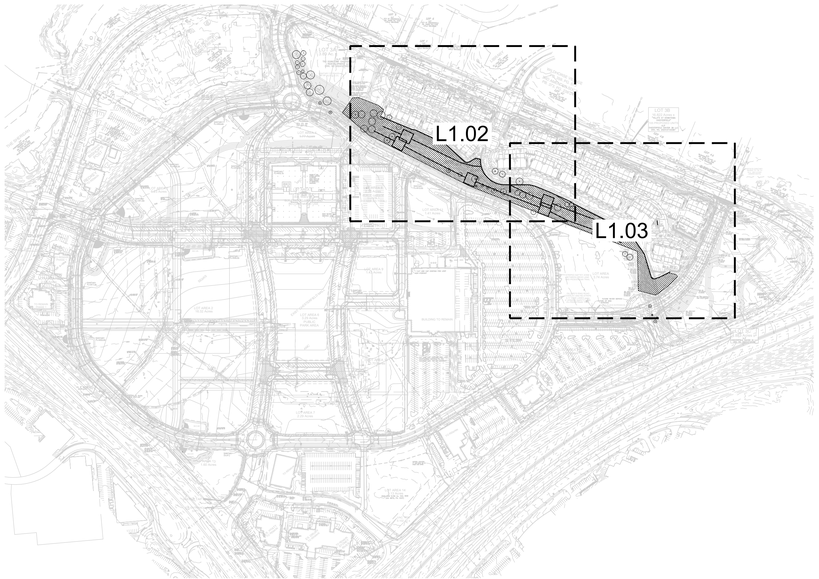
General Notes (per City of Chesterfield Unified Code Section 04-02):

1) Street trees shall not be planted closer than three (3) feet to any curb.

2) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.

3) No trees shall be planted within ten (10) feet of street inlets or manholes.

4) No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle



Landscape Key Plan
SCALE 1"=300'

Landscape Notes:

1) Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.

2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.

3) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.

4) Topsoil in all disturbed lawn areas at 6" depth.

5) All mulch to be double ground bark mulch.

6) Bed edges to be spade cut.

7) All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.

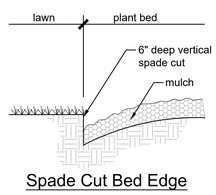
8) Remove all invasive plantings found on undisturbed areas.

9) Provide tree protection fencing around all trees to be preserved. Prune all viable trees to remove deadwood and encourage new growth.

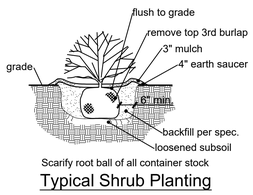
10) Install all erosion control measures, including silt fences, erosion fabric and cover crops.

11) Install native prairie mix. Provide maintenance for establishment period.

Native Prairie Establishment Area

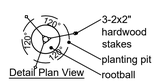


Spade Cut Bed Edge

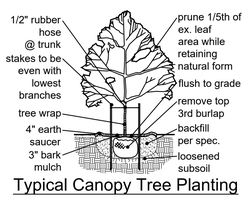


Scarify root ball of all container stock

Typical Shrub Planting



Detail Plan View



Typical Canopy Tree Planting

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY-SHADE TREE							
B	7	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple	2.5" caliper	B & B	Lg / Fast	
C	38	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" caliper	B & B	Lg / Slow	27.3 %
E	29	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" caliper	B & B	Lg / Fast	
F	13	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" caliper	B & B	Lg / Slow	8.6 %
G	5	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" caliper	B & B	Lg / Slow	3.6 %
H	18	Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane Tree	2.5" caliper	B & B	Lg / Fast	
N	15	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	10.8 %
P	6	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" caliper	B & B	Lg / Fast	
UNDERSTORY-ORNAMENTAL TREE							
R	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" caliper	B & B	Sm / Med	2.9 %
S	3	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2.5" caliper	B & B	Med / Med	2.2 %
U	2	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	1.4 %
						Total %	**56.8** %

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	44	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination	18"	72" o.c.
b	75	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	18"	72" o.c.
c	41	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	72" o.c.
d	12	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	18"	72" o.c.
e	35	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac	18"	72" o.c.
f	24	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac	18"	72" o.c.
g	46	Juniperus squamata 'Blue Star'	Blue Star Juniper	18"	48" o.c.
h	90	Ilex glabra 'Compacta'	Compact Inkberry	18"	48" o.c.
j	71	Buxus microphylla 'Sprinter'	Sprinter Boxwood	18"	48" o.c.
k	15	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress	18"	48" o.c.
m	21	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla	18"	48" o.c.
n	39	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea	18"	48" o.c.
p	24	Deutzia x 'NCDX3'	Yuki Kabuki Deutzia	18"	48" o.c.
q	12	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
r	12	Chaenomeles speciosa 'SMNCSDW'	Double Take Eternal White Quince	18"	48" o.c.
s	24	Weigela florida 'FLORACLAR'	Bubbly Wine Weigela	18"	36" o.c.
t	16	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Chokeberry	18"	36" o.c.
u	10	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	18"	36" o.c.
v	20	Hypericum kalmianum 'Gemo'	Gemo St. John's Wort	18"	36" o.c.
w	16	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard	18"	36" o.c.
x	37	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18"	36" o.c.
y	37	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry	18"	36" o.c.
z	16	Thuja occidentalis 'Anna van Vloten'	Anna's Magic Ball Arborvitae	18"	36" o.c.
gc	20	Iberis sempervirens	Candytuft	18"	24" o.c.

Plan prepared for:
Tristar Real Estate Acquisitions, LLC
12647 Olive Boulevard, Suite 510
Saint Louis, Missouri 63141

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
12/2/25

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD

Chesterfield, Missouri

Revisions:

Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3
4/3/26	City Comments	4
4/8/26	City Comments	5

Drawn: RS
Checked: LH

LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L1.01

Date: 10/30/25
Job #: 858.023

General Notes (per City of Chesterfield Unified Code Section 04-02):

1) Street trees shall not be planted closer than three (3) feet to any curb.

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3) No trees shall be planted within ten (10) feet of street inlets or manholes.

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475 **Existing Trees to be Removed**

Landscape Notes:

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2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.

3) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.

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8) Remove all invasive plantings found on undisturbed areas.

9) Provide tree protection fencing around all trees to be preserved. Prune all viable trees to remove deadwood and encourage new growth.

10) Install all erosion control measures, including silt fences, erosion fabric and cover crops.

11) Install native prairie mix. Provide maintenance for establishment period.

Native Prairie Establishment Area

PLANTING SCHEDULE

ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE TREE		
B	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple
C	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
E	Zelkova serrata 'Green Vase'	Green Vase Zelkova
F	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
G	Acer saccharum 'Legacy'	Legacy Sugar Maple
H	Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane Tree
N	Quercus bicolor	Swamp White Oak
P	Acer rubrum 'October Glory'	October Glory Red Maple
UNDERSTORY-ORNAMENTAL TREE		
R	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
S	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
U	Amelanchier arborea	Serviceberry
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS		
a	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination
b	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper
c	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
d	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
e	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac
f	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac
g	Juniperus squamata 'Blue Star'	Blue Star Juniper
h	Ilex glabra 'Compacta'	Compact Inkberry
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m	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla
n	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea
p	Deutzia x 'NCDX3'	Yuki Kabuki Deutzia
q	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea
r	Chaenomeles speciosa 'SMNCSDW'	Double Take Eternal White Quince
s	Weigela florida 'FLORACLAR'	Bubbly Wine Weigela
t	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Chokeberry
u	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire
v	Hypericum kalmianum 'Gemo'	Gemo St. John's Wort
w	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard
x	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea
y	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry
z	Thuja occidentalis 'Anna van Vloten'	Anna's Magic Ball Arborvitae
gc	Iberis sempervirens	Candytuft

10"-16" DBH Oak, Elm, and Mulberry in fair condition

12"-20" DBH Oak with Mulberry understory and some Dogwood in fair condition

Partial Landscape Plan
SCALE 1"=30'

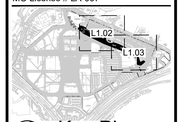
0 30 60 120

Note: Refer to sheet L1.03 for partial Landscape Plan. Totals for all proposed trees is noted on Planting Schedule on sheet L1.01.

Plan prepared for:
Tristar Real Estate Acquisitions, LLC
12647 Olive Boulevard, Suite 510
Saint Louis, Missouri 63141

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
2/6/26

Jerald Saunders - Landscape Architect
MO License # LA-007



Key Plan
SCALE 1"=1,500'

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD

Chesterfield, Missouri

L1.03

Revisions:

Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3
4/3/26	City Comments	4
4/8/26	City Comments	5

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
730 justin 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L1.02

Date: 10/30/25
Job #: 858.023

PLANTING SCHEDULE

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CANOPY-SHADE TREE		
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C	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
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Native Prairie Establishment Area

Partial Landscape Plan
SCALE 1"=30'

0 30 60 120

Note: Refer to sheet L1.02 for partial Landscape Plan. Totals for all proposed trees is noted on Planting Schedule on sheet L1.01.

Plan prepared for:
Tristar Real Estate Acquisitions, LLC
12647 Olive Boulevard, Suite 510
Saint Louis, Missouri 63141

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
1/8/26

Jerald Saunders - Landscape Architect
MO License # LA-007

Key Plan
SCALE 1"=1,500'

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD

Chesterfield, Missouri

Revisions:

Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3
4/3/26	City Comments	4
4/8/26	City Comments	5

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
730 paint 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan
Sheet No: L1.03
Date: 10/30/25
Job #: 858.023

1 BOARD & BATTEN - ARCADE WHITE

2 BOARD & BATTEN - SAND DUNE

3 BOARD & BATTEN - HOMESTEAD BROWN

4 LAP SIDING - ARCADE WHITE

5 LAP SIDING - SAND DUNE

6 LAP SIDING - HOMESTEAD BROWN

7 STONE - DOVE GRAY

8 BRICK RED BLEND/WHITE WASH

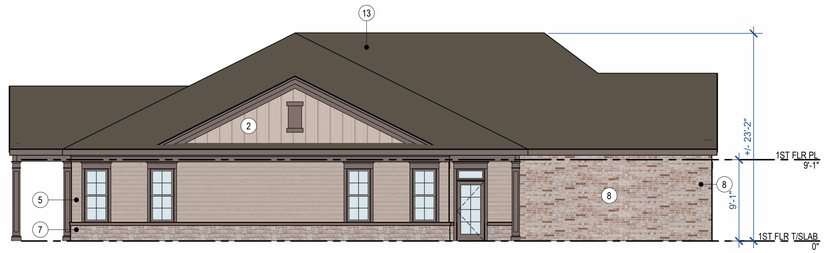
9 STONE - BUFF SHELL

10 STUCCO - ARCADE WHITE

11 STUCCO - SAND DUNE

12 STUCCO - HOMESTEAD BROWN

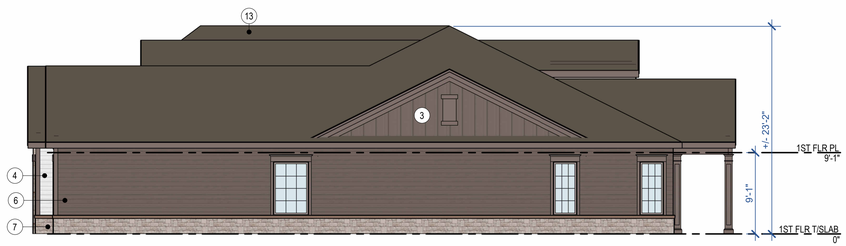
13 ASPHALT SHINGLE - WEATHERED WOOD



4 BUILDING TYPE A - LEFT
1/8" = 1'-0"



2 BUILDING TYPE A - REAR
1/8" = 1'-0"



3 BUILDING TYPE A - RIGHT
1/8" = 1'-0"



1 BUILDING TYPE A - FRONT
1/8" = 1'-0"

nspj ARCHITECTS

ELEVATIONS - BUILDING A

DT CHESTERFIED | Chesterfield

768325 01/12/26

© NSPJ 2026



3 BUILDING TYPE B - RIGHT
1/8" = 1'-0"



2 BUILDING TYPE B - LEFT
1/8" = 1'-0"



4 BUILDING TYPE B - REAR
1/8" = 1'-0"



1 BUILDING TYPE B - FRONT
1/8" = 1'-0"

1. BOARD & BATTEN - ARCADE WHITE
2. BOARD & BATTEN - SAND DUNE
3. BOARD & BATTEN - HOMESTEAD BROWN
4. LAP SIDING - ARCADE WHITE
5. LAP SIDING - SAND DUNE
6. LAP SIDING - HOMESTEAD BROWN
7. STONE - DOVE GRAY
8. BRICK RED BLEND/WHITE WASH
9. STONE - BUFF SHELL
10. STUCCO - ARCADE WHITE
11. STUCCO - SAND DUNE
12. STUCCO - HOMESTEAD BROWN
13. ASPHALT SHINGLE - WEATHERED WOOD

nspj ARCHITECTS

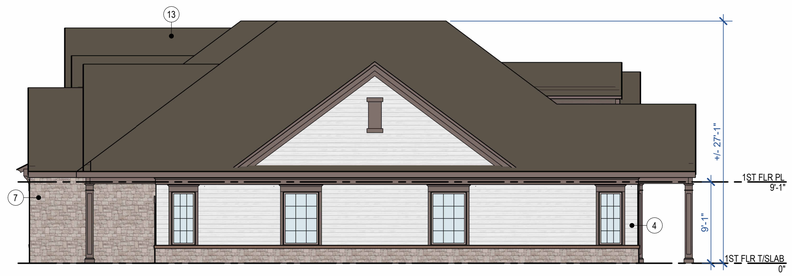
ELEVATIONS - BUILDING B

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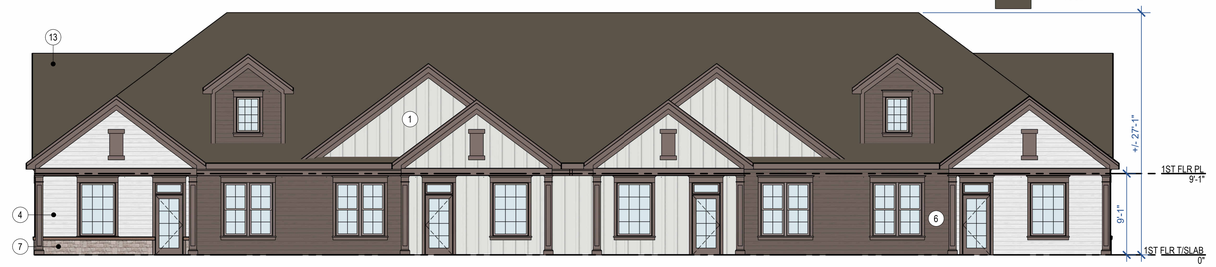
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1 BOARD & BATTEN - ARCADE WHITE
2 BOARD & BATTEN - SAND DUNE
3 BOARD & BATTEN - HOMESTEAD BROWN
4 LAP SIDING - ARCADE WHITE
5 LAP SIDING - SAND DUNE
6 LAP SIDING - HOMESTEAD BROWN
7 STONE - DOVE GRAY
8 BRICK RED BLEND/WHITE WASH
9 STONE - BUFF SHELL
10 STUCCO - ARCADE WHITE
11 STUCCO - SAND DUNE
12 STUCCO - HOMESTEAD BROWN
13 ASPHALT SHINGLE - WEATHERED WOOD



4 RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING C - REAR
1/8" = 1'-0"



2 BUILDING C - LEFT
1/8" = 1'-0"



1 BUILDING C - FRONT
1/8" = 1'-0"

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ELEVATIONS - BUILDING C

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1 BOARD & BATTEN - ARCADE WHITE

2 BOARD & BATTEN - SAND DUNE

3 BOARD & BATTEN - HOMESTEAD BROWN

4 LAP SIDING - ARCADE WHITE

5 LAP SIDING - SAND DUNE

6 LAP SIDING - HOMESTEAD BROWN

7 STONE - DOVE GRAY

8 BRICK RED BLEND/WHITE WASH

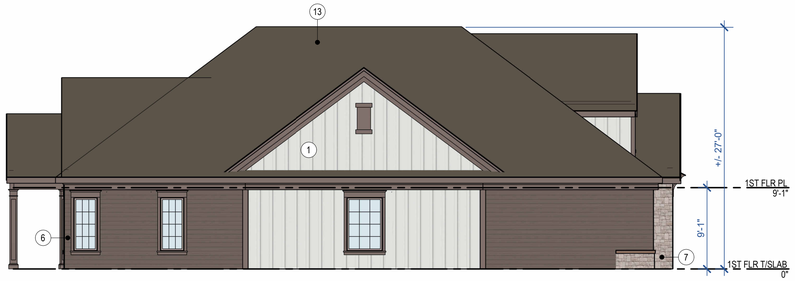
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10 STUCCO - ARCADE WHITE

11 STUCCO - SAND DUNE

12 STUCCO - HOMESTEAD BROWN

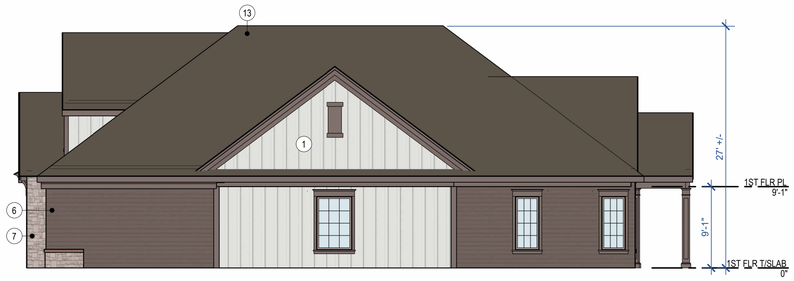
13 ASPHALT SHINGLE - WEATHERED WOOD



4 BUILDING D - SIDE 2
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 BUILDING D - SIDE
1/8" = 1'-0"



1 STREET SIDE ELEVATION
1/8" = 1'-0"

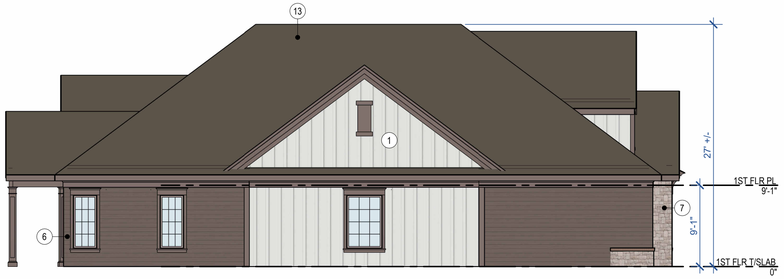
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ELEVATIONS - BUILDING D

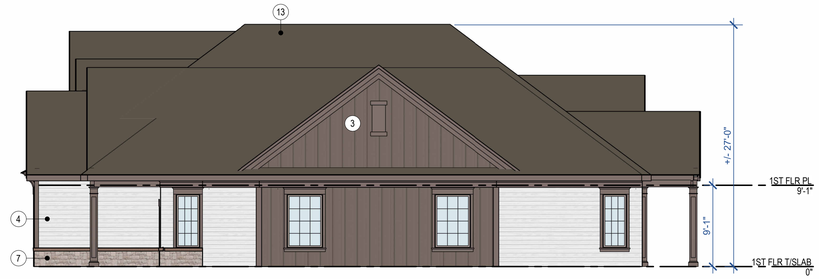
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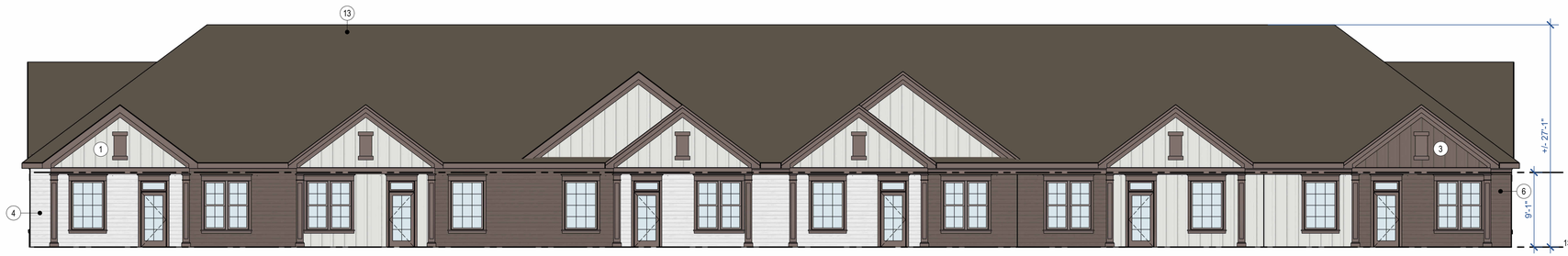
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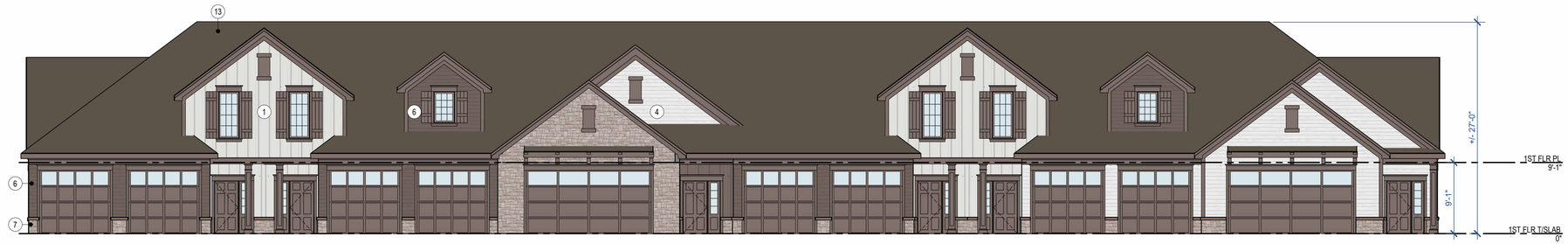
3 BUILDING E - SIDE ELEVATION 2
1/8" = 1'-0"



4 BUILDING E - SIDE ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 STREET SIDE ELEVATION
1/8" = 1'-0"



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ELEVATIONS - BUILDING E

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1 BOARD & BATTEN - ARCADE WHITE
2 BOARD & BATTEN - SAND DUNE
3 BOARD & BATTEN - HOMESTEAD BROWN
4 LAP SIDING - ARCADE WHITE
5 LAP SIDING - SAND DUNE
6 LAP SIDING - HOMESTEAD BROWN
7 STONE - DOVE GRAY
8 BRICK RED BLEND/WHITE WASH
9 STONE - BUFF SHELL
10 STUCCO - ARCADE WHITE
11 STUCCO - SAND DUNE
12 STUCCO - HOMESTEAD BROWN
13 ASPHALT SHINGLE - WEATHERED WOOD



3 BUILDING F - RIGHT
1/8" = 1'-0"



4 BUILDING TYPE F - STREET SIDE
1/8" = 1'-0"



1 BUILDING F - LEFT
1/8" = 1'-0"



2 BUILDING F - REAR ELEVATION
1/8" = 1'-0"

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ELEVATIONS - BUILDING F

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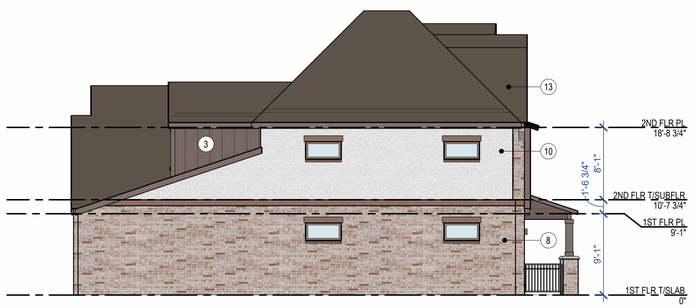
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1 BOARD & BATTEN - ARCADE WHITE
2 BOARD & BATTEN - SAND DUNE
3 BOARD & BATTEN - HOMESTEAD BROWN
4 LAP SIDING - ARCADE WHITE
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9 STONE - BUFF SHELL
10 STUCCO - ARCADE WHITE
11 STUCCO - SAND DUNE
12 STUCCO - HOMESTEAD BROWN
13 ASPHALT SHINGLE - WEATHERED WOOD



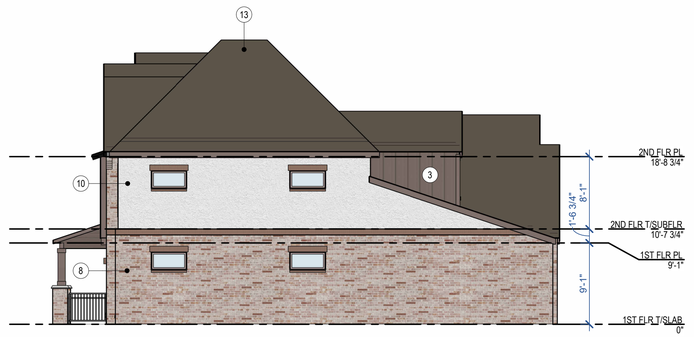
4 BUILDING TYPE G - STREET SIDE
1/8" = 1'-0"



1 BUILDING G - LEFT
1/8" = 1'-0"



2 BUILDING G - REAR
1/8" = 1'-0"



3 BUILDING G - RIGHT
1/8" = 1'-0"

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ELEVATIONS - BUILDING G

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1 BOARD & BATTEN - ARCADE WHITE
2 BOARD & BATTEN - SAND DUNE
3 BOARD & BATTEN - HOMESTEAD BROWN
4 LAP SIDING - ARCADE WHITE
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6 LAP SIDING - HOMESTEAD BROWN
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10 STUCCO - ARCADE WHITE
11 STUCCO - SAND DUNE
12 STUCCO - HOMESTEAD BROWN
13 ASPHALT SHINGLE - WEATHERED WOOD



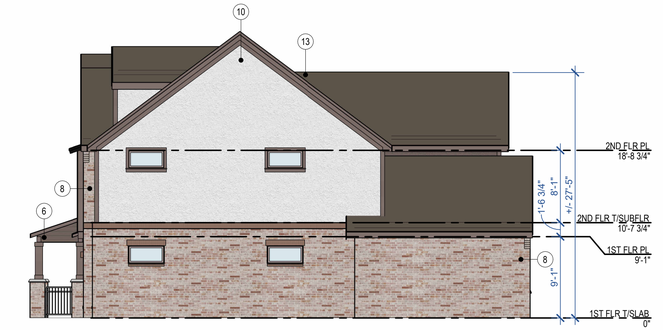
4 BUILDING TYPE H - STREET SIDE
1/8" = 1'-0"



3 BUILDING H - LEFT
1/8" = 1'-0"



2 BUILDING H - REAR ELEVATION
1/8" = 1'-0"



1 BUILDING H - RIGHT
1/8" = 1'-0"

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ELEVATIONS - BUILDING H

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MEMORANDUM

DATE: March 31, 2026

TO: Mike Geisel
City Administrator

FROM: Denise Pozniak, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – DOLCE NAPOLI LLC**

DOLCE NAPOLI… has requested a new liquor license for retail sale of all kinds of intoxicating liquor for consumption on the premise, and Sunday sales of intoxicating liquor.

Business description: Luxury Italian bakery serving handcrafted Italian pastries, gelato, cocktails, coffee, and picnic baskets.

There are no known outstanding municipal violations at this location:
17089 N Outer 40 Rd, Ste 139

Kye Pietoso is the managing officer. The past owner.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Tuesday April 21, 2026 city council meeting, I will immediately issue this license.

Mike Geisel

City Administrator

CITY OF CHESTERFIELD
OFFICE OF THE CITY ADMINISTRATOR

690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

TO: Mayor and City Council

Date: March 27, 2026

RE: Budget Amendment

As approved and required by the amended redevelopment agreement with TSG, for Downtown Chesterfield RPA-1, TSG has conveyed the $300,000 payment to the City associated with the “Grand Entry” project.

Accordingly, I have prepared a budget amendment increasing both the revenue and expenditure side of the Capital Fund budget, to reflect the $300,000 increase.

Concurrently, City Staff solicited proposals from multiple firms to provide the associated design services. In accordance with City policies, the proposals were reviewed, a shortlist of two firms were identified for interview, an interview team established and finally interviews conducted to select a recommended firm to provide that service. The recommendation for consultant engagement will be handled by separate communication.

I request and recommend that City Council approve the budget amendment as attached hereto. If you have any questions or require additional information, please advise.

attachment

Transfer Request No._____ Transfer No. _____

City of Chesterfield
Budgetary Transfer of Funds Request

Transfer From:

Account Number	Account Name	Amount
120-000-4950	Miscellaneous (Capital revenue)	$300,000
	Cash deposit received from TSG for Grand I	
	TOTAL	Net zero

Transfer TO:

Account Number	Account Name	Amount
120-079-5299	Special Projects	$300,000
	TOTAL	Net zero

EXPLANATION:

Increase both revenues and expenditures associated with the $300,000 payment from TSG for the Grand Entry project.

APPROVALS:

Requested By:_____ **Date:**_____

Department Head:_____ **Date:**_____
(required)

Finance Director:_____ **Date:**_____

City Administrator:_____ **Date:**_____

Approved by City Council on **Date:**_____

Transfers up to $2,500 can be transferred (within object level) with approval of Director of Finance.
Transfers up to $5,000 can be transferred (within object level) with approval of the City Administrator.
Transfers in excess of $5,000 or between Departments or Funds require approval by City Council.

Memorandum
Department of Planning

To: City Council

From: Justin Wyse, Director of Planning

Date: April 21st, 2026

RE: **Special Business District Advisory Board** – A resolution to reappoint the City of Chesterfield Chief of Police as an Advisory Board Member of the Downtown Chesterfield Special Business District.

Summary

As required by State law, the Downtown Chesterfield Special Business District includes an advisory board. This board makes recommendations on activities and funding for the Downtown Chesterfield Special Business District. As currently comprised, the board includes five (5) directors from the City of Chesterfield (Police, Public Works, Parks, Finance, and Planning) and two (2) representatives of The Staenberg Group (TSG). Initial terms were staggered and the board position from the Chief of Police needs to be filled. Staff believes that the strategy of including a department head from each functional area impacted by the SBD continues to be a solid strategy.

As a reminder, the City positions filled in the SBD are done by position (e.g. Chief of Police) and information on the individual currently filling that position is provided for information only. This strategy has proven effective in ensuring full representation of impacted services during temporary staffing changes (e.g. City Administrator filling in during recruitment efforts for a vacant position as they are acting in that capacity).

Attachments:

1) Resolution

RESOLUTION #_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI, REAPPOINT THE CITY OF CHESTERFIELD CHIEF OF POLICE AS AN ADVISORY BOARD MEMBER OF THE DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, upon petition by one or more owners of real property on which was paid the ad valorem real property taxes within a proposed special business district, the governing body of the City adopted City of Chesterfield Ordinance 3319 creating the Downtown Chesterfield Special Business District pursuant to the Special Business Districts Act, Sections 71.790 to 71.808 of the Revised Statutes of Missouri, as amended (the "SBD Act"), and

WHEREAS, the Chief of Police, currently Cheryl Funkhouser, serves on the Downtown Chesterfield Special Business District Advisory Board; and

WHEREAS, Mayor Dan Hurt, pursuant to power and authority vested in the Mayor to appoint positions granted to him pursuant to state and local law, has offer the re-appointment of the Chief of Police as an Advisory Board member of the Downtown Chesterfield Advisory Board; and

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

1. The Chief of Police shall assume the position of Advisory Board member of the Downtown Chesterfield Special Business District Advisory Board.

2. The term of this appointment shall be for a period of four (4) years.

Passed and adopted this _____ day of _____, 2026.

_____ _____

Presiding Officer Mayor

Attest:

_____

City Clerk

Memorandum
Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning JW

Date: April 21st, 2026

RE: P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow): Appealing the decision of Planning Commission for an ordinance amendment for an existing landmark and preservation area (LPA) to modify hours of operation and criteria related to outdoor use.

Summary
Scott and Shelley Ririe, property owners of 14319 Olive Blvd also known as Old House at Hog Hollow, have requested an ordinance amendment for an existing Landmark and Preservation Area (LPA) and Historic District. The current governing ordinances, Ordinance 819 and Ordinance 1960, contain regulations for hours of operation and the use of the outdoor space. More specifically, retail is allowed to operate from 7:00 am to 6:00 pm seven days a week while the restaurant is allowed to operate from 7:00 am to 4:00 pm seven days a week. All permitted uses must be contained within the primary structure.

The first piece of this request is to extend the hours of operation for both restaurant and retail until 7:00 pm. The second and last piece of this request is to allow the use of the existing outdoor deck and patio area for customer seating and food service.

A public hearing was held on March 9th, 2026 at which time the Planning Commission and the general public discussed the ordinance amendment with the petitioner. The primary concerns regarding the request were related to parking, noise, restaurant capacity, and the impact of car headlights onto adjacent properties.

The ordinance amendment then returned to Planning Commission for a vote on March 23rd, 2026. At that time, a motion for approval with the following condition was made:

- Expansion of operating hours for dining and retail to 7:00 p.m. with the exception that no outdoor activity, music, or sound shall be permitted.

The motion failed by a vote of 4-2 as a majority vote of Planning Commission – five of the nine members – is required. In accordance with Section 405.02.190 of the Unified Development Code, the petitioner filed an appeal of the Planning Commission's decision.

Per City code, “upon receipt of an appeal or protest, the City Council shall refer it to the Planning & Public Works Committee” and the matter shall be set for a hearing. The next available Planning & Public Works Committee meeting, while maintaining compliance with the standard public notification requirements, would be June 4th, 2026. Following a hearing, “the City Council may affirm, reverse, or modify, in whole or in part, any determination of the Planning Commission. An affirmative vote of two-thirds (2/3) of the members of the whole City Council shall be required ... to overrule the disapproval of the Planning Commission”

Attachments:
1. Petitioners Appeal

DATE: April 8, 2026

TO: Chesterfield City Council

RE: P.Z. 02-2026 14319 Olive Blvd (Old House in Hog Hollow)

On March 23, 2026, the Planning Commission voted on a motion to expand the operating hours for dining and retail for the Old House in Hog Hollow to 7:00 p.m. The vote was four in favor and two opposed. Those of us attending for the Old House were of the belief that the motion had passed, and most people in the room even heard someone up front say "it passed". So we were surprised when Alyssa Ahner informed us before we left that the motion had failed due to there not being five votes in favor. So in essence, when all 9 commissioners are present, it takes 55.5% yes votes to pass. We received 66.7% yes votes. With only the 6 commissioners that were present, we would have needed 83.3% yes votes. The result also puts us at a further disadvantage when the City Council eventually votes in that now a 2/3 majority will be required for approval instead of the standard simple majority. This entire scenario doesn't seem fair, but regardless, what's done is done and that is now behind us.

Per the follow-up correspondence that Ms. Ahner sent to Mr. Ririe, we have reviewed Section *405.02.190 Appeal and Protest of the Unified Development Code* for filing requirements. As the property owners, we are appealing the decision and meeting the requirement of filing within eighteen days after the Planning Commission decision. Included with this appeal is our check for $200.00 made out to the City of Chesterfield.

We also would like to clarify at this time that for any further discussion and consideration moving forward, we are asking for hours of operation for the restaurant to be extended to 7 p.m. on the days that we are open, and for outside dining. We are not requesting approval for outdoor music.

Regards,

C Scott Ririe Shelley Ririe

Scott & Shelley Ririe, Owners
Old House in Hog Hollow

Memorandum

To: Mike Geisel, City Administrator

From: Wayne Dunker, Director of Parks, Recreation & Arts

Date: 4/10/26

Subject: Central Park Fencing Project

The Central Park Fencing Project was authorized in the approved fiscal year 2025 budget, account 119-085-5270. Unfortunately, we were unable to complete the work in 2025 due to landscaping removal work that Parks Maintenance Staff needed to complete in order for the project to move forward.

The Central Park Fence Project consists of removing approximately 534 feet of existing black steel fence posts and panels from the retaining wall behind Veteran's Honor Park and reinstalling the existing fence panels with new posts in the landscaping bed directly in front of the retaining wall. In addition, 32 feet of fencing is to be installed at the south end of the wall and another 8 feet of fencing at the north end of the wall to prevent patrons from accessing the area behind the wall. The retaining wall consists of large concrete blocks and many of the blocks have broken up due to freeze and thaw cycles, making the fence insecure and unsafe. Fencing along the service drive will improve sightlines and provide safer travel for all incoming/outgoing traffic. The project addresses and provides a solution to existing safety concerns.

This project was bid in February and after reviewing the bids, staff recommends proceeding with Diamond Fence. KW Fence Company was the low bid; however, they were unresponsive in that they did not provide a bid bond. I have worked with Diamond Fence on multiple projects in the past and have been pleased with their work. The Department publicly opened bids on March 6, 2026. The results of the bid opening are attached hereto.

Accordingly, I am requesting approval to reappropriate $68,000 of the unspent $85,000 from the 2025 fiscal year budget and to approve the best bid as submitted by Diamond Fence, and to authorize the City Administrator to execute an agreement with Diamond Fence in an amount not to exceed $68,000 providing for the low bid of $61,000 and a 10% contingency.

Please forward to Council for approval at your earliest convenience.

Concurrence: Wayne Dunker

Wayne Dunker, Director of Parks, Recreation and Arts

BID TABULATION
2026 Amphitheater Fencing Project

March 6, 2026

ITEM #	DESCRIPTION	UNIT	QUANTITY	KW Fence Company UNIT PRICE	KW Fence Company EXTENDED PRICE	Diamond Fence UNIT PRICE	Diamond Fence EXTENDED PRICE	Kirkwood Fence UNIT PRICE	Kirkwood Fence EXTENDED PRICE
	Parallel to Veterans Place Drive								
1	Remove existing fence posts and panels from retaining wall. Save all panels for relocation of fence in the landscaping bed directly in front of existing fence. Seal cutoff portion of posts to prevent water accumulation in wall.	Each	1	$ 5,440.00	$ 5,440.00	$ 2,500.00	$ 2,500.00	$ 18,303.25	$ 18,303.25
2	Install approx. sixty eight new Ameristar Aegis II Classic (3 rail) posts and hardware in the landscape bed directly in front of retaining wall. All posts shall be set in concrete 36 inches below grade.	Each	1	$ 19,130.00	$ 19,130.00	$ 22,100.00	$ 22,100.00	$ 38,014.44	$ 38,014.44
3	Installl/attach 8 ft panel of decorative 6 ft H Ameristar Montage Plus Classic (3 rail, no ring option) at the East Chesterfield Amphitheater Arch to existing fence to prevent access to wall.	Each	1	$ 1,710.00	$ 1,710.00	$ 1,440.00	$ 1,440.00	$ 2,815.88	$ 2,815.88
4	Install/attach approx. 32 ft of decorative 6 ft H Ameristar Montage Plus Classic (3 rail, no-ring option) at the South end of newly relocated fence heading North along inside of the retaining wall to prevent access from public. All posts shall be set in concrete 36 inches below grade.	Each	1	$ 7,098.00	$ 7,098.00	$ 5,760.00	$ 5,760.00	$ 11,263.54	$ 11,263.54
					$ 33,378.00		**$ 31,800.00**		**$ 70,397.11**
	Veterans Place at Main Circle Drive								
1	Remove approx 29 ft or 5 fence panels and posts of existing 4 ft fence.	Each	1	$ 4,590.00	$ 4,590.00	$ 1,000.00	$ 1,000.00	$ 6,101.08	$ 6,101.08
2	Install/tie-in (to existing 4ft fence) approx. 160 ft of 6 ft H Ameristar Montage Plus Classic (3 rail, no-ring option) and hardware along curb to last light pole before Veterans Place Drive. All posts shall be set in concrete 36 inches below grade.	Each	1	$ 14,710.00	$ 14,710.00	$ 26,400.00	$ 26,400.00	$ 12,671.48	$ 12,671.48
3	Install 1 Ameristar Montage Plus Classic (3 rail, no-ring option) 10 ft W x 6 ft H double drive gate and hardware at crosswalk.	Each	1	$ 4,320.00	$ 4,320.00	$ 2,600.00	$ 2,600.00	$ 4,673.15	$ 4,673.15
					$ 23,620.00		**$ 30,000.00**		**$ 23,445.71**
	BID FORM TOTAL				**$ 56,998.00**		**$ 61,800.00**		**$ 93,842.82**

*Highlight indicates math correction from bid

Memorandum

To: Mike Geisel, City Administrator

From: Wayne Dunker, Director of Parks, Recreation & Arts

Date: 4/10/26

Subject: Drone Show purchase

The Parks, Recreation and Arts Department received proposals for a drone show to be conducted on August 14, 2026 following the Toby Keith Tribute Concert in celebration of America's 250th Anniversary. Four companies submitted proposals to perform the drone show, products operating gear, equipment, insurance, personnel, licenses entertainment work, which includes approximately twelve to fifteen (12-15) minutes of choreographed, multi-level, multi-position production from a single ground location to include, permits, security, storage and shipping. The proposal was sent to four companies as well as posted on the website, Business Journal and Missouri Lawyer Media.

Please see the attached bid results for the breakdown of the different size show that each company submitted with their bid (200 – 750 drones) along with image examples of what each company could perform for the number of drones requested.

After reviewing the bids and corresponding show visuals, staff recommends proceeding with a 300-drone show to ensure a high-quality experience. Three companies submitted proposals for this scope, with Glyphix identified as the lowest bidder. Based on the submitted visuals and positive reference checks, staff is confident Glyphix will deliver a high-quality event for this celebration.

The Department of Parks, Recreation & Arts publicly opened bids for the Drone Show on February 6, 2026. The results of the bid opening are attached. Accordingly staff recommends accepting the quote from Glyphix in an amount not to exceed $41,000. $41,000 is budgeted for this purchase in account 119-084-5325. If approved a purchase order would be created in the name of Glyphix Drone Shows for the amount of $41,000.

If you have any other questions or require additional information, please advise. **Please forward to Council for approval at your earliest convenience.**

Concurrence: _____

Wayne Dunker, Director of Parks, Recreation and Arts

BID TABULATION
Drone Show

February 6, 2026

ITEM #	DESCRIPTION	Firefly Drone Shows UNIT PRICE	Glyphix Drone Shows UNIT PRICE	Sky Elements Drone Shows UNIT PRICE	SkyGlow Drones UNIT PRICE
1	200 drones	$30,000.00	$25,000.00	$29,000.00	$20,000.00
2	300 drones	$45,000.00	$41,000.00	$42,750.00	Fleet availability varies by date; shows exceeding 200 drones may not be available
3	400 drones	$60,000.00	$61,000.00	$56,000.00	Fleet availability varies by date; shows exceeding 200 drones may not be available
4	500 drones	$67,500.00	$79,000.00	$62,500.00	Fleet availability varies by date; shows exceeding 200 drones may not be available
5	750 drones	$100,000.00 *price for 800 drones	$124,000.00	$86,250.00	Fleet availability varies by date; shows exceeding 200 drones may not be available
6	Performance Bond	$1,500.00	N/A	N/A	N/A

BILL NO. 3585 **ORDINANCE NO.**_____

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF CHESTERFIELD TO ENTER INTO AND EXECUTE AGREEMENTS PROVIDING PARTIAL FUNDING FOR THE NORTH OUTER 40 – SWINGLEY RIDGE ROAD PROJECT AND ACKNOWLEDGING SATISFACTION OF RELATED ZONING OBLIGATIONS.

WHEREAS, the City of Chesterfield is coordinating a transportation and safety improvement project which includes connecting Swingley Ridge Road with North Outer 40; and,

WHEREAS, the City has completed preliminary design documents for the road project and the project estimate is in excess of $16 million; and,

WHEREAS, the City has applied for grant funding to fund a significant portion of this project; and,

WHEREAS, specific parcels of land have unique zoning obligations associated with the proposed road project and the entities who own those specific parcels of land have agreed to cooperate and contribute financially to the construction of the project; and,

WHEREAS, it is necessary to record and document that the financial participation in the road project by these entities fully satisfies their obligations as related to this specific road improvement, more fully described in the agreement; and,

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

Section 1. The City Administrator is authorized to execute agreements in substantially the form as provided in EXHIBIT A and EXHIBIT B attached hereto.

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

PASSED AND APPROVED THIS 21st DAY OF APRIL, 2026.

_____ _____

PRESIDING OFFICER Dan Hurt, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/16/2026

EXHIBIT A

AGREEMENT BETWEEN BAYER AND THE CITY OF CHESTERFIELD

This Agreement, dated this _____ day of February, 2026 (the "Effective Date"), is made and entered into by and between the City of Chesterfield, Missouri, a political subdivision of the State of Missouri (the "City"), and Bayer Research and Development Services, LLC, a Delaware Limited Liability Company ("Bayer"). The following recitals form the basis for, and hereby are made a material part of, this Agreement:

A. Chesterfield City Ordinance No. 2910 requires that certain parcel of land containing approximately 200.2 acres, more or less, located on the north side of Chesterfield Parkway West, approximately 2,000 feet east of City Center Drive and known and numbered as 700 Chesterfield Parkway West, Chesterfield, Missouri 63017, Parcel Locator Number 17S210094, to undertake certain public road improvements.

B. Chesterfield City Ordinance No. 2910, Attachment A, Section I.J.6 states the following relevant requirements (the "Ordinance Requirements"):

> The connection of Swingley Ridge Drive to North Outer 40 with access to I-64 westbound is required prior to occupancy of any development in excess of 2,660,000 square feet as approved by the Missouri Department of Transportation, the Federal Highways Administration, the City of Chesterfield, and the St. Louis County Department of Transportation as applicable.

C. Bayer desires to provide the City with a monetary contribution dedicated solely to the construction of the Swingley Ridge – North Outer 40 Road Project (the "Project") and to satisfy the Ordinance Requirements.

D. In lieu of the property owner or lessee completing the Ordinance Requirements, the City is willing to accept a monetary contribution from Bayer dedicated solely to the construction of the Project.

NOW, THEREFORE, in consideration of the premises, the mutual covenants, promises and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. BAYER'S CONSIDERATION. Bayer agrees to pay to the City the sum of one million, five-hundred thousand dollars ($1,500,000) (the "Contribution") prior to the end of the 2027 fiscal year on June 30, 2027, for the City to partially fund the Project.

2. THE CITY'S CONSIDERATION. The City and Bayer agree that the City's consideration for this Agreement shall be as follows:

(A) The City shall be obligated to hold the Contribution in escrow solely to fund the construction of the Project, and the Contribution shall be deposited in a restricted fund dedicated to the sole purpose of funding the Project.

(B) The City further agrees that following receipt of the Contribution from Bayer

and execution of this Agreement, the City will consider the Ordinance Requirements as having been fulfilled.

3. CITY AUTHORITY. The City has full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and this Agreement has been duly and validly authorized and approved by all necessary City proceedings, findings and actions. Ordinance _____ authorizes the City Administrator to execute this Agreement on behalf of the City. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the City, enforceable in accordance with its terms.

4. BAYER AUTHORITY. Bayer has full right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and the Agreement has been duly and validly authorized and approved by all necessary Bayer proceedings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of Bayer, enforceable in accordance with its terms.

IN WITNESS WHEREOF this Agreement is executed on the Effective Date.

CITY OF CHESTERFIELD, MISSOURI,
a political subdivision of the State of Missouri

BY:_____
Michael Geisel, City Administrator

BAYER RESEARCH AND DEVELOPMENT SERVICES, LLC.
a Delaware Limited Liability Company

BY:_____
Name:_____
Title:_____

Exhibit A

[Copy of Ordinance No. 2910]

BILL NO. 3107 **ORDINANCE NO.** 2910

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "C8" PLANNED COMMERCIAL DISTRICT TO "UC" URBAN CORE DISTRICT FOR A 200.2 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD PARKWAY WEST, APPROXIMATELY 2,000 FEET EAST OF CITY CENTER DRIVE (P.Z. 07-2015 MONSANTO CHESTERFIELD CAMPUS [C-8 to UC]—17S210094, 17S230025, 17S230014, 17S230036 & 17S240057).

WHEREAS, the petitioner, the Monsanto Company, Inc., has requested a change in zoning from a "C8" Planned Commercial District to "UC" Urban Core District for a 200.2 acre tract of land located on the north side of Chesterfield Parkway West, approximately 2,000 feet east of City Center Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 10, 2015; and,

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

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

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 "UC" Urban Core District designation for 200.2 acres located on the north side of Chesterfield Parkway West, approximately 2,000 feet east of City Center Drive and as described as follows:

Adjusted Tract 1 of Boundary Adjustment Plat of "Tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of Subdivision of Hugo Essen Farm, Township 45 North, Range 4 East, St. Louis County,

Missouri", according to the plat thereof recorded in Plat Book 317 Page 45 of the St. Louis County Records.

EXCEPTING THEREFROM that part subdivided and now known as "Chesterfield Government Center", according to the plat recorded in Plat Book 348 Page 145 of the St. Louis County Records; AND ALSO EXCEPTING FROM ADJUSTED TRACT 1 a 'Projects Improvements' constructed pursuant to the provisions of the Ground Leases recorded in Book 17103 Page 595 and Book 17736 Page 1483.

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

Section 3. The City Council, pursuant to the petition filed by the Monsanto Company, Inc. in P.Z. 07-2015, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of August 2015, 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 7th day of September, 2016

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie Hass

Vickie Hass, CITY CLERK

FIRST READING HELD: 8/15/2016

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this UC District shall be:

   a. Office-general; and,

   b. Research Laboratory and Facility

2. 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. Floor Area

   a. Total building floor area shall not exceed 4,800,000 square feet.

2. Height

   a. The maximum height of any building, exclusive of exhaust stacks as required by State and Federal regulations, shall not exceed 760 feet Mean Sea Level (MSL) based on NGVD29 or 8 stories. The height of each building shall be as shown on the Preliminary Plan attached hereto as Attachment B.

3. Building Requirements

   a. A minimum of 30% openspace is required for each lot within this development.

   b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

   a. Thirty-five (35) feet from the boundary of this UC District, except as shown on the Preliminary Plan attached hereto as Attachment B.

2. Parking Setbacks

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

   a. Thirty-five (35) feet from the boundary of this UC District, except as shown on the Preliminary Plan attached hereto as Attachment B.

D. PARKING AND LOADING REQUIREMENTS

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

2. Parking lots shall not be used as streets.

3. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.

4. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

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 Saint Louis County Department of Transportation for sight distance considerations and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development from Chesterfield Parkway West shall be from the existing entrance directly across from Forest Trace Drive along Chesterfield Parkway.

2. A second access point along Chesterfield Parkway shall be provided with the final design and location to be determined during review of Site Development Concept Plans, Site Development Section Plans, or any amendments thereto, as directed by the City of Chesterfield and the St. Louis County Department of Transportation. Auxiliary left and right turn lanes shall be provided as directed by the Saint Louis County Department of Transportation. This access shall provide required sight distance and be constructed to Saint Louis County and City of Chesterfield standards as directed by the City of Chesterfield and the Saint Louis County Department of Transportation.

3. The existing street stub along Chesterfield Parkway West approximately 650 feet west of the existing entrance shall be removed and right-of-way restored per Saint Louis County Department of Transportation standards.

4. Access to this development from Swingley Ridge Drive shall be from an entrance along Stemme Drive/City Center Drive with the final design and location to be determined during review of any plan subsequent to the establishment of this UC district and any amendments thereto. Only one curb cut shall be allowed for the joint Stemme Drive/City Hall entrance/Monsanto entrance configuration.

5. The existing construction entrance at Swingley Ridge Drive shall be removed prior to occupancy of any building on the portion of the campus west of the jurisdictional waterway, unless directed otherwise by the City of Chesterfield.

6. The existing access point off of West Drive shall be for service use only.

7. Adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable. 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.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.

2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

3. The developer's additional road improvement obligation shall be as determined by the approved traffic study and as directed by the City of Chesterfield, St. Louis County Department of Transportation, and Missouri Department of Transportation.

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

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

6. The connection of Swingley Ridge Drive to North Outer 40 with access to I-64 westbound is required prior to occupancy of any development in excess of 2,660,000 square feet as approved by the Missouri Department of Transportation, the Federal Highways Administration, the City of Chesterfield, and the St. Louis County Department of Transportation as applicable.

7. The City reserves the right to hold occupancy permits until all road improvements and right of way dedication required by the phasing plan has been completed. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

8. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Chesterfield Parkway West, as directed by the City of Chesterfield and Saint Louis County Department of Transportation.

9. Provide and/or improve sidewalk and curb ramps, in conformance with ADA standards, along Swingley Ridge Drive and Stemme Drive. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

10. Obtain approvals from the City of Chesterfield, Saint Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

11. A 20 foot wide dedication strip for right-of-way along West Drive shall be dedicated to the City of Chesterfield, at no cost to the City, prior to approval of improvement plans. This dedication strip shall include all necessary temporary easements for construction. Be advised that required parking and structure setbacks for this development shall be from the existing western property line as shown on the Preliminary Plan attached hereto as Attachment B. This 20 foot wide right-of-way does not count against the total property acreage.

12. Improve the existing transit stop west of the main entrance off Chesterfield Parkway West with a covered shelter. The shelter is to be privately maintained, not located within public right-of-way and private advertisement is not permitted upon this shelter. The shelter shall be constructed with the first plan subsequent to the establishment of this UC District.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation and/or St. Louis County Department of Transportation prior to approval of any plan subsequent to the establishment of this UC district. 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 as required. The scope of the traffic study shall include but not be limited to Chesterfield Parkway West, North Outer 40 Road, Olive Road, Clarkson Road, Swingley Ridge Drive and any other impacted roadways.

2. If construction is phased, a plan for this phasing and associated traffic improvements shall be included in the traffic study.

3. If full build-out has not occurred within 10 years of the date of the traffic study, or if the City determines there to be a condition of development which would affect the findings of the traffic study, the developer will be required to update the traffic study prior to approval of any subsequent plans.

4. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or Saint Louis County Department of Transportation, for the proposed entrances onto Chesterfield Parkway West and Swingley Ridge 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 Saint Louis County Department of Transportation.

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

3. Post construction storm water Best Management Practices (BMPs) are required to treat the extents of the project's disturbed area. BMPs shall be designed to provide runoff volume reduction such that the project post development runoff condition mimics its preconstruction runoff condition. Channel Protection and Detention are required. Facilities to satisfy these requirements are indicated on the drawing, and their adequacy will be evaluated during formal plan review when design calculations are submitted for MSD review.

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 City of Chesterfield.

5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

6. The lowest opening of all structures shall be set at least two (2) feet higher than the 100 year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100 year high water.

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

N. SANITARY SEWER

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

2. Capacity improvements to the Monsanto Pump Station are required prior to occupancy of the new buildings as required by the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.

2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation or the Missouri Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

4. Prior to final release of construction deposits or record plat approval, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

5. This development shall include the installation of public art. Said artwork shall be placed so as to be visible for public view and enjoyment. Location and art work to be approved by the City of Chesterfield prior to the issuance of municipal zoning approval for any new development in excess of 2,660,000 square feet.

Q. WETLANDS AND JURISDICTIONAL WATERWAYS

1. Prior to approval of any grading permit or improvement plans, or issuance of a building permit, required permits from the Army Corps of Engineers shall be obtained.

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

A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

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

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

2. Outboundary plat and legal description of property.

3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide 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.

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 separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

8. Specific structure and parking setbacks along all roadways and property lines.

9. Indicate location of all existing and proposed freestanding monument signs.

10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates
The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, 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.

A. ROADS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

Type of Development	Required Contribution
General Office	$741.06/parking space
Research Center	$741.06/parking space
Loading Space	$3,638.14/parking space

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

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

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

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

3. Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

VI. RECORDING

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

VII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

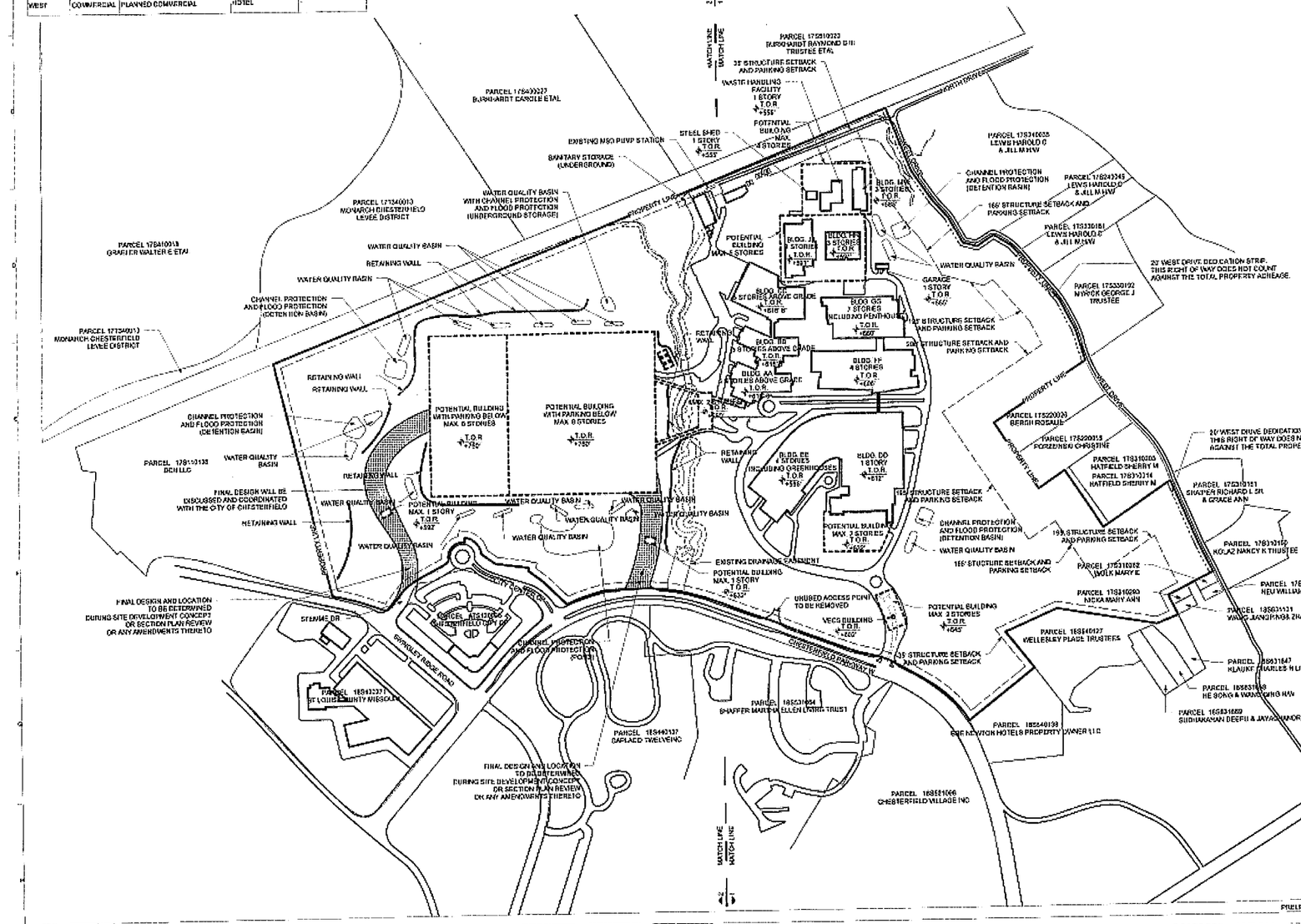
MONSANTO COMPANY
CHESTERFIELD VILLAGE CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN

SHEET NUMBER	SHEET NAME	SCALE
AD 3.000	COVER SHEET/ PRELIMINARY PLAN	1:200
AD 3.010	PRELIMINARY PLAN -1 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (6" DIA. AND MORE) POTENTIAL INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:100
AD 3.011	PRELIMINARY PLAN -2 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (6" DIA. AND MORE) POTENTIAL INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:100
AD 3.020	TREE STAND DELINEATION - DIAGRAM	N.T.S.
AD 3.021	TREE STAND DELINEATION - DIMENSIONS	N.T.S.
AD 3.030	SITE SECTIONS OF PRELIMINARY PLAN	1:100
AD 3.031	SAINT LINE SECTION	AS NOTED
SSR-1	EXISTING SITE RESOURCES MAP	1:100

PROPERTY	LAND USE	ZONING	EXISTING USE	ORDINANCE NO.
NORTH	FARM	FLOOD PLAIN NON-URBAN	FARM	
SOUTH	COMMERCIAL RESIDENTIAL	PLANNED COMMERCIAL RESIDENCE DISTRICT (NSA)	PUBLIC BUILDING	
EAST	RESIDENTIAL	NON-URBAN RESIDENCE DISTRICT (R2.R4)	RESIDENTIAL	
WEST	COMMERCIAL	PLANNED COMMERCIAL	HOTEL	



- GREENHOUSES
- OFFICES
- PARKING
- UTILITY / MAINTENANCE
- FUTURE ACCESS POINT
- EXISTING TREE
- EXISTING CONTOUR LINE
- POTENTIAL MODIFIED CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- 35' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE
- 30' WEST EDGE DEDICATION STRIP
- ADJACENT PROPERTY BOUNDARY LINE
- 100 YEARS FLOOD PLAIN
- STREAM BUFFER SETBACK
- STREAM BUFFER
- DRAINAGE EASEMENT
- POTENTIAL BUILDING
- EXISTING BUILDING
- ROAD EDGE
- WATER QUALITY BASIN AND DETENTION BASIN
- RETAINING WALLS
- MATCH LINE

ALL CONTOURS AT MSL INTERVAL: 5 FT
ELEVATION AT LEVEL 01 TOP OF FLOOR: 559' - BASED ON NGVD 29
T.O.R IS MAXIMUM EXCLUDING EXHAUST STACKS

CITY OF CHESTERFIELD

PLANNED DISTRICT ORDINANCE ATTACHMENT B

PRELIMINARY PLAN 01
SCALE: 1:200

TRAFFIC ENGINEER
CBB TEALY PC
12400 OLIVE BOULEVARD, SUITE 405
ST. LOUIS, MO 63141
T 314 878 6644 F 314 878 5877

CIVIL ENGINEER
EXP DESIGN, INC.
1960 SOUTH 8TH STREET
ST. LOUIS, MO 63104
T 314.240.4127 F 314.863.5678

LANDSCAPE ARCHITECT
OPTIS
1626 TOWER GROVE AVENUE
SAINT LOUIS, MISSOURI 63110
T 314.534.4000

APPLICANT
RAFAEL VINOLY ARCHITECTS PC
50 WINDSOR STREET
WINDSOR, NY 10410
T 212 801 5000 F 646 476 9686

OWNER
MONSANTO COMPANY
800 NORTH LINDBERGH BOULEVARD
ST LOUIS, MISSOURI

SEAL

DISCLAIMER

PROJECT NAME AND LOCATION
MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS
17001 CHESTERFIELD AIRPORT RD ST
CHESTERFIELD MO 63017

KEY PLAN

REV	DATE	DESCRIPTION
	05-28-2015	PLANNING & ZONING SUBMISSION

DRAWING ORIGINATOR
RAFAEL VINOLY ARCHITECTS PC

DOCUMENT STATUS
CHANGE OF ZONING APPLICATION

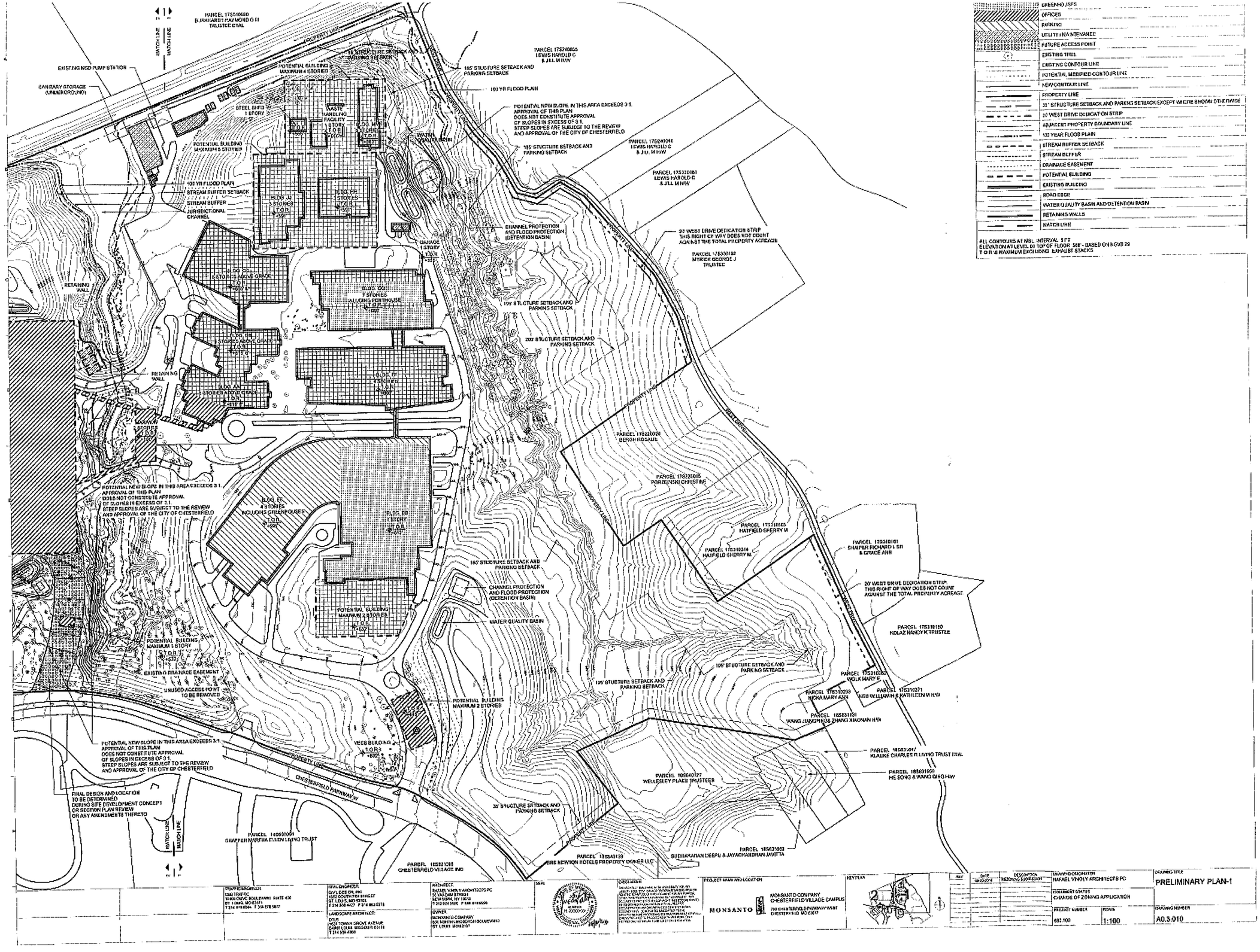
PROJECT NUMBER
493.100

SCALE
1:200

DRAWING TITLE
COVER/ PRELIMINARY PLAN

DRAWING NUMBER
AD 3.000

RECEIVED
Jul - 1 2015
City of Chesterfield
Department of Planning


PARCEL 175340000
BURKHARDT RAYMOND G II
TRUSTEE ETAL
PROPERTY LINE
MATCH LINE
MATCH LINE
EXISTING MSD PUMP STATION
SANITARY STORAGE (UNDERGROUND)
POTENTIAL BUILDING MAXIMUM 4 STORIES
35' STRUCTURE SETBACK AND PARKING SETBACK
100 STRUCTURE SETBACK AND PARKING SETBACK
100 YR FLOOD PLAIN
PARCEL 175340005
LEWIS HAROLD C
& JILL M H/W
STEEL SHED 1 STORY
WASTE HANDLING FACILITY 1 STORY T.O.R.
BLDG. AA 3 STORIES T.O.R.
POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD
INITIAL GRADING LIMIT
POTENTIAL BUILDING MAXIMUM 5 STORIES
PARCEL 175330241
LEWIS HAROLD C
& JILL M H/W
100 YR FLOOD PLAIN
STREAM BUFFER SETBACK
STREAM BUFFER
JURISDICTIONAL CHANNEL
BLDG. JJ 5 STORIES T.O.R.
BLDG. FF 5 STORIES T.O.R.
PARCEL 175330181
LEWIS HAROLD C
& JILL M H/W
CHANNEL PROTECTION AND FLOOD PROTECTION (DETENTION BASIN)
GARAGE 1 STORY T.O.R.
20' WEST DRIVE DEDICATION STRIP THIS RIGHT OF WAY DOES NOT COUNT AGAINST THE TOTAL PROPERTY ACREAGE
PARCEL 175330192
MYREK GEORGE J
TRUSTEE
RETAINING WALL
BLDG. GG 5 STORIES ABOVE GRADE T.O.R.
BLDG. DD 7 STORIES ALUMNI CENTHOUSE T.O.R.
105' STRUCTURE SETBACK AND PARKING SETBACK
200' STRUCTURE SETBACK AND PARKING SETBACK
BLDG. HH 5 STORIES ABOVE GRADE T.O.R.
RETAINING WALL
BLDG. CC 7 STORIES T.O.R.
BLDG. BB 5 STORIES ABOVE GRADE T.O.R.
PROPERTY LINE
WEST DRIVE
PARCEL 178220038
BERGH ROSALIE
PARCEL 178220015
PARZENSKI CHRISTINE
POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD
BLDG. EE 4 STORIES INCLUDING GREENHOUSES T.O.R.
PLANT 5B 1 STORY T.O.R.
PARCEL 175310003
HATFIELD SHERRY M
PARCEL 175310161
SHAFFER RICHARD L SR
& GRACE ANN
PARCEL 175310314
HATFIELD SHERRY M
100' STRUCTURE SETBACK AND PARKING SETBACK
CHANNEL PROTECTION AND FLOOD PROTECTION (DETENTION BASIN)
20' WEST DRIVE DEDICATION STRIP THIS RIGHT OF WAY DOES NOT COUNT AGAINST THE TOTAL PROPERTY ACREAGE
WATER QUALITY BASIN
POTENTIAL BUILDING MAXIMUM 2 STORIES
PARCEL 175310120
KOLAZ NANCY K TRUSTEE
POTENTIAL BUILDING MAXIMUM 1 STORY T.O.R.
EXISTING DRAINAGE EASEMENT
UNUSED ACCESS POINT TO BE REMOVED
105' STRUCTURE SETBACK AND PARKING SETBACK
125' STRUCTURE SETBACK AND PARKING SETBACK
PARCEL 175310062
WOLK MARY E
PARCEL 178310099
NOKA MARY ANN
PARCEL 175310271
REID WILLIAM H & KATHLEEN H H/W
PARCEL 185631131
WANG JIANGHONG& ZHANG XIAOHAN H/W
VECB BUILDING 2 T.O.R.
POTENTIAL BUILDING MAXIMUM 2 STORIES
PARCEL 185631047
KLAUKE CHARLES R LIVING TRUST ETAL
POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD
PARCEL 185640127
WELLESLEY PLACE TRUSTEE
PARCEL 185691050
HE SONG & WANG QING H/W
CHESTERFIELD PARKWAY W
35' STRUCTURE SETBACK AND PARKING SETBACK
FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE DEVELOPMENT CONCEPT PLAN OR SECTION PLAN REVIEW OR ANY AMENDMENTS THERETO
MATCH LINE
MATCH LINE
PARCEL 185631053
SHAFFER MARTHA ELLEN LIVING TRUST
PARCEL 185631201
CHESTERFIELD VILLAGE INC
PARCEL 185640128
BRE NEWTON HOTELS PROPERTY OWNER LLC
SUBRAMANIAN DEEPU & JAYACHANDRAN JAVITTA
PARCEL 185631053
GREENWAY/PARK
OFFICES
PARKING
UTILITY / MAINTENANCE
FUTURE ACCESS POINT
EXISTING TREE
EXISTING CONTOUR LINE
POTENTIAL MODIFIED CONTOUR LINE
NEW CONTOUR LINE
PROPERTY LINE
35' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE
20' WEST DRIVE DEDICATION STRIP
ADJACENT PROPERTY BOUNDARY LINE
100 YEAR FLOOD PLAIN
STREAM BUFFER SETBACK
STREAM BUFFER
DRAINAGE EASEMENT
POTENTIAL BUILDING
EXISTING BUILDING
ROAD EDGE
WATER QUALITY BASIN AND DETENTION BASIN
RETAINING WALLS
MATCH LINE
ALL CONTOURS AT MSL. INTERVAL 5 FT
ELEVATION AT LEVEL 01 TOP OF FLOOR 568' - BASED ON NGVD 29
T.O.R. IS MAXIMUM EXCLUDING EXHAUST STACKS
CIVIL ENGINEER:
CRAFTED ARCHITECTS:
ARCHITECT:
OWNER:
LANDSCAPE ARCHITECT:
PROJECT NAME AND LOCATION:
MONSANTO COMPANY
CHESTERFIELD VILLAGE CAMPUS
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017
KEY PLAN
DRAWING ORIGINATOR:
RAFAEL VINOLY ARCHITECTS PC
DRAWING STATUS:
CHANGE OF ZONING APPLICATION
PROJECT NUMBER:
683.100
SCALE:
1:100
DRAWING TITLE:
PRELIMINARY PLAN-1
DRAWING NUMBER:
A0.3.010


PARCEL 17S410018
CRAESER WALTER E ETAL
PARCEL 17S430027
BURKHARDT CAROLE ETAL
PARCEL 17S340013
MONARCH CHESTERFIELD LEVEE DISTRICT
EXISTING MSD PUMP STATION
SANITARY STORAGE (UNDERGROUND)
MATCH LINE
MATCH LINE
POTENTIAL BUILDING MAXIMUM 4 STORIES
POTENTIAL BUILDING MAXIMUM 5 STORIES
100 YR FLOOD PLAIN
STREAM BUFFER SETBACK
STREAM BUFFER
JURISDICTIONAL CHANNEL
BLDG 1E 5 STORIES 1 LOT
WATER QUALITY BASIN WITH CHANNEL PROTECTION AND FLOOD PROTECTION (UNDERGROUND STORAGE)
CHANNEL PROTECTION AND FLOOD PROTECTION (DETENTION BASIN)
POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1 STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD
RETAINING WALL
WATER QUALITY BASIN
WATER QUALITY BASIN
RETAINING WALL
PARCEL 17S340013
MONARCH CHESTERFIELD LEVEE DISTRICT
PROPERTY LINE
BLDG 1C 5 STORIES ABOVE GRADE 1 LOT
BLDG 1D 5 STORIES ABOVE GRADE 1 LOT
BLDG 1A 5 STORIES ABOVE GRADE 1 LOT
RETAINING WALL
RETAINING WALL
RETAINING WALL
CHANNEL PROTECTION AND FLOOD PROTECTION (DETENTION BASIN)
WATER QUALITY BASIN
POTENTIAL BUILDING WITH PARKING BELOW MAXIMUM 5 STORIES
POTENTIAL BUILDING WITH PARKING BELOW MAXIMUM 5 STORIES
MUSEUM 4 STORIES 1 LOT
BLDG 1B 4 STORIES INCLUDING GREENHOUSES 1 LOT
RETAINING WALL
STREAM BUFFER
STREAM BUFFER SETBACK
PARCEL 17S110126
DOH LLC
FINAL DESIGN WILL BE DISCUSSED AND COORDINATED WITH THE CITY OF CHESTERFIELD
RETAINING WALL
POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1 STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD
WATER QUALITY BASIN
WATER QUALITY BASIN
WATER QUALITY BASIN
POTENTIAL BUILDING MAXIMUM 1 STORY 1 LOT
POTENTIAL BUILDING MAXIMUM 1 STORY 1 LOT
35' PROPERTY LINE AND PARKING SETBACK
STEMME DR.
CHANNEL PROTECTION AND FLOOD PROTECTION (POND)
EXISTING DRAINAGE EASEMENT
35' STRUCTURE SETBACK AND PARKING SETBACK
FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE DEVELOPMENT CONCEPT OR SECTION PLAN REVIEW OR ANY AMENDMENTS THERETO
PROPERTY LINE
CHESTERFIELD PARKWAY W
PARCEL 17S120025
CHESTERFIELD CITY OF
POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1 STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD
PARCEL 18S630084
SHAFFER MARTHA ELLEN LIVING TRUST
FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE DEVELOPMENT CONCEPT OR SECTION PLAN REVIEW OR ANY AMENDMENTS THERETO
UNUSED ACCESS POINT TO BE REMOVED
SWINGLEY RIDGE ROAD
PARCEL 18S430271
ST LOUIS COUNTY MISSOURI
CHESTERFIELD PARKWAY W
PARCEL 18S440137
CAPLAGO TIMESHARE
MATCH LINE
MATCH LINE
LABORATORIES
GREENHOUSES
OFFICES
PARKING
UTILITY / MAINTENANCE
FUTURE ACCESS POINT
EXISTING TREE
EXISTING CONTOUR LINE
POTENTIAL MODIFIED CONTOUR LINE
NEW CONTOUR LINE
PROPERTY LINE
30' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE
30' WEST DRIVE DEDICATION STRIP
ADJACENT PROPERTY BOUNDARY LINE
100 YEAR FLOOD PLAIN
STREAM BUFFER SETBACK
STREAM BUFFER
DRAINAGE EASEMENT
POTENTIAL BUILDING
EXISTING BUILDING
ROAD EDGE
WATER QUALITY BASIN AND DETENTION BASIN
RETAINING WALLS
MATCH LINE
ALL CONTOURS AT MSL INTERVAL 5 FT
ELEVATION AT LEVEL 01 TOP OF FLOOR: 565 - BASED ON NAVD 88
T.O.B IS MAXIMUM EXCLUDING EXHAUST STACKS
TRAFFIC ENGINEER
CIVIL ENGINEER
CIVIL DESIGN INC.
1652 SOUTH 7TH STREET
ST. LOUIS, MO 63104
T 314.880.4427 F 314.863.5578
LANDSCAPE ARCHITECT
TITLE
3001 TOWN & COUNTRY AVENUE
SAINT LOUIS, MISSOURI 63110
T 314.534.4300
ARCHITECT
RAFAEL VINOLY ARCHITECTS PC
50 HUDSON STREET
NEW YORK, NY 10013
T 212.924.5000 F 646.416.5599
OWNER
MONSANTO COMPANY
800 NORTH LINDBERGH BOULEVARD
ST. LOUIS, MO 63167
PROJECT NAME AND LOCATION
MONSANTO COMPANY
CHESTERFIELD VILLAGE CAMPUS
690 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MISSOURI
KEY PLAN
REV
DATE
10-24-2013
DESCRIPTION
ADDRESS CHANGES
DRAWING DESCRIPTION
RAFAEL VINOLY ARCHITECTS PC
DRAWING TITLE
PRELIMINARY PLAN-2
DOCUMENT STATUS
CHANGE OF ZONING APPLICATION
PROJECT NUMBER
SCALE
1:100
DRAWING NUMBER
A0.3.011

MONSANTO CHESTERFIELD CAMPUS
Woodland Description and Canopy Area Calculations

DAVEY RESOURCE GROUP

Woodland	Description	Canopy Area (acres)
1	Small to medium sized trees (10-16 inch diameter) with monarchs (>30 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	1.431
2	Medium sized trees (15-28 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	0.801
3	Small to medium sized trees (10-16 inch diameter) with monarchs (>30 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	3.257
4	Medium sized trees (15-28 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	0.784
5	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	10.162
6	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	2.729
7	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	5.351
8	Mature stand of hardwoods with monarchs (>20 inch diameter) on north slope and along drainages. Species include white oak, redoak, basswood.	13.052
9	Mature stand of hardwoods with monarch (>20 inch diameter) species of red oak, sugar maple, basswood and hickory.	6.875
10	Young woodland with 6-10 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes heavy invasive honeysuckle.	17.488
11	Closely spaced ornamental trees (6-10 inch diameter) providing a buffer along main entry and along Chesterfield Parkway.	2.329
12	Mature stand of hardwoods with monarchs (>20 inch diameter) on north slopes and along drainages. Species include white oak, red oak, basswood and hickory.	50.405
	TOTAL	110.108

GRAPHIC SCALE
0 200 400
(IN FEET)

= Approximate study area (700.251 acres)
= Mapped tree and tree number
= Monarch tree and tree number are trees in woodlands (W1-W12)
= Mapped tree with canopy spread for trees in non-woodland areas
= Woodlands (110.108 acres)
= Non-woodlands (87.816 acres)

Woodland Canopy Area	110.108 acres
Non-Woodland Canopy Area	2.327 acres
Total Canopy On-Site	**112.435 acres**

Prepared by
DAVEY RESOURCE GROUP
A Division of The Davey Tree Expert Company

Prepared for
Civil Design, Inc.

Tree Stand Delineation Map
700 Chesterfield Parkway
200 Acres, Chesterfield, Missouri

Tree Stand Delineation prepared by: Jacob McMains, ISA Board Certified Arborist (MW-5328A)

Tree data used to produce this map were collected in March and June 2013 and April 11, 2014 and revised May 18, 2015

Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

Sheet 1 of 2

TRAFFIC ENGINEER
CBB TRAFFIC
10490 OLIVE BOULEVARD, SUITE 203
ST. LOUIS, MO 63141
T 314.878.0044 F 314.878.5577

CIVIL ENGINEER
CIVIL DESIGN INC
1600 SOUTH 5TH STREET
ST. LOUIS, MO 63104
T 314.436.4321 F 314.436.5078

LANDSCAPE ARCHITECT:
DYLUS
1634 TOWER GROVE AVENUE
SAINT LOUIS, MISSOURI 63110
T 314.534.4300

ARCHITECT
RAFAEL VINOLY ARCHITECTS PC
50 VANDAM STREET
NEW YORK, NY 10013
T 212.335.1200 F 646.416.3096

OWNER
MONSANTO COMPANY
800 NORTH LINDBERGH BOULEVARD
ST. LOUIS, MO 63167

SEAL

DISCLAIMER

PROJECT NAME AND LOCATION
MONSANTO COMPANY
CHESTERFIELD VILLAGE CAMPUS
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017

KEY PLAN

REV.	DATE	DESCRIPTION
	05-30-2013	RESUBMITTAL/MARKUP

EXAMINER OF RECORD
RAFAEL VINOLY ARCHITECTS PC

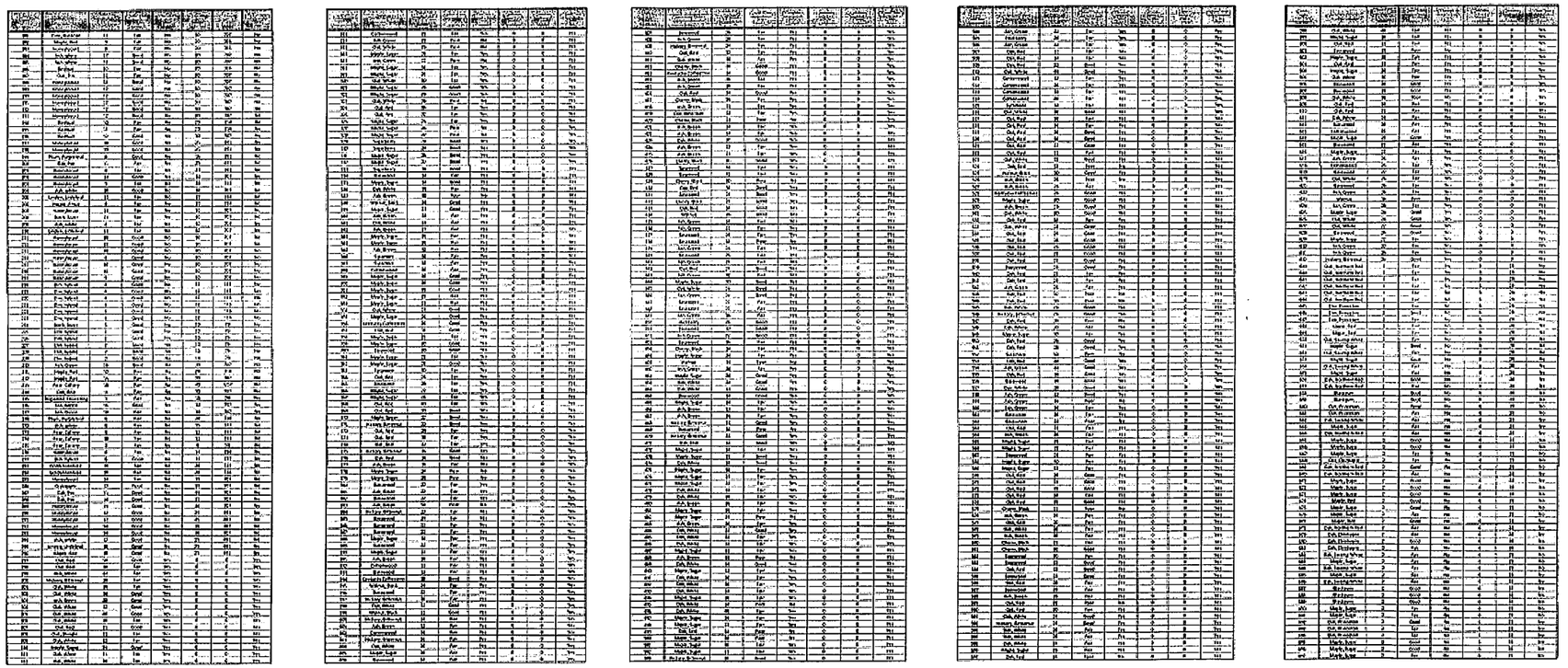
PROJECT STATUS
CHANGE OF ZONING APPLICATION

PROJECT NUMBER: 693.100
SCALE: N.T.S.

DRAWING TITLE
TREE STAND DELINEATION DIAGRAM

DRAWING NUMBER
AD.3.020

TREE DATA - 700 Chesterfield Parkway, Chesterfield, MO
Data collected March 2013; June 2013; April 2014 (Skip Kincaid); and May 2015 by Jacob McMains
Project Manager and Consulting Forester
Davey Resource Group
ISA Certified Arborist (MW-5328A)
jacob.mcmains@davey.com



Prepared by
DAVEY RESOURCE GROUP
A Division of The Davey Tree Expert Company

Prepared for
Civil Design, Inc.

Tree Stand Delineation Map
700 Chesterfield Parkway
200 Acres, Chesterfield, Missouri

Tree Stand Delineation prepared by:
Jacob McMains, ISA Board Certified Arborist (MW-5328A)

Tree data used to produce this map were collected in March and June 2013 and April 11, 2014 and revised May 18, 2015

Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

Sheet 2 of 2

TRAFFIC ENGINEER
CBB TRAFFIC
12400 OLIVE BOULEVARD, SUITE 430
ST. LOUIS, MO 63141
T 314.576.9644 F 314.878.1677

CIVIL ENGINEER
CIVIL DESIGN INC.
1955 SOUTH 170 STREET
ST. LOUIS, MO 63144
T 314.892.4427 F 314.963.6513

LANDSCAPE ARCHITECT
STUDIO
1634 "CORNER OFFICE" WORTH
ST. LOUIS, MISSOURI 63130
T 314.504.4000

ARCHITECT
RAFAEL VINOLY ARCHITECTS PC
50 VANDAM STREET
NEW YORK, NY 10013
T 212.924.5900 F 646.476.9586

OWNER
MONSANTO COMPANY
800 NORTH LINDBERGH BOULEVARD
ST. LOUIS, MO 63167

SEAL

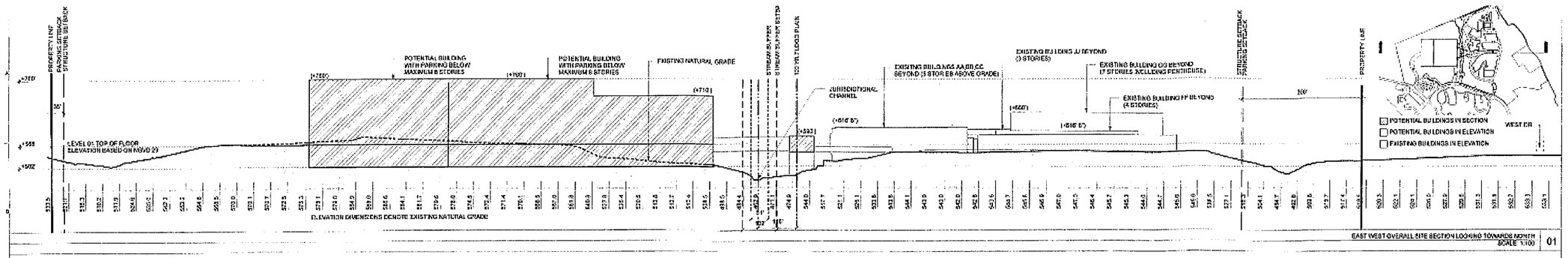
DISCLAIMER

PROJECT NAME AND LOCATION
MONSANTO
MONSANTO COMPANY
CHESTERFIELD VILLAGE CAMPUS
700 CHESTERFIELD PARKWAY NORTH
CHESTERFIELD, MO 63017

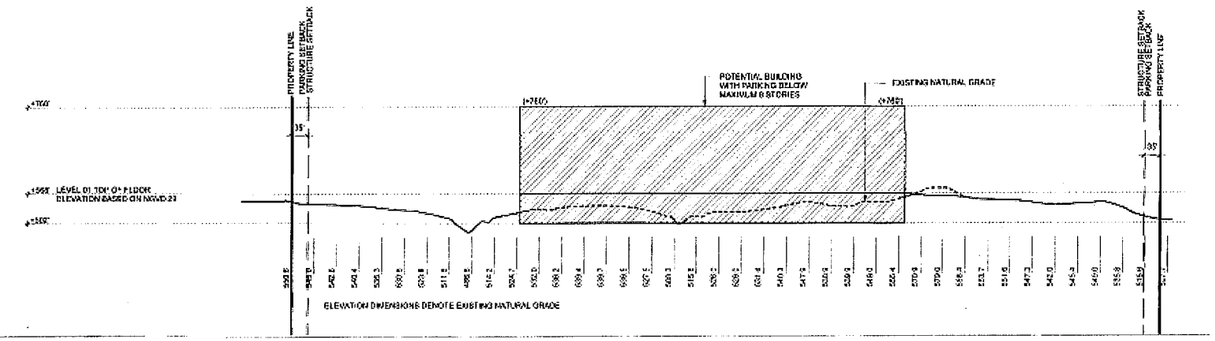
KEY PLAN

REV	DATE	DESCRIPTION
	05.22.2015	PER BOARD SUBMISSION

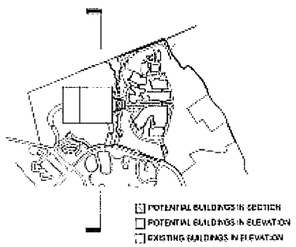
DRAWING ORIGINATOR: RAFAEL VINOLY ARCHITECTS PC
DISCIPLINE KEY PLAN: CHANGE OF ZONING APPLICATION
PROJECT NUMBER: 660.100
SCALE: N.T.S.
DRAWING TITLE: TREE STAND DELINEATION DIMENSIONS
DRAWING NUMBER: A0.3.021



EAST WEST OVERALL SITE SECTION LOOKING TOWARDS NORTH
SCALE: 1:100 | 01

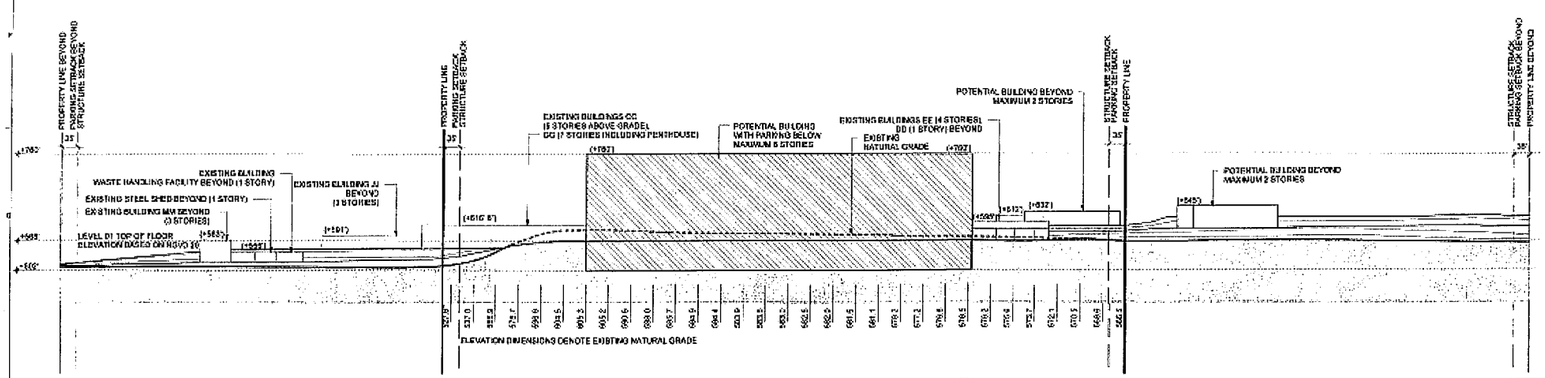


NORTH SOUTH OVERALL SITE SECTION LOOKING TOWARDS WEST
SCALE: 1:100 | 02

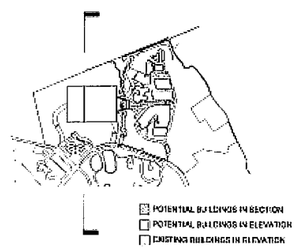


	PROPERTY LINE
	35' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE SETBACK AND PARKING SETBACK
	22' WEST DRIVE DEDICATION STRIP
	100 YEAR FLOOD PLAIN
	STREAM BUFFER SETBACK
	STREAM BUFFER
	EXISTING NATURAL GRADE

ALL CONTOURS AT MSL - INTERVAL 5 FT
ELEVATION AT LEVEL 01 TOP OF FLOOR 568 - BASED ON NGVD 29
T.O.R IS MAXIMUM EXCLUDING EXHAUST STACKS



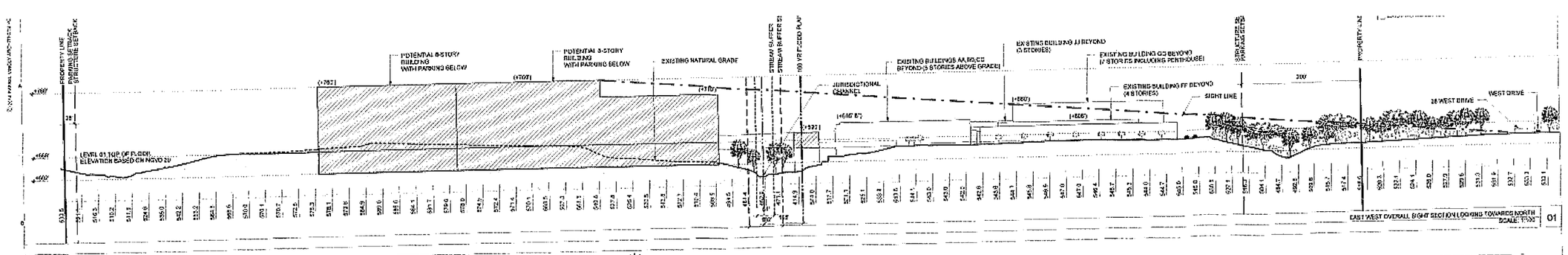
NORTH SOUTH OVERALL SITE SECTION LOOKING TOWARDS EAST
SCALE: 1:100 | 03

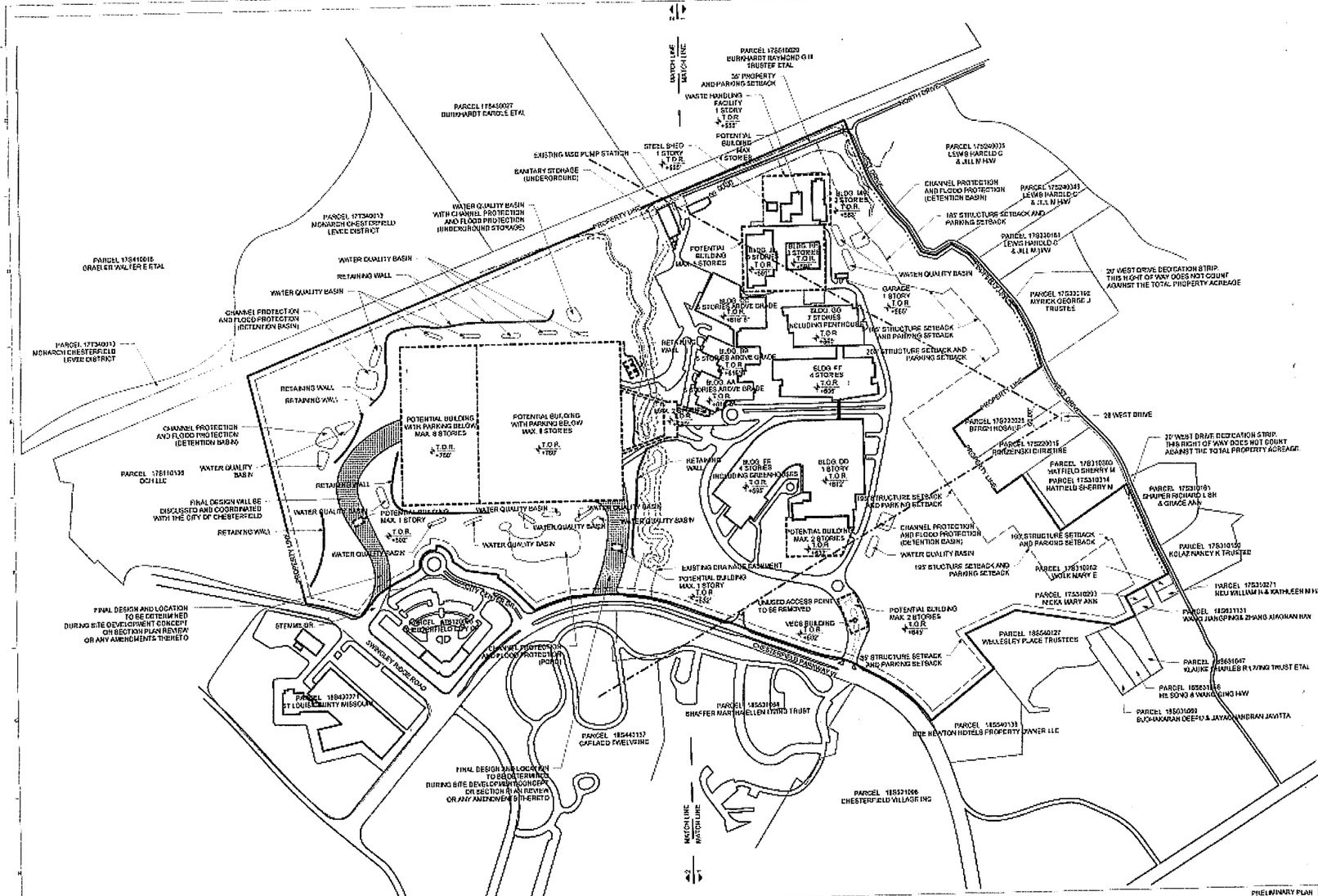


TRAFFIC ENGINEER
CIVIL ENGINEER
CIVIL DESIGN, INC
1955 SOUTH 8TH STREET
ST. LOUIS, MO 63104
LANDSCAPE ARCHITECT
ARCHITECT
RAFAEL VINOLY ARCHITECTS PC
OWNER
MONSANTO COMPANY
800 NORTH LINDBERGH BOULEVARD
ST. LOUIS, MO 63167
SEAL
PROJECT NAME AND LOCATION
MONSANTO COMPANY
CHESTERFIELD VILLAGE CAMPUS
KEY PLAN

NO.	DATE	DESCRIPTION
	06.30.2016	REZONING SUBMISSION

DRAWING ORIGINATOR: RAFAEL VINOLY ARCHITECTS PC
DOCUMENT STATUS: CHANGE OF ZONING APPLICATION
PROJECT NUMBER: 060.100
SCALE: 1:100
DRAWING TITLE: SITE SECTIONS OF PRELIMINARY FORM
DRAWING NUMBER: A0.3.030





PROPERTY LINE
35' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN ON EXHIBIT
20' WEST DRIVE DEDICATION STRIP
100 YEAR FLOOD PLAIN
STREAM BUFFER SETBACK
STREAM BUFFER
EXISTING NATURAL GRADE

ALL CONTOURS AT MSL. INTERVAL 5 FT
ELEVATION AT LEVEL OF TOP OF FLOOR: 555' - BASED ON NGVD 29
T.O.R IS MAXIMUM EXCLUDING EXHAUST STACKS



VIEW FROM 28 WEST DRIVE LOOKING WEST



VIEW FROM 28 WEST DRIVE LOOKING WEST

PRELIMINARY PLAN 02
SCALE: 1:200

TRAFFIC ENGINEER: CRS TRAFFIC, 1700 S. LACLEDE STATION ROAD, SUITE 400, ST. LOUIS, MO 63131, 314.968.6644 F 314.968.6877

CIVIL ENGINEER: CIVIL DESIGN INC., 1657 SOUTH 8TH STREET, ST. LOUIS, MO 63104, 314.865.4407 F 314.865.5878

LANDSCAPE ARCHITECT: OLIN, 1634 TOWN & COUNTRY CROSSING DRIVE, SUITE 170, TOWN & COUNTRY, MO 63017, 314.434.4300

ARCHITECT: RAFAEL VINOLY ARCHITECTS PC, 50 WATER STREET, NEW YORK, NY 10013, T 212.354.0300 F 646.436.9595

OWNER: MONSANTO COMPANY, 800 NORTH LINDBERGH BLVD., ST. LOUIS, MO 63167

SEAL

DISCLAIMER

PROJECT NAME AND LOCATION: MONSANTO COMPANY, CHESTERFIELD VILLAGE CAMPUS, 700 CHESTERFIELD PARKWAY WEST, CHESTERFIELD, MISSOURI

KEY PLAN

NO.	DATE	DESCRIPTION
1	04.29.19	PER MSD COMMENTS

DRAWING ORGANIZATION: RAFAEL VINOLY ARCHITECTS PC

DOCUMENT STATUS: CHANGE OF ZONING APPLICATION

PROJECT NUMBER: 000.100

SCALE: AS NOTED

DRAWING NUMBER: A0.3.031

DRAWING TITLE: SIGHT LINE SECTION

Map Unit Legend

St. Louis County and St. Louis City, Missouri (MO189)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10033	Menfro silt loam, 5 to 14 percent slopes, eroded	41.6	10.3%
10034	Menfro silt loam, 14 to 20 percent slopes, eroded	14.3	3.5%
10035	Menfro silt loam, 20 to 45 percent slopes	180.2	44.3%
10039	Urban land-Harvester complex, 0 to 5 percent slopes	7.2	1.8%
10079	Urban land-Harvester complex, karst, 5 to 20 percent slopes	66.3	31.4%
10112	Ruma silt loam, 2 to 5 percent slopes, frequently flooded	2.7	0.7%
10119	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	6.3	1.5%
10124	Arbor silt loam, 5 to 9 percent slopes, frequently flooded	2.3	0.6%
10126	Peace silty clay loam, 9 to 20 percent slopes, frequently eroded	14.5	3.6%
10212	Karst rock city, 4 to 9 percent slopes, extremely bouldery	13.8	3.4%
10128	Viburnum-Rock outcrop complex, 9 to 14 percent slopes, very stony	29.3	6.9%
10222	Urban land, Lindley complex, 0 to 9 percent slopes	23.8	5.9%
Totals for Area of Interest		407.7	100.0%

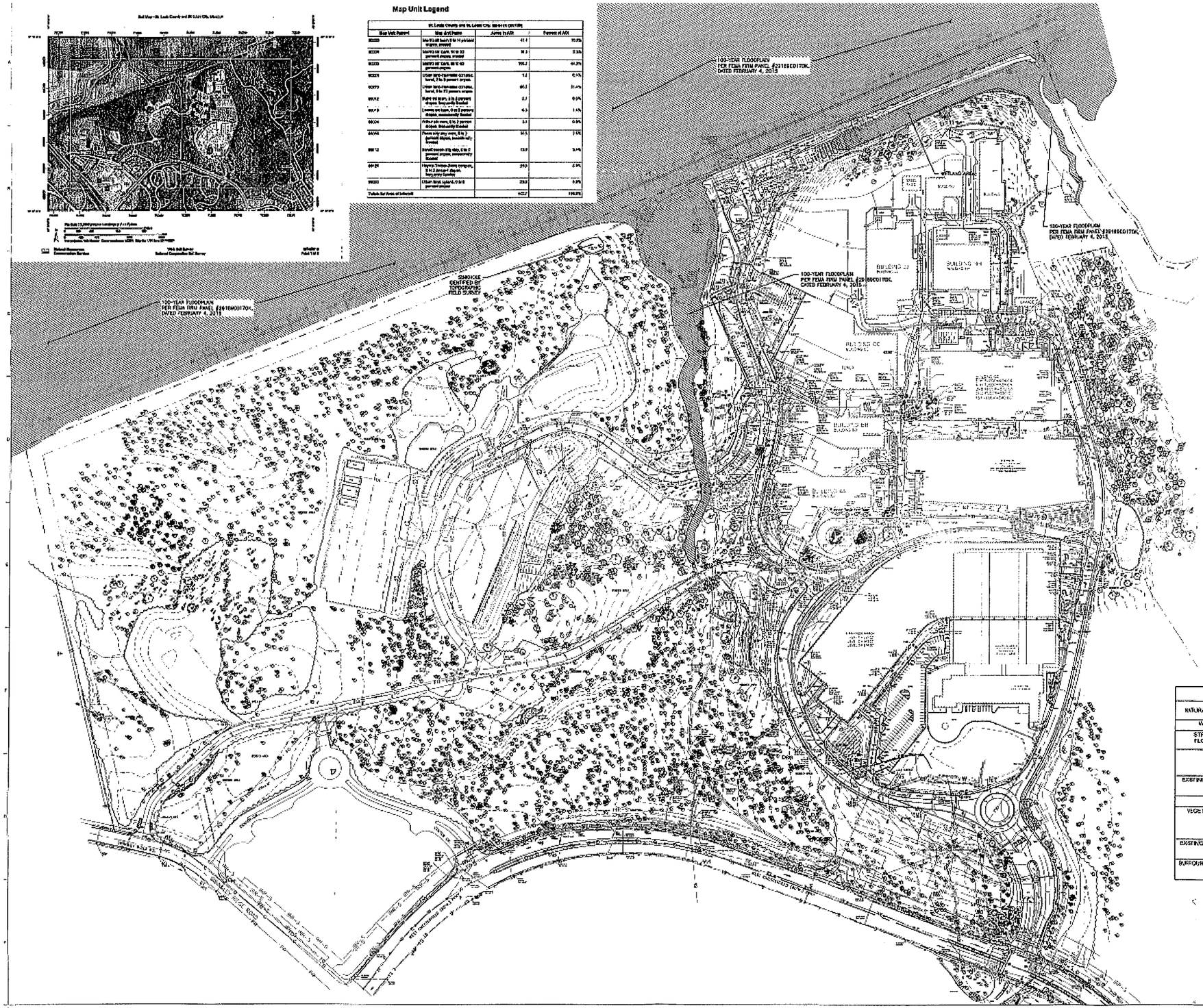


EXHIBIT B

AGREEMENT BETWEEN RGA AND THE CITY OF CHESTERFIELD

This Agreement, dated this _____ day of February, 2026 (the "Effective Date"), is made and entered into by and between the City of Chesterfield, Missouri, a political subdivision of the State of Missouri (the "City"), and Reinsurance Group of America, Inc., a Missouri corporation ("RGA"). The following recitals form the basis for, and hereby are made a material part of, this Agreement:

A. Chesterfield City Ordinance No. 3026 requires that certain parcel of land containing approximately 7.4 acres, more or less, located at the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center and known and numbered as 16600 Swingley Ridge Road, Chesterfield, Missouri 63017, Parcel Locator Number 18S430271, to undertake certain public road improvements.

B. Chesterfield City Ordinance No. 3026, Attachment A, Section II.6.b states the following relevant requirements (the "Ordinance Requirements"):

> Provide road improvements, as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation as identified in the study prepared by Bernardin, Lochmueller & Associates, Inc. dated July 23, 2012 and any addendum thereto. As identified in this study, modification of the westbound I-64 on ramp in conformance with the City's plan for the extension of outer road system is required for office development in excess of 405,000 square feet on building group B.

C. RGA desires to provide the City with a monetary contribution dedicated solely to the construction of the Swingley Ridge – North Outer 40 Road Project (the "Project") and to satisfy the Ordinance Requirements.

D. In lieu of the property owner or lessee completing the Ordinance Requirements, the City is willing to accept a monetary contribution from RGA dedicated solely to the construction of the Project.

NOW, THEREFORE, in consideration of the premises, the mutual covenants, promises and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RGA'S CONSIDERATION. RGA agrees to pay to the City the sum of one million, five-hundred thousand dollars ($1,500,000) (the "Contribution") prior to the end of the 2027 fiscal year on June 30, 2027, for the City to partially fund the Project.

2. THE CITY'S CONSIDERATION. City and RGA agree that the City's consideration for this Agreement shall be as follows:

(A) The City shall be obligated to hold the Contribution in escrow solely to fund the construction of the Project, and the Contribution shall be deposited in a restricted fund dedicated to the sole purpose of funding the Project.

(B) The City further agrees that following receipt of the Contribution from RGA and execution of this Agreement, the City will consider the Ordinance Requirements as having been fulfilled.

3. CITY AUTHORITY. The City has full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and this Agreement has been duly and validly authorized and approved by all necessary City proceedings, findings and actions. Ordinance _____ authorizes the City Administrator to execute this Agreement on behalf of City. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the City, enforceable in accordance with its terms.

4. RGA AUTHORITY. RGA has full right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and the Agreement has been duly and validly authorized and approved by all necessary RGA proceedings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of RGA, enforceable in accordance with its terms.

IN WITNESS WHEREOF this Agreement is executed on the Effective Date.

CITY OF CHESTERFIELD, MISSOURI,
a political subdivision of the State of Missouri

BY:_____
Michael Geisel, City Administrator

REINSURANCE GROUP OF AMERICA, INC.
a Missouri Corporation

BY:_____
Name:_____
Title:_____

Exhibit A

[Copy of Ordinance No. 3026]

BILL NO. 3218 **ORDINANCE NO. 3026**

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2916 AND AMENDING CITY OF CHESTERFIELD ORDINANCE 2723 TO ESTABLISH NEW USES AND DEVELOPMENT CRITERIA FOR 7.4 ACRES OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND HILLTOWN VILLAGE CENTER (P.Z. 08-2018 HOMEWOOD SUITES {KELLER VENTURES, LLC} 18S540149, 18S540150 AND 18S540138).

WHEREAS, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a "C-8" Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved Ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

WHEREAS, in response to correspondence from Sachs Properties requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved Ordinance Number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved Ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sachs Properties, the City of Chesterfield approved Ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved Ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

WHEREAS, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved Ordinance 2916 on October 19, 2016 to consolidate building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains to building groups F, G, and H.

WHEREAS, a Public Hearing was held before the Planning Commission on August 13, 2018; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request on October 18, 2018, recommended approval of the ordinance amendment with amendments; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning and Public Works Committee.

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 Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "C-8" Planned Commercial District for a 7.4 acre tract of land located at the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center and as described as follows:

A tract of land being Chesterfield Village, Northwest Quadrant, Parcel C314, a subdivision according to the plat thereof as recorded in Plat Book 346, Pages 377 and 378 of the St. Louis County records, located in U.S. Survey 154, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeast corner of Parcel 314B of above said subdivision, said point also being located on the northern right-of-way line of Hilltown Village Center Street, variable width as established by Hilltown Village Center Parcel 318 Boundary Adjustment Plat, as recorded in Plat Book 353, Page 850 of above said records, said point also being located on a curve to the left having a radius of 369.28 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 55.19 feet and a chord which

bears North 82 degrees 49 minutes 54 seconds West, 55.14 feet; South 82 degrees 36 minutes 53 seconds West, 57.40 feet to a point of curvature to the left having a radius of 369.44 feet; along said curve with an arc length of 62.54 feet and a chord which bears South 77 degrees 45 minutes 54 seconds West, 62.47 feet; South 72 degrees 54 minutes 50 seconds West, 189.73 feet to the point of non-tangential curve to the right having a radius of 250.90 feet; along said curve with an arc length of 107.42 feet and a chord which bears South 85 degrees 10 minutes 44 seconds West, 106.60 feet; North 83 degrees 49 minutes 10 seconds West, 59.33 feet to a point of curvature to the right having a radius of 94.70 feet; along said curve with an arc length of 100.10 feet and a chord which bears North 53 degrees 32 minutes 17 seconds West, 95.50 feet and North 23 degrees 15 minutes 21 seconds West, 15.59 feet to the eastern right-of-way line of Chesterfield Parkway West, 80 feet wide, said point also being located on a non-tangential curve to the left having a radius of 948.49 feet; thence along said curve with an arc length of 379.68 feet and a chord which bears North 25 degrees 8 minutes 20 seconds West, 377.15 feet; thence North 53 degrees 23 minutes 36 seconds East, 12.00 feet to the point of non-tangential curve to the left having a radius of 960.49 feet; thence along said curve with an arc length of 11.50 feet and a chord which bears North 36 degrees 56 minutes 59 seconds West, 11.50 feet to the northwest corner of Parcel C314 C of above said Chesterfield Village, Northwest Quadrant, Parcel C314, Subdivision; thence along the north line of said Parcel C314 C, North 52 degrees 43 minutes 25 seconds East, 444.01 feet to the northeast corner thereof; thence along the eastern lines of said Chesterfield Village, Northwest Quadrant, Parcel C314, Subdivision, South 37 degrees 20 minutes 09 seconds East, 370.03 feet and South 49 degrees 18 minutes 34 seconds East, 280.38 feet to the eastern most corner of above said Parcel C314 B; thence along the east line of said Parcel C314 B, South 11 degrees 37 minutes 59 seconds West, 151.83 feet to the Point of Beginning. Containing 323,119 square feet or 7.418 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 15, 2018.

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

Section 3. The City Council, pursuant to the petition filed by Stock and Associates Consulting Engineers, Inc. on behalf of Keller Ventures, LLC, in P.Z. 08-2018, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of August 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this 19th day of November, 2018

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie Hass
Vickie Hass, CITY CLERK

FIRST READING HELD: 11/05/2018

ATTACHMENT A

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

The application for a Planned Commercial Development on the tracts of land described in this ordinance is approved on condition that said development and plan is carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded to the County Council with a communication dated September 21, 1979, which reference as if fully set out in and made a part of this ordinance, and subject to all applicable ordinances, laws and regulations and to the following conditions:

I. General Conditions

1. This Ordinance authorizes the commercial development of an integral planned commercial and residential community known as "Chesterfield Village". Of the larger overall development, this commercial portion is located generally west of Olive Street Road (State Route 340) and north of U.S. Highway 40 containing 75 acres. The intent of this Ordinance is to effect proper development of this site conforming to good planning practices and adhering to the preliminary plan revised August 24, 1979, and approved by the Planning Commission.

2. Within two (2) years of the date of approval of this "C-8" Planned Commercial District rezoning by the City of Chesterfield Council and prior to any site preparation, the petitioner shall submit to the Planning Commission for review and approval a Final Development Concept Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said plan shall include but not be limited to the following:

   a. Primary use types.
   b. Project road rights-of-way.
   c. Approximate location of peripheral and primary internal roads.
   d. Parking and building setbacks.
   e. Off-street parking and loading ratios.
   f. Indication of phasing lines which shall serve as project boundary lines for the future section plans.
   g. Gross square footage and maximum height of all proposed buildings, or building groups.

h. Parcel numbers and building group numbers as indicated on the approved preliminary development plan.

i. All zoning district boundaries and zoning classifications.

j. Location of advertising sign limited to project identification only.

3. Within one (1) year of the date of approval of the Final Development Concept Plan and after the Plan has been recorded with the St. Louis County Recorder of Deeds Office, the petitioner shall submit to the Planning Commission for its review and approval, the first Final Development Section Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said Final Development Section Plan shall include but not be limited to the following:

a. The location, size and use of all proposed structures, including retaining walls.

b. Indication of development phasing on the same parcel if anticipated.

c. Existing and proposed contours at two (2) foot intervals, except that grades greater than ten (10) percent may be indicated at five (5) foot contour intervals.

d. Location and size of all parking areas including landscape treatment of such.

e. Roadways and drives on and adjacent to the property in question.

f. The design, location, and size of all proposed free standing signs, lighting, fences and trash areas.

g. A landscape plan, including the location, size, and type of all plantings and other materials to be used.

h. Indication of sanitation and drainage facilities.

i. Parking and building setbacks on the property in question.

j. Parking calculations for the property in question.

4. With each Final Development Section Plan a detailed landscape plan must be submitted to the Planning Commission for review and approval. Such plan shall as a minimum contain information on type, size, and number of each landscape material to be used. Specifically the following shall also be required:

a. Parking areas in excess of 10,000 square feet shall contain internal landscape islands planted with trees and other plant materials. Planning areas within parking lots shall not be less than six (6)

feet in width and each shall not be less than 400 square feet in area. Vertical curbs will be used around planning areas to protect them from automobiles and keep out de-icing salt. Such areas will control traffic patterns and thereby improve safety as well as provide shade and offer a visual relief against extensive pavement area.

b. In retail, office and general commercial parking lots, rows of trees planted in landscape areas shall be used to subdivide large parking areas into smaller and more identifiable parking areas. Pedestrian walkways shall be provided in the parking areas to safely allow pedestrian movement to and from building access points. In the case of parking decks, said structures shall be supplemented by a significant landscape plan around the periphery of said structure to mitigate visual impacts.

c. Where commercial development is contiguous to residentially zoned areas, special landscape treatment will be required. A minimum shall be a planting strip of twenty (20) feet in order to insulate adjacent residential land uses. In addition, planning, masonry walls, sight-proof fences, earth berms and / or depressed parking areas may be required by the Planning Commission.

d. Planting of street trees shall be a standard practice along the major arterials and collector streets. Trees shall be planted at regular intervals (minimum of two, two inch caliper, trees every seventy-five feet of frontage) on both sides except where berms, existing topography or views make another specific design treatment preferable and when approved by the Planning Commission.

e. The circumferential roadway connecting the Chesterfield Parkway North with Schoettler Road will contain a median planter area. Special considerations shall be given to the scenic qualities of this roadway and a landscape plan of such shall be reviewed and approved by the Planning Commission.

5. All Final Development Section Plans must be consistent with the approved Final Development Concept Plan, and shall contain one or more complete development sections. Each such plan shall be comprised of at least twenty (20) percent open space devoid of any structures or paving.

6. All Final Development Section Plans shall be reviewed in order to determine whether mass-transit facilities should be included as part of the site development design. Such facilities might include bus shelter locations and bus pull-off lanes.

7. Roadway alignment and location, and other roadway circulation design features including right-of-way dedication and improvement on the Final Development Concept Plan and curb cuts on each Final Development Section Plan shall be reviewed and approved by the Department of Highways and Traffic and, as applicable, the Missouri State Highway Commission prior to recording of any plan.

8. The height, design, location, and lighting intensity of all light standards shall be reviewed and approved by the Planning Commission on each Final Development Section Plan. Special consideration shall be given to such standards which may have exposure to residential property. Supplemental information to adequately assess the above (such as cross section, details of light standard construction, etc.) may be required by the Planning Commission prior to approval.

9. Except as specifically approved by the Planning Commission, utilities shall be underground.

10. The following shall regulate all signs for the "C-8" development:

    a. Advertising signs limited to project identification only shall be permitted only at locations approved by the Planning Commission on the Final Development Concept Plan. Details such as size, design, lighting etc. shall be submitted to the Commission prior to approval.

    b. Parcels III and IV shall be limited to a maximum of five (5) free standing business signs not to exceed fifty (50) square feet in outline area and thirty (30) feet in height. The location and size of said signs shall be as approved by the Planning Commission on final development plans.

    c. Parcels VII and VIII shall be limited to a maximum of three (3) free standing business signs not to exceed fifty (50) square feet in outline area and thirty (30) feet in height. The location and size of said signs shall be as approved by the Planning Commission on final development plans.

    d. All other signs (i.e. attached wall signs and directional signs) shall conform to the sign regulations of the "C-3" Shopping District.

11. Off-street parking requirements and loading requirement shall be regulated by that zoning district in which the use is permitted. Where more than one (1) of the parking requirements may be construed as applicable to the same use, lot or building, the final determination shall be made by the Planning Commission.

12. Prior to approval of all above Final Development Plans the petitioner shall:

    a. Provide verification to the Department of a preliminary plan indicating adequate handling of differential runoff due to proposed impervious areas.

    b. Submit verification of approval by the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation as applicable, of location of all curb cuts, roadway dedication, and improvements.

13. Subsequent to approval of the Final Development Section Plans and prior to issuance of any building permit, the following requirements shall be met:

    a. Provide verification to the Department indicating adequate provision of sanitary services.

    b. Provide verification to the Department indicating adequate handling of storm water runoff off the subject property at abutting roadways.

    c. The petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of all landscaping as required on the final development section plan. Said bond or escrow shall be based on estimated costs determined by a plant nursery for such improvements and approved by the Department of Planning and Development Services.

    d. Record the approved Final Development Section Plan with the St. Louis County Recorder of Deeds Office.

14. The required contributions shall be increased at the rate of five (5) percent per year effective on the first day of January, 1980, and the first day of each calendar year thereafter. Such sums shall be collected by the Department of Public Works and disbursed to the County Treasurer.

15. Within two (2) years of the date of approval of the first Final Development Section Plan by the Planning Commission, construction shall commence. Said time limit may be extended on approval by the Planning Commission.

16. The petitioner shall be required to provide temporary off-street parking for construction employees. Parking on non-paved surfaces shall be prohibited.

17. Any transfer of ownership or lease of property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the conditions herein set forth and included in the approved development plan for the property. A copy of all the herein attached conditions shall be furnished by the owner or petitioner to the operator(s), owners(s), or manager(s) including successive operator(s), owners(s), or manager(s), who shall forward to the Zoning Enforcement Officer an acknowledgment that he or she has read and understood each of these conditions and agrees to comply therewith.

18. The above conditions of the "C-8" Planned Commercial District shall be enforced in compliance with the Final Development Section Plans approved by the City of Chesterfield Planning Commission.

19. In addition to the conditions herein imposed, this Planned Commercial District shall be subject to all applicable provisions of the City of Chesterfield Zoning Ordinance and Subdivision Ordinances. The Zoning Enforcement Officer of the City of Chesterfield shall enforce the conditions of this permit in accord with the approved Final Development Concept and Section Plans approved by the Planning Commission.

II. Specific Design Criteria: "C-8" Along Highway 40

1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):

   a. building groups A and B: offices, retail commercial, one (1) service station, restaurants, theaters and heliport; such uses not to exceed 460,000 gross square feet. Additionally, one (1) hotel with a maximum of 350 rooms with certain retail uses specifically accessory to a hotel facility is permitted within building group B. In the event that the hotel is not constructed in building group B, a maximum floor area of 749,783 gross square feet on building groups A and B shall be permitted.

   b. building group C: offices, retail and restaurant not to exceed 350,000 gross square feet;

   c. building group D: offices, retail, restaurants, one (1) service station and theater; and one (1) hotel, not to exceed 170,000 gross square feet;

   The above noted gross square foot figures indicate the maximum allowable within each building group. The word "offices" shall also include the following: medical laboratories, technical and business

schools, public and professional schools, medical clinics, and scientific laboratories.

2. The following shall regulate all retail commercial uses in the building groups A, B, C, and D:

   a. a maximum of 50,000 gross square feet may be used for retail commercial activity;

   b. in any office building or hotel no retail commercial activity shall be permitted above the first floor;

   c. no single-user being a retail commercial activity shall exceed 10,000 gross square feet.

3. No parking area, loading areas or structures including internal drive except ingress and egress drives shall be allowed within the following landscaped setbacks:

   a. Parcel III:

      i. Fifteen (15) feet of all roadway rights-of-way.

   b. Parcel IV:

      i. Fifteen (15) feet of U.S. Highway 40 and Chesterfield Parkway North rights-of-way;

      ii. Twenty (20) feet of Swingley Ridge Road.

   c. Parcel V:

      i. Fifteen (15) feet of Swingley Ridge Road right-of-way;

      ii. Thirty (30) feet of the northeast and southeast property lines;

      iii. Two hundred (200) feet of the eastern point of the parcel contiguous to residential zoned land.

4. No building shall be located within the following setbacks:

   a. Parcel III:

      i. Twenty (20) feet of all roadway rights-of-way.

   b. Parcel IV:

      i. Twenty (20) feet of U.S. Highway 40 and Chesterfield Parkway North rights-of-way;

      ii. Thirty (30) feet of Swingley Ridge Road;

c. Parcel V:

i. Twenty (20) feet of Swingley Ridge Road;

ii. Thirty (30) feet of the northeast and southeast property line;

iii. Two hundred (200) feet of the eastern point of the parcel contiguous to residential zoned land.

d. The following shall be the maximum allowable height for structures:

i. building group A: six (6) floors;

ii. building group B: fifteen (15) stories for the hotel and ten (10) floors for all other uses;

iii. building group C: twenty-five (25) floors;

iv. building group D: six (6) floors;

v. building group E: three (3) floors

5. The uses listed below shall only be allowed within the following described setbacks:

a. the permitted twenty-five (25) story office building in building group C shall be situated within 300 feet of U.S. Highway 40 right-of-way and within 400 feet of the Chesterfield Parkway North;

b. the permitted fifteen (15) story hotel building in building group B shall be situated within 300 feet of U.S. Highway 40 right-of-way and within 400 feet of the Chesterfield Parkway North;

c. the permitted service station within building group A shall be located within 200 feet of Swingley Ridge Road or within 200 feet of the Chesterfield Parkway North rights-of-way;

d. the permitted service station within building group D shall be located within 400 feet of the Chesterfield Parkway North.

6. In addition to requirements elsewhere in this ordinance and requirements of the City of Chesterfield City Code, the following are additional requirements for building group B:

a. Provide a traffic study as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation. Improvements involving regional issues shall be addressed as directed by all governing jurisdictions.

b. Provide road improvements, as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation as identified in the study prepared by Bernardin, Lochmueller & Associates, Inc. dated July 23, 2012 and any addendum thereto. As identified in this study, modification of the westbound I-64 on ramp in conformance with the City's plan for the extension of outer road system is required for office development in excess of 405,000 square feet on building group B.

c. The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the Department of Highways and Traffic for review and approval. Prior to preparation of this study, the developer's traffic engineer shall meet with representatives of the department to determine the study scope. The developer's additional road improvement obligation shall be as determined by the approved study.

d. 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.

e. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Chesterfield Parkway as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

f. Access to this development from Chesterfield Parkway shall be as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.

g. 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 City of Chesterfield and Saint Louis County Department of Highways and Traffic.

h. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Chesterfield and Saint Louis County Department of Highways

and Traffic for sight distance consideration and approved prior to installation or construction.

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

j. The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the ordinance-required parking spaces for the difference between the existing and proposed uses by the following rate schedule:

Type of Development	Required Contribution
TGA Category	Contribution
General Office	$611.88/parking space
General Retail	$1,835.75/parking space
Loading Space	$3,003.97/parking space

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

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

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

TGA contribution for building group B shall be based only on the increase in development density from that density previously approved in St. Louis County Ordinance 9,476.

k. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contributions which remains following completion of

road improvements required by the development shall be retained in the appropriate trust fund.

l. The amount of the required contributions, if not submitted by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

m. Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

n. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

p. 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.

III. Specific Design Criteria: "C-8" Along Olive Street Road

1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):

a. building group F: offices, in addition a maximum of ten (10) percent of each building gross floor area may be utilized for cafeterias or personal services to serve the employees of said building; not to exceed 240,000 square feet;

b. building groups G and H: offices and restaurants (one restaurant permitted in building group G and one restaurant permitted in building group H) not to exceed a combined total of 345,000 square feet;

i. Maximum size of any one building 300,000 square feet.

ii. Maximum footprint of any one building 50,000 square feet.

c. building group I: offices, restaurant, one (1) service station, and two (2) hotels, day care center and kindergarten or nursey school not to exceed 150,000 square feet. At the time of the Site Development Plan approval, special consideration will be given to landscaping, architectural elevations and lighting at the northeast property line.

d. The total build out for building groups F, G, H and I would be 500,000 square feet.

e. In the event that building groups F, G, and H are developed as a single research / laboratory campus, including office, a maximum of 460,000 square feet shall be permitted on these building groups.

i. Maximum size of any one building 460,000 square feet.

ii. Maximum footprint of any one building 135,000 square feet.

iii. Total build out for building groups F, G, H, and I would be 610,000 square feet.

f. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as required for St. Louis County Project Number AR-1545. All onsite improvements shall be compatible with this project.

For building groups F, G, and H, the word "offices" shall also include the following: medical laboratories and scientific laboratories.

2. No parking areas, loading areas or structures, including internal drives except ingress and egress drive shall be located within the following landscaped setbacks:

a. Parcel VII:

i. Fifteen (15) feet of the proposed right-of-way of Chesterfield Parkway North and the future right-of-way of Olive Street Road;

ii. Two hundred (200) feet of the western property line within 1,200 feet of Olive Street Road right-of-way;

iii. Thirty (30) feet of the remainder of the western property line.

b. Parcel VIII:

i. For the uses: offices, restaurant, service station, and hotel:

a. Fifteen (15) feet of all roadway rights-of-way and the northwestern property line;

b. Thirty (30) feet of the northeastern property line.

ii. For the uses: day care center and kindergarten or nursery school:

a. Thirty (30) feet of Chesterfield Parkway West roadway right-of-way and the northwestern property line;

b. Thirty (30) feet of the northeastern property line.

c. Fifteen (15) feet along the Hilltown Village Center right-of-way.

3. No building shall be located within the following setbacks:

a. Parcel VII:

i. Twenty (20) feet of Chesterfield Parkway North right-of-way;

ii. Seventy-five (75) feet of the future right-of-way of Olive Street Road;

iii. Two hundred (200) feet of the western property line within 1,200 feet of Olive Street Road;

iv. Thirty (30) feet of the remainder of the western property line.

b. Parcel VIII:

i. For the uses: offices, restaurant, service station, and hotel:

a. Twenty (20) feet of all roadway rights-of-way and the northwestern property line;

b. Thirty (30) feet of the northeastern property line.

ii. For the uses: day care center and kindergarten or nursery school:

a. Thirty-five (35) feet of all roadway rights-of-way and the northwestern property line;

b. Thirty-five (35) feet of the northeastern property line.

4. The following shall be the maximum allowable height for structures:

   a. building group F: four (4) floors;

   b. building group G: eight (8) floors;

   c. building group H: four (4) floors;

   d. building group I: three (3) floors.

5. The uses listed below shall only be allowed with the following described setbacks:

   a. the singular allowable eight (8) story building in building group G shall be situated within 500 feet of Chesterfield Parkway North right of way.

   b. the four (4) story building allowed in building group H shall be located within 300 feet of Chesterfield Parkway North and within 300 feet of Olive Street Road rights-of-way;

   c. the permitted service station in building group I shall be located within 200 feet of Chesterfield Parkway North and within 200 feet of Henry Hoch Road rights-of-way;

   d. the permitted restaurant in building group I shall be located within 300 feet of Chesterfield Parkway North right-of-way.

6. In addition to requirements elsewhere in this ordinance and requirements of the City of Chesterfield City Code, the following are additional requirements for building group I on which a daycare is developed:

   a. The uses of day care center and kindergarten or nursey school shall have a minimum of 30% open space.

   b. Landscape and Tree Requirements

      i. Parcel VIII, Building Group I shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

   c. Access to this development from Chesterfield Parkway West shall be via the one (1) existing entrance, as directed by the St. Louis County Department of Transportation and City of Chesterfield. No new access from Chesterfield Parkway West shall be permitted.

   d. 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.

e. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the St. Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

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

Memorandum
Department of Planning

To: City Council

From: Justin Wyse, Director of Planning JW

Date: April 21, 2026

RE: **Westland Acres (JHB Properties, Inc) 2026 BAP:** A Boundary Adjustment and Consolidation Plat for 56.31 acres of land zoned "PUD" Planned Unit District located north of Strecker Road and east of Church Road (Westland Acres, JHB Properties Inc).

Summary

Sterling Engineering, on behalf of JHB Properties Inc and in partnership with the property owners of the Westland Acres development, has submitted a Boundary Adjustment and Consolidation Plat proposing the adjustment of one (1) parcel and the consolidation of the remaining fourteen (14) parcels. The resulting parcels are identified on the plat as Adjusted Parcel 1 and Consolidated Parcel 2.

The proposed adjustment will create Outlot A in accordance with the Westland Acres 2026 Site Development Plan. The consolidation of the existing fourteen (14) parcels into a single parcel will result in a lot consistent with the Westland Acres Subdivision. The approval of this plat would be an interim condition and only be the lot layout until the initial infrastructure is complete, at which time the property owner will submit the Record Plat for the Subdivision.

Staff has reviewed the proposed Boundary Adjustment Plat and found it complies with the provisions of the UDC and requests review by City Council.

Attachments

1. Boundary Adjustment Plat

BILL NO. _____ ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 56.31 ACRES OF LAND ZONED "PUD" PLANNED UNIT DISTRICT LOCATED NORTH OF STRECKER ROAD AND EAST OF CHURCH ROAD (19U410018, 19U410030, 19U410063, 19U410140, 19U410173, 19U430038, 19U430072, 19U430083, 19V620074, 19V620117, 19V620184, 19V640016, 19V640038, 19V640049, 19V640050).

WHEREAS, Sterling Engineering, on behalf of JHB Properties Inc and in partnership with the property owners of the above-referenced parcels has submitted for review and approval a Boundary Adjustment Plat for 15 parcels totaling 56.31 acres zoned "PUD" Planned Unit District; and

WHEREAS, the purpose of said Boundary Adjustment Plat is to modify the lot lines by adjusting one (1) parcel and consolidating the remaining fourteen (14) parcels to facilitate the transfer of land between property owners and to be known as a Boundary Adjustment and Consolidation Plat of 15 tracts of land being part of Lots 1 and 2 of "The Long Estate" (Plat Book 1, Page 30), located in U.S. Survey 479 and fractional Section 13, Township 45 North, Range 3 East of the fifth Principal Meridian; and

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment and Consolidation Plat for 15 tracts of land being part of Lots 1 and 2 of "The Long Estate" (Plat Book 1, Page 30), located in U.S. Survey 479 and fractional Section 13, Township 45 North, Range 3 East of the fifth Principal Meridian which is attached hereto as "Exhibit 1", is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2026.

_____ _____

PRESIDING OFFICER Dan Hurt, MAYOR

ATTEST:

FIRST READING HELD: 04/21/2026

_____

Vickie McGownd, CITY CLERK

WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT

A BOUNDARY ADJUSTMENT AND CONSOLIDATION PLAT OF 15 TRACTS OF LAND BEING PART OF LOTS 1 AND 2 OF "THE LONG ESTATE" (PLAT BOOK 1, PAGE 30), LOCATED IN U.S. SURVEY 479 AND FRACTIONAL SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONED "PUD" PLANNED UNIT DISTRICT ACCORDING TO CITY OF CHESTERFIELD, MISSOURI ORDINANCE NO. 3365

OWNER'S CERTIFICATE (ORIGINAL PARCELS 1 THROUGH 12, 14, AND 15):

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT".

THE PURPOSE OF THIS BOUNDARY ADJUSTMENT PLAT IS TO ADJUST AND CONSOLIDATE FIFTEEN EXISTING PARCELS OF LAND INTO TWO PARCELS. THIS BOUNDARY ADJUSTMENT PLAT DOES NOT CREATE ANY NEW LOTS AND DOES NOT REDUCE ANY PARCEL AREA BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF CHESTERFIELD, MISSOURI ZONING ORDINANCE.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, SPIRE MISSOURI INC., UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, AND THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE DEFEASIBLE ACCESS EASEMENT, AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO THE OWNERS OF ADJUSTED PARCEL 1, THEIR SUCCESSORS AND/ OR ASSIGNS, FOR PRIVATE USE AS A ROADWAY FOR THE PURPOSES AND INGRESS AND EGRESS, TO PROVIDE ACCESS TO CHURCH ROAD. SAID DEFEASIBLE ACCESS EASEMENT IS CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME A FUTURE PLAT IS RECORDED DEDICATING SAID DEFEASIBLE ACCESS EASEMENT AS RIGHT-OF-WAY FOR PUBLIC USE, COVERING THE AREAS OF THIS EASEMENT, THE DEFEASIBLE ACCESS EASEMENT WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

THIS BOUNDARY ADJUSTMENT PLAT DOES NOT VACATE ANY EXISTING EASEMENTS.

THIS BOUNDARY ADJUSTMENT PLAT DOES NOT CREATE ANY NEW BUILDING LINES, ALL LOTS ARE SUBJECT TO BUILDING SETBACK REGULATIONS ACCORDING TO THE CITY OF CHESTERFIELD ZONING CODE.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF_____, 2026.

PROVISION LAND DEVELOPMENT, LLC

BY: _____
BRETT THOMAS LAWLESS, PRESIDENT

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED BRETT THOMAS LAWLESS, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF PROVISION LAND DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MICHIGAN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID BRETT THOMAS LAWLESS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LIENHOLDER - (ORIGINAL PARCELS 1 THROUGH 12, 14, AND 15) [IF APPLICABLE]:

WHEREAS, _____, BY A DEED OF TRUST DATED _____, 20_____ AND RECORDED IN DEED BOOK _____, PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, DOES HEREBY JOIN IN AND APPROVE EVERY DETAIL THIS PLAT OF "WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT", AND DOES HEREBY REMISE, RELEASE, AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED TO WIT: ALL OF ADJUSTED AREA 1 AS SHOWN ON THIS PLAT.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2026.

LENDER: _____

BY: _____

_____
PRINT NAME AND TITLE

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY OF CHESTERFIELD:

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF "WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2026 AND THEREBY AUTHORIZES THE RECORDING OF THIS BOUNDARY ADJUSTMENT PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

_____
DAN HURT, MAYOR

_____
VICKIE McGOWND, CITY CLERK

OWNER'S CERTIFICATE (ORIGINAL PARCEL 13):

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT".

THE PURPOSE OF THIS BOUNDARY ADJUSTMENT PLAT IS TO ADJUST AND CONSOLIDATE FIFTEEN EXISTING PARCELS OF LAND INTO TWO PARCELS. THIS BOUNDARY ADJUSTMENT PLAT DOES NOT CREATE ANY NEW LOTS AND DOES NOT REDUCE ANY PARCEL AREA BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF CHESTERFIELD, MISSOURI ZONING ORDINANCE.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, SPIRE MISSOURI INC., UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, AND THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE DEFEASIBLE ACCESS EASEMENT, AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE OWNERS OF ADJUSTED PARCEL 1, THEIR SUCCESSORS AND/ OR ASSIGNS, FOR PRIVATE USE AS A ROADWAY FOR THE PURPOSES AND INGRESS AND EGRESS, TO PROVIDE ACCESS TO CHURCH ROAD. SAID DEFEASIBLE ACCESS EASEMENT IS CONSIDERED DEFEASIBLE IN NATURE IN AS MUCH AS, AT WHICH TIME A FUTURE PLAT IS RECORDED DEDICATING SAID DEFEASIBLE ACCESS EASEMENT AS RIGHT-OF-WAY FOR PUBLIC USE, COVERING THE AREAS OF THIS EASEMENT, THE DEFEASIBLE ACCESS EASEMENT WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

THIS BOUNDARY ADJUSTMENT PLAT DOES NOT VACATE ANY EXISTING EASEMENTS.

THIS BOUNDARY ADJUSTMENT PLAT DOES NOT CREATE ANY NEW BUILDING LINES, ALL LOTS ARE SUBJECT TO BUILDING SETBACK REGULATIONS ACCORDING TO THE CITY OF CHESTERFIELD ZONING CODE.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF_____, 2026.

BY: _____ _____
DENNIS J. BRADY, JR., OWNER EMILY ELIZABETH MARSHALL, OWNER

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED DENNIS J. BRADY, JR., TO ME PERSONALLY KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED EMILY ELIZABETH MARSHALL, TO ME PERSONALLY KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LIENHOLDER - (ORIGINAL PARCEL 13) [IF APPLICABLE]:

WHEREAS, _____, BY A DEED OF TRUST DATED _____, 20_____ AND RECORDED IN DEED BOOK _____, PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, DOES HEREBY JOIN IN AND APPROVE EVERY DETAIL THIS PLAT OF "WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT", AND DOES HEREBY REMISE, RELEASE, AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED TO WIT: ALL OF ADJUSTED AREA 2 AS SHOWN ON THIS PLAT.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2026.

LENDER: _____

BY: _____

_____
PRINT NAME AND TITLE

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

PROPERTY DESCRIPTION (ADJUSTED PARCEL 1):

A TRACT OF LAND BEING PART OF LOT 1 OF "THE LONG ESTATE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 30 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 13, 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:

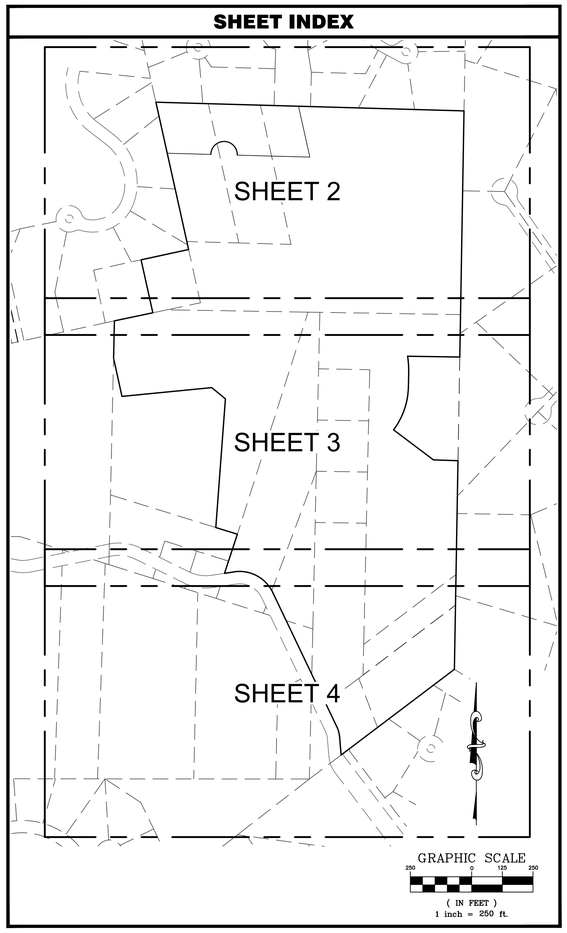
COMMENCING AT A FOUND STONE WITH CROSS LOCATED ON THE SOUTHEAST CORNER OF "COUNTRY LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVEMENTIONED RECORDS, SAID CORNER ALSO BEING THE COMMON CORNER OF FRACTIONAL SECTIONS 12 AND 13 OF TOWNSHIP 45 NORTH, RANGE 3 EAST, AND FRACTIONAL SECTIONS 7 AND 18 OF TOWNSHIP 45 NORTH, RANGE 4 EAST; THENCE ALONG THE SOUTH LINE OF SAID "COUNTRY LAKE ESTATES" SUBDIVISION AND THE NORTH LINE OF SAID FRACTIONAL SECTION 13, NORTH 88°23'04" WEST, 674.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID SOUTH AND NORTH LINES AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: SOUTH 12°31'33" EAST, 212.50 FEET; NORTH 88°25'58" WEST, 295.44 FEET; ALONG A RADIAL ARC CONCAVE TO THE SOUTH, AN ARC LENGTH OF 169.65 FEET, A RADIUS OF 54.00 FEET, THE CHORD OF WHICH BEARS NORTH 88°25'58" WEST, 108.00 FEET; THENCE ALONG A RADIAL LINE, NORTH 88°25'58" WEST, 178.01 FEET TO A POINT LOCATED ON THE EAST LINE OF U.S. SURVEY 479, SAID LINE ALSO BEING THE EAST LINE OF "WILDHORSE VILLAGE B", A SUBDIVISION RECORDED IN PLAT BOOK 283, PAGE 20 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG SAID EAST LINES, NORTH 12°31'33" WEST, 213.00 FEET TO THE SOUTHWEST CORNER OF LOT 29 OF SAID "COUNTRY LAKE ESTATES" SUBDIVISION, SAID CORNER ALSO BEING LOCATED ON THE NORTH LINE OF SAID FRACTIONAL SECTION 13, FROM WHICH CORNER A FOUND CONCRETE MONUMENT WITH CROSS BEARS SOUTH 88°23'04" EAST, 1.01 FEET; THENCE ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 13 AND SAID SOUTH LINE OF "COUNTRY LAKE ESTATES" SOUTH 88°23'04" EAST, 581.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 115,400 SQUARE FEET (2.6492 ACRES) MORE OR LESS, BASED OFF THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2024 UNDER PROJECT NUMBER 23-08-226.

PROPERTY DESCRIPTION (CONSOLIDATED PARCEL 2):

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF "THE LONG ESTATE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 30 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 13, 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 SOUTHEAST CORNER OF COUNTRY LAKE ESTATES, AS RECORDED IN PLAT BOOK 345, PAGE 41 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID CORNER BEING ON THE WEST LINE OF PACLAND PLACE FIRST ADDITION, AS RECORDED IN PLAT BOOK 278, PAGE 1 OF SAID RECORDER'S OFFICE, ALSO BEING THE COMMON CORNER TO SECTIONS 12 AND 13 OF TOWNSHIP 45 NORTH, RANGE 3 EAST, AND SECTIONS 7 AND 18 OF TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE ABOVEMENTIONED FIFTH PRINCIPAL MERIDIAN; THENCE LEAVING SAID CORNER ALONG SAID WEST LINE OF SAID PACLAND PLACE FIRST ADDITION AND THE EAST LINE OF SAID FRACTIONAL SECTION 13, SOUTH 00°58'59" WEST, 1,003.44 FEET TO THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO WILLIAM T. AND KATHLEEN L. SHANNAHAN, AS RECORDED IN DEED BOOK 11959, PAGE 899 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID SHANNAHAN PROPERTY THE FOLLOWING COURSES, DISTANCES, AND CURVES: NORTH 89°03'45" WEST, 212.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 400.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 81°25'30" EAST; SOUTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS, SOUTH 03°39'45" EAST, 68.49 FEET AND AN ARC DISTANCE OF 68.57 FEET TO A POINT OF TANGENCY; SOUTH 01°14'51" WEST, 58.04 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 300.00 FEET; SOUTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS SOUTH 19°07'18" WEST, 184.16 FEET AND AN ARC DISTANCE OF 187.18 FEET TO A POINT OF NON-TANGENCY; SOUTH 53°00'14" EAST, 203.28 FEET; SOUTH 88°13'04" EAST, 100.05 FEET TO THE ABOVEMENTIONED WEST LINE OF PACLAND PLACE FIRST ADDITION ALSO BEING THE EAST LINE OF FRACTIONAL SECTION 13; THENCE LEAVING SAID SOUTH LINE OF SHANNAHAN PROPERTY ALONG SAID WEST LINE AND SAID EAST LINE, AND ALSO THE WEST LINE OF MCKENNA PACLAND LAKE, AS RECORDED IN PLAT BOOK 187, PAGE 70 OF SAID RECORDER'S OFFICE, SOUTH 00°58'59" WEST, 850.50 FEET TO NORTH CORNER OF ARBORS AT KEHRS MILL PLAT 1, AS RECORDED IN PLAT BOOK 363, PAGE 430 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST AND EAST LINE ALONG THE NORTH LINE OF SAID ARBORS AT KEHRS MILL PLAT 1, SOUTH 52°53'47" WEST, 578.89 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHURCH (50' W.) ROAD; THENCE LEAVING SAID NORTH LINE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES, NORTH 04°59'35" WEST, 73.95 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS NORTH 15°14'55" WEST, 44.51 FEET AND AN ARC DISTANCE OF 44.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°30'16" WEST, 604.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS NORTH 62°01'16" WEST, 178.52 FEET AND AN ARC DISTANCE OF 191.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°27'44" WEST, 39.35 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE EAST LINE OF PROPERTY NOW OR FORMERLY TO CECILIA N. JOHNSON, AS RECORDED IN DEED BOOK 9999, PAGE 1390 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID EAST LINE OF JOHNSON PROPERTY AND THE EAST LINE OF PROPERTY NOW OR FORMERLY TO PEREZ M. MOUNGO, TRUSTEE OF THE BETTY J. WESTFALL SPECIAL NEEDS TRUST, DATED MAY 15, 2018, AS RECORDED IN DEED BOOK 23062, PAGE 1 OF SAID RECORDER'S OFFICE, NORTH 18°12'05" EAST, 168.01 FEET TO THE NORTHEAST CORNER OF SAID WESTFALL SPECIAL NEEDS TRUST PROPERTY; THENCE LEAVING SAID EAST LINE ALONG THE NORTH LINE OF SAID WESTFALL SPECIAL NEEDS TRUST PROPERTY, NORTH 72°49'55" WEST, 92.10 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO FRANKIE D. JAMES, UNDIVIDED ONE-HALF INTEREST, MARLOW WESTFALL, UNDIVIDED ONE-FOURTH INTEREST, CHARLOTTE LACY, UNDIVIDED ONE-FOURTH INTEREST, AS RECORDED IN DEED BOOK 24279, PAGE 176 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE ALONG THE EAST AND NORTH LINE OF SAID JAMES, WESTFALL, LACY PROPERTY THE FOLLOWING COURSES AND DISTANCES, NORTH 04°15'25" EAST, 525.71 FEET; NORTH 50°34'02" WEST, 72.00 FEET; SOUTH 84°27'26" WEST, 367.70 FEET; NORTH 12°27'34" WEST, 158.86 FEET TO THE EAST LINE OF PROPERTY NOW OR FORMERLY TO THE EDITH MARIE THOMPSON REVOCABLE LIVING TRUST, AS RECORDED IN DEED 20013, PAGE 3395 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE ALONG SAID EAST LINE, NORTH 01°18'26" EAST, 152.45 FEET TO THE SOUTH LINE OF H&N BARKEY CHARITABLE REMAINDER TRUST, AS RECORDED IN DEED BOOK 22061, PAGE 906 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE AND THE EAST LINE OF SAID H&N BARKEY CHARITABLE REMAINDER TRUST, NORTH 78°05'36" EAST, 160.34 FEET; THENCE NORTH 12°31'33" WEST, 221.25 FEET TO THE SOUTH LINE OF WILDHORSE VILLAGE "B", AS RECORDED IN PLAT BOOK 283, PAGE 20 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE AND THE EAST LINE OF SAID WILDHORSE VILLAGE "B", NORTH 77°43'51" EAST, 198.00 FEET; THENCE NORTH 12°31'33" WEST, 401.83 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID WILDHORSE VILLAGE "B" SUBDIVISION, AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: SOUTH 88°25'58" EAST, 178.01 FEET; ALONG A RADIAL ARC CONCAVE TO THE SOUTH, AN ARC LENGTH OF 169.65 FEET, A RADIUS OF 54.00 FEET, THE CHORD OF WHICH BEARS SOUTH 88°25'58" EAST, 108.00 FEET; ALONG A RADIAL LINE, SOUTH 88°25'58" EAST, 295.44 FEET; AND NORTH 12°31'33" WEST, 212.50 FEET TO A POINT LOCATED ON THE SOUTH LINE OF THE ABOVEMENTIONED COUNTRY LAKE ESTATES AND THE NORTH LINE OF SAID FRACTIONAL SECTION 13; THENCE ALONG SAID NORTH AND SOUTH LINES, SOUTH 88°23'04" EAST, 674.70 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2,337,785 SQUARE FEET (53.6682 ACRES) MORE OR LESS, BASED OFF THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2024 UNDER PROJECT NUMBER 23-08-226.

SHEET INDEX



PROPERTY DESCRIPTION (ADJUSTED AREA 1):

A TRACT OF LAND BEING PART OF LOT 1 OF "THE LONG ESTATE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 30 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN FRACTIONAL SECTION 13, 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:

COMMENCING AT A FOUND STONE WITH CROSS LOCATED ON THE SOUTHEAST CORNER OF "COUNTRY LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVEMENTIONED RECORDS, SAID CORNER ALSO BEING THE COMMON CORNER OF FRACTIONAL SECTIONS 12 AND 13 OF TOWNSHIP 45 NORTH, RANGE 3 EAST, AND FRACTIONAL SECTIONS 7 AND 18 OF TOWNSHIP 45 NORTH RANGE 4 EAST; THENCE ALONG THE SOUTH LINE OF SAID "COUNTRY LAKE ESTATES" SUBDIVISION AND THE NORTH LINE OF SAID FRACTIONAL SECTION 13, NORTH 88°23'04" WEST, 674.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID SOUTH AND NORTH LINES AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: SOUTH 12°31'33"EAST, 212.50 FEET; NORTH 88°25'58" WEST, 295.44 FEET; AND ALONG A RADIAL ARC CONCAVE TO THE SOUTH, AN ARC LENGTH OF 116.74 FEET, A RADIUS OF 54.00 FEET, THE CHORD OF WHICH BEARS NORTH 60°21'50" WEST, 95.30 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO DENNIS J. BRADY, JR. AND EMILY ELIZABETH MARSHALL BY INSTRUMENT RECORDED IN DEED BOOK 21860 PAGE 2903 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE EAST LINE OF SAID BRADY AND MARSHALL TRACT, SAID LINE BEING NON-RADIAL TO THE LAST MENTIONED CURVE, NORTH 12°25'46" WEST, 166.52 FEET TO THE NORTHEAST CORNER OF SAID BRADY AND MARSHALL TRACT, SAID CORNER BEING LOCATED ON THE NORTH LINE OF SAID FRACTIONAL SECTION 13 AND THE SOUTH LINE OF THE ABOVEMENTIONED "COUNTRY LAKE ESTATES" SUBDIVISION, FROM WHICH CORNER A FOUND AXLE BEARS SOUTH 88°23'04" EAST, 0.40 FEET; THENCE ALONG THE SOUTH LINE OF SAID "COUNTRY LAKE ESTATES" SUBDIVISION AND THE NORTH LINE OF SAID FRACTIONAL SECTION 13, SOUTH 88°23'04" EAST, 368.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 72,362 SQUARE FEET (1.6612 ACRES) MORE OR LESS, BASED OFF THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2024 UNDER PROJECT NUMBER 23-08-226.

PROPERTY DESCRIPTION (ADJUSTED AREA 2):

A TRACT OF LAND BEING PART OF LOT 1 OF "THE LONG ESTATE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 30 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 479 AND FRACTIONAL SECTION 13, 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:

COMMENCING AT A FOUND STONE WITH CROSS LOCATED ON THE SOUTHEAST CORNER OF "COUNTRY LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVEMENTIONED RECORDS, SAID CORNER ALSO BEING THE COMMON CORNER OF FRACTIONAL SECTIONS 12 AND 13 OF TOWNSHIP 45 NORTH, RANGE 3 EAST, AND FRACTIONAL SECTIONS 7 AND 18 OF TOWNSHIP 45 NORTH, RANGE 4 EAST; THENCE ALONG THE SOUTH LINE OF SAID "COUNTRY LAKE ESTATES" SUBDIVISION AND THE NORTH LINE OF SAID FRACTIONAL SECTION 13, NORTH 88°23'04" WEST, 1,256.27 FEET TO THE SOUTHWEST CORNER OF SAID "COUNTRY LAKE ESTATES" SUBDIVISION, SAID CORNER BEING LOCATED ON THE EAST LINE OF U.S. SURVEY 479 AND THE EAST LINE OF "WILDHORSE VILLAGE B", A SUBDIVISION RECORDED IN PLAT BOOK 283 PAGE 20 OF THE ABOVEMENTIONED RECORDS, FROM WHICH CORNER A FOUND CONCRETE MONUMENT WITH CROSS BEARS SOUTH 88°23'04" EAST, 1.01 FEET; THENCE ALONG THE EAST LINE OF SAID U.S. SURVEY 429 AND SAID "WILDHORSE VILLAGE B" SUBDIVISION, SOUTH 12°31'33" EAST, 213.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID EAST LINES, SOUTH 88°25'58" EAST, 178.01 FEET; THENCE ALONG A RADIAL ARC BEING CONCAVE TO THE SOUTHEAST, AN ARC LENGTH OF 52.91 FEET, A RADIUS OF 54.00 FEET, THE CHORD OF WHICH BEARS NORTH 29°38'10" EAST, 50.82 FEET TO A POINT LOCATED ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO HEIRS OF GEORGE AND IDA WASH FAMILY REAL ESTATE COMPANY, L.L.C., BY INSTRUMENT RECORDED IN DEED BOOK 17672, PAGE 1094 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE WEST LINE OF SAID HEIRS OF GEORGE AND IDA WASH FAMILY REAL ESTATE COMPANY, L.L.C. TRACT, SOUTH 12°25'46" EAST, 414.81 FEET TO THE SOUTHWE

WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT

COUNTRY LAKE ESTATES (40'W) DRIVE

COUNTRY LAKE ESTATES PLAT BOOK: 345, PAGE: 41

EAST LINE U.S. SURVEY 479

LOT 7

LOT 8

LOT 9
N/F
LARRY HART
D.B. 8623, PG. 2464
LOC. #: 18V320157
17631 BRIDGEWAY DRIVE

LOT 29
N/F
MICHAEL G. JURKIEWICZ, TRUSTEE
D.B. 17966, PG. 1181
LOC. #: 18V320399
1487 COUNTRY LAKE ESTATES DRIVE

LOT 28
N/F
DENNIS J. BRADY JR & EMILY MARSHALL
D.B. 19885, PG. 1929
LOC. #: 18V320401
1486 COUNTRY LAKE ESTATES DRIVE

COMMON GROUND
N/F
COUNTRY LAKE ESTATES COMMUNITY SERVICES
D.B. 11072, PG. 1603
LOC. #: 18V320311
1450 COUNTRY LAKE ESTATES DRIVE

LOT 14
N/F
STEPHEN & AMIE BROOKS, TRUSTEES
D.B. 25388, PG. 293
LOC. #: 18U110311
1410 COUNTRY LAKE ESTATES DRIVE

LOT 13
N/F
WEBER AND HOLLY TRUST
D.B. 23268, PG. 350822214
LOC. #: 18U110300
1406 COUNTRY LAKE ESTATES DRIVE

LOT 12
N/F
BRYAN AND SARAH BOHME, TRUSTEES
DOC. NO. 202506160163
LOC. #: 18U110290
1402 COUNTRY LAKE ESTATES DRIVE

FND: I. PIPE (N53°01'21"W 0.30')

S72°30'08"E 49.97'

FND: I. ROD "LS2011004412" (S65°53'25"W, 0.18")

N01°03'22"E 207.02'

FND. I. PIPE "LS1990" (73°59'06"W, 0.20')

FND: I. ROD "307-D"

N12°31'13"W 144.36'

FND. CONC. MON. W/ CROSS & T-POST WITNESS (1.01' E) –HELD FOR LINE–

FOUND I. ROD "307-D"

FND. AXLE

FND. 1" I. PIPE W/ T-POST WITNESS (S12°25'46"E, 0.13')

FND. I. ROD "LS347D" (N16°32'48"W, 0.10')

FND. I. PIPE "LS 266D" (S68°56'21"E, 0.26')

FND. I. PIPE "LS 266D" (N65°31'30"E, 0.24')

FND. I. PIPE "LS 266D" (N29°09'31"E, 0.25')

FND. STONE W/ CROSS –HELD–

191.17'

213.51' (S)
191.08' (TO ESMT. ℄)

N05°00'41"W 9.00'

212.10'

22.74'

368.06' (S)

56.04'

581.57'

S88°23'04"E (S) 1256.27' (R&S)

148.18'

228.78'

201.72'

674.70'

FRACTIONAL SECTION 12, TOWNSHIP 45 NORTH, RANGE 3 EAST

FRACTIONAL SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST

NORTH LINE OF LOT 1 OF THE LONG ESTATE

POINT OF BEGINNING ADJUSTED PARCEL 1 ADJUSTED AREA 1

POINT OF BEGINNING OVERALL TRACT & CONSOLIDATED PARCEL 2

ADJUSTED PARCEL 1
115,400 S.F.
2.6492± ACRES

ADJUSTED AREA 1
[DOT HATCHED]
72,362 S.F.
1.6612± ACRES

℄ 10' ESMT.

N11°25'10"W 183.33'

S12°31'13"E 212.50'

20' ESMT.

CHB=N60°21'32"W CHD=48.30' R=54.00' L=49.01'

CHB=N88°25'58"W CHD=108.00' R=54.00' L=84.82'

CHB=S39°38'06"W CHD=35.09' R=54.00' L=35.51'

POINT OF BEGINNING ADJUSTED AREA 2

N88°25'58"W 178.01'

15' ESMT. 113.59'

N88°25'58"W 295.44'

DEFEASIBLE ACCESS ESMT.

R=54.00'

R=32.00'

S12°31'13"E 304.92'

N12°31'13"W (S) 614.84' (S)

ADJUSTED AREA 2
[STAR HATCHED]
77,085 S.F.
1.7696± ACRES

(ORIGINAL PARCEL 13)
N/F
DENNIS J. BRADY, JR. AND EMILY ELIZABETH MARSHALL, H/W
D.B. 21860, PG. 2903
LOC. #: 19V640049
17617 BRIDGEWAY DR.
[VACANT LOT]
120,123 S.F.
(2.7576± ACRES)

(ORIGINAL PARCEL 14)
N/F
HEIRS OF GEORGE AND IDA WASH FAMILY REAL ESTATE COMPANY, L.L.C.
D.B. 17672, PG. 1904
SEE SOURCE OF RECORD DESCRIPTION FOR CURRENT VESTING DEED
LOC. #: 19V640050
17699 BRIDGEWAY DR.
[VACANT LOT]
EX. EASEMENT TO UNION ELEC. CO. D.B. 2369, PG. 437 (BLANKET ESMT. ALL OF ORIGINAL PARCEL 14)

CONSOLIDATED PARCEL 2
2,337,785 S.F.
53.6682± ACRES

(ORIGINAL PARCEL 12)
N/F
HEIRS OF GEORGE AND IDA WASH FAMILY REAL ESTATE COMPANY, L.L.C.
D.B. 17672, PG. 1767
SEE SOURCE OF RECORD DESCRIPTION FOR CURRENT VESTING DEED
LOC. #: 19U430038
1502 WEST HILL ROAD
[VACANT LOT]
EX. EASEMENT TO UNION ELEC. CO. D.B. 2369, PG. 437 (BLANKET ESMT. ALL OF ORIGINAL PARCEL 12)

LOT 10
N/F
CLARINDA SINGER
DOC. NO. 202312110122
LOC. #: 18V320168
17625 BRIDGEWAY DRIVE

LOT 11
N/F
PETER & ANN FIELD, TRUSTEES
D.B. 13317, PG. 129
LOC. #: 19V640104
17619 BRIDGEWAY DRIVE

WILDHORSE VILLAGE B PLAT BOOK: 283, PAGE: 20

BRIDGEWAY (50'W) DRIVE

FND. I. PIPE "LS 201D" (S81°53'38"W, 0.24')

401.85'

234.47'

S88°23'04"E (S) 212.50'

S19°22'24"E (S) 414.87'

S19°22'24"W 343.78'

℄ 50' DEFEASIBLE ACCESS ESMT.

PACLAND RIDGE (50'W) COURT

LOT 3
N/F
DENNIS L. GERHART
D.B. 8331, PG. 1739
LOC. #: 18U110179
16923 PACLAND RIDGE DRIVE

PACLAND PLACE FIRST ADDITION PLAT BOOK: 276, PAGE: 1

LOT 4
N/F
JOHN J. JR & KATHLEEN S. GAZZOLI
D.B. 12397, PG. 1128
LOC. #: 18U110172
16916 PACLAND RIDGE DRIVE

EAST LINE OF LOT 1 OF THE LONG ESTATE & FRACTIONAL SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST
FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH, RANGE 4 EAST

LOT 12
N/F
GARY KIN WAH & HU WEI HUA LUK, TRUSTEES
D.B. 24492, PG. 663
LOC. #: 19V640115
17613 BRIDGEWAY DRIVE

FND. I. PIPE "LS 201D"

FND. I. PIPE

N77°43'51"E (S) 198.00' (R&S)

FND. I. PIPE "LS 201D" (N75°10'43"E, 1.95')

LOT 13
N/F
MICHAEL R. & CYNTHIA A. OLSON
D.B. 21065, PG. 761
LOC. #: 19V640126
17607 BRIDGEWAY DRIVE

FND. I. PIPE (S73°18'15"E, 0.30')

FND. I. PIPE (N47°22'32"E, 0.38')

40.82'

S77°43'51"W 198.00'

FND. I. PIPE (S29°20'57"E, 0.43')

N12°31'13"W (S) N12-1/2°W (R) 220' (R) 221.25' (S)

U.S. EAST LINE SURVEY 479

FRACTIONAL SECTION 13

(ORIGINAL PARCEL 15)
N/F
ST. LOUIS BANCSHARES, INC.
D.B. 23772 PG. 913
LOC. #: 19V640038
17615 BRIDGEWAY DR.
[VACANT LOT]

N/F
H&N BARKEY CHARITABLE REMAINDER TRUST
D.B. 22061 PG. 906
LOC. #: 19V640027
17609 BRIDGEWAY DR.

R=20.00'

S70°36'36"W 28.82'

MATCH LINE SEE SHEET 3 OF 4

WILDHORSE VILLAGE B PLAT BOOK: 283, PAGE: 20

LOT 13
N/F
MICHAEL R. & CYNTHIA A. OLSON
D.B. 21065, PG. 761
LOC. #: 19V640126
17607 BRIDGEWAY DRIVE

LOT 14

CITY LIMITS – WILDWOOD

CITY LIMITS – CHESTERFIELD

SOUTH LINE U.S. SURVEY 479

S77°43'51"W 212.10'

FND. I. PIPE "LS 201D"

FND. I. PIPE "LS 201D" W/ T-POST WITNESS

FND. I. PIPE (N19°10'20"W, 1.26') –BENT–

FND. I. PIPE "LS 1730"

N77°09'E (R) N78°05'36"E (S) 160.34' (S)

37.67'

FRACTIONAL SECTION 13

℄ OF EX. 10' PRESCRIPTIVE ROADWAY EASEMENT PER JUDGMENT CAUSE NO. 666477 D.B. 16990 PG. 1590

FND: OLD IRON PIPE (0.65' S) –HELD FOR LINE–

SOUTH LINE U.S. SURVEY 479

27.22' (S) N78°05'36"E (S) N77°09'E (R)

FND: OLD IRON PIPE (N10°22'24"W, 2.32' FROM CONC. MON.)

FND: CONCRETE MONUMENT

120.79' (S) N78°05'36"E (S) N77°09'E (R)

FND: OLD IRON PIPE (N24°20'13"W, 0.31')

S00°26'26"W 4.00' (S) S00°26'26"W 3.53' (R)

S89°03'34"E (S) S89°42'E (R) 556.84' (R&S)

FND: OLD IRON PIPE (0.12' W) –HELD FOR LINE–

S89°42'E (R) S89°03'34"E (S) 47.84' (S)

FND: OLD IRON PIPE (0.45' S)

(ORIGINAL PARCEL 4)
N/F
ST. LOUIS BANCSHARES, INC.
D.B. 23772, PG. 913
SEE SOURCE OF RECORD DESCRIPTION FOR CURRENT VESTING DEED
LOC. #: 19V640016
17091 CHURCH ROAD
[VACANT LOT]

(ORIGINAL PARCEL 7)
N/F
GERALDINE FRAZIER, AS TO AN UNDIVIDED 1/5 INTEREST, ALICE WORKS, AS TO AN UNDIVIDED 1/5 INTEREST, ARLENE FRAZIER, AS TO AN UNDIVIDED 1/5 INTEREST, THE EDITH MARIE THOMPSON REVOCABLE LIVING TRUST, AS TO AN UNDIVIDED 1/5 INTEREST, AND CLIFFORD FRAZIER, AS TO AN UNDIVIDED 1/5 INTEREST
D.B. 20013, PG. 3392
SEE SOURCE OF RECORD DESCRIPTION FOR CURRENT VESTING DEED
LOC. #: 19U410173
17051 CHURCH ROAD

L=489.33' R=1400.00' Δ=20°01'31"

℄ 50' DEFEASIBLE ACCESS ESMT.

FND: 1–1/2" I. PIPE (N36°03'11"E, 0.50')

MATCH LINE SEE SHEET 3 OF 4

FND: I. PIPE "LS140" (N86°21'55"W, 0.14')

1003.44' (S) S00°58'59"W (S)

76.48'

79.65' N54°58'08"E

FND: I. PIPE "LS140"

LOT 5
N/F
THE STAROM LIVING TRUST
D.D. 2023111400349
LOC. #: 19U430182
1507 PACLAND RIDGE COURT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - 25MSD-00416
CHECKED BY:	JAH	DATE: MAR. 11, 2026
JOB NO.:	23-08-226	BOUNDARY ADJUSTMENT PLAT

Drawing name: C:\Users\gsemon\appdata\local\temp\AcPublish_28532\08226Bao.dwg Plotted on: Mar 11, 2026 - 7:35am Plotted by: gsemon

STATE PLANE COORDINATES		
	NORTHING	EASTING
A	312488.556	239481.212
B	312182.779	239475.965
C	312183.838	239411.233
D	312163.007	239412.567
E	312145.321	239412.182
F	312092.292	239393.796
G	312055.010	239443.278
H	312054.062	239473.756
I	311794.890	239469.308
J	311688.456	239328.596

STATE PLANE COORDINATES		
	NORTHING	EASTING
K	311710.910	239326.634
L	311723.998	239323.066
M	311890.396	239243.683
N	311915.922	239195.634
O	311914.141	239183.774
P	311962.784	239199.769
Q	311971.070	239172.950
R	312130.851	239184.843
S	312144.789	239167.894
T	312133.964	239056.353

STATE PLANE COORDINATES		
	NORTHING	EASTING
U	312181.241	239045.907
V	312227.690	239046.967
W	312237.773	239094.784
X	312303.600	239080.159
Y	312316.424	239139.126
Z	312499.350	239098.485

ABBREVIATION LEGEND:

BK.	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
ChB	=	CHORD BEARING
ChD	=	CHORD DISTANCE
D.B.	=	DEED BOOK
ESMT.	=	EASEMENT
FND.	=	FOUND
N/F	=	NOW OR FORMERLY
(NR)	=	NON-RADIAL
P.B.	=	PLAT BOOK
P.O.B	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PVMT.	=	PAVEMENT
(R)	=	RECORD
R.O.W.	=	RIGHT-OF-WAY
RET.	=	RETAINING
(S)	=	SURVEYED
S.F.	=	SQUARE FEET
T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
'W	=	WIDTH

SYMBOL LEGEND:

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I.ROD W/ ALUMINUM CAP).
- ● = SET SEMI- PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I.ROD W/ PLASTIC CAP OR CUT CROSS).
- ⊡ = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- + = FOUND CROSS
- ⏚ = FOUND ANCHOR
- ◆ = BENCHMARK
- 523 = ADDRESS
- [L] = STATE PLANE COORDINATE REFERENCE

HATCHING LEGEND:

- ADJUSTED AREA 1 =
- ADJUSTED AREA 2 =
- EXISTING STRUCTURE =

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

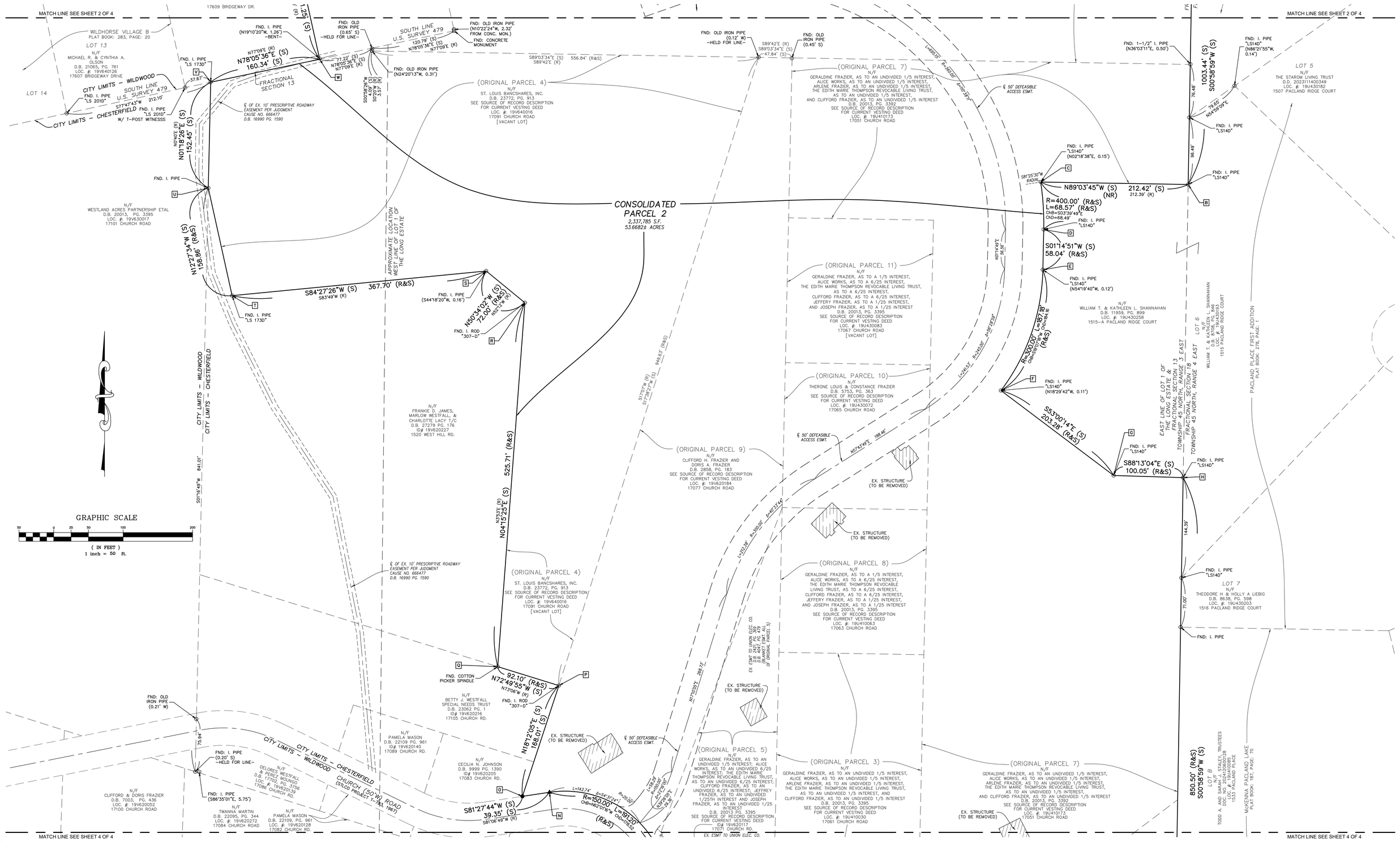
STATE OF MISSOURI
JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

3/11/2026

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT — DATE
MO. REG. L.S. #2007017963

SHEET 2 OF 4

WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT



STATE PLANE COORDINATES		
	NORTHING	EASTING
A	312488.556	239481.212
B	312182.779	239475.965
C	312183.838	239411.233
D	312163.007	239412.567
E	312145.321	239412.182
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G	312055.010	239443.278
H	312054.062	239473.756
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Q	311971.070	239172.950
R	312130.851	239184.843
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DRAWN BY:	GFS	MSD P# - 25MSD-00416
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Drawing name: C:\Users\gsemon\appdata\local\temp\AcPublish_28352\D6226Bap.dwg Plotted on: Mar 11, 2026 - 7:35am Plotted by: gsemon

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S.F.	=	SQUARE FEET
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- ADJUSTED AREA 1 =
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SEE SHEET 1 OF 4 FOR CERTIFICATION.

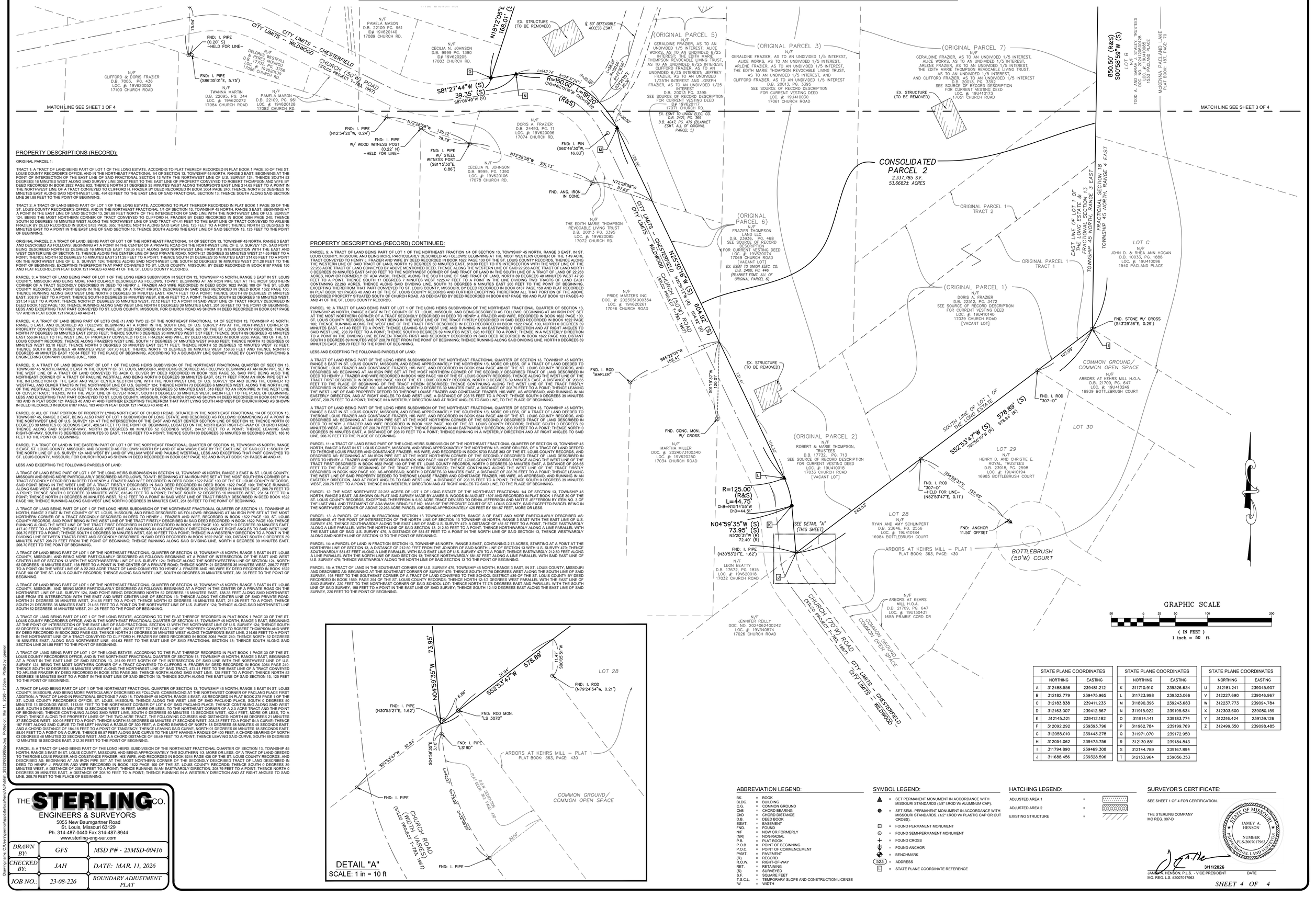
THE STERLING COMPANY
MO REG. 307-D

STATE OF MISSOURI
JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

3/11/2026
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT — DATE
MO. REG. L.S. #2007017963

SHEET 3 OF 4

WESTLAND ACRES BOUNDARY ADJUSTMENT PLAT



PROPERTY DESCRIPTIONS (RECORD):

ORIGINAL PARCEL 1:

TRACT 1: A TRACT OF LAND BEING PART OF LOT 1 OF THE LONG ESTATE, ACCORDIG TO PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 30 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 13 WITH THE NORTHWEST LINE OF U.S. SURVEY 124, THENCE SOUTH 52 DEGREES 16 MINUTES WEST ALONG SAID SURVEY LINE 392.87 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO ROBERT THOMPSON AND WIFE BY DEED RECORDED IN BOOK 2822 PAGE 622; THENCE NORTH 21 DEGREES 35 MINUTES WEST ALONG THOMPSON'S EAST LINE 214.65 FEET TO A POINT IN THE NORTHWEST LINE OF A TRACT CONVEYED TO CLIFFORD H. FRAZIER BY DEED RECORDED IN BOOK 3064 PAGE 240; THENCE NORTH 52 DEGREES 16 MINUTES EAST ALONG SAID NORTHWEST LINE, 494.63 FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 13; THENCE SOUTH ALONG SAID SECTION LINE 261.88 FEET TO THE POINT OF BEGINNING.

TRACT 2: A TRACT OF LAND BEING PART OF LOT 1 OF THE LONG ESTATE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 30 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 13, 261.88 FEET NORTH OF THE INTERSECTION OF SAID LINE WITH THE EAST AND WEST CENTER LINE OF SECTION 13; THENCE ALONG THE CENTER LINE OF SAID PRIVATE ROAD, NORTH 21 DEGREES 35 MINUTES WEST 214.65 FEET TO A POINT; THENCE NORTH 52 DEGREES 16 MINUTES EAST 211.28 FEET TO A POINT ON THE NORTHWEST LINE OF U. S. SURVEY 124; THENCE ALONG SAID NORTHWEST LINE SOUTH 52 DEGREES 16 MINUTES WEST 211.28 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, BY DEED RECORDED IN BOOK 6187 PAGE 150 AND PLAT RECORDED IN PLAT BOOK 121 PAGES 40 AND 41 OF THE ST. LOUIS COUNTY RECORDS.

ORIGINAL PARCEL 2: A TRACT OF LAND, BEING PART OF LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF A PRIVATE ROAD ON THE NORTHWEST LINE OF U. S. SURVEY 124, SAID POINT BEING DESCRIBED NORTH 52 DEGREES 16 MINUTES EAST 138.35 FEET ALONG SAID NORTHWEST LINE FROM ITS INTERSECTION WITH THE EAST AND WEST CENTER LINE OF SECTION 13, THENCE ALONG THE CENTER LINE OF SAID PRIVATE ROAD, NORTH 21 DEGREES 35 MINUTES WEST 214.65 FEET TO A POINT; THENCE NORTH 52 DEGREES 16 MINUTES EAST 211.28 FEET TO A POINT; THENCE SOUTH 21 DEGREES 35 MINUTES EAST 214.65 FEET TO A POINT ON THE NORTHWEST LINE OF U. S. SURVEY 124; THENCE ALONG SAID NORTHWEST LINE SOUTH 52 DEGREES 16 MINUTES WEST 211.28 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, BY DEED RECORDED IN BOOK 6187 PAGE 150 AND PLAT RECORDED IN PLAT BOOK 121 PAGES 40 AND 41 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 3: A TRACT OF LAND BEING PART OF LOT 1 OF THE LONG HEIRS SUBDIVISION IN SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON PIPE SET AT THE MOST SOUTHERN CORNER OF A TRACT SECONDLY DESCRIBED IN DEED TO HENRY J. FRAZIER AND WIFE RECORDED IN DEED BOOK 1622 PAGE 100 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING IN THE WEST LINE OF A TRACT FIRSTLY DESCRIBED IN SAID DEED RECORDED IN DEED BOOK 1622 PAGE 100; THENCE RUNNING ALONG SAID WEST LINE NORTH 0 DEGREES 39 MINUTES EAST, 434.14 FEET TO A POINT; THENCE SOUTH 89 DEGREES 21 MINUTES EAST, 208.79 FEET TO A POINT; THENCE SOUTH 0 DEGREES 39 MINUTES WEST, 618.49 FEET TO A POINT; THENCE SOUTH 52 DEGREES 16 MINUTES WEST, 231.54 FEET TO A POINT; THENCE NORTH 21 DEGREES 35 MINUTES WEST, 72.12 FEET TO A POINT IN SAID WEST LINE OF TRACT FIRSTLY DESCRIBED IN DEED BOOK 1622 PAGE 100; THENCE RUNNING ALONG SAID WEST LINE NORTH 0 DEGREES 39 MINUTES EAST, 261.36 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR CHURCH ROAD AS SHOWN IN DEED RECORDED IN BOOK 6187 PAGE 177 AND IN PLAT BOOK 121 PAGES 40 AND 41.

PARCEL 4: A TRACT OF LAND BEING PART OF LOTS ONE (1) AND TWO (2) OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF U.S. SURVEY 479 AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO FRED WESTFALL AND WIFE, BY DEED RECORDED IN BOOK 1622 PAGE 743, PAGE 621 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 77 DEGREES 09 MINUTES EAST 237.83 FEET; THENCE SOUTH 1 DEGREES 20 MINUTES WEST 3.57 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES EAST 556.84 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO C.H. FRAZIER AND WIFE, BY DEED RECORDED IN BOOK 2858, PAGE 183 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG FRAZIER'S WEST LINE, SOUTH 17 DEGREES 07 MINUTES WEST 849.63 FEET; THENCE NORTH 73 DEGREES 06 MINUTES WEST 92.10 FEET; THENCE NORTH 3 DEGREES 53 MINUTES EAST 525.71 FEET; THENCE NORTH 52 DEGREES 12 MINUTES WEST 72 FEET; THENCE SOUTH 83 DEGREES 49 MINUTES WEST 367.70 FEET; THENCE NORTH 13 DEGREES 06 MINUTES WEST 158.86 FEET AND THENCE NORTH 0 DEGREES 40 MINUTES EAST 150.84 FEET TO THE PLACE OF BEGINNING, ACCORDING TO A BOUNDARY LINE SURVEY MADE BY CLAYTON SURVEYING & ENGINEERING COMPANY DURING JUNE, 1960.

PARCEL 5: A TRACT OF LAND BEING PART OF LOT 1 OF THE LONG HEIRS SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN THE COUNTY OF ST. LOUIS, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO JACK C. OLIVER BY DEED RECORDED IN BOOK 1535 PAGE 55, SAID PIPE BEING ALSO THE NORTHEAST CORNER OF A TRACT OF PAULINE WESTFALL AND BEING NORTH 0 DEGREES 39 MINUTES EAST, 612.71 FEET FROM AN IRON PIPE SET AT THE INTERSECTION OF THE EAST AND WEST CENTER SECTION LINE WITH THE NORTHWEST LINE OF U.S. SURVEY 124 AND BEING THE CORNER TO WESTFALL AND OLIVER TRACTS IN THE NORTHWEST LINE OF U.S. SURVEY 124; THENCE NORTH 73 DEGREES 6 MINUTES WEST, ALONG THE NORTH LINE OF THE WESTFALL TRACT, 211.45 FEET TO AN IRON PIPE; THENCE NORTH 19 DEGREES 50 MINUTES EAST, 619 FEET TO AN IRON PIPE IN THE WEST LINE OF OLIVER TRACT; THENCE WITH THE WEST LINE OF OLIVER TRACT, SOUTH 0 DEGREES 39 MINUTES WEST, 642.84 FEET TO THE PLACE OF BEGINNING, LESS AND EXCEPTING THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR CHURCH ROAD AS SHOWN IN DEED RECORDED IN BOOK 6187 PAGE 183 AND IN PLAT BOOK 121 PAGES 40 AND 41 AND FURTHER EXCEPTING THEREFROM THAT PART LYING SOUTH AND WEST OF CHURCH ROAD AS SHOWN IN DEED RECORDED IN BOOK 6187 PAGE 183 AND IN PLAT BOOK 121 PAGES 40 AND 41.

PARCEL 6: ALL OF THAT PORTION OF PROPERTY LYING NORTHEAST OF CHURCH ROAD, SITUATED IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 13, TOWNSHIP 45, RANGE 3 EAST, BEING ALSO PART OF LOT 1 SUBDIVISION OF LONG ESTATE AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTHWEST LINE OF U.S. SURVEY 124 AT THE INTERSECTION OF THE EAST AND WEST CENTER SECTION LINE OF SECTION 13; THENCE NORTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, 426.54 FEET TO THE POINT OF BEGINNING, LOCATED ON THE NORTHEAST RIGHT-OF-WAY OF CHURCH ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 26 DEGREES 08 MINUTES 52 SECONDS WEST, 244.57 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 73 DEGREES 06 MINUTES 00 EAST, 114.85 FEET TO A POINT; THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS WEST, 186.16 FEET TO THE POINT OF BEGINNING.

PARCEL 7: A TRACT OF LAND IN THE EASTERN PART OF LOT 1 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND BOUNDED AS FOLLOWS: NORTH BY LAND OF ADA WASH; EAST BY THE EAST LINE OF SAID LOT 1; SOUTH BY THE NORTH LINE OF U.S. SURVEY 124 AND WEST BY LAND OF WILLIAM WEST AND PAULINE WESTFALL; LESS AND EXCEPTING THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR CHURCH ROAD AS SHOWN IN DEED RECORDED IN BOOK 6187 PAGE 183 AND IN PLAT BOOK 121 PAGES 40 AND 41.

LESS AND EXCEPTING THE FOLLOWING PARCELS OF LAND:

A TRACT OF LAND BEING PART OF LOT 1 OF THE LONG HEIRS SUBDIVISION IN SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON PIPE SET AT THE MOST SOUTHERN CORNER OF A TRACT SECONDLY DESCRIBED IN DEED TO HENRY J. FRAZIER AND WIFE RECORDED IN DEED BOOK 1622 PAGE 100 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING IN THE WEST LINE OF A TRACT FIRSTLY DESCRIBED IN SAID DEED RECORDED IN DEED BOOK 1622 PAGE 100; THENCE RUNNING ALONG SAID WEST LINE NORTH 0 DEGREES 39 MINUTES EAST, 434.14 FEET TO A POINT; THENCE SOUTH 89 DEGREES 21 MINUTES EAST, 208.79 FEET TO A POINT; THENCE SOUTH 0 DEGREES 39 MINUTES WEST, 618.49 FEET TO A POINT; THENCE SOUTH 52 DEGREES 16 MINUTES WEST, 231.54 FEET TO A POINT; THENCE NORTH 21 DEGREES 35 MINUTES WEST, 72.12 FEET TO A POINT IN SAID WEST LINE OF TRACT FIRSTLY DESCRIBED IN DEED BOOK 1622 PAGE 100; THENCE RUNNING ALONG SAID WEST LINE NORTH 0 DEGREES 39 MINUTES EAST 261.36 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND BEING PART OF LOT 1 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST AND WEST CENTER LINE OF SECTION 13 WITH THE NORTHWESTERN LINE OF U.S. SURVEY 124, THENCE ALONG THE NORTHWEST LINE OF SECTION 124, NORTH 52 DEGREES 16 MINUTES EAST, 138 FEET TO A POINT IN THE CENTER OF A PRIVATE ROAD; THENCE NORTH 21 DEGREES 35 MINUTES WEST, 286.77 FEET TO A POINT ON THE WEST LINE OF A 22.263 ACRE TRACT OF LAND CONVEYED TO HENRY J. FRAZIER AND HIS WIFE BY DEED RECORDED IN BOOK 1622 PAGE 100 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 39 MINUTES WEST, 351.35 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND BEING PART OF LOT 1 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF A PRIVATE ROAD ON THE NORTHWEST LINE OF U.S. SURVEY 124, SAID POINT BEING DESCRIBED NORTH 52 DEGREES 16 MINUTES EAST, 138.35 FEET ALONG SAID NORTHWEST LINE FROM ITS INTERSECTION WITH THE EAST AND WEST CENTER LINE OF SECTION 13, THENCE ALONG THE CENTER LINE OF SAID PRIVATE ROAD, NORTH 21 DEGREES 35 MINUTES WEST, 214.65 FEET TO A POINT; THENCE NORTH 52 DEGREES 16 MINUTES EAST, 211.28 FEET TO A POINT; THENCE SOUTH 21 DEGREES 35 MINUTES EAST, 214.65 FEET TO A POINT ON THE NORTHWEST LINE OF U.S. SURVEY 124; THENCE ALONG SAID NORTHWEST LINE SOUTH 52 DEGREES 16 MINUTES WEST, 211.28 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND BEING PART OF LOT 1 OF THE LONG ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 30 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 13 WITH THE NORTHWEST LINE OF U.S. SURVEY 124; THENCE SOUTH 52 DEGREES 16 MINUTES WEST ALONG SAID SURVEY LINE, 392.87 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO ROBERT THOMPSON AND WIFE BY DEED RECORDED IN BOOK 2822 PAGE 622; THENCE NORTH 21 DEGREES 35 MINUTES WEST ALONG THOMPSON'S EAST LINE, 214.65 FEET TO A POINT IN THE NORTHWEST LINE OF A TRACT CONVEYED TO CLIFFORD H. FRAZIER BY DEED RECORDED IN BOOK 3064 PAGE 240; THENCE NORTH 52 DEGREES 16 MINUTES EAST, ALONG SAID NORTHWEST LINE, 494.63 FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 13; THENCE SOUTH ALONG SAID SECTION LINE 261.88 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND BEING PART OF LOT 1 OF THE LONG ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 30 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEGINNING AT A POINT IN THE EAST LINE THE SAID SECTION 13, 261.99 FEET NORTH OF THE INTERSECTION OF SAID LINE WITH THE NORTHWEST LINE OF U.S. SURVEY 124, BEING THE MOST NORTHERN CORNER OF A TRACT CONVEYED TO CLIFFORD H. FRAZIER BY DEED RECORDED IN BOOK 3064 PAGE 240; THENCE SOUTH 52 DEGREES 16 MINUTES WEST ALONG THE NORTHWEST LINE OF SAID TRACT, 474.41 FEET TO THE EAST LINE OF A TRACT CONVEYED TO ARLENE FRAZIER BY DEED RECORDED IN BOOK 5753 PAGE 365; THENCE NORTH ALONG SAID EAST LINE, 125 FEET TO A POINT; THENCE NORTH 52 DEGREES 16 MINUTES EAST TO A POINT IN THE EAST LINE OF SAID SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 13, 125 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND BEING PART OF LOT 1 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING COMRENCING AT THE NORTHWEST CORNER OF PACLAND PLACE FIRST ADDITION, A TRACT OF LAND IN FRACTIONAL SECTIONS 7 AND 18, TOWNSHIP 45 NORTH, RANGE 4 EAST, AS RECORDED IN PLAT BOOK 278 PAGE 1 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, ST. LOUIS, MISSOURI; THENCE ALONG THE WEST LINE OF SAID PACLAND PLACE, SOUTH 0 DEGREES 50 MINUTES 13 SECONDS WEST, 1113.88 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID PACLAND PLACE; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 0 DEGREES 50 MINUTES 13 SECONDS WEST, 96 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A 2.0 ACRE TRACT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 0 DEGREES 50 MINUTES 13 SECONDS WEST, 422.4 FEET, MORE OR LESS, TO A POINT; THENCE ALONG THE PROPERTY LINES OF THE TWO ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 21 MINUTES 37 SECONDS WEST, 100.05 FEET TO A POINT; THENCE NORTH 53 DEGREES 08 MINUTES 47 SECONDS WEST, 203.29 FEET TO A POINT IN A CURVE; THENCE 187 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, A CHORD BEARING OF NORTH 19 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 184.16 FEET TO A POINT OF TANGENCY; THENCE LEAVING SAID CURVE, NORTH 01 DEGREES 06 MINUTES 18 SECONDS EAST, 58.04 FEET TO A POINT ON A CURVE; THENCE 68.57 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 400 FEET, A CHORD BEARING OF NORTH 03 DEGREES 48 MINUTES 22 SECONDS WEST, AND A CHORD DISTANCE OF 68.49 FEET TO A POINT; THENCE LEAVING SAID CURVE, SOUTH 89 DEGREES 12 MINUTES 18 SECONDS EAST, 212.39 FEET TO THE POINT OF BEGINNING.

PARCEL 8: A TRACT OF LAND BEING PART OF THE LONG HEIRS SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING APPROXIMATELY THE SOUTHERN 1/3, MORE OR LESS, OF A TRACT OF LAND DEEDED TO THERONE LOUIS FRAZIER AND CONSTANCE FRAZIER, HIS WIFE, AND RECORDED IN BOOK 6244 PAGE 438 OF THE ST. LOUIS COUNTY RECORDS, AND DESCRIBED AS: BEGINNING AT AN IRON PIPE SET AT THE MOST NORTHERN CORNER OF THE SECONDLY DESCRIBED TRACT OF LAND DESCRIBED IN DEED TO HENRY J. FRAZIER AND WIFE RECORDED IN BOOK 1622 PAGE 100 OF THE ST. LOUIS COUNTY RECORDS; THENCE RUNNING ALONG THE WEST LINE OF THE TRACT FIRST DESCRIBED IN BOOK 1622 PAGE 100, NORTH 0 DEGREES 39 MINUTES EAST, 208.79 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 21 MINUTES EAST, 208.79 FEET TO A POINT IN THE WEST LINE OF SAID PROPERTY DEEDED TO THERONE LOUISE FRAZIER AND CONSTANCE FRAZIER, HIS WIFE, AS AFORESAID, AND RUNNING IN AN EASTERLY DIRECTION, AND AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 208.75 FEET TO A POINT; THENCE SOUTH 0 DEGREES 39 MINUTES WEST, 208.75 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION AND AT RIGHT ANGLES TO SAID LINE, TO THE PLACE OF BEGINNING.

A TRACT OF LAND BEING PART OF THE LONG HEIRS SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING APPROXIMATELY THE SOUTHERN 1/3, MORE OR LESS, OF A TRACT OF LAND DEEDED TO THERONE LOUIS FRAZIER AND CONSTANCE FRAZIER, HIS WIFE, AND RECORDED IN BOOK 6244 PAGE 438 OF THE ST. LOUIS COUNTY RECORDS, AND DESCRIBED AS: BEGINNING AT AN IRON PIPE SET AT THE MOST NORTHERN CORNER OF THE SECONDLY DESCRIBED TRACT OF LAND DESCRIBED IN DEED TO HENRY J. FRAZIER AND WIFE RECORDED IN BOOK 1622 PAGE 100 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 0 DEGREES 39 MINUTES WEST, A DISTANCE OF 208.70 FEET TO A POINT; THENCE RUNNING IN AN EASTWARDLY DIRECTION, 208.79 FEET TO A POINT; THENCE NORTH 0 DEGREES 39 MINUTES EAST, A DISTANCE OF 208.70 FEET TO A POINT; THENCE RUNNING IN A WESTERLY DIRECTION AND AT RIGHT ANGLES TO SAID LINE, 208.79 FEET TO THE PLACE OF BEGINNING.

PARCEL 11: A TRACT OF LAND BEING PART OF THE LONG HEIRS SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING APPROXIMATELY THE NORTHERN 1/3, MORE OR LESS, OF A TRACT OF LAND DEEDED TO THERONE LOUIS FRAZIER AND CONSTANCE FRAZIER, HIS WIFE, AND RECORDED IN BOOK 5733 PAGE 363 OF THE ST. LOUIS COUNTY RECORDS, AND DESCRIBED AS: BEGINNING AT AN IRON PIPE SET AT THE MOST NORTHERN CORNER OF THE SECONDLY DESCRIBED TRACT OF LAND DESCRIBED IN DEED TO HENRY J. FRAZIER AND WIFE RECORDED IN BOOK 1622 PAGE 100 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF THE TRACT FIRST DESCRIBED IN BOOK 1622 PAGE 100 OF THE ST. LOUIS COUNTY RECORDS, NORTH 0 DEGREES 39 MINUTES EAST, A DISTANCE OF 208.65 FEET TO THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG THE WEST LINE OF THE TRACT FIRSTLY DESCRIBED IN BOOK 1622 PAGE 100, AS AFORESAID, NORTH 0 DEGREES 39 MINUTES EAST, A DISTANCE OF 208.75 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID PROPERTY DEEDED TO THERONE LOUISE FRAZIER AND CONSTANCE FRAZIER, HIS WIFE, AS AFORESAID, AND RUN

Memorandum
Department of Planning

To: City Council

From: Justin Wyse, Director of Planning JW

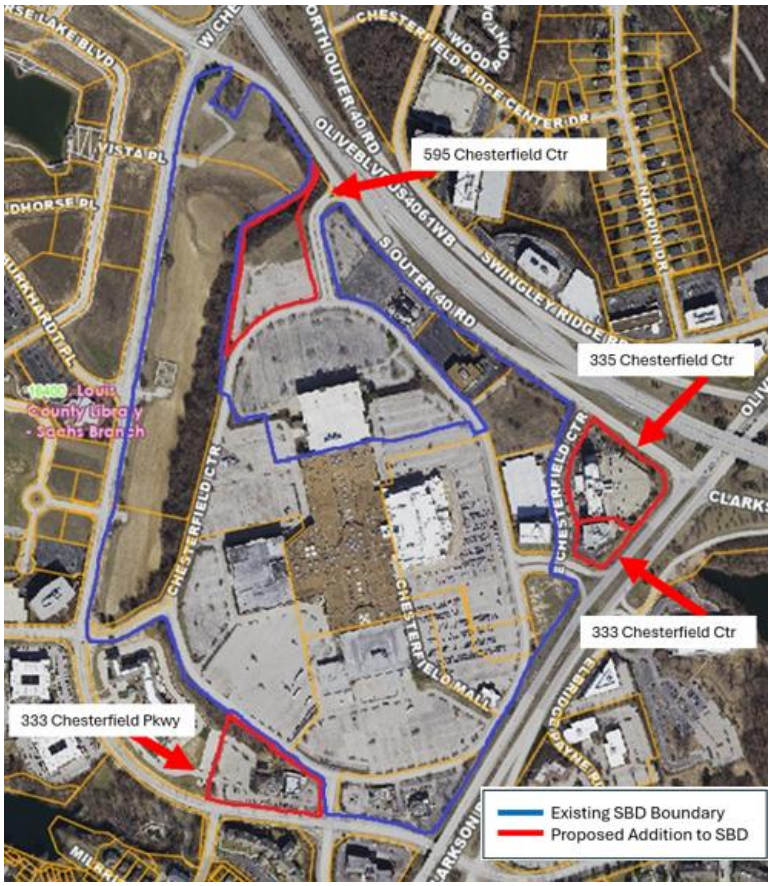
Date: April 21st, 2026

RE: **Special Business District** – An ordinance to amend the Downtown Chesterfield Special Business District by adding four additional parcels into the district and authorizing an election related thereto.

Summary

On March 6, 2026 the City Council approved Resolution 519 declaring the notice of intent to hold a Public Hearing in consideration of enlargement of the Downtown Chesterfield Special Business District (SBD).

The petition for enlargement was submitted by The Staenberg Group (TSG) and includes the addition of four (4) non-residential properties into the district.



Existing and Proposed Properties within the SBD

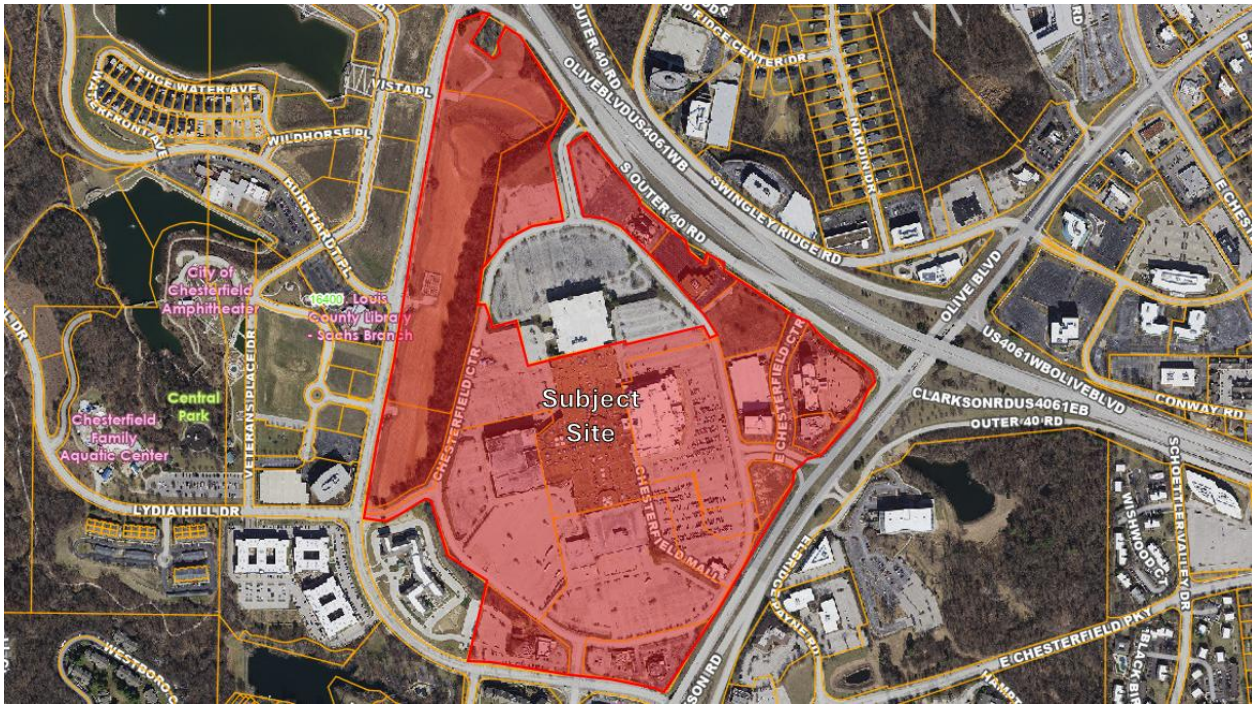
The process for enlargement of the existing Downtown Chesterfield SBD boundaries requires:

- A resolution of intent to hold a public hearing (completed on March 6, 2026)
- Hold a public hearing in accordance with all State and local requirements (scheduled for April 21st, 2026).
- Approve an ordinance establishing the District (1st Reading scheduled for April 21, 2026 and 2nd reading and final approval anticipated May 4th, 2026).
- A vote of qualified voters within the proposed district boundaries to determine if the

Aside from the expansion of the boundary of the SBD by addition of four (4) parcels, no other changes are proposed. As a reminder, the existing SBD is authorized (subject to City Council budget approval):

A. Maintenance, repair, and replacement of streets, street lighting, bike paths, and pedestrian pathways;
B. Maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
C. Security;
D. Maintenance, repair and replacement of the public parking garage;
E. Maintenance, repair and replacement of the public park including programming for marketing and events;
F. Legal, insurance, administration, and financial oversight; and
G. All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

Finally, the establishment of the original SBD had a phased schedule of assessment. Under this phasing, properties are assessed based off land value only through 2029. Assessment is altered starting in 2030 to include improvement values as well. The overall goal is to mitigate the scenario where existing building cover maintenance costs while redevelopment of the former mall occurs.



Proposed District Boundary

Attachments:

1) Petition
2) Ordinance
3) Survey Report

BILL NO. _____ **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI ENLARGING THE BOUNDARY AREA OF THE DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT; MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri, and

WHEREAS, on January 8, 2025, the City Council of the City (the "Council") passed and approved Ordinance No. 3319 (the "Original Ordinance") that, among other things, established the Downtown Chesterfield Special Business District, all in accordance with the Special Business Districts Act, Sections 71.790 to 71.808 of the Revised Statutes of Missouri, as amended (the "SBD Act), and

WHEREAS, upon petition by one or more owners of real property on which is paid the ad valorem real property taxes within a proposed special business district, the Council may adopt a resolution of intention to enlarge in area a special business district pursuant to SBD Act, and

WHEREAS, the City received a Petition to Enlarge the Downtown Chesterfield Special Business District (the "Enlargement Petition"), filed by an owner of real property subject to real property taxes within the existing boundaries of the Downtown Chesterfield Special Business District, which Enlargement Petition is attached hereto and incorporated herein by reference as Exhibit 1, and

WHEREAS, pursuant to Section 71.794.(1) of the SBD Act, on March 16, 2026, the Council adopted Resolution No. 519, as the resolution of intention to enlarge the boundary area of the existing Downtown Chesterfield Special Business District, to include four additional parcels of real property, all in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council held a public hearing to consider the enlargement of the area of the existing Downtown Chesterfield Special Business District on Tuesday, April 21, 2026 at 7:00 p.m. at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017 (the "Public Hearing"), and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council caused notice of the Public Hearing to be published on two separate occasions

in a newspaper of general circulation not more than fifteen days nor less than ten days before the Public Hearing, and

WHEREAS, pursuant to the SBD Act, the Council caused to be mailed a notice by United States certified mail, return-receipt requested of the Public Hearing to all owners of record of real property and licensed businesses located in the proposed Downtown Chesterfield Special Business District, as enlarged (the Downtown Chesterfield Special Business District as enlarged to include the four additional parcels of real property described in the Enlargement Petition being referred to herein as the "Enlarged District"), and

WHEREAS, at the Public Hearing the Council heard all protests and received all evidence for or against the proposed action, all in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.792 of the SBD Act, the Council conducted a survey and investigation for the purposes of determining the nature of and suitable location for the Enlarged District improvements in the proposed Enlarged District, the approximate cost of acquiring and improving the land therefor, the area to be included in the proposed Enlarged District, the need for and cost of special services, and cooperative promotion activities, and the percentage of the cost of acquisition, special services, and improvements in the proposed Enlarged District which are to be assessed against the property within the proposed Enlarged District and that part of the cost, if any, to be paid by public funds, and

WHEREAS, a written report of the survey and investigation was filed in the Office of the City Clerk of the City of Chesterfield, Missouri, and was made available for public inspection (the "Report"), which Report is attached hereto and incorporated herein by reference as Exhibit 2, and

WHEREAS, the cost of the Report is included as a part of the cost of enlarging the proposed Enlarged District, in accordance with the SBD Act, and

WHEREAS, the Council seeks to enlarge the area of the existing Downtown Chesterfield Special Business District in accordance with the SBD Act.

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

Section 1. Upon review of the Report and the Enlargement Petition the Council finds that the enlargement of the area of the Downtown Chesterfield Special Business District is in the best interest of the City and that the property owners, businesses, and tenants in said Enlarged District, and the public in general will benefit from the enlargement of the existing Downtown Chesterfield Special Business District and the increased level of services and improvements

provided by the proposed additional tax revenues from said Enlarged District, as enlarged in area. Therefore, pursuant to the SBD Act, the Downtown Chesterfield Special Business District is hereby enlarged in area to include four additional parcels of real property as further set forth in the Enlargement Petition, and will continue to exist and function until dissolved by an ordinance of the Council. The Enlarged District shall include the real property depicted in the Enlargement Petition, and as legally described on Exhibit 3, attached hereto and incorporated herein by reference.

Section 2. Pursuant to Section 71.800.5 of the SBD Act, the Council hereby orders an election on the approval of a tax on owners of real property in the Enlarged District, in a sum not to exceed $0.85 per $100 assessed valuation on real property, tracts, lots, or parcels of real property in the Enlarged District, for the purpose of providing revenue to the Enlarged District (the "Proposition"). Ballots on the Proposition shall be mailed by or on behalf of the City Clerk by June 30, 2026, with the election on the Proposition to occur on August 11, 2026. The procedures for the application of a ballot on the Proposition and the related election shall be governed by the SBD Act.

Section 3. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the property in the Enlarged District shall be subject to the provisions of the additional tax described in Section 2 of this Ordinance. The additional tax will have an initial rate of levy to be imposed on the property lying within the boundaries of the Enlarged District of $0.85 per $100 assessed valuation on the real property, tracts, lots, or parcels of real property in the Enlarged District, which assessed valuation shall not include improvements for the calendar years ending December 31, 2027, 2028, and 2029. Thereafter, starting with the calendar year ending December 31, 2030, the assessed valuation on the real property, tracts, lots, or parcels of real property in the Enlarged District shall also include the value of the improvements thereon. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the additional revenue generated by the additional tax will be put to the uses described in the Petition and in accordance with the SBD Act.

Section 4. The Downtown Chesterfield Special Business District Advisory Board (the "Board") created in the Original Ordinance, is hereby reaffirmed by this Ordinance, and as set forth below.

(a) The Mayor of the City, with the consent of the Council, will continue to appoint the seven-member Board, which Board will make recommendations as to the uses of the Enlarged District to the Council. Appointments to the Board will continue to be made via a resolution of the Council.

(b) Members of the Board must be at least 18 years of age.

(c) Two of the seven members of the Board will continue to be designees of TSG Downtown Chesterfield Redevelopment, LLC, a Missouri limited liability company, or its permitted successors or assigns in interest, as agreed to by the City. Five of the seven members of the Board will continue to be designees of the City.

(d) Each member of the Board will serve for a four-year term (except as provided in the Original Ordinance with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later.

(e) The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.

(f) Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like manner as an original appointment, except that it will be done via a resolution of the Council. Appointments to fill vacancies will be for the unexpired portion of a term only.

(g) The Council hereby authorizes and approves the Board to continue to exercise those powers and fulfill such duties as are required or authorized for such Board under the SBD Act. The City shall continue to exercise all administrative functions of the Board.

(h) The Board shall, within thirty days of notice that the Proposition passed at an election held in accordance with the SBD Act, fix a time and place for its annual meeting. At each annual meeting, the Board shall continue to adopt and then file with the Council a proposed annual budget for the Enlarged District, which shall set forth the projected revenues and expenditures for the ensuing year; provided, however, that such proposal annual budget for the Enlarged District is only a recommendation to the Council, and is not the final budget of the Enlarged District unless approved by the Council.

Section 5. Pursuant to the SBD Act, the Council shall have all the powers necessary to carry out any and all improvements relating to the Enlarged District described in this Ordinance and the Enlargement Petition, and as further described in Section 71.796 of the SBD Act.

Section 6. Pursuant to Section 71.808 of the SBD Act, the findings of the Council of the benefits to be derived by the Enlarged District, as set out in this Ordinance and the Enlargement Petition, shall be conclusive. Notwithstanding anything in this Ordinance and the Enlargement Petition to the contrary, the

Enlargement Petition is approved by the Council subject to the Council's modification of the proposed ballot language contained in the Enlargement Petition at Section 6; said ballot language shall instead be in substantially the form set forth on Exhibit 4 to this Ordinance.

Section 7. The WHEREAS clauses of this Ordinance are hereby incorporated herein by reference.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. It is hereby declared to be the intention of the Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other party, section, and subsection hereof and that the Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 10. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2026.

_____ PRESIDING OFFICER

_____ Dan Hurt, MAYOR

ATTEST:

_____ Vickie McGownd, CITY CLERK

FIRST READING HELD: 4/21/2026

[The remainder of this page is intentionally left blank.]

EXHIBIT 1

Enlargement Petition

(Attached hereto.)

EXHIBIT 2

Report

(Attached hereto.)

EXHIBIT 3

District's Legal Description

Tracts of land being located in U.S. Surveys 415 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along said right-of-way line the following courses and distances: South 86 degrees 45 minutes 22 seconds West, 23.63 feet; North 82 degrees 51 minutes 44 seconds West, 451.92 feet to the beginning of a curve to the right having a radius of 763.50 feet, an arc length of 92.93 feet and a chord which bears North 79 degrees 22 minutes 31 seconds West, 92.87 feet to the southeast corner of Lot C108A; thence along the west line of Lot C108, North 15 degrees 21 minutes 59 seconds East, 439.70 feet to the northwest corner thereof, thence along the northeastern line of Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 268.86 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said eastern right-of-way line the following courses and distances: along said curve with an arc length of 120.92 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East,120.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet; to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet; along said curve with an arc length of 270.65 feet and a chord which bears North 17 degrees 03 minutes 37 seconds East, 269.98 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.85 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 59 degrees 27 minutes 08 seconds East, 11.64 feet to the northwestern corner of a tract of land as conveyed to the First Baptist Church of Chesterfield by instrument recorded in Book 5232, Page 199 of above said records; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following:

South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 53 minutes 57 seconds East, 137.63 feet; North 34 degrees 59 minutes 14 seconds East, 43.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.83 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 05 minutes 18 seconds East, 82.29 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 59 degrees 27 minutes 08 seconds East, 84.03 feet; South 33 degrees 54 minutes 09 seconds East, 408.23 feet and South 33 degrees 52 minutes 24 seconds East, 59.76 feet to the eastern line of Lot C101E of above said Chesterfield Village A Phase One Plat One; thence along the eastern and southern lines of said Lot C101E the following courses and distances: South 28 degrees 18 minutes 26 seconds West, 233.25 feet; South 12 degrees 26 minutes 49 seconds East, 419.05 feet; South 77 degrees 33 minutes 11 seconds West, 134.34 feet to the beginning of a curve to the left having a radius of 400.00 feet, an arc length of 284.70 feet and a chord which bears South 57 degrees 09 minutes 42 seconds West, 278.73 feet and South 36 degrees 46 minutes 20 seconds West, 137.90 feet to the east line of the Boundary Adjustment Plat of Lots C110, C 111, C112 and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 371, Page 492 of above said records; thence along said east line, South 08 degrees 46 minutes 20 seconds West, 177.15 feet; to the northwest corner of Adjusted New Section B of the Boundary Adjustment Plat as recorded in Plat Book 372, Pages 373 and 374 of the above said records; thence along the northern lines of said Adjusted New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing said northern line the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet; North 12 degrees 26 minutes 49 seconds West, 5.73 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 13.15 feet; North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangent curve to the right; having a radius of 500.16 feet; along said curve with an arc length of 62.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 62.45 feet and North 77 degrees 33 minutes 11 seconds East, 61.46 feet to the west line of Lot C-106 of Chesterfield Village, Area A, Phase One Plat One, as recorded in plat Book 158, Page 96 of above said records, said point also being located on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the northeastern line of Adjusted Lot C-101C of above said Boundary Adjustment Plat; thence along the northeastern and northern lines of said Adjusted Lot C-101C the following courses and distances: along last said curve with an arc length of 168.25 feet and a chord which bears North 33 degrees 39 minutes 38 seconds West, 167.50 feet; North 42 degrees 50 minutes 52 seconds West, 411.70 feet; North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet; North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the

left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 297.79 feet and a chord which bears South 48 degrees 04 minutes 18 seconds East, 297.66 feet; South 33 degrees 45 minutes 48 seconds East, 104.87 feet; South 49 degrees 19 minutes 35 seconds East, a distance of 99.00 feet; South 58 degrees 34 minutes 34 seconds East, 15.00 feet; North 10 degrees 39 minutes 45 seconds East, 54.56 feet to the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 54.29 feet and a chord which bears South 55 degrees 13 minutes 15 seconds East, 54.29 feet; South 37 degrees 49 minutes 25 seconds East, 51.79 feet; South 57 degrees 07 minutes 42 seconds East, 446.22 feet South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet; South 46 degrees 43 minutes 23 seconds East, 65.78 feet; South 42 degrees 38 minutes 43 seconds East, 117.22 feet; South 53 degrees 44 minutes 29 seconds East, 319.61 feet and South 14 degrees 47 minutes 25 seconds East, 79.25 feet to its intersection with the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line, South 39 degrees 55 minutes 19 seconds West, 502.93 feet to the southeast corner of Lot 2 of Drury Plaza as recorded in Plat Book 352, Page 123 of above said records, said point also being located on a non-tangent curve to the left having a radius of 473.00 feet; thence along said curve with an arc length of 38.42 and a chord which bears North 57 degrees 33 minutes 40 seconds West, 38.41 feet; thence departing the south line of Lot 2, crossing Chesterfield Center, South 30 degrees 06 minutes 42 seconds West, 104.47 feet to the north line of Lot C-102 of Chesterfield Village Area "A" Phase One Plat One; thence along the northeastern line of Lot C-102, South 11 degrees 41 minutes 44 seconds East, 41.53 feet to the western right-of-way line of Clarkson Road; thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 08 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a non-tangent curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet; South 86 degrees 45 minutes 22 seconds West, 35.95 feet to the POINT OF BEGINNING.

Containing 4,999,164 square feet or 114.765 acres mor or less

EXHIBIT 4

Ballot Question

The ballot question will be in substantially the following form:

Shall the special business district of the Downtown Chesterfield Special Business District (***"SBD"***) be authorized to impose a tax on owners of real property in a sum not to exceed $0.85 per $100 assessed valuation on real property, tracts, lots, or parcels of real property for the purpose of providing revenue to the SBD. For the calendar years ending December 31, 2027, 2028, and 2029, the tax will be calculated based on the assessed valuation of the land to be exclusive of improvements thereon. Starting with the calendar year ending December 31, 2030, the tax will be calculated based on the assessed valuation of the land and improvements. The amount levied annually will be set by the City Council of the City of Chesterfield, Missouri each calendar year by resolution of the City Council of the City of Chesterfield, Missouri. If approved, this tax shall be considered a newly voter-approved incremental increase in the SBD's levy rate within the meaning of Section 99.845.1(2)(a) of the Revised Statutes of Missouri, as amended.

☐ YES ☐ NO

If you are in favor of the question, place an "X" in the box opposite "YES". If you are opposed to the question, place an "X" in the box opposite "NO".

PETITION TO THE CITY OF CHESTERFIELD, MISSOURI TO ENLARGE THE DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT

Submitted March 2, 2026

PETITION TO ENLARGE THE DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT

To: The City Council, City of Chesterfield, Missouri (the **"City"**, and the **"Council"**, as applicable**):**

The "Downtown Chesterfield Special District was established pursuant to Ordinance No. 3319 of the City on or about January 8, 2025. This Petition to Enlarge the Downtown Chesterfield Special Business District (this **"Petition"**) seeks to enlarge the boundaries of the Downtown Chesterfield Special Business District to include an additional four (4) parcels of real property within the existing Downtown Chesterfield Special Business District. The undersigned, being an owner of real property subject to real property taxes and within the existing boundaries of the Downtown Chesterfield Special Business District**,** do hereby petition and request that the Council enlarge the boundaries of the Downtown Chesterfield Special Business District as described herein, pursuant to Sections 71.790 through 71.808 of the Revised Statutes of Missouri, as amended (the **"Act"**).

1. Description of the SBD

A. **Map of SBD Boundaries**

A map illustrating the proposed Downtown Chesterfield Special Business District boundaries as enlarged (the **"SBD"**) is attached hereto as **EXHIBIT A**, and incorporated herein by reference.

B. **Name of SBD**

The name of the proposed special business district, to be further established and enlarged pursuant to the Act, will continue to be the "Downtown Chesterfield Special Business District".

2. Purposes of the SBD

The SBD may generally provide for certain services and public improvements listed in the Act. The SBD's revenues may be put to use for all qualified and allowable expenditures allowed under the Act including, but not limited to:

A. maintenance, repair, and replacement of streets, street lighting, bike paths, and pedestrian pathways;
B. maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
C. security;
D. maintenance, repair and replacement of the public parking garage;
E. maintenance, repair and replacement of the public park including programming for marketing and events;
F. legal, insurance, administration, and financial oversight; and
G. all other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Act.

All of the foregoing qualified and allowable expenditures shall be spent exclusively within the boundaries of the SBD, provided, however, that legal, insurance, administration, and financial oversight

expenditures may be spent outside the boundaries of SBD so long as they directly relate to the geographical area of the SBD.

Also, the SBD may:

A. Cooperate with other public agencies and with any industry or business located within the SBD in the implementation of projects within the SBD.

B. Enter into agreements with any other public agency, any person, firm, or corporation to effect any of the provisions contained in the Act.

C. Contract and be contracted with.

D. Accept gifts, grants, loans, or contributions from the City, the State of Missouri, political subdivisions, foundations, other public or private agencies, individuals, partnerships or corporations.

E. Employ or contract engineering, legal, technical, clerical, accountant, and other assistance as it may deem advisable.

3. Type of SBD

The SBD is a political subdivision of the State of Missouri with the power to impose a real property tax pursuant to the Act.

4. The SBD's Advisory Board

A. In accordance with the Act, the Council will have sole discretion as to how the revenue derived from any tax to be imposed within the SBD, or any revenue derived from disposition of assets of the SBD, will be used within the scope of the purposes of the SBD, as described in this Petition and the Act.

B. Currently, and in accordance with the Act, the Mayor of the City, with consent of the Council, appoints a seven-member advisory board (the **"Board"),** in accordance with the qualifications as established by law and as set forth herein, to make recommendations as to the use of the SBD. This process will remain unchanged.

C. *Qualifications*

i. Members of the Board must be at least 18 years of age.

ii. All seven members of the Board will continue to be selected by the City, appointed by the Mayor, and consented to by the Council. Two of the seven members of the Board will continue to be designees of TSG Downtown Chesterfield Redevelopment, LLC, a Missouri limited liability company, or its permitted successors or assigns in interest (under that certain Second Amended and Restated Redevelopment Agreement for RPA-1 by and between the City and TSG Downtown Chesterfield Redevelopment, LLC dated as of January 30, 2026, as may be further amended from time to time). The Mayor shall continue to appoint, and the Council shall continue to approve, the designees selected by TSG Downtown Chesterfield Redevelopment LLC, unless such designee shall have previously been properly removed from the Board in accordance with the process described in Section 4.F. below. Five of the seven members of the Board will continue be designees of the City.

D. *Term of Office:* Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later.

E. *Initial Members and Terms:* The current members of the SBD have been appointed to the following terms:

Name	Term Expiration Date
City's Chief of Police, currently, Cheryl Funkhouser	December 31, 2029
City's Finance Director, currently, Julie O'Guinn	December 31, 2026
City's Director of Planning, Justin Wyse	December 31, 2026
City's Director of Public Works, currently, James Eckrich	December 31, 2027
City's Director of Parks, currently, Mike Geisel	December 31, 2027
Michael H. Staenberg	December 31, 2028
Timothy S. Lowe	December 31, 2028

F. *Removal:* The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.

G. *Vacancies:* Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like manner as an original appointment. Appointments to fill vacancies will be for the unexpired portion of a term only.

5. Life of the SBD

The SBD will continue to exist and function until dissolved by an ordinance of the Council. If approved by qualified voters in accordance with Section 71.800 of the Act, the levy of tax on real property will go into effect in the tax year in which the election is held, and will remain in effect until repealed in accordance with the Act.

6. Maximum Rates and the Method of Assessment

The ballot question will be in substantially the following form:

> Shall the special business district of the Downtown Chesterfield Special Business District ***("SBD")*** be authorized to impose a tax on owners of real property in a sum not to exceed $0.85 per $100 assessed valuation on real property, tracts, lots, or parcels of real property in the SBD, which assessed valuation shall not include improvements for the calendar years ending December 31, 2027, 2028

and 2029. Thereafter, starting with the calendar year ending December 31, 2030, the assessed valuation on real property, tracts, lots, or parcels of real property in the District shall also include the value of the improvements for the purpose of providing revenue to the SBD. For purposes of property receiving tax abatement, the assessed value for each is at the current rate until abatement ends. The amount levied annually will be set by the City Council of the City of Chesterfield, Missouri each calendar year by resolution of the City Council of the City of Chesterfield, Missouri.

7. Limitations on Revenue Generations

The SBD will have no additional authority to levy taxes except as provided herein, or as provided by amendments to this Petition.

8. Reports and Meetings

The SBD will comply with requirements of reporting and meetings described in Section 67.1471 of the Revised Statutes of Missouri, as amended. Meetings will be open to the public.

9. Severability

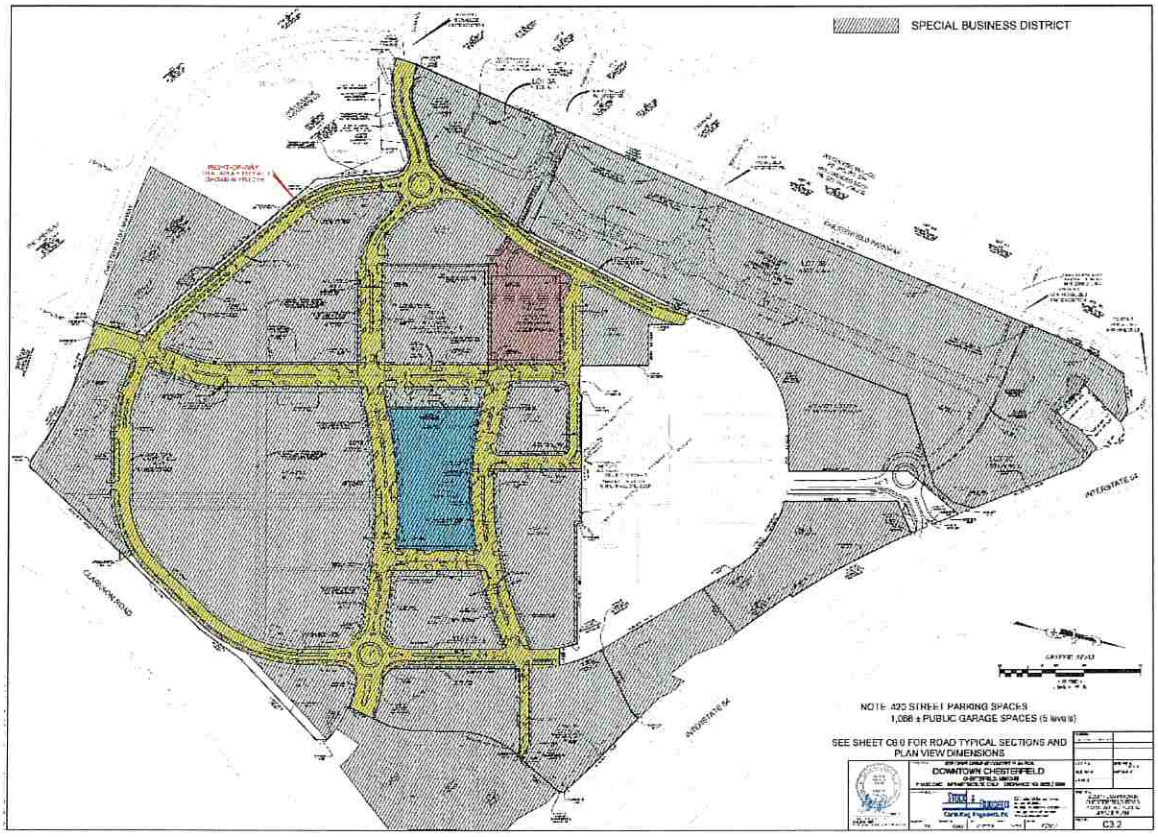
If any provision of this Petition is held or deemed to be invalid, inoperative, or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances will not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

TSG Downtown Chesterfield Redevelopment, LLC,
a Missouri limited liability company

By: _____
Michael H. Staenberg
Manager

EXHIBIT A

Map of SBD Boundaries



DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LOCATION MAP

GRAPHIC SCALE

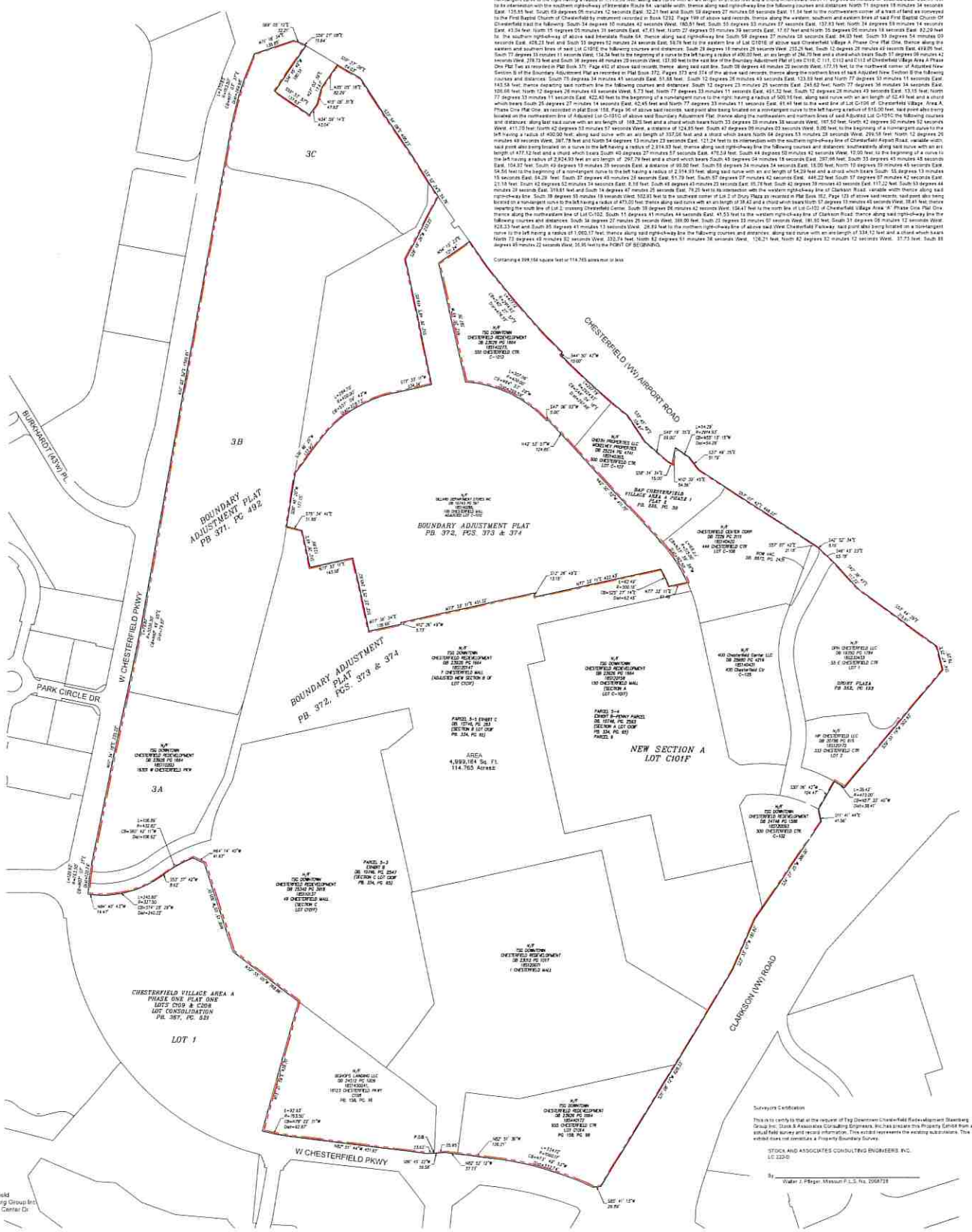
(IN FEET)
1 inch = 120 ft.

PROPERTY DESCRIPTION

Tracts of land being located in U.S. Surveys 415 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeastern corner of Lot C-106 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along said right-of-way line the following courses and distances: South 89 degrees 45 minutes 22 seconds West, 23.63 feet; North 82 degrees 51 minutes 44 seconds West, 451.62 feet to the beginning of a curve to the right having a radius of 731.50 feet, an arc length of 82.93 feet and a chord which bears North 79 degrees 22 minutes 31 seconds West, 82.87 feet to the southeast corner of Lot C106A; thence along the west line of Lot C106, North 15 degrees 21 minutes 59 seconds East, 439.70 feet to the northwest corner thereof; thence along the northeastern line of Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 62 degrees 55 minutes 05 seconds West, 268.89 feet; North 18 degrees 15 minutes 05 seconds West, 305.91 feet and North 64 degrees 14 minutes 40 seconds West, 41.87 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 45 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 72 feet wide; said point also being located on a curve to the right having a radius of 763.50 feet; thence along said eastern right-of-way line the following courses and distances: along said curve with an arc length of 125.52 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East, 125.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet along said curve with an arc length of 275.05 feet and a chord which bears North 17 degrees 03 minutes 57 seconds East, 268.99 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.55 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 58 degrees 27 minutes 05 seconds East, 11.54 feet to the northwestern corner of a tract of land as conveyed to the First Baptist Church of Chesterfield by instrument recorded in Book 5232, Page 199 of above said records; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following: South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 33 minutes 27 seconds East, 137.83 feet; North 34 degrees 09 minutes 14 seconds East, 41.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.43 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 06 minutes 18 seconds East, 82.20 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 58 degrees 27 minutes 05 seconds East, 84.33 feet; South 53 degrees 54 minutes 09 seconds East, 408.23 feet and South 53 degrees 52 minutes 24 seconds East, 59.76 feet to the eastern line of Lot C101E of above said Chesterfield Village A Phase One Plat One, thence along the eastern and southern lines of said Lot C101E the following courses and distances: South 29 degrees 18 minutes 26 seconds West, 233.26 feet; South 12 degrees 26 minutes 49 seconds East, 449.85 feet; South 77 degrees 33 minutes 11 seconds West, 134.34 feet to the beginning of a curve to the left having a radius of 450.00 feet, an arc length of 294.70 feet and a chord which bears South 57 degrees 09 minutes 42 seconds West, 289.53 feet and South 36 degrees 46 minutes 29 seconds West, 137.90 feet to the east line of the Boundary Adjustment Plat of Lots C110, C 111, C112 and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 371, Page 492 of above said records; thence along said east line, South 08 degrees 46 minutes 20 seconds West, 472.16 feet, to the northwest corner of Adjusted New Section B of the Boundary Adjustment Plat as recorded in Plat Book 372, Pages 373 and 374 of the above said records; thence along the northern lines of said Adjusted New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.58 feet; South 12 degrees 26 minutes 49 seconds East, 123.69 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing said northern line the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 243.62 feet; North 77 degrees 36 minutes 34 seconds East, 105.66 feet; North 12 degrees 26 minutes 49 seconds West, 5.73 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 13.15 feet; North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangent curve to the right; having a radius of 500.16 feet, along said curve with an arc length of 52.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 42.45 feet and North 77 degrees 33 minutes 11 seconds East, 61.44 feet to the west line of Lot C-104 of Chesterfield Village Area A, Phase One Plat One, as recorded in plat Book 158, Page 96 of above said records, said point also being located on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the northeastern line of Adjusted Lot C-101C of above said Boundary Adjustment Plat; thence along the northeastern and northern lines of said Adjusted Lot C-101C the following courses and distances: along last said curve with an arc length of 169.25 feet and a chord which bears North 33 degrees 09 minutes 38 seconds West, 167.50 feet; North 42 degrees 50 minutes 52 seconds West, 417.09 feet; North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 8.00 feet to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet; North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width; said point also being located on a curve to the left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 12.00 feet to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 297.79 feet and a chord which bears South 42 degrees 04 minutes 18 seconds East, 297.66 feet; South 39 degrees 13 minutes 18 seconds East, 104.37 feet; South 49 degrees 19 minutes 28 seconds East, a distance of 99.00 feet; South 59 degrees 34 minutes 34 seconds East, 15.00 feet; North 10 degrees 59 minutes 45 seconds East, 54.56 feet to the beginning of a non-tangent curve to the left having a radius of 2,974.93 feet; along said curve with an arc length of 54.29 feet and a chord which bears South 55 degrees 13 minutes 15 seconds East, 54.29 feet; South 37 degrees 49 minutes 28 seconds East, 51.79 feet; South 57 degrees 07 minutes 42 seconds East, 444.22 feet South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.50 feet; South 48 degrees 43 minutes 23 seconds East, 85.76 feet; South 42 degrees 39 minutes 43 seconds East, 117.22 feet; South 53 degrees 44 minutes 24 seconds East, 319.61 feet and South 74 degrees 47 minutes 25 seconds East, 79.25 feet to its intersection with the western right-of-way line of Clarkson Road, variable width; thence along said right-of-way line, South 39 degrees 55 minutes 19 seconds West, 502.91 feet to the southeast corner of Lot 2 of Drury Plaza as recorded in Plat Book 352, Page 123 of above said records; said point also being located on a non-tangent curve to the left having a radius of 473.00 feet; thence along said curve with an arc length of 38.42 and a chord which bears North 57 degrees 13 minutes 45 seconds West, 38.41 feet; thence departing the south line of Lot 2, crossing Chesterfield Center, South 39 degrees 26 minutes 42 seconds West, 194.41 feet to the north line of Lot C-102 of Chesterfield Village Area "A" Phase One Plat One; thence along the northeastern line of Lot C-102, South 55 degrees 41 minutes 44 seconds East, 41.53 feet to the western right-of-way line of Clarkson Road; thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 399.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.50 feet; South 31 degrees 08 minutes 12 seconds West, 624.33 feet and South 85 degrees 41 minutes 13 seconds West, 28.84 feet to the northern right-of-way line of above said West Chesterfield Parkway; said point also being located on a non-tangent curve to the left having a radius of 1,065.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 72 degrees 49 minutes 32 seconds West, 332.74 feet; North 82 degrees 51 minutes 38 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet; South 88 degrees 45 minutes 22 seconds West, 35.95 feet to the POINT OF BEGINNING.

Containing 4,999,164 square feet or 114.765 acres more or less



PREPARED FOR
Tsg Downtown Chesterfield
Redevelopment Steenberg Group Inc
21277 Innerbelt Business Center Dr
Suite 200
Saint Louis, MO 63114

Surveyors Certification

This is to certify to that at the request of Tsg Downtown Chesterfield Redevelopment Steenberg Group Inc, Stock & Associates Consulting Engineers, Inc has prepared this Property Exhibit from an actual field survey and record information. This exhibit represents the existing subdivisions. This exhibit does not constitute a Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 2229

By _____
Walter J. Pfleger, Missouri P.L.S. No. 2008728

1 OF 2

PROPERTY EXHIBIT

PROPERTY EXHIBIT
DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT
CHESTERFIELD MALL
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

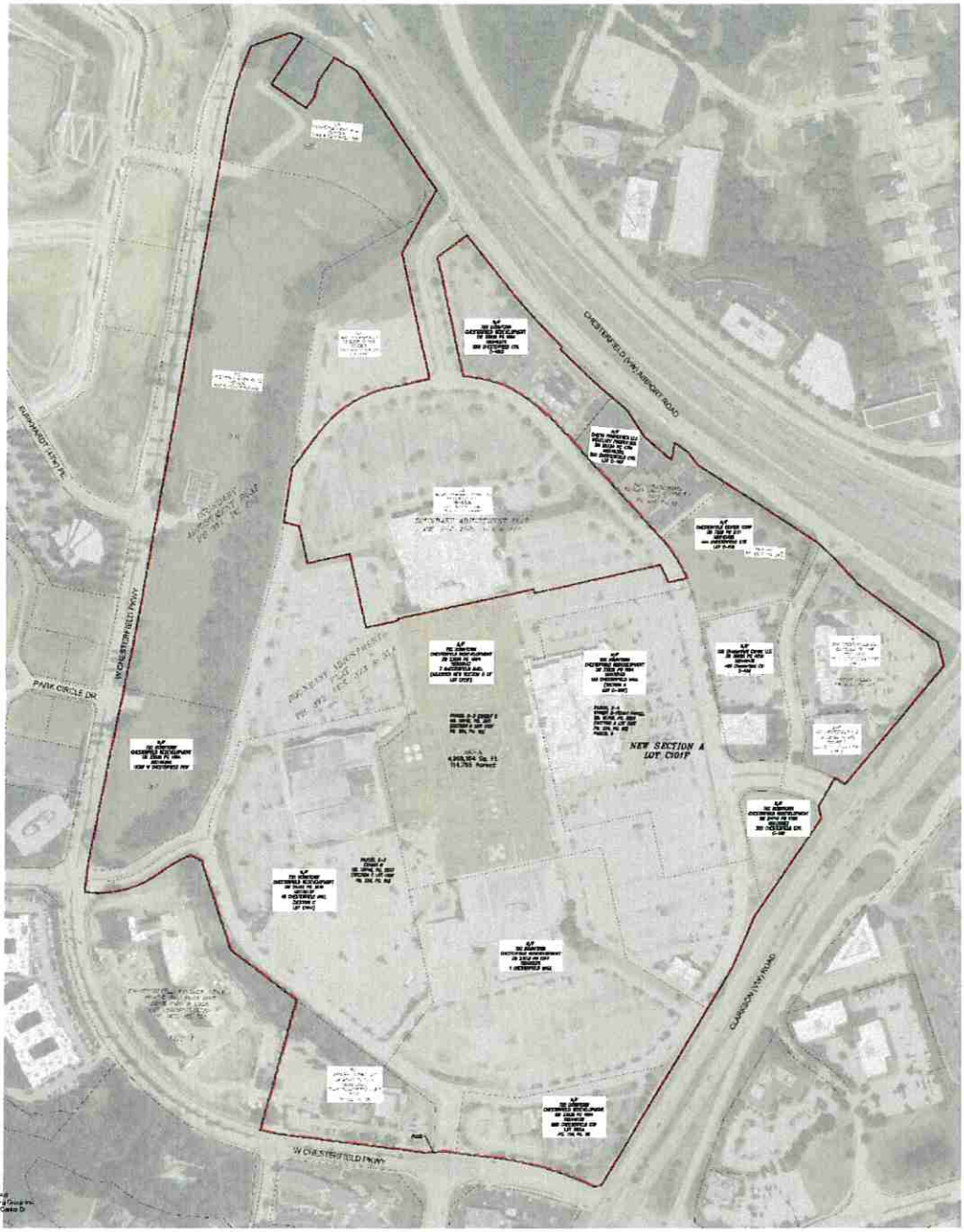
PREPARED BY
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DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE

LOCATION MAP



PREPARED FOR

PROPERTY EXHIBIT

DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT

CHESTERFIELD MALL
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY

STOCK & ASSOCIATES Consulting Engineers, Inc.

2 OF 2

PROPERTY DESCRIPTION

Tracts of land being located in U.S. Surveys 415 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along said right-of-way line the following courses and distances: South 86 degrees 45 minutes 22 seconds West, 23.63 feet; North 82 degrees 51 minutes 44 seconds West, 451.92 feet to the beginning of a curve to the right having a radius of 763.50 feet, an arc length of 92.93 feet and a chord which bears North 79 degrees 22 minutes 31 seconds West, 92.87 feet to the southeast corner of Lot C108A; thence along the west line of Lot C108, North 15 degrees 21 minutes 59 seconds East, 439.70 feet to the northwest corner thereof, thence along the northeastern line of Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 268.86 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said eastern right-of-way line the following courses and distances: along said curve with an arc length of 120.92 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East,120.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet; to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet; along said curve with an arc length of 270.65 feet and a chord which bears North 17 degrees 03 minutes 37 seconds East, 269.98 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.85 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 59 degrees 27 minutes 08 seconds East, 11.64 feet to the northwestern corner of a tract of land as conveyed to the First Baptist Church of Chesterfield by instrument recorded in Book 5232, Page 199 of above said records; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following:

South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 53 minutes 57 seconds East, 137.63 feet; North 34 degrees 59 minutes 14 seconds East, 43.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.83 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 05 minutes 18 seconds East, 82.29 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 59 degrees 27 minutes 08 seconds East, 84.03 feet; South 33 degrees 54 minutes 09 seconds East, 408.23 feet and South 33 degrees 52 minutes 24 seconds East, 59.76 feet to the eastern line of Lot C101E of above said Chesterfield Village A Phase One Plat One; thence along the eastern and southern lines of said Lot C101E the following courses and distances: South 28 degrees 18 minutes 26 seconds West, 233.25 feet; South 12 degrees 26 minutes 49 seconds East, 419.05 feet; South 77 degrees 33 minutes 11 seconds West, 134.34 feet to the beginning of a curve to the left having a radius of 400.00 feet, an arc length of 284.70 feet and a chord which bears South 57 degrees 09 minutes 42 seconds West, 278.73 feet and South 36 degrees 46 minutes 20 seconds West, 137.90 feet to the east line of the Boundary Adjustment Plat of Lots C110, C 111, C112 and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 371, Page 492 of above said records; thence along said east line, South 08 degrees 46 minutes 20 seconds West, 177.15 feet; to the northwest corner of Adjusted New Section B of the Boundary Adjustment Plat as recorded in Plat Book 372, Pages 373 and 374 of the above said records; thence along the northern lines of said Adjusted New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing said northern line the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet; North 12 degrees 26 minutes 49 seconds West, 5.73 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 13.15 feet; North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangent curve to the right; having a radius of 500.16 feet; along said curve with an arc length of 62.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 62.45 feet and North 77 degrees 33 minutes 11 seconds East, 61.46 feet to the west line of Lot C-106 of Chesterfield Village, Area A, Phase One Plat One, as recorded in plat Book 158, Page 96 of above said records, said point also being located on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the northeastern line of Adjusted Lot C-101C of above said Boundary Adjustment Plat; thence along the northeastern and northern lines of said Adjusted Lot C-101C the following courses and distances: along last said curve with an arc length of 168.25 feet and a chord which bears North 33 degrees 39 minutes 38 seconds West, 167.50 feet; North 42 degrees 50 minutes 52 seconds West, 411.70 feet; North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet; North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the

left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 297.79 feet and a chord which bears South 48 degrees 04 minutes 18 seconds East, 297.66 feet; South 33 degrees 45 minutes 48 seconds East, 104.87 feet; South 49 degrees 19 minutes 35 seconds East, a distance of 99.00 feet; South 58 degrees 34 minutes 34 seconds East, 15.00 feet; North 10 degrees 39 minutes 45 seconds East, 54.56 feet to the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 54.29 feet and a chord which bears South 55 degrees 13 minutes 15 seconds East, 54.29 feet; South 37 degrees 49 minutes 25 seconds East, 51.79 feet; South 57 degrees 07 minutes 42 seconds East, 446.22 feet South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet; South 46 degrees 43 minutes 23 seconds East, 65.78 feet; South 42 degrees 38 minutes 43 seconds East, 117.22 feet; South 53 degrees 44 minutes 29 seconds East, 319.61 feet and South 14 degrees 47 minutes 25 seconds East, 79.25 feet to its intersection with the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line, South 39 degrees 55 minutes 19 seconds West, 502.93 feet to the southeast corner of Lot 2 of Drury Plaza as recorded in Plat Book 352, Page 123 of above said records, said point also being located on a non-tangent curve to the left having a radius of 473.00 feet; thence along said curve with an arc length of 38.42 and a chord which bears North 57 degrees 33 minutes 40 seconds West, 38.41 feet; thence departing the south line of Lot 2, crossing Chesterfield Center, South 30 degrees 06 minutes 42 seconds West, 104.47 feet to the north line of Lot C-102 of Chesterfield Village Area “A” Phase One Plat One; thence along the northeastern line of Lot C-102, South 11 degrees 41 minutes 44 seconds East, 41.53 feet to the western right-of-way line of Clarkson Road; thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 08 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a non-tangent curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet; South 86 degrees 45 minutes 22 seconds West, 35.95 feet to the POINT OF BEGINNING.

Containing 4,999,164 square feet or 114.765 acres mor or less

To: **Mayor & City Council**
Michael O. Geisel, City Administrator

From: **Elliot Brown,**
Assistant City Administrator

Date: **April 10, 2026**

RE: **Petition to Enlarge Downtown Chesterfield Special Business District - SURVEY AND INVESTIGATION REPORT**

The City of Chesterfield received a petition dated March 2, 2026 requesting the enlargement of the existing Downtown Chesterfield Special Business District (SBD) (the "District"). The petition was submitted by TSG Downtown Chesterfield Development, LLC.

The Downtown Chesterfield SBD was previously established following approval by the qualified voters within the District and subsequent adoption of Ordinance 3319 by City Council. The District is authorized to impose a property tax not to exceed $0.85 per $100 of assessed valuation to fund public services and improvements authorized under Sections 71.790 through 71.808, RSMo.

The purpose of this Survey and Investigation Report as outlined in Section 71.792 RSMo. is to:

- Examine the nature and location of improvements anticipated within the District;
- Evaluate the suitability of the proposed District boundaries and the area to be included within the enlarged District;
- Review the anticipated need for municipal services and special services associated with the Downtown development area;
- Evaluate the potential costs of improvements, services, and maintenance obligations associated with the District;
- Consider the potential for cooperative promotion or activities intended to benefit businesses within the District;
- Analyze the anticipated revenue capacity of the District based on the approved development program; and
- Determine the extent to which the costs of improvements and services may be supported through assessments within the District as compared with any potential public funding sources.

Existing Special Business District

The District currently encompasses approximately 101 acres of real property generally bounded by Chesterfield Parkway West, South Outer 40 Road, and Clarkson Road (MO 340).

City Council established the District with the adoption of Ordinance 3319 on January 8, 2025 and qualified voters within the District authorized a tax levy not to exceed $0.85 per $100 assessed valuation on real property in the District at an election held on April 23, 2025. Although the voters authorized a maximum levy of $0.85 per $100 assessed valuation, **the current levy imposed by City Council is $0.000 per $100 assessed valuation**.

Accordingly:

- The District is currently established but inactive from a fiscal standpoint.
- No Special Business District tax revenues are being collected.
- No SBD-funded expenditures have occurred.
- The District currently has no fund balance.

The enlargement petition therefore addresses a structurally authorized but presently inactive Special Business District.

Purpose of District Enlargement

The petition dated March 2, 2026 requests enlargement of the existing District to incorporate additional property that is functionally and geographically integrated into the Downtown development area.

The enlargement petition does not seek to increase the maximum voter-authorized tax rate, nor does it modify the governance structure or statutory authority of the District. Rather, it proposes to adjust the geographic boundaries of the District prior to any future levy activation to ensure that all properties benefiting from Downtown-related infrastructure and municipal services are equitably included within the District.

The proposed expansion adds approximately 14.765 acres to the existing 101-acre District, resulting in a total District area of approximately 114.765 acres. The additional property is contiguous with and directly connected to the existing District and is anticipated to benefit from public infrastructure, streetscape improvements, landscaping, maintenance services, and municipal oversight associated with the broader Downtown Chesterfield development.

Enlargement at this stage:

- Aligns District boundaries with the full anticipated development footprint;
- Ensures proportional allocation of future service costs among benefitted properties;
- Provides clarity to property owners and voters regarding the long-term structure of the District.

Because the District currently imposes no levy and generates no revenue, the enlargement does not expand an existing tax burden. Instead, it ensures that, if and when the City Council elects to impose a levy within the voter-authorized maximum, the tax base appropriately reflects the properties receiving direct benefit from District-funded services and improvements.

Development Status and Program Assumptions

Redevelopment activity within the original 101-acre Downtown Chesterfield Special Business District area has thus far consisted of site preparation and horizontal infrastructure improvements. The former regional mall structures have been fully demolished, grading operations have been completed across substantial portions of the site, and utility infrastructure and foundational public improvements have been initiated in anticipation of phased vertical construction.

No residential, hotel, or commercial buildings associated with the new Downtown development program have yet been delivered within the original redevelopment footprint. Vertical construction is anticipated to occur in multiple phases over an extended development timeline.

The proposed enlargement of the District includes additional undeveloped parcels as well as parcels that are already fully developed and operational. These include:

- Hyatt Place Hotel Chesterfield (145 rooms)
- Drury Inn & Suites Chesterfield (274 rooms)
- Stoney River Steakhouse and Grill
- Bishop's Post Restaurant
- Single-story Office building

These properties are physically contiguous to and functionally integrated with the Downtown redevelopment area. They utilize and benefit from the surrounding roadway network, public infrastructure, municipal services, and planned streetscape and connectivity improvements associated with the broader Downtown development plan.

Description of Planned Improvements

The Downtown Chesterfield redevelopment is planned as a dense mixed-use development consisting of approximately 2,538 residential units, a 300-room hotel, and more than 3 million square feet of commercial uses including office, retail, and restaurant space. The development program also includes approximately 200,000 square feet of distinctive retail space, a public park of approximately three acres, structured public parking, on-street parking, and a network of public streets, sidewalks, landscaping, and streetscape improvements.

A development of this size is typically constructed in phases, over an extended period of time. Demolition completed in October 2025 and core infrastructure construction has begun. Vertical development will likely occur over the next ten years.

Existing and Anticipated Levels of Service

Properties located within the Downtown Chesterfield Special Business District receive the full range of municipal services provided by the City of Chesterfield. These services include, but are not limited to, police protection, traffic management, public works operations, infrastructure maintenance, and administrative oversight necessary to support development and activity within the area.

Missouri law places important limitations on the use of Special Business District revenues. Section 71.798, RSMo., provides that revenues generated by a Special Business District may not be used to reduce the existing level of publicly funded services provided by the municipality. Accordingly, it is important for the City to identify and document the current level of municipal services provided within the District.

The proposed enlargement of the Special Business District reflects the practical service area associated with Downtown Chesterfield. The properties proposed for inclusion are already served by the City's roadway network and municipal infrastructure and are part of the broader activity center surrounding the redevelopment site. Including these properties within the District boundary ensures that future planning for maintenance and operational responsibilities associated with the Downtown area can be coordinated in a manner consistent with state law and the City's long-term development objectives.

Because redevelopment of the former mall property remains in the early stages of site preparation, the level of service demand within the core redevelopment area is generally consistent with historical conditions. However, as vertical construction occurs and development density increases, the intensity of activity within the District is expected to increase, resulting in corresponding increases in municipal service demands.

Existing developed properties within the proposed enlarged District, including the Hyatt Place Hotel Chesterfield, Drury Inn & Suites Chesterfield, a single-story office building, and restaurant uses, already generate routine service demands typical of hospitality, office, and commercial activity. The enlarged District may also support cooperative promotion activities intended to benefit businesses within the District, including marketing initiatives, events, and other activities consistent with the Special Business District Act.

As development progresses and public improvements are constructed and accepted by the City, the level of municipal services required to support the Downtown environment will correspondingly increase. At that time, the City will evaluate the costs of maintaining such improvements and determine the extent to which those costs may be supported through the Special Business District levy. The anticipated increase in service demand is expected to result in additional operational and resource requirements across multiple City departments.

Estimated Future Expenditures

The anticipated redevelopment of the Downtown Chesterfield area will introduce a more intensive mix of residential, commercial, and public uses, which will require a corresponding increase in municipal service delivery over time. As the development progresses and public improvements are completed and accepted, the City will assume responsibility for maintaining infrastructure and supporting a higher level of activity within the District.

Given the long-term, phased nature of the project, it is not practical to define precise costs at this stage. Instead, City departments have identified the general scope and scale of resources that will be required to support the District at full build-out. These conditions are expected to evolve over a 10- to 15-year period, during which service demands will increase as development intensity and occupancy levels grow.

The figures presented in this report are intended to reflect the overall magnitude and distribution of municipal service needs associated with a fully developed Downtown environment. They are not intended to function as a budget projection, but rather as a planning-level representation of the types of expenditures that may be required. The manner in which services are ultimately delivered will be determined over time based on operational considerations and available resources.

The following table summarizes the estimated municipal service costs at full build-out. These estimates are illustrative and do not represent a future budget or appropriation:

Estimated Future Municipal Service Costs at Full Build-Out

	Law Enforcement	Public Works	Parks, Rec & Arts	Planning	Info Tech	Fin Admin
PERSONNEL	$1,015,664	$135,000	$175,000	$94,000	$0	$94,000
CONTRACTUAL	$25,000	$675,000	$3,600	$2,851	$25,000	$23,500
COMMODITIES	$30,000	$0	$75,000	$2,851	$15,000	$23,500
CAPITAL	$6,250	$18,000	$13,659	$0	$5,000	$0
ANNUALIZED CAPITAL REPL.	$131,250	$375,000	$15,000	$0	$0	$0
TOTAL	**$1,208,164**	**$1,203,000**	**$282,259**	**$99,703**	**$45,000**	**$141,000**

Total forecasted SBD Expenses $2,979,126

In evaluating these conditions, the City recognizes that certain costs will be driven by growth in activity, while others represent existing overhead or baseline service levels that will not increase proportionally. As a result, the relationship between development and cost is not strictly linear.

The City further anticipates that supporting a fully developed Downtown Chesterfield will require the expansion of service capacity across multiple departments in order to maintain current service standards within the District.

Projected Special Business District Revenues

At the election held on April 23, 2025, qualified voters within the Downtown Chesterfield Special Business District authorized the City to impose a property tax levy not to exceed $0.85 per $100 of assessed valuation on real property located within the District. The City Council retains authority to establish the tax rate annually within this voter-authorized maximum.

In evaluating the potential revenue capacity of the District, the City relied upon the developer's approved concept development plan for the Downtown Chesterfield redevelopment. The concept plan anticipates a mixed-use development program that may include approximately:

- 2,538 residential units
- 300-room hotel
- 3,136,886 square feet of non-residential development, including office and retail uses

For planning purposes, the City evaluated the potential assessed valuation of these improvements using conservative market valuation assumptions consistent with contemporary commercial and residential development within the St. Louis metropolitan region. These assumptions were applied solely to determine whether the development program could reasonably generate sufficient assessed valuation to support the potential service and maintenance obligations of the District.

Because the final mix of development types, construction timing, and market conditions may vary over time, the analysis does not attempt to predict the precise value of future improvements. Rather, the analysis applies conservative valuation assumptions intended to establish a reasonable baseline for evaluating the District's potential revenue capacity.

Under the structure of the Special Business District, the District will have no obligation to fund maintenance, repair, or replacement of public improvements until such improvements have been constructed, inspected, and formally accepted by the City of Chesterfield. Accordingly, if the City Council elects to impose a levy in the future, the levy would likely be implemented in advance of the City accepting maintenance responsibility for infrastructure improvements so that the District may accumulate funds prior to incurring ongoing service obligations.

The City must also consider the provisions of Missouri's Hancock Amendment, which limits the ability of taxing jurisdictions to increase tax rates during reassessment years, which occur in odd-numbered years. As a result, any initial levy would most likely be established in an even-numbered year, prior to the acceptance of infrastructure improvements associated with the Downtown development.

The following table summarizes the conservative full build-out revenue capacity analysis prepared using the development assumptions described above:

Fully Built Out Revenue Estimate

	Units	Count	Market Value	Assessment Rate	Assessed Value	0.85 per $100 Assessed Valuation
Residential						
Single Family	Count	27	$1,000,000	19%	$5,130,000	$43,605
Condominium	Count	300	$700,000	19%	$39,900,000	$339,150
Rentals	Count	2,211	$275,000	19%	$115,524,750	$981,960
Hotel	Rooms	300	$70,000	32%	$6,720,000	$57,120
Commercial						
Office or Retail	Sq. Ft	3,136,886	$225	32%	$225,855,792	$1,919,774
					TOTAL:	**$3,341,610**

The revenue estimates contained in this report are intended solely for analytical purposes in evaluating the potential capacity of the District and are not intended to represent a forecast or guarantee of future assessed valuation or tax revenues.

Conclusion

The survey and investigation indicates that the proposed enlargement of the Downtown Chesterfield Special Business District appears reasonable and appropriate given the development pattern and anticipated infrastructure associated with the Downtown redevelopment area. The analysis contained in this report further indicates that the anticipated development within the District appears capable of generating sufficient assessed valuation to support the potential services and improvements associated with the District.

EXHIBIT A: Current SBD Map

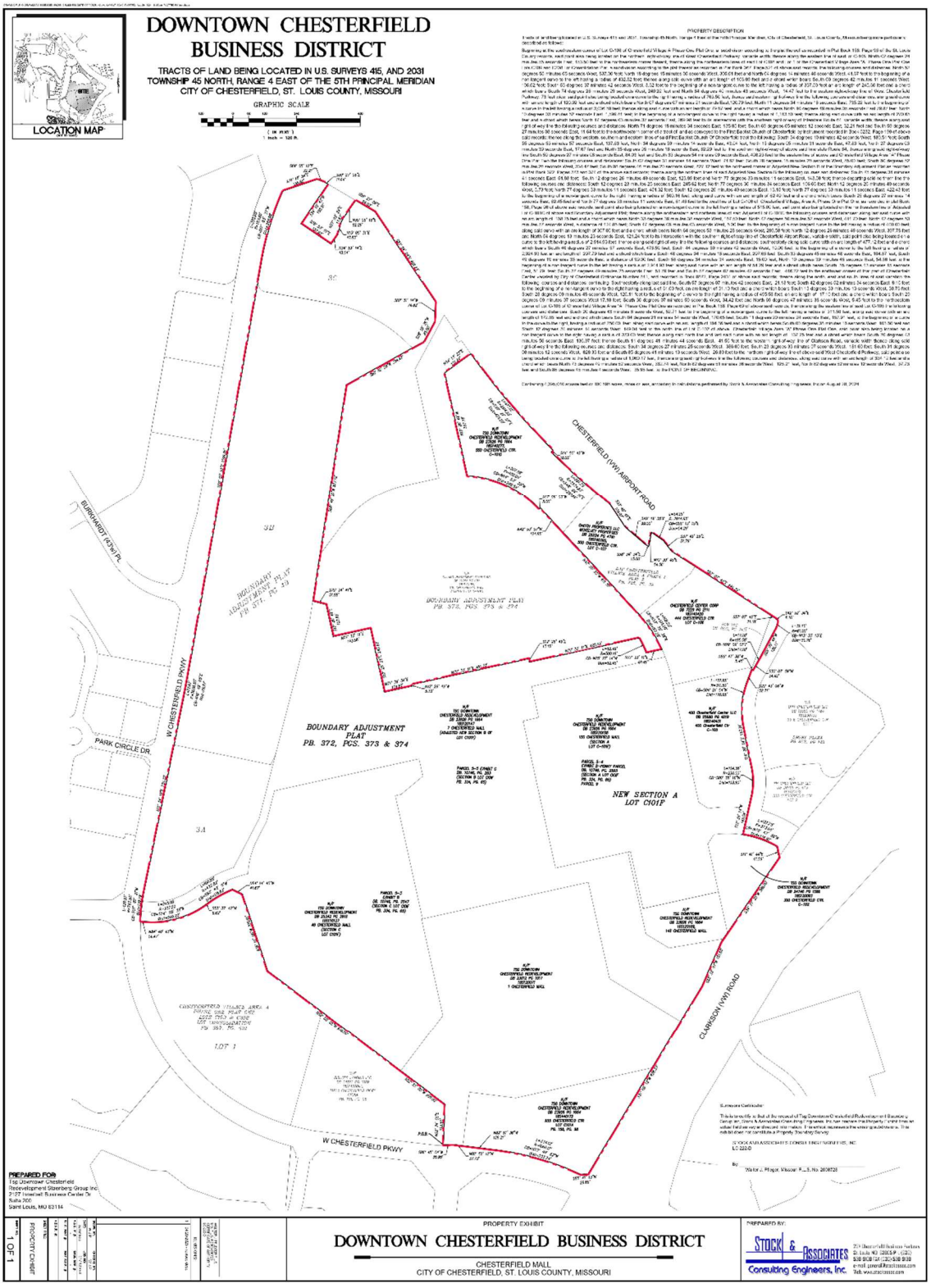


EXHIBIT B: Proposed Enlarged SBD Map

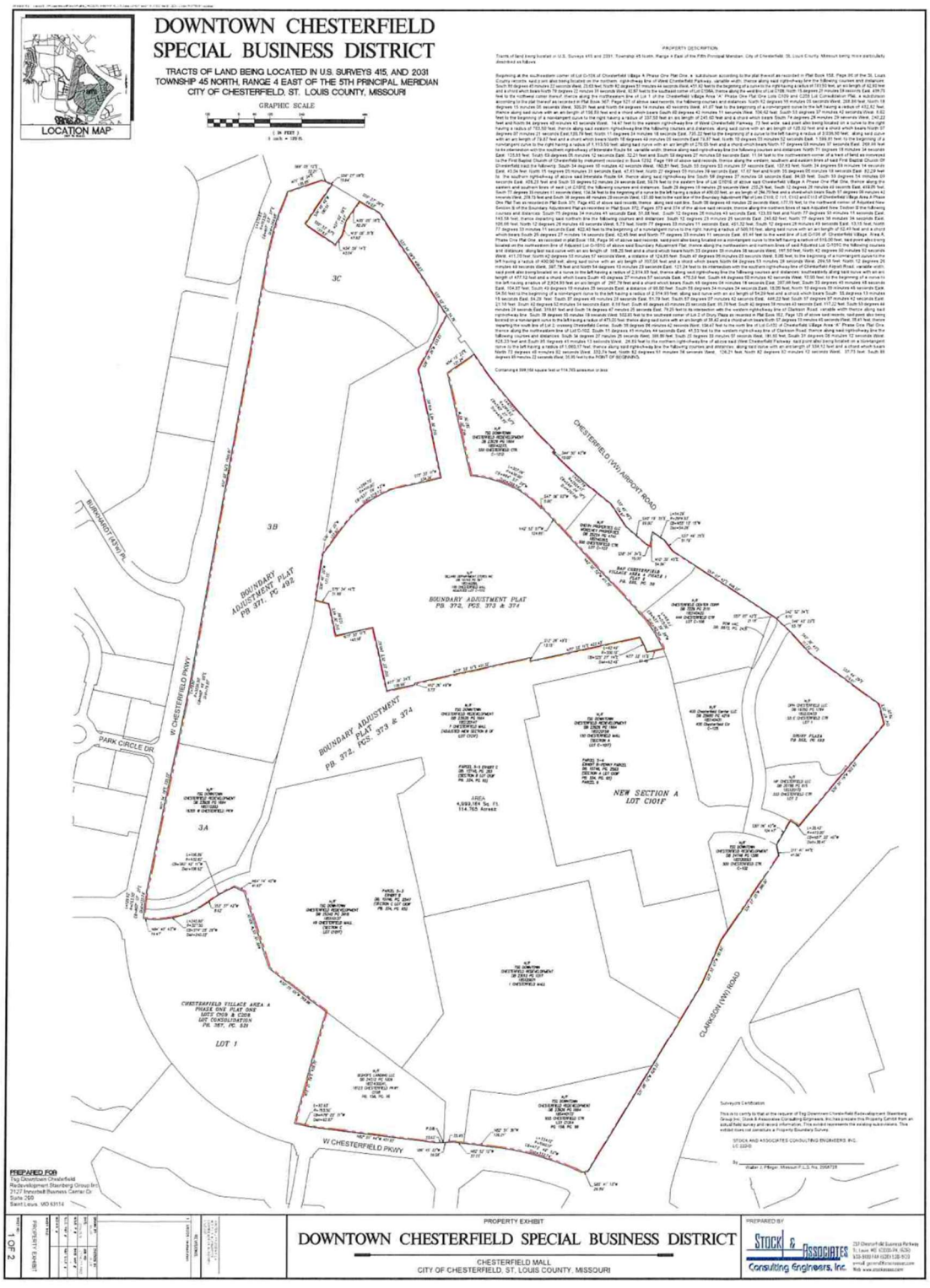


EXHIBIT C:

PROPERTY DESCRIPTION

Tracts of land being located in U.S. Surveys 415 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along said right-of-way line the following courses and distances: South 86 degrees 45 minutes 22 seconds West, 23.63 feet; North 82 degrees 51 minutes 44 seconds West, 451.92 feet to the beginning of a curve to the right having a radius of 763.50 feet, an arc length of 92.93 feet and a chord which bears North 79 degrees 22 minutes 31 seconds West, 92.87 feet to the southeast corner of Lot C108A; thence along the west line of Lot C108, North 15 degrees 21 minutes 59 seconds East, 439.70 feet to the northwest corner thereof, thence along the northeastern line of Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 268.86 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.82 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 11 seconds West, 106.62 feet; South 53 degrees 37 minutes 42 seconds West, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 337.50 feet an arc length of 245.60 feet and a chord which bears South 74 degrees 28 minutes 29 seconds West, 240.22 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said eastern right-of-way line the following courses and distances: along said curve with an arc length of 120.92 feet and a chord which bears North 07 degrees 07 minutes 21 seconds East,120.79 feet; North 11 degrees 34 minutes 18 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet; North 10 degrees 03 minutes 52 seconds East, 1,599.81 feet; to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet; along said curve with an arc length of 270.65 feet and a chord which bears North 17 degrees 03 minutes 37 seconds East, 269.98 feet to its intersection with the southern right-of-way of Interstate Route 64, variable width; thence along said right-of-way line the following courses and distances: North 71 degrees 18 minutes 34 seconds East, 135.85 feet; South 69 degrees 05 minutes 12 seconds East, 32.21 feet and South 59 degrees 27 minutes 08 seconds East, 11.64 feet to the northwestern corner of a tract of land as conveyed to the First Baptist Church of Chesterfield by instrument recorded in Book 5232, Page 199 of above said records; thence along the western, southern and eastern lines of said First Baptist Church Of Chesterfield tract the following:

South 34 degrees 10 minutes 42 seconds West, 180.51 feet; South 55 degrees 53 minutes 57 seconds East, 137.63 feet; North 34 degrees 59 minutes 14 seconds East, 43.04 feet; North 15 degrees 05 minutes 31 seconds East, 47.83 feet; North 27 degrees 03 minutes 39 seconds East, 17.67 feet and North 35 degrees 05 minutes 18 seconds East, 82.29 feet to the southern right-of-way of above said Interstate Route 64; thence along said right-of-way line South 59 degrees 27 minutes 08 seconds East, 84.03 feet; South 33 degrees 54 minutes 09 seconds East, 408.23 feet and South 33 degrees 52 minutes 24 seconds East, 59.76 feet to the eastern line of Lot C101E of above said Chesterfield Village A Phase One Plat One; thence along the eastern and southern lines of said Lot C101E the following courses and distances: South 28 degrees 18 minutes 26 seconds West, 233.25 feet; South 12 degrees 26 minutes 49 seconds East, 419.05 feet; South 77 degrees 33 minutes 11 seconds West, 134.34 feet to the beginning of a curve to the left having a radius of 400.00 feet, an arc length of 284.70 feet and a chord which bears South 57 degrees 09 minutes 42 seconds West, 278.73 feet and South 36 degrees 46 minutes 20 seconds West, 137.90 feet to the east line of the Boundary Adjustment Plat of Lots C110, C 111, C112 and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 371, Page 492 of above said records; thence along said east line, South 08 degrees 46 minutes 20 seconds West, 177.15 feet; to the northwest corner of Adjusted New Section B of the Boundary Adjustment Plat as recorded in Plat Book 372, Pages 373 and 374 of the above said records; thence along the northern lines of said Adjusted New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing said northern line the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet; North 12 degrees 26 minutes 49 seconds West, 5.73 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 13.15 feet; North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangent curve to the right; having a radius of 500.16 feet; along said curve with an arc length of 62.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 62.45 feet and North 77 degrees 33 minutes 11 seconds East, 61.46 feet to the west line of Lot C-106 of Chesterfield Village, Area A, Phase One Plat One, as recorded in plat Book 158, Page 96 of above said records, said point also being located on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the northeastern line of Adjusted Lot C-101C of above said Boundary Adjustment Plat; thence along the northeastern and northern lines of said Adjusted Lot C-101C the following courses and distances: along last said curve with an arc length of 168.25 feet and a chord which bears North 33 degrees 39 minutes 38 seconds West, 167.50 feet; North 42 degrees 50 minutes 52 seconds West, 411.70 feet; North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet; North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the

left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 297.79 feet and a chord which bears South 48 degrees 04 minutes 18 seconds East, 297.66 feet; South 33 degrees 45 minutes 48 seconds East, 104.87 feet; South 49 degrees 19 minutes 35 seconds East, a distance of 99.00 feet; South 58 degrees 34 minutes 34 seconds East, 15.00 feet; North 10 degrees 39 minutes 45 seconds East, 54.56 feet to the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 54.29 feet and a chord which bears South 55 degrees 13 minutes 15 seconds East, 54.29 feet; South 37 degrees 49 minutes 25 seconds East, 51.79 feet; South 57 degrees 07 minutes 42 seconds East, 446.22 feet South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet; South 46 degrees 43 minutes 23 seconds East, 65.78 feet; South 42 degrees 38 minutes 43 seconds East, 117.22 feet; South 53 degrees 44 minutes 29 seconds East, 319.61 feet and South 14 degrees 47 minutes 25 seconds East, 79.25 feet to its intersection with the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line, South 39 degrees 55 minutes 19 seconds West, 502.93 feet to the southeast corner of Lot 2 of Drury Plaza as recorded in Plat Book 352, Page 123 of above said records, said point also being located on a non-tangent curve to the left having a radius of 473.00 feet; thence along said curve with an arc length of 38.42 and a chord which bears North 57 degrees 33 minutes 40 seconds West, 38.41 feet; thence departing the south line of Lot 2, crossing Chesterfield Center, South 30 degrees 06 minutes 42 seconds West, 104.47 feet to the north line of Lot C-102 of Chesterfield Village Area "A" Phase One Plat One; thence along the northeastern line of Lot C-102, South 11 degrees 41 minutes 44 seconds East, 41.53 feet to the western right-of-way line of Clarkson Road; thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 08 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a non-tangent curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet; South 86 degrees 45 minutes 22 seconds West, 35.95 feet to the POINT OF BEGINNING.

Containing 4,999,164 square feet or 114.765 acres mor or less