



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, November 5, 2018
6:15pm**

I. Planning and Public Works Committee – Chairperson Michelle Ohley-Ward IV

- A. **Bill No. 3217** - P.Z. 06-2018 Downtown Chesterfield **(Second Reading)**
Green Sheet Amendment offered by the PPW Committee.
- B. **Bill No. 3218** - P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC)
(First Reading) Green Sheet Amendment offered by the PPW Committee.
- C. **Bill No. 3219** - P.Z. 10-2018 THF Chesterfield Development LLC (The Commons) **(First Reading)**
- D. **Spirit Energy Convenience Store (Circle K) (Voice Vote)**
- E. **Next Meeting – November 8, 2018 (5:45pm)**

II. Finance and Administration Committee – Chairperson Barbara McGuinness-Ward I

- A. **Budget**

III. Parks, Recreation and Arts Committee – Chairperson Dan Hurt-Ward III

IV. Public Health and Safety Committee – Chairperson Ben Keathley-Ward II

V. Report from the City Administrator – Mike Geisel

- A. **Liquor License Request**
 - Sunisa Thai Restaurant
 - Balkan

VI. Unfinished Business – Mayor Bob Nation

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

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

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, November 5, 2018
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – October 15, 2018
 - B. Executive Session Minutes** – October 15, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Stellar Green Youth Team Award**
 - Anusurya Gupta
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, November 8, 2018** – Planning and Public Works (5:45 pm)
 - B. Wednesday, November 14, 2018** – Planning Commission (7 pm)
 - C. Monday, November 19, 2018** – Next City Council Meeting (5:30 pm)
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Michelle Ohley, Ward IV

- 1. Bill No. 3217** - P.Z. 06-2018 Downtown Chesterfield **(Second Reading)** **Green Sheet Amendment offered by the PPW Committee.**
- 2. Bill No. 3218** - P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC) **(First Reading)** **Green Sheet Amendment offered by the PPW Committee.**
- 3. Bill No. 3219** - P.Z. 10-2018 THF Chesterfield Development LLC (The Commons) **(First Reading)**
- 4. Spirit Energy Convenience Store (Circle K) (Voice Vote)**
- 5. Next Meeting – November 8, 2018 (5:45pm)**

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

- 1. Budget**

C. Parks, Recreation and Arts Committee – Chairperson Dan Hurt, Ward III

D. Public Health and Safety Committee – Chairperson Ben Keathley, Ward II

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Liquor License Request

- Sunisa Thai Restaurant
- Balkan

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3217** - An ordinance amending the legal description of City of Chesterfield Ordinance 2990 and amending the development criteria of City of Chesterfield Ordinance 2449 for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land (P.Z. 06-2018 Downtown Chesterfield [Stock & Associates Consulting Engineers Inc.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment offered by the PPW Committee.**
- B. Bill No. 3218** - 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). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment offered by the PPW Committee.**
- C. Bill No. 3219** - An ordinance amending City of Chesterfield Ordinance 2081 to amend the legal description and development criteria pertaining to the hours of operation for retail uses for a “C-8” Planned Commercial District for 160.8 acres located between US Highway 40/Interstate 64 and Edison Avenue and east of RHL Drive (P.Z. 10-2018 THF Chesterfield Development LLC {The Commons} 17T130133, 17T110212, 17U340155, 17U330091, 17U340078, 17T140341, 17U340089, 17U330123, 17U330101, 17U330112, 17U340090, 17U340100, 17U320102, 17T130210, 17U340111, 17U340144, 17T130144, 17T130155, 17T130166, 17T140132, 17T140143, 17U340067, 17T130188, 17T130089, 17T140187). **(First Reading) Planning Commission recommends approval.**

XV. ADJOURNMENT

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing,

disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

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

AGENDA REVIEW – Monday 11/5/2018 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 pm, on Monday, November 5, 2018.**

Please let me know, ASAP, if you will be unable to attend this meeting.



RECORD OF PROCEEDING

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

OCTOBER 15, 2018

The meeting was called to order at 7:04 p.m.

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the September 17, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Keathley, to approve the September 17, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 17, 2018 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Mastorakos, to approve the September 17, 2018 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Jeanne Tevlin presented two Blue Planet Green Challenge Awards, on behalf of the Citizens Committee for the Environment, to Arjun Ray and Rishi Ray.

Ms. Kate Stock Gitto, 257 Chesterfield Business Parkway, stated that she was present to answer questions related to Summit – Topgolf Lot A [Residence Inn] and Bill No. 3217 (P.Z. 06-2018 Downtown Chesterfield).

Mr. Mike Doster, 16090 Swingley Ridge Road, spoke on behalf of Sachs Properties with regard to Bill No. 3217 (P.Z. 06-2018 Downtown Chesterfield).

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, November 5, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3215 (Summit – Topgolf Lot A [Vacation of Easement]) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley reported that Bill No. 3216 (Chesterfield Ice and Sports Complex [Fire Hydrants]) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley reported that Bill No. 3217 (P.Z. 06-2018 Downtown Chesterfield) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember McGuinness made a motion, seconded by Councilmember Mastorakos, to approve Summit – Topgolf Lot A (Residence Inn) Site Development Section Plan provided that the colors used on the building are the colors that were presented by

architect Chasen Garrett on October 2, 2018. A voice vote was taken with an affirmative result (Councilmembers Ohley and DeCampi voted “No”) and the motion was declared passed.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to approve a proposed resolution authorizing an updated Americans with Disabilities (ADA) Transition Plan. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 450.

Councilmember Ohley made a motion, seconded by Councilmember Moore, to authorize approval of Public Works Policy No. 38 – Sidewalk within Driveway Limits. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Ohley announced that the next meeting of this Committee has been scheduled for Thursday, October 18, at 5:45 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Flachsbart, to authorize the immediate purchase of new sidearms and holsters for the Police Department, at a cost not to exceed \$32,000, using forfeiture funds in the 2018 budget. A roll call vote was taken with the following results: Ayes – DeCampi, Moore, Hurt, Flachsbart, McGuinness, Ohley, Keathley and Mastorakos. Nays – None. Whereupon the motion was declared passed.

Councilmember McGuinness announced that the next meeting of this Committee has been re-scheduled for Monday, October 22, at 5:30 p.m., as a Committee of the Whole Budget Workshop.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items being forwarded from the Parks, Recreation & Arts Committee for this meeting.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that there were no action items being forwarded from the Public Health & Safety Committee for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Mayor Nation advised that Governor Parsons would be in town on October 16 to lend his support to Proposition D, the gasoline tax increase proposal.

LEGISLATION

BILL NO. 3215 Partially vacates a drainage easement on Lot A of the Summit-Topgolf Subdivision as recorded in Book 10297, Page 1266 of the St. Louis County Records, City of Chesterfield, St. Louis County, Missouri **(First & Second Readings) Department of Planning & Development Services recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3215. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3215 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3215. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3215 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3215 with the following results: Ayes – Keathley, DeCampi, Flachsbart, Hurt, Mastorakos, McGuinness, Ohley and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3215 approved, passed it and it became **ORDINANCE NO. 3021**.

BILL NO. 3216 Approves the installation of two fire hydrants at the Chesterfield Ice and Sports Complex within the City of Chesterfield **(First & Second Readings) Department of Public Works recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3216. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3216 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3216. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3216 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3216 with the following results: Ayes – Flachsbart, Hurt, DeCampi, Keathley, McGuinness, Mastorakos, Moore and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3216 approved, passed it and it became **ORDINANCE NO. 3022**.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3217 Amends the legal description of City of Chesterfield Ordinance 2990 and amends the development criteria of City of Chesterfield Ordinance 2449 for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land (P.Z. 06-2018 Downtown Chesterfield [Stock & Associates Consulting Engineers Inc.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)
(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments are offered by the PPW Committee

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3217. Councilmember Ohley advised that she elected not to address the green sheet amendments at this meeting, to give Mr. Doster adequate time to provide language regarding clarification of specific uses. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3217 was read for the first time.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:54 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

Payment Register

Checks in excess of \$5,000

From Payment Date: 10/1/2018 - To Payment Date: 10/31/2018

42832	10/01/2018	LIFEGUARDS UNLIMITED	\$17,461.27
42834	10/01/2018	PROS CONSULTING INC	\$9,028.47
42836	10/01/2018	US SILICA COMPANY	\$6,720.00
42847	10/03/2018	US SILICA COMPANY	\$8,447.95
42848	10/05/2018	ALL PURPOSE ERECTORS, INC	\$18,951.00
42855	10/05/2018	INTEGRATED FACILITY SERVICES INC	\$11,150.00
42858	10/05/2018	METROPOLITAN ST. LOUIS SEWER DISTRI	\$12,043.28
42872	10/09/2018	HELENA CHEMICAL CO	\$5,890.00
42878	10/12/2018	ADVANCED TURF SOLUTIONS, INC.	\$6,107.25
42892	10/18/2018	JB SOUND	\$6,500.00
42893	10/18/2018	LIFEGUARDS UNLIMITED	\$6,413.78
42895	10/18/2018	MISSOURI MACHINERY	\$5,808.43
42911	10/19/2018	MISSOURI AMERICAN WATER COMPANY	\$7,843.40
42921	10/19/2018	MISSOURI AMERICAN WATER COMPANY	\$5,111.75
42924	10/19/2018	SITE ONE LANDSCAPE SUPPLY, LLC	\$9,447.85
42951	10/23/2018	LIFEGUARDS UNLIMITED	\$11,300.00
42971	10/23/2018	MISSOURI MACHINERY	\$9,724.00
42994	10/30/2018	G. R. ROBINSON SEED	\$10,395.00
42995	10/30/2018	HEARTLAND LIGHT BULBS, LLC	\$5,002.00
55433	10/01/2018	AMERICAN READY MIX CO.	\$7,962.75
55438	10/01/2018	DELTA DENTAL OF MISSOURI	\$13,708.33
55448	10/01/2018	PNC BANK	\$9,417.13
55452	10/01/2018	ST. LOUIS AREA HEALTH INSURANCE TRU	\$185,024.28
55461	10/03/2018	BURNS & MCDONNELL	\$8,314.65
55472	10/03/2018	FROESEL OIL, INC.	\$17,803.15
55496	10/03/2018	THE HARTFORD-PRIORITY ACCOUNTS	\$8,665.53
55547	10/09/2018	GERSHENSON CONSTRUCTION	\$8,286.34
55562	10/09/2018	TOPE PLUMBING	\$6,085.20
55564	10/09/2018	TSI GEOTECHNICAL, INC.	\$6,405.00
55579	10/12/2018	MONSANTO COMPANY	\$35,000.00
55585	10/12/2018	TIMBERLINE PROFESSIONAL TREE CARE	\$6,546.75
55594	10/18/2018	AMEREN MISSOURI	\$10,921.28
55607	10/18/2018	J. M. MARSCHUETZ	\$78,753.70
55608	10/18/2018	J. M. MARSCHUETZ	\$229,389.81
55610	10/18/2018	LOU FUSZ FORD, INC.	\$24,916.00
55611	10/18/2018	MCBRIDE & SON HOMES, INC.	\$6,300.00
55613	10/18/2018	MISSOURI AMERICAN WATER COMPANY	\$11,915.67
55620	10/18/2018	SHI INTERNATIONAL CORP	\$8,218.00
55630	10/18/2018	TSI GEOTECHNICAL, INC.	\$7,469.00
55641	10/19/2018	GAMMA TREE EXPERTS	\$7,335.00
55662	10/23/2018	DOORACK BRICK CONTRACTING COMPAN	\$6,500.00
55666	10/23/2018	GEORGE BUTLER ASSOCIATES, INC.	\$15,510.26
55683	10/25/2018	AZTEC CONSTRUCTION SPECIALTIES, LLC	\$29,746.69
55705	10/25/2018	TIMBERLINE PROFESSIONAL TREE CARE	\$9,075.00
55706	10/25/2018	TREASURER-ST. LOUIS COUNTY	\$16,109.50
55711	10/30/2018	CONTURIX INVESTMENT GROUP L L C	\$15,800.00

COMMUNICATIONS AND PETITIONS

Stellar Green Youth Team Award

The CCE will be presenting Anusurya Gupta with the Stellar Green Youth Team Award. This is a program that works with applicants to better understand recycling issues and what CCE is all about. To qualify for this award the youth has to participate in three CCE events Mr. Gupta has completed his volunteer service and the Citizens Commiittee for the Environment would like to present Anusurya with a certificate and the Green Youth Team Award. This is a quick four minute presentation ending with a photo op of the mayor and Anusurya.

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Date: 10/22/18
Re: Stellar Green Youth Team Award



Mike, CCE would like to present Anusurya Gupta with the Stellar Green Youth Team Award. This is a program that works with applicants to better understand recycling issues and what CCE is all about. To qualify for this award the youth has to participate in three CCE events. Mr. Gupta has completed his volunteer service and the Citizen Committee for the Environment would like to present Anusurya with a certificate and the Stellar Green Youth Team Award at the November 5th council meeting with your approval. I have attached a copy of his resume, application a picture of the plaque and certificate. This would be quick four minute presentation ending with a photo op of the mayor and Anusurya.

Anusurya Gupta

14541 Tramore Dr, Chesterfield MO 63017

Education

- Currently in 8th Grade at Parkway West Middle School
- Participant of Gifted Education (MOSAICS)* program since 3rd Grade
- Currently part of WEB Leader Program** at Parkway West Middle School

Music

- Plays violin in school orchestra
- Currently working with St. Louis Symphony Orchestra***
- Performed in “Branson on Stage Live” program in summer 2018 at Hughes Brothers Theatre

Sports

- Represents Rockwood School District Swim Team

Volunteering

- Volunteers at Saint Louis County Library Summer Reading Program since 2016
- Volunteers at Citizens Committee for the Environment, City of Chesterfield on annual Earth Day celebrations and community recycle drives since 2016 (volunteered on 11/5/2016, 4/29/2017, 11/4/2017 and 4/28/2017 and planning to volunteer on 11/3/2018)

Awards

- Recipient of Honor for completion of The Blue Planet GREEN Challenge at Citizens Committee for the Environment, City of Chesterfield on 9/22/2016 (at age 11).

** Parkway's gifted services and MOSAICS programming provides unique learning experiences. Students are exposed to learning in the arts, sciences, mathematics, and a variety of forms of communication and technology.*

*** WEB Leader Program at Parkway West Middle School is designed to offer help to new 6th grader students and to make a difference in overall school climate.*

**** Parkway West Middle School has been selected to participate in St. Louis Symphony Orchestra's "Symphony in Your School" initiative in fall semester of 2018-19 school year. As a student of orchestra, Anusurya works with St. Louis Symphony Orchestra.*



CITIZENS COMMITTEE FOR THE ENVIRONMENT (CCE) Chesterfield Stellar Green Youth Team Award



The Stellar Green Youth Team Award honors Chesterfield youth who have increased environmental sustainability through conservation efforts in our community. CCE will review each application on a case-by-case basis. To be considered for the award, applications must be received by **December 15th** of the current year (awards will be presented in the following year). Please fill out one application per youth.

APPLICATION FOR NEW MEMBERSHIP

ANUSURYA GUPTA

Applicant's Name (youth's first and last name)

14541 TRAMORE DR.

Address

CHESTERFIELD, MO, 63017

City, State, Zip Code

13

Age

7th

Grade

NEW APPLICANTS MUST MEET THE FOLLOWING CRITERIA

(Please check the appropriate boxes)

- ☒ The youth is aged 21 and under.
- ☒ The youth has volunteered for at least 3 separate CCE events with the third event occurring at least 12 months after the first event, OR
- ☒ The youth has volunteered for at least 2 separate CCE events and completed at least 1 environmental project within the Chesterfield community with the third activity occurring at least 12 months after the first activity.

APPLICATION FOR CONTINUING MEMBERSHIP

Applicant's Name (youth's first and last name)

Address

City, State, Zip Code

Age

Grade

CONTINUING MEMBERS MUST MEET THE FOLLOWING CRITERIA

(Please check the appropriate boxes)

- ☐ The youth is aged 21 and under.
- ☐ The youth has been previously honored as a Stellar Green Youth Team member. Year honored? _____
- ☐ The youth has volunteered for at least 1 CCE event over the past year.

PROJECT DESCRIPTION (Required for both new applicants and continuing members) Please provide a brief summary of each project/event and when it was completed. If you completed a project, please provide documentation, such as a report or pictures.

American Recycle Day, November 2016

Earth Day, April 2017

American Recycle Day, November 2017

* Blue Planet Green Challenge

PARENT/GUARDIAN INFORMATION (Required for both new applicants and continuing members). Youth aged 18 and under, please have a parent or guardian complete the information below. For youth aged 19 and older, no parent information is required. Please only fill in your telephone number, email address, and sign your name.

NILANJANA GUPTA

Parent/Guardian's Name (first and last)

14541 TRAMORE DR.

Address

860-249-4404

Telephone Number

Nilanjana Gupta

Signature (Youth aged 18 and under require a parent/guardian's signature. All other youth, please sign your name).

N.G.

PLEASE INITIAL HERE
FOR PHOTO RELEASE

Photo Release: I grant the Citizens Committee for the Environment the right to use my or my child's name and picture for a Stellar Youth Green Team photo to be placed on the City of Chesterfield's website. Youth aged 18 and under require a parent or guardian's initials.

CHESTERFIELD, MO, 63017

City, State, Zip Code

nilanjana.gupta08@gmail.com

Email

REUSE · RECYCLE ·
REDUCE ·



City of Chesterfield

CERTIFICATE OF RECOGNITION AND APPRECIATION

Presented To:

Anusurya Gupta

November 5, 2018

In Recognition of:

*Making measurable conservation
contributions in our community!*

Thank you for your efforts!

Bob Nation

Bob Nation, Mayor

Darcy Stait Capstick

Darcy Capstick

Citizens Committee for the Environment

**Chesterfield's Stellar
Green Youth Team**



UPCOMING MEETINGS/EVENTS

A. Thursday, November 8, 2018 – Planning and Public Works (5:45 pm)

B. Wednesday, November 14, 2018 – Planning Commission (7 pm)

C. Monday, November 19, 2018 – Next City Council Meeting (5:30 pm)
Budget Public Hearing is scheduled for 11/19/2018 meeting

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Ohley

Vice Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items scheduled for the November 5, 2018 City Council meeting.

LEGISLATION – PLANNING COMMISSION

Bill No.3217 - P.Z. 06-2018 Downtown Chesterfield

An ordinance amending the legal description of City of Chesterfield Ordinance 2990 and amending the development criteria of City of Chesterfield Ordinance 2449 for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land (P.Z. 06-2018 Downtown Chesterfield [Stock & Associates Consulting Engineers Inc.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)

(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendment offered by the PPW Committee. *Please remember that the Petitioner was tasked with preparing new proposed language to replace the green sheet amendment. Staff has communicated with the petitioner and as of the date of this writing, the language has not been provided for inclusion in the Council packet.*

Bill No. 3218 - P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC)

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).

(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment offered by the PPW Committee.

Bill No. 3219 - P.Z. 10-2018 THF Chesterfield Development LLC (The Commons)

An ordinance amending City of Chesterfield Ordinance 2081 to amend the legal description and development criteria pertaining to the hours of operation for retail uses for a “C-8” Planned Commercial District for 160.8 acres located between US Highway 40/Interstate 64 and Edison Avenue and east of RHL Drive (P.Z. 10-2018 THF Chesterfield Development LLC {The Commons} 17T130133, 17T110212, 17U340155, 17U330091, 17U340078, 17T140341, 17U340089, 17U330123, 17U330101, 17U330112, 17U340090, 17U340100, 17U320102, 17T130210, 17U340111, 17U340144, 17T130144, 17T130155, 17T130166, 17T140132, 17T140143, 17U340067, 17T130188, 17T130089, 17T140187).

(First Reading) Planning Commission recommends approval.

RECOMMENDATIONS

Spirit Energy Convenience Store (Circle K)

Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned "PC" Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval with restrictions.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, November 8, 2018 at 5:45 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, October 18, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, October 18, 2018 in Conference Room 101.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Councilmember Tom DeCampi (Ward IV); Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Jessica Henry, Assistant City Planner; Cassie Harashe, Planner; Mike Knight, Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 20, 2018 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of September 20, 2018. The motion was seconded by **Councilmember Flachsbart** and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

A. POWER OF REVIEW: Spirit Energy Convenience Store (Circle K) 4th Amended Architectural Elevations: Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned “PC” Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy. (Ward 3)

STAFF REPORT

Cassie Harashe, Planner, stated that the request is for Amended Architectural Elevations for the Circle K convenience store located on the southeast side of the intersection of Clayton Road and Wildwood Parkway. The request is for modifications to the convenience store only. Changes to the carwash building were previously approved by the Architectural Review Board

and the Planning Commission and were completed over the summer. Ms. Harashe then explained the proposed changes.

The Architectural Review Board reviewed the project on September 13, 2018. A motion was made to forward the Architectural Elevations to the Planning Commission with a recommendation for approval. The Planning Commission unanimously recommended approval on October 8, and on October 10, Power of Review was called.

DISCUSSION

Councilmember Hurt explained the reason for Power of Review and referred to a nearby recent controversial development involving color. He compared the use of banding on a building at a nearby intersection and stated it was no more than 24 inches high. The proposed banding on this building is 60 inches. Both he and Councilmember Moore believe that the banding should be consistent throughout the area and want to restrict the height to no more than 24 inches tall.

Councilmember Hurt made a motion to approve and forward to City Council the New Spirit Energy Convenience Store (Circle K) 4th Amended Architectural Elevations with the restriction that the red ACM band be no more than 24 inches tall. The motion was seconded by Chair Ohley.

Discussion after the Motion

Councilmember Mastorakos inquired about signage since the Circle K logo will be removed. Ms. Harashe stated that as long as signage complies with the Unified Development Code, it would be approved by Staff. Signage is generally not depicted on elevations.

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

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on Spirit Energy Convenience Store (Circle K) 4th Amended Architectural Elevations.]

Councilmember Hurt made a motion to suspend the rules and move New Business Item C before Item B. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4-0.

- C. **P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC):** A request to amend Ordinance 2916 to establish new permitted uses and development criteria for 7.4 acres of land within an existing “C-8” Planned Commercial District and located at the northeast corner of Chesterfield Parkway West and Hilltown Village Center. (18S540138, 18S540149, 18S540150). (Ward 1)

STAFF REPORT

Cassie Harashe, Planner, stated that the request is for an amendment to Ordinance 2916 to establish two new permitted uses in an existing “C-8” Planned Commercial District. The Applicant seeks to allow day-care center and kindergarten or nursery school as permitted uses. The site is located on the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center.

A public hearing was held on August 13 at which time issues were raised regarding the setbacks, cross access, and open space. At the October 8 Planning Commission meeting, there was significant discussion regarding the setbacks and cross access. The Applicant stated that due to the depths of Parcels A and B along Hilltown Village Center, reduced parking setbacks were needed. The Planning Commission passed a motion to reduce the setbacks along Hilltown Village Center from 30 feet to 15 feet. After considerable discussion regarding cross access between the Homewood Suites site and Hilltown Village Center, the Planning Commission expressed a desire that the connection be made, however, made no changes to the Attachment A.

DISCUSSION

In response to Councilmember Hurt's question, Ms. Harashe confirmed that Staff recommends that the cross access be included in this phase of development. Councilmember Hurt then asked Planning Commission Chair Merrell Hansen to explain the reason behind the Planning Commission's decision not to include construction of the cross access in Attachment A. Planning Commission Chair Hansen stated that the Commission agreed that the cross access easement should be built, but that language does not need to be included in the Attachment A as the City already has the authority to enforce its construction per the approved 1998 Site Development Plan. With that understanding, the Planning Commission requested that Staff pursue the matter.

Ms. Harashe read the access condition in the 1998 Site Development Plan for Homewood Suites:

The proposed secondary access is not required to be constructed immediately in conjunction with the site improvements of Homewood Suites, however, this secondary access must be constructed upon demand by the City of Chesterfield and St. Louis County Department of Highways and Traffic. St. Louis County Department of Highways and Traffic and the City of Chesterfield will monitor traffic conditions in order to determine the need for construction of said secondary access.

Justin Wyse, Director of Planning and Development Services, outlined two options for the Committee's consideration regarding construction of the cross easement: (1) Staff's original recommendation was that the cross access should be constructed prior to the development of Parcels A or B. (2) The second option is to make a demand upon Homewood Suites now in accordance with the condition on the 1998 Site Development Plan.

It was noted that the Planning Commission did not add any language to the Attachment A regarding the cross access. Planning Commission recommended following up on the condition on the site plan by having both the City and County make a written demand of Homewood Suites to construct the cross access drive.

Councilmember Hurt made a motion to forward to City Council P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC) and to include Staff's recommendation to include the following language in Attachment A:

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

7. Cross access connecting Parcel C to Hilltown Village Center, as directed by the City of Chesterfield, shall be constructed with the development of either Parcel A or B, whichever comes first.

The motion was seconded by Councilmember Flachsbart.

Discussion after the Motion

Mike Doster, representing Sachs Properties, stated that this is an unreasonable condition to put on the developer, Keller Ventures, LLC. He explained that the easement was conveyed to Homewood Suites. It is a one-way easement and Parcels A and B have no right to use that easement to get across the Homewood Suites' property. The language on the approved plan for Homewood Suites clearly states that the City and County can demand that Homewood Suites build the access. However, Mr. Keller is willing to build a common access for Parcels A and B.

Councilmember Mastorakos questioned the reasoning for a road if a daycare is going to be on the site. Councilmember Hurt explained that the condition was originally included because they did not know what the future use would be. A problem currently exists when exiting Homewood Suites as vehicles can only make a right out. In order to make a left, vehicles are making a U-turn at the Monsanto entrance. With the additional traffic generated by the new Pfizer building, traffic will only become worse.

To clarify, Councilmember Flachsbart stated that Staff recommends that before this construction is completed, the access easement from Homewood Suites to Hilltown Village Center Drive needs to be constructed. Mr. Wyse concurred adding that before occupancy is issued, the access would need to be completed.

Mr. Doster again expressed his disagreement with putting the burden on Keller Ventures, LLC to construct the access easement. Councilmember Hurt stated that the City needs the easement constructed and he does not have an issue with Homewood Suites paying for its construction. He offered that the City would cooperate in working to get Homewood Suites involved. Mr. Doster asked that the City issue a demand to Homewood Suites to build the easement in accordance with the approved Site Development Plan.

In response to Chair Ohley's question, it was uncertain as to whether the City Attorney had sent a demand letter to Homewood Suites. Staff will follow up with the City Attorney.

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

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the November 5, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC).]

- B. POWER OF REVIEW: Aventura at Wild Horse Creek (Above All Development):** A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road. (18T630205, 17T310016 18T630173, 18T640226). (Ward 2)

STAFF REPORT

Development Timeline

Mike Knight, Planner, provided the following Development Timeline for the Aventura project:

- The property was zoned to “R-6AA” Residential in February 2018.
- The applicant submitted to the Architectural Review Board (ARB) in both July and August, at which time they requested that no action be taken, and that feedback be provided.
- In September 2018, the applicant again submitted to the ARB at which time ARB recommended approval with conditions that the applicant re-examine the carport.
- In October 2018, Staff completed its review and then Power of Review was called.

Building Design

The Applicant is proposing three apartment buildings with a total of 169 units. The maximum height is 57 feet and all the roofs will be pitched. Some of the amenities include a pool, cabana, BBQ area, trash compactor with recycle center, maintenance building, and onsite carwash.

Site Design

One primary access is proposed off Wild Horse Creek Road. Vehicular access is provided around the site and pedestrian access adjoins all the buildings to the site's amenities. The site proposes 300 parking spaces with 16 carports providing 40% covered parking. Amenities include a trail shelter along the Riparian Trail, a bike lane along the north side of Wild Horse Creek Road, and a piece of public art in the form of a wild horse.

Landscape Plan

The Landscape Plan meets all the requirements of the Unified Development Code (UDC) with a 30-foot landscape buffer along both roadways, and 30% tree preservation.

Lighting Plan

The Lighting Plan also conforms to the UDC with all light fixtures being fully shielded and flat-lensed. Street lighting is proposed along both roadways and by the trail shelter.

Site Conditions

The site is located on a hill with an elevation of 28 feet on the eastern side and approximately 68 feet of elevation on the western side. This topography will require tiered retaining walls, which will be visible from the roadways. There will be plantings in between the tiers and the maximum height of the tiers along Wild Horse Creek Road is 10 feet.

ARB Suggestions

The applicant has changed a number of elements due to ARB's suggestions:

- Front entry feature – sidewalk has been changed to a multi-use path with additional plantings along this walkway; traffic calming measures have been introduced through the use of stamped concrete; and potted accent plantings are proposed.
- Screening around mechanical units – The applicant has clarified the screening will include mulch, decorative gravel, 2-3 foot plantings of barberry, hibiscus, and sweetspire.
- Carports – The carports will have a metal roof and will include columns of thinset stone to match the building with a cultured stone cap.

Elevations

Mr. Knight provided photos of the first elevations submitted compared to the most-recent elevations, which includes a tower feature, varied roofline, all stone at grade, and variation in color and material with a separate color scheme for each building.

DISCUSSION

Councilmember Hurt stated his opinion that the submittal just presented is not acceptable and noted that he has had extensive discussions with the developer regarding access issues. Consequently, another plan has been developed, which he recommended be reviewed and then sent back to ARB. He suggested that after ARB review, the plan be forwarded to the Planning & Public Works Committee.

Access

Mr. Wyse, Director of Planning & Development Services, stated that from a process standpoint the current plan needs to be reviewed and discussed to provide feedback to the applicant. If a new plan is then submitted showing that the driveway has been relocated, it will restart the review process. He then asked if there is a consensus that the driveway should be aligned with the future extension of Burkhardt Place. He pointed out that the current driveway location meets the City's access management standards, but he agrees that having the access align with Burkhardt Place is preferable.

Councilmember Flachsbart also noted his agreement that aligning with Burkhardt Place is a better solution.

Current Plan

Councilmember Flachsbart voiced his opinion that there has been an improvement in the colors and materials as shown in the current elevations.

Because of its urban core location, Commissioner Mastorakos stated that she is looking for a development that speaks to walkability, neighborhood, and community, and includes a "wow factor." She feels the current submittal speaks to "basic apartment, carports, a little pool, clubhouse, and a lot of asphalt" and falls short of expectations. She agrees with the ARB's suggestions regarding a change in materials, and noted that some, but not all, have been provided by the applicant.

Updated Plans

The applicant then provided copies of updated plans showing two, 4-story buildings vs. the current three, 3-story buildings, a pocket park near the front entrance, and the access point aligned with Burkhardt Place. The plan also features a pet park and water quality areas surrounded by green space. It was pointed out that the building changes allow for 7 more units (176 vs. the current 169), and that parking along Wild Horse Creek Road will be screened by a landscape berm.

During discussion, Councilmember Hurt suggested that the public art be placed in the pocket park along Wild Horse Creek Road rather than the current location of Old Chesterfield Road.

The Committee members expressed agreement with the access being aligned with Burkhardt Place, and the idea of a pocket park.

Councilmember Hurt made a motion to forward the updated plan of Aventura at Wild Horse Creek to the Architectural Review Board for comment, and then return it to the Planning & Public Works Committee for review. The motion was seconded by Chair Ohley.

Discussion after the Motion

While she agrees with the proposed road change, the pocket park and more green space Commissioner Mastorakos stated that she still does not see a wow factor in the buildings. She feels that the plan should reflect the urban core standards of quality products, quality living, quality walking, and quality style. Chair Ohley indicated her agreement with Councilmember Mastorakos' comments.

When asked about what kind of improvements she is looking for with respect to colors and materials, Councilmember Mastorakos stated that she likes earth-tone colors, and would like to see a better rendering of the materials proposed. She added that the building styles appear to replicate the applicant's other developments in the County and she is hoping to see something "better."

Planning Commission Chair Hansen stated that the Planning Commission was looking for exceptional features – such as walkability and bikeability. She feels that the Riparian trail should be integrated into the experience of living there and suggested that more bike stands be provided at the trailhead. The applicant indicated their willingness to provide the same types of amenities at the trailhead as are provided at other trailheads in the City. It was suggested that Tom McCarthy, Director of Parks, Recreation, and Arts be contacted for his input.

The Committee and Planning Commission Chair Hansen then provided the following list for ARB to address and provide comment on:

- New access
- Landscaping
- Riparian trail
- New architecture of carports
- Building material samples
- Trail heads similar to other locations in Chesterfield
- Living experience
- Building structure with respect to quality and sophistication
- Proposed colors in context of area
- A/C units and screening
- Walkability/Connectivity of the entire site

Councilmember Hurt referred to the Washington University building on South Outer 40 at Timberlake as an example of a park-like seating area with a waterfall and suggested it as a possible concept for the pocket park along Wild Horse Creek Road.

The Committee members expressed their appreciation for the significant changes being proposed – specifically the new entrance, pocket park, and two buildings instead of three. Councilmember Mastorakos added that she would like to see benches integrated into the "seas of asphalt".

Upon the call to vote, the motion to forward the updated plan to ARB passed by a voice vote of 4–0.

D. Multi-Family Residential Occupancy Permitting

STAFF REPORT

Justin Wyse, Director of Planning and Development Services, explained that several months ago, the Committee directed Staff to research the idea of multi-family residential occupancy permitting. St. Louis County offers three different types of Occupancy Permits and inspections for multi-family developments.

1. Final Certificate of Occupancy: This permit is associated with new construction or exterior or interior renovations that require a building permit. The City currently contracts with the County for this service. They provide this service at no cost to the City. However, the County does charge the applicant a fee for the building permit.
2. Re-Occupancy Permit: This permit is associated with any change in occupancy to a specific unit. Inspectors examine the following items:
 - a. Trip Hazards from the parking lot into the building, including all common tenant areas such as hallways or laundry facilities.
 - b. The particular unit and deck are inspected to ensure that all electrical, mechanical, and building codes are met. This includes mold inspections, GCFI outlets, functioning plumbing, outlets, etc.
3. Pre-Occupancy Permits: This permit is granted in conjunction with an inspection that is conducted every 24 months. This inspection is a full inspection of the premises including exterior parking areas, amenity or recreational areas, hallways, stairwells, gutter systems, common areas, etc. This inspection covers all areas not included in the Re-Occupancy Permit inspection.

DISCUSSION

In response to Councilmember Flachsbart's question, Jessica Henry, Assistant City Planner, stated the fee varies depending upon the number of units in the complex for the pre-occupancy inspection and per each individual unit every time there is turnover. She could not recall the exact fee, but stated that it is less than what is charged for a commercial re-occupancy.

Mr. Wyse stated the Mayor received a complaint from a tenant because there was mold in their apartment. This re-occupancy program does not directly address the issue of an existing tenant living in an apartment. Basically, this a program that is designed to help keep up the standards of the apartment complex, to ensure that it does not fall into disrepair. If someone occupies the same unit for 20 years, a re-occupancy permit is not required during the tenancy. The County does offer Code Enforcement services for mold or other issues while a tenant is living in the unit, however, there is a charge for that service. In the past, the City has rarely utilized this service.

After some discussion, the Committee decided not to pursue the issue because it a private matter which should not be under the City purview.

Chair Ohley made a motion to receive and file the information. The motion was seconded by Councilmember Flachsbart and **passed by a voice vote of 4-0.**

E. Ordinance 2956 – Placement of Waste Containers, Tree Waste and Firewood

Chair Ohley postponed discussion on this topic indefinitely.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: November 5, 2018

RE: P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.): A request to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)

Summary

Stock & Associates Consulting Engineers Inc. is requesting to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

A Public Hearing was held on August 13th, 2018. During the Public Hearing no residents spoke in opposition to this request. There was some general discussion of Downtown Chesterfield and one specific issue was addressed by the Planning Commission for the applicant to formally respond. The issue brought forward by the Planning Commission was in regards to whether one Concept Plan covering both Categories A and B is being considered in this request, or whether Categories A and B will have their own individual Concept Plan.

On August 20, 2018 a letter was submitted to the City by the applicant in response to the issue that was derived from the Public Hearing. In this letter the applicant formally revised the project narrative to clarify the request. This clarification was that “One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan may be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).”

On September 12th, 2018 this petition was next brought before the Planning Commission. After discussion, there were no remaining issues to address due to the clarification brought forth by the applicant.

Planning Commission made the motion to recommend approval of the request on September 12, 2018 with the amendment that I.P.5 of the draft Attachment A utilize the verb “shall” versus the original verb selected “may” and was approved by a roll call vote of 6 – 0.

On September 20, 2018 the Planning and Public Works Committee met and discussed the project. There was considerable discussion in regards to the permitted and ancillary uses contained in the governing ordinance. A motion to recommend approval with changes was passed by a vote of 4-0. These changes are reflected in a Green Sheet and is included with the report.

On October 15, 2018 City Council elected not to address the Green Sheet at the first reading of Bill No. 3217 to give Mr. Doster adequate time to provide language regarding clarification of specific uses. Staff has made coordination efforts, but as of this date the City has not received a document regarding the clarification of specific uses.

Attached to this report please find a copy of the, legislation, green sheet amendments, Attachment “A”, and Preliminary Plan labeled Attachment “B”.

Attachments: Legislation
Green Sheet Amendments
Attachment A
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: October 26, 2018

RE: **P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC)**: A request to amend Ordinance 2916 to establish new permitted uses and development criteria for 7.4 acres of land within an existing "C-8" Planned Commercial District and located at the northeast corner of Chesterfield Parkway West and Hilltown Village Center. (18S540138, 18S540149, 18S540150).

Summary

Stock and Associates Consulting Engineers Inc., on behalf of Keller Ventures, LLC, has submitted a request for an amendment to Ordinance 2916 to establish two new permitted uses in an existing "C-8" Planned Commercial District. The request is for 7.4 acres located on the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center.

A public hearing was held on August 13, 2018, at which time issues were raised regarding the setbacks, cross access, and open space.

This petition was next discussed at the October 8, 2018 Planning Commission meeting. At the meeting, setbacks and cross access were discussed. The Petitioner stated that due to the depth of Parcels A and B along Hilltown Village Center, reduced parking setbacks were needed. The Planning Commission passed a motion to reduce the setbacks along Hilltown Village Center from thirty feet (30') to fifteen feet (15'). The changed setbacks have been included in the Attachment "A". After considerable discussion regarding cross access between the Homewood Suites site and Hilltown Village Center, the Planning Commission made no changes to the draft Attachment "A" regarding this topic.

The Planning Commission recommended approval of the request with the above mentioned amendment for setbacks on October 8, 2018 by a vote of 9-0.

At the October 18, 2018 Planning and Public Works Committee meeting, there was significant discussion regarding the cross access between the Homewood Suites site and Hilltown Village Center. A motion was made to forward to City Council P.Z. 08-2018 Homewood Suites (Keller Ventures, LLC) and to include Staff's recommendation to include the following language in Attachment A:

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

7. Cross access connecting Parcel C to Hilltown Village Center, as directed by the City of Chesterfield, shall be constructed with the development of either Parcel A or B, whichever comes first.

The motion passed by a vote of 4-0, therefore a green sheet amendment has been prepared and is included with this report.

Attached to this report, please find a copy of the legislation, green sheet amendment, and the Attachment A, and Preliminary Development Plan, labeled Attachment “B”.

Attachments: Legislation
Green Sheet Amendment
Attachment A
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: November 05, 2018

RE: **P.Z. 10-2018 THF Chesterfield Development LLC (The Commons):** A request to amend Ordinance 2081 to modify the legal description and development conditions pertaining to the Hours of Operation for retail uses within an existing “C-8” Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive. (17T130133, 17T110212, 17U340155, 17U330091, 17U340078, 17T140341, 17U340089, 17U330123, 17U330101, 17U330112, 17U340090, 17U340100, 17U320102, 17T130210, 17U340111, 17U340144, 17T130144, 17T130155, 17T130166, 17T140132, 17T140143, 17U340067, 17T130188, 17T130089, 17T140187).

Summary

Pamela Heaps, on behalf of Lowe’s Home Centers, LLC, is requesting a text amendment to City of Chesterfield Ordinance 2081 with respect to the Hours of Operation for the western-most tenant space, currently occupied by Lowe’s Home Center in Chesterfield Commons and Chesterfield Commons North development. This amendment would revise the legal description and development restrictions in a “C-8” Planned Commercial district for a 160.8 acre tract of land located between US Highway 40/Interstate 64 and Edison Avenue and also between RHL Drive and Chesterfield Commons East Road.

A public hearing was held on October 22, 2018, at which time no issues were raised.

Planning Commission recommended approval of the request on October 22, 2018 by a vote of 7-0.

Per City Council Policy #11, those amendments to existing planned district ordinances which receive a vote of $\frac{3}{4}$ of those present with a minimum of 5 votes, will go directly to City Council.

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

Attachments: Legislation
Attachment A



Figure 1. Aerial Photograph



Memorandum

Department of Planning & Development Services

To: Michael O. Geisel, City Administrator

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

Date: November 5, 2018

RE: **New Spirit Energy Convenience Store (Circle K) 4th Amended Architectural Elevations:** Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned "PC" Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

Summary

This request is for Amended Architectural Elevations for the convenience store of the Circle K. The proposed change is to remove the red painted band approximately 30" from the ground and repaint the area Nuthatch Brown. Additionally, they are proposing to remove the individually lit red bands from the convenience store canopy and replace them with an unlit ACM band in red and tangerine. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2195.

The project was reviewed by the Architectural Review Board on September 13, 2018. A motion was made to forward the Amended Architectural Elevations to the Planning Commission with a recommendation for approval by a vote of 5-0 as submitted.

Planning Commission recommended approval of the request on October 8, 2018 by a vote of 9-0. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on October 10, 2018.

The Planning and Public Works Committee at their October 18, 2018 meeting discussed the height of the band and made a motion to approve and forward to City Council the New Spirit Energy Convenience Store (Circle K) 4th Amended Architectural Elevations with the restriction that the red ACM band be no more than 24 inches tall. This motion was approved by a vote of 4-0.

Attached to this report please find a copy of the Planning Commission Staff Report, Project Narrative and Proposed Elevations.

Attachments: Planning Commission Staff Report
Project Narrative
Proposed Elevations



Figure 1: Subject Site Aerial



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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: October 8, 2018

From: Cassie Harashe, Planner 

Location: Southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

Description: **New Spirit Energy Convenience Store (Circle K) 4th Amended Architectural Elevations**: Amended Architectural Elevations and Project Narrative for a 0.84 acre tract of land zoned “PC” Planned Commercial District located on the southeast side of the intersection of Clayton Rd. and Wildwood Pkwy.

PROPOSAL SUMMARY

Municipal Resolutions, on behalf of Spirit Energy, LLC, has submitted a request to modify the Architectural Elevations on the convenience store of the Circle K. As part of a rebranding effort, the Applicant is remodeling the façade of the store with new paint colors. The existing exterior building materials include EIFS, brick, stone, and glass. The request is for modifications to the convenience store only. The gas pump canopies will remain unchanged. The carwash building was before the Architectural Review Board and Planning Commission earlier this year, with the changes approved and completed over the summer.

HISTORY OF SUBJECT SITE

This fuel station was originally a part of the Wildwood Plaza development located to the southwest which was zoned to C-2 with a Conditional Use Permit in 1969 by St. Louis County. At that time, a two pump Shell station was already in existence. In 1973, an Amended Site Development Plan was approved by St. Louis County, and the CUP was amended in 1984 to allow additional fuel pumps and to change the hours of operation. These pumps were not installed until 1987. On September 7, 2005, the City of Chesterfield approved Ordinance 2195 which changed the boundaries of a “C-2” Shopping District for a 0.92 acre tract of land to a “PC” Planned Commercial District separating it from the Wildwood Plaza. Ordinance 2195 includes the following requirement: “The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.” A Site Development

Plan, Architectural Elevations, Landscape Plan and Lighting Plan were approved by the Planning Commission in April 2006. Then in August 2007, Amended Architectural Elevations for a change to the elevation of the carwash were approved by the Planning Commission with a vote of 8-0. In 2009, Second Amended Architectural Elevations were approved by City Council. In June 2018, changes to the carwash were approved by the Planning Commission.



Figure 1: Aerial of Subject Site

STAFF ANALYSIS

Site Relationships

The subject site is located between Wildwood Parkway and Baxter Road, southeast of Clayton Road. No changes that affect the circulation system, access, scale, landscaping, screening or lighting are proposed for the site.



Figure 2: Subject Site with updated Carwash Elevations

Materials and Color

The existing conditions shown in the Applicant's proposal show the previously-approved elevations.

The proposed color palette for the building includes removing the painted red brick band approximately 30" from the ground and repainting the area to Nuthatch brown. Additionally, they are proposing to utilize ACM fascia bands for the banding at the top of the building, in a similar pattern to the carwash building. The ACM bands come in standard sizes with the colors screened printed on top. This band is fashioned between two pieces of aluminum to mount to the building to create one solid plane. In response to discussion regarding the scale of the banding, the Applicant has indicated the colors could not be evenly split to balance the white space that would remain if the width of the red band is reduced due to the manufacturing and installation processes.



Figure 3: Existing and Proposed Convenience Store

Currently the banding at the top of the building is individually mounted and internally illuminated. These panels would be removed along with the lighting inside. The lighting under the canopy feature would remain and no new lighting is proposed for the band element.



Figure 4: Existing Convenience Store



Figure 5: Existing Carwash

The updated fascia on the top of the existing carwash is 4 feet tall and the proposed fascia on the convenience store is 5 feet tall.

ARCHITECTURAL REVIEW BOARD

On September 13, 2018 this application was reviewed by the City of Chesterfield's Architectural Review Board. At that time, the Board made a motion to recommend approval as submitted.

STAFF RECOMMENDATION

Staff has reviewed the Amended Architectural Elevations and Project Narrative and requests action on the 4th Amended Architectural Elevations for New Spirit Energy Convenience Store (Circle K).

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the 4th Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K) as presented."
- 2) "I move to approve the 4th Amended Architectural Elevations and Project Narrative for New Spirit Energy Convenience Store (Circle K) ..." (Conditions may be added, eliminated, altered or modified)

Attachments

1. Project Narrative
2. Proposed Elevations

We would like to install ACM bands around the top of the façade on the front and partially on one side of the side elevation. We are using the colors Red and Tangerine.

**LEVEL B**

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE

	HEIGHT	FRONT	SIDES
BUILDING INFO	15'-0"	70'-0"	58'-0"
FASCIA INFO	6'-0"	67'-0"	4'-0"

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	ACM Fascia Bands	1	5'-0" tall	75 LF
B	Building Painted to Match Circle K Paint Schedule			

CIRCLE K VINYL COLORS

- 3M 3630-33 Red
- 3M 3630-3540 Tangerine

PAINT SCHEDULE (SEMI-GLOSS FINISH)

- SW 86086 Nuthatch - Grade to 30" above grade starting at front entry door. Gray to be remain horizontal and may change in elevation from starting point.
- SW 47570 Sgrt White - 30" above grade to bottom of fascia



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
Circle K
SITE NUMBER
1647

LOCATION
Chesterfield, MO
ACCOUNT REP
Ben Detayes

DRAWN BY
MD
DATE
07/26/18

REVISION
00
SCALE
As Noted

CORPORATE ID SOLUTIONS
4564 N Elston Ave.
Chicago, IL 60630
P: 773-763-9600 | F: 773-763-9606
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CUSTOMER ACCEPTANCE

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SIGNATURE _____ DATE _____

**LEVEL B****FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE**

	HEIGHT	FRONT	SIDES
BUILDING INFO	15'-0"	70'-0"	58'-0"
FASCIA INFO	6'-0"	67'-0"	4'-0"

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	ACM Fascia Bands	1	5'-0" tall	75 LF
B	Building Painted to Match Circle K Paint Schedule			

CIRCLE K VINYL COLORS

- 3M 3630-33 Red
- 3M 3630-3540 Tangerine

PAINT SCHEDULE (SEMI-GLOSS FINISH)

- SW #6008 Nuttatch - Grade to 30" above grade starting at front entry door. Gray to be remain horizontal and may change in elevation from starting point.
- SW #7570 Egret White - 30" above grade to bottom of fascia.


**CORPORATE
IDENTIFICATION
SOLUTIONS**
CUSTOMER

Circle K

SITE NUMBER

1647

LOCATION

Chesterfield, MO

ACCOUNT REP

Bria DelHayes

DRAWN BY

MO

DATE

03/25/18

REVISION

00

SCALE

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SIGNATURE _____

DATE _____

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

The Finance and Administration Committee of the Whole met for the third and final budget workshop on October 22nd, 2018. The Committee of the Whole recommended finalizing the proposed 2019 budget and forwarding to Council for the annual public hearing, which I anticipate scheduling immediately prior to the next meeting of City Council, on November 19th, 2018.

I take this opportunity to remind Council, that although potential fund reserve transfers to pre-paid debt funds were discussed, Council has not taken any action relative to setting any additional funds from the Fund Reserve balances to increase the current pre-paid set asides.

All changes and/or modifications should be considered prior to the hearing if possible. If there are any changes or modifications

If you have any questions or require additional information please contact Finance Director Chris DesPlanques or me prior to Monday's meeting.



Finance and Administration Committee of the Whole

Record of Proceeding

October 22, 2018

The Finance and Administration Committee of the Whole met on October 22, 2018. Those in attendance included: Chairperson Barbara McGuinness, Ward I; Council Committee Member Ben Keathley, Ward II; Council Committee Member Michael Moore, Ward III; Council Committee Member Tom DeCampi, Ward IV; City Administrator Mike Geisel; and Finance Director Chris DesPlanques. Those also in attendance included: Mayor Bob Nation; Councilmember Barry Flachsbert, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Michelle Ohley, Ward IV; Information Technology Director Matt Haug; Director of Public Works/City Engineer Jim Eckrich; Director of Planning and Development Services Justin Wyse; Director of Parks, Recreation & Arts Thomas McCarthy; Police Chief Ray Johnson; Captain Chery Funkhouser; Captain Mike Thompson; Assistant Finance Director John Hughes; and Deputy City Clerk Amanda Miller.

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

Approval of Minutes

Chairperson McGuinness asked if there were any comments or changes to the October 8, 2018 Finance & Administration Committee of the Whole Minutes. Hearing none, Councilmember Moore made a motion, seconded by Councilmember Keathley, to approve the October 8, 2018 Finance & Administration Committee of the Whole minutes. A voice vote was taken with an affirmative result and the motion was declared passed.

City Administrator Evaluation

Councilmember Moore, Chair of the 'Subcommittee for Review and Evaluation of the City Administrator', informed Council and Department Heads that he had been working with the IT Department to create an on-line process and requested that the evaluation form for the City Administrator be completed and returned by October 31, 2018.

Budget Workshop

Finance Director Chris DesPlanques and City Administrator Mike Geisel presented a review of the City's four major funds (Capital Improvement Sales Tax Fund, Parks Sales Tax Fund, Public Safety Fund, and General Fund) to the Committee of the Whole.

City Administrator Mike Geisel presented proposed additional permanent one-time cuts to the budget totaling \$243,620. He advised that most of these could not be repeated in future years, as

they represented one-time opportunities for savings due to accumulated purchase orders, alternative revenue sources, or other temporary circumstance. The reductions included \$78,600 from General Fund operations, \$100,000 from General Fund – Fund Reserve, \$17,000 from Public Health & Safety Fund and \$48,000 from Parks Fund. One of the specific decisions involved whether or not to fund a contractual deer census for 2019. Mr. Geisel reminded Council that Erin Schenk from the Missouri Department of Conservation had indicated that City Staff could be trained to perform a census in-house. The Council confirmed that they preferred to conduct a second deer census, but would prefer to do so with in-house personnel. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the total proposed cuts in the total amount of \$243,620 from the draft proposed budget. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Discussion ensued on the deer population and potential strategies. After much conversation, it was decided to take this subject back to the Public Health and Safety Committee for further review.

Merit Increase

Councilmember Flachsbart made a motion to approve the 2019 FOP contracted merit increases of \$82,950.42, seconded by Councilmember Keathley. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Flachsbart made a motion to approve the 2019 NON-FOP merit increase of 2.5%, resulting in a 2019 NON-FOP merit pool of \$94,004, or a fully loaded 2019 budget impact of \$108,716, seconded by Councilmember Hurt. Councilmember McGuinness proposed an amendment to that motion, to set the 2019 NON-FOP raises at 2.0%, seconded by Councilmember DeCampi. A voice vote was taken on the amendment with a negative result. (1, 7) with Councilmember McGuinness Voting in the affirmative and the motion to amend was declared failed. A voice vote was taken on the original motion with an affirmative result (7,1) with Councilmember McGuinness voting in the opposition and the motion to approve the 2019 NON-FOP merit increase of 2.5% resulting in a 2019 NON-FOP merit pool of \$94,004, or a fully loaded 2019 budget impact of \$108,716 was declared passed, .

Elementary School Resource Officer (ESRO)

Councilmember Hurt made a motion, seconded by Councilmember Ohley to add one more ESRO to the 2019 budget. A voice vote was taken resulting in a tie ((4-4) Councilmembers DeCampi, Mastorakos, Keathley and McGuinness voting in the negative and the motion was declared failed.

[Councilmember Ohley left the meeting at 6:53p.m.]

[Mayor Nation left the meeting at 6:59p.m.]

Adjournment

The meeting was adjourned at 7:16 p.m.

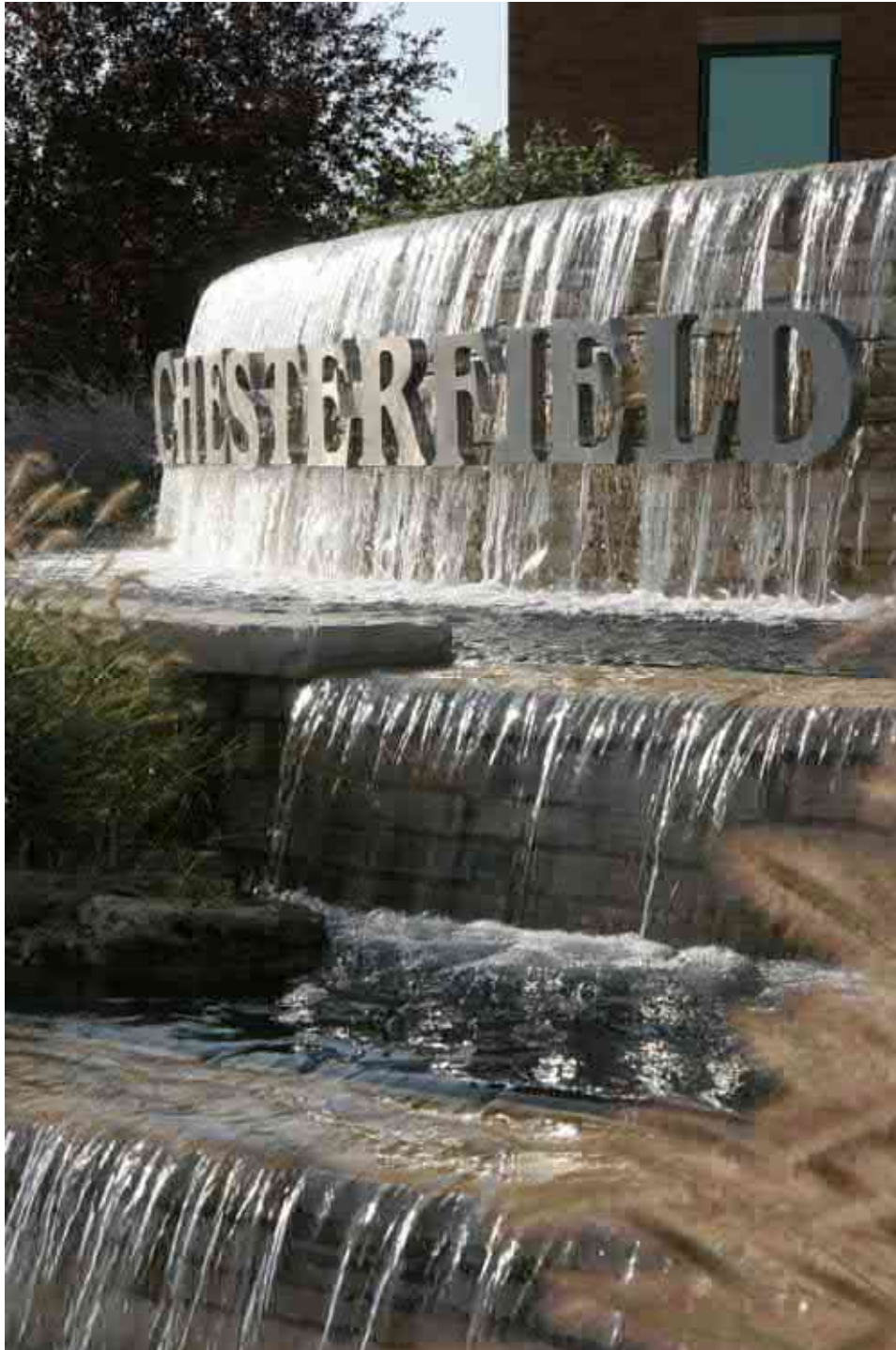
Respectfully submitted:

Mike Geisel
City Administrator

Amanda Miller
Deputy City Clerk

APPROVED: _____

DRAFT



Finance Committee of the Whole- Budget Discussion 3 2019



Preliminary Budget Review 3rd meetings

1. Review 4 major funds, General, Parks, Capital, Public Safety
2. Discuss Merit Increase budget
3. Identify issues & concerns



2019 Additional Information and Discussion

AS CURRENTLY DRAFTED:

OPERATIONAL BUDGET SURPLUS: \$1,498,946

GENERAL FUND

PROJECTED END OF YEAR 12/31/2019

GENERAL FUND AMOUNT OVER 40% RESERVE POLICY: \$3,309,393

LIQUID ASSETS OVER 40% RESERVE POLICY: \$1,654,183

POTENTIAL 2019 GF RESERVE PROJECTS

SNOW REMOVAL REIMBURSEMENT - \$160,000

EMERALD ASH BORER (WITH REDUCTION) - \$438,000

SUB-TOTAL ~ \$600,000

IF COUNCIL DESIRES TO TRANSFER FUND RESERVE AMOUNTS OVER 40% TO PREPAY DEBT, WE RECOMMEND THAT IT BE LIMITED TO NOT MORE THAN \$1 MILLION.

PARKS FUND

PROJECTED END OF YEAR 12/31/2019

\$2,631,775

PARKS FUND AMOUNT 40% RESERVE POLICY:

\$ 259,183

SIMILARLY, IF COUNCIL DESIRES TO TRANSFER FUND RESERVE AMOUNTS FROM THE PARKS FUND, WE RECOMMEND THAT IT BE LIMITED TO NOT MORE THAN \$1 MILLION AT THIS TIME.



EFFECTIVE Debt Service - Principal & Interest INCLUDES PREPAID DEBT TRANSFERS IN

Year	Capital Improv Sales Tax - R&S	General Fund - City Hall Debt	Parks Sales Tax Fund	TOTAL
2017	\$1,889,050	\$1,571,763	\$2,954,629	\$6,415,442
2018	\$1,937,300	\$1,597,500	\$3,008,121	\$6,542,921
2019	\$1,884,819	\$1,630,000	\$3,008,121	\$6,522,940
2020	\$0	\$1,657,500	\$3,008,121	\$4,665,621
2021	\$0	\$1,485,000	\$3,008,121	\$4,493,121
2022	\$0	\$0	\$3,008,121	\$3,008,121
2023	\$0	\$0	\$3,008,121	\$3,008,121
2024	\$0	\$0	\$3,446,128	\$3,446,128
2025	\$0	\$0	\$3,525,928	\$3,525,928
2026	\$0	\$0	\$932,528	\$932,528
2027	\$0	\$0	\$933,978	\$933,978
2028	\$0	\$0	\$936,673	\$936,673
2029	\$0	\$0	\$968,275	\$968,275
2030	\$0	\$0	\$964,350	\$964,350
2031	\$0	\$0	\$751,900	\$751,900
	\$5,711,169	\$7,941,763	\$33,463,112	\$47,116,044
				4

STAFF IDENTIFIED POTENTIAL ADDITIONAL
ONE TIME REDUCTIONS

GENERALLY NON-REPEATABLE

ADDITIONAL POTENTIAL REDUCTIONS,
PLEASE NOTE THE ONE TIME OPPORTUNITIES

General Fund - 001

036 Central Services

5262 Public Relations

Reduce request from \$6,000 to \$4,000

REDUCTION \$2,000

5277 Training & Continuing Education

Reduce request from \$16,700 to \$14,700

REDUCTION \$2,000

051 City Administrator

5249 Memberships & Subscriptions

Eliminate \$100 Council of Shopping Centers

Eliminate Economic Development Council

Eliminate Value retail news

REDUCTION \$620

071 Engineering

5261 Professional Services

Reduce Transportation Modeling

One year reduction only due to funding the
comprehensive plan and traffic demand model
since demand model is updated in 2018

REDUCTION \$4,000

072 Street and Sewers

5313 Departmental Supplies

Reduce concrete materials

One year reduction only due to funding the EAB
program and cumulative purchase order savings.
Total amount will have to be restored in future
years. \$60,000

Reduce aggregate materials

One year reduction only due to funding the EAB
program and cumulative purchase order savings.
Total amount will have to be restored in future
years. \$10,000

REDUCTION \$70,000

SUB -TOTAL GENERAL FUND OPERATIONAL REDUCTION \$78,600

GENERAL FUND – FUND RESERVE REQUEST

Draws on General Fund - Fund Reserves

Reduce EAB program request from normal \$538,000 to \$438,000,

One year reduction only due to reduced tree replacement requests and cumulative purchase order savings. \$100,000

SUB -TOTAL GENERAL FUND RESERVE SAVINGS \$100,000

PUBLIC SAFETY\PROP P FUND 121

121 - 041 Public Safety

5247 Maintenance & Repair of Equipt.

Reduce \$2,000 for Taser repair \$2,000

Reduce \$1,000 for firearm repair \$1,000

5261 Professional Services

City council has yet to determine whether to fund a second deer census

Deer Census \$8,000

5313 Departmental Supplies

Ammunition - Trade in of 40 Cal. \$6,000

Since City Council authorized the purchase of new sidearms with forfeiture funds, the City is able to trade in its existing cache of ammunition, and the new 9 mm ammunition is less expensive. Since this savings represents a one-time trade in allowance, it is not a repeatable annual savings and is a one-year reduction only.

SUB -TOTAL PUBLIC SAFETY SAVINGS \$17,000

(PUBLIC SAFETY FUND SAVINGS DIRECTLY REDUCES GENERAL FUND TRANSFER IN THE SAME AMOUNT)

TOTAL GENERAL FUND REDUCTION OPPORTUNITY \$195,600

PARKS FUND

Parks Fund 119

119-084 Parks and Recreation

5251 Miscellaneous Contractual

Transfer \$10,000 from the Tree Preservation Account to fund the \$10,000 budget request for Tree and bush replacement (will still spend \$10,000, but will utilize recent deposits to the Tree Preservation Account for developer mitigation for funding. In essence, this increases the incoming revenues one time by \$10,000)

Expense the tree and bush replacement from the Tree preservation account, which is funded by developer contributions. \$10,000

Delete the \$3,000 for Concert funds, previously for Chamber

These funds were not originally requested by staff and can be deleted from the draft budget proposal. \$3,000

119 - 5313 Departmental Supplies

Reduce the \$432,500 request to \$422,500.
\$10,000

119 - 085 Arts and Entertainment

5313 Departmental Supplies

Reduce the \$225,001 request to \$205,001.
\$20,000

119 - 087 CVAC Concessions

5313 Departmental Supplies

Reduce the \$309,700 request to \$304,700.
\$5,000

TOTAL ADDITIONAL SAVINGS TO PARKS FUND \$48,000

TOTAL CUMULATIVE ADDITIONAL POTENTIAL SAVINGS FROM DRAFT
PROPOSED BUDGET

GENERAL FUND OPERATIONS	\$ 78,600
GENERAL FUND – FUND RESERVES	\$100,000
PUBLIC SAFETY FUND	\$ 17,000
PARKS FUND	<u>\$ 48,000</u>
TOTAL	\$243,620

2019 Budget – Major Funds as of October 18, 2018

		2017 Actual Amount	2018 Amended Budget	2018 Projected Amount	2019 Budget
General Fund Summary	Revenue	\$ 21,943,092	\$ 22,271,899	\$ 22,261,790	\$ 20,475,966
	Capital	(562,061)	(136,100)	(28,000)	(325,102)
	Commodities	(860,031)	(1,189,810)	(956,852)	(865,480)
	Contractual	(3,572,471)	(3,482,736)	(3,261,868)	(2,597,761)
	Personnel	(14,564,586)	(6,302,001)	(6,230,501)	(6,329,992)
	Net Transfers In (Out)	(3,671,932)	(12,850,331)	(12,850,331)	(9,109,684)
	Net	\$ (1,287,990)	\$ (1,689,079)	\$ (1,065,762)	\$ 1,247,947
Parks Fund Summary	Revenue	\$ 8,868,193	\$ 8,907,329	\$ 8,834,638	\$ 8,991,655
	Capital	(409,880)	(63,793)	(63,793)	(163,500)
	Commodities	(1,249,742)	(1,235,336)	(1,226,436)	(1,212,700)
	Contractual	(1,356,570)	(1,441,523)	(1,416,890)	(1,282,843)
	Personnel	(2,971,241)	(3,158,863)	(3,144,741)	(3,221,686)
	Net Transfers In (Out)	(3,031,521)	(3,018,121)	(2,962,479)	(3,009,914)
	Net	\$ (150,762)	\$ (10,307)	\$ 20,299	\$ 101,012
Capital Fund Summary	Revenue	\$ 10,472,346	\$ 8,050,766	\$ 8,050,766	\$ 5,973,114
	Capital	(7,533,708)	(5,794,943)	(5,713,613)	(3,195,401)
	Commodities	-	-	-	-
	Contractual	(465,924)	(1,275,811)	(1,101,000)	(415,001)
	Personnel	(293,351)	(305,295)	(305,295)	(328,411)
	Net Transfers In (Out)	(1,889,050)	(3,489,515)	(3,489,515)	(1,885,169)
	Net	\$ 290,313	\$ (2,814,798)	\$ (2,558,657)	\$ 149,132
Public Safety Summary	Revenue	\$ -	\$ 3,134,560	\$ 3,347,402	\$ 3,362,457
	Capital	-	(630,524)	(626,751)	(25,201)
	Commodities	-	(387,722)	(388,111)	(381,899)
	Contractual	-	(729,466)	(734,978)	(777,539)
	Personnel	-	(9,762,877)	(9,761,876)	(9,653,302)
	Net Transfers In (Out)	-	8,376,029	8,164,314	7,475,484
	Net	\$ -	\$ -	\$ -	\$ -



All Fund Summary

	Major Funds	Special Purpose Funds
Fund Total: 001 - General Fund	\$1,247,946.00	
Fund Total: 110 - Sewer lateral fund		\$0.00
Fund Total: 111 - Chesterfield Valley TIF Fund		(\$351,383.00)
Fund Total: 114 - Police forfeiture fund		(\$106,288.00)
Fund Total: 119 - Parks sales tax	\$101,011.00	
Fund Total: 120 - Capital improvement sales tax	\$149,132.00	
Fund Total: 121 - Public Safety/Prop P	\$0.00	
Fund Total: 400 - Debt service Parks 1998		\$500.00
Fund Total: 405 - Debt service R&S I		(\$59,431.00)
Fund Total: 420 - COPs 2004 City Hall		\$0.00
Fund Total: 422 - COPs 2005 Parks		\$0.00
Fund Total: 424 - 2008 Parks Phase II Certificate		\$0.00
Fund Total: 428 - COPS 2014		(\$75,002.00)
Grand Totals:	\$1,498,089.00	(\$591,604.00)

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

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

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

- A) A percentage stipulated and approved by City Council based upon CPI, economic factors, and revenues available to the City.
- B) Actual salaries of all current and eligible employees who were on the payroll as of September 1 of current year. This will exclude the salaries of employees who are at the maximum of the range for their job position, but may include a dollar sum adjustment to account for employees who may be near the maximum salary for their respective range and otherwise eligible for less than the approved percentage that has been allocated to the annual budget.
- C) It is anticipated that any merit increase dollars not used for employees who may have left the payroll prior to September 1 of the following year will be sufficient to allow and award partial year increases for those employees who may join the payroll after September 1 of the current year.
- D) There will be no allocation made for vacant positions as of September 1st of the current year or positions that are forecast to be vacant or eliminated. A dollar figure will be calculated based upon the above criteria, and this amount will be forwarded to the City Council as a recommended value to be included in the proposed budget.



2019 Merit Pool Personnel Cost Comparison*

		2018 Adopted Budget	2019 Budget	Percentage Increase (Decrease)
Fund:	001 - General Fund			
	Division Total: 011 - Legislative	\$65,303.00	\$66,143.00	1.29%
	Division Total: 031 - Customer Service	\$105,284.00	\$91,890.00	-12.72%
	Division Total: 034 - Finance	\$518,617.00	\$555,292.00	7.07%
	Division Total: 036 - Central Services	\$85,217.00	\$0.00	
	Division Total: 037 - Information Technology	\$552,775.00	\$575,016.00	4.02%
	Division Total: 038 - Municipal Court	\$201,398.00	\$206,013.00	2.29%
	Division Total: 041 - Police	\$9,762,877.00	\$0.00	
	Division Total: 051 - City Administrator	\$541,623.00	\$473,375.00	-12.60%
	Division Total: 061 - Planning	\$702,763.00	\$741,459.00	5.51%
	Division Total: 071 - Engineering	\$812,417.00	\$823,096.00	1.31%
	Division Total: 072 - Street Maintenance	\$1,864,118.00	\$1,875,644.00	0.62%
	Division Total: 073 - Vehicle Maintenance	\$397,345.00	\$400,105.00	0.69%
	Division Total: 076 - Facility Maintenance	\$455,141.00	\$521,959.00	14.68%
Fund:	119 - Parks sales tax			
	Division Total: 084 - Parks and Recreation	\$2,832,059.00	\$2,721,993.00	-3.89%
	Division Total: 085 - Arts and Entertainment	\$0.00	\$167,297.00	
	Division Total: 087 - CVAC Concession	\$307,497.00	\$309,606.00	0.69%
	Division Total: 088 - Central Park - Concession	\$19,307.00	\$22,790.00	18.04%
Fund:	120 - Capital improvement sales tax			
	Division Total: 079 - Capital Projects	\$262,295.00	\$328,411.00	25.21%
Fund:	121 - Public Safety/Prop P			
	Division Total: 041 - Police	\$0.00	\$9,653,302.00	
	Grand Totals:	\$19,486,036.00	\$19,533,391.00	0.24 %

*Pre-Merit Increases



2019 Merit Pool Information

Council Policy Information:

CPI June 2018

2.5%

Table A. Midwest region CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2014		2015		2016		2017		2018	
	1 month	12 month	1 month	12 month	1 month	12 month	1 month	12 month	1 month	12 month
January	0.5	1.4	-0.8	-0.3	0.3	0.0	0.7	2.2	0.8	1.6
February	0.6	0.8	0.3	-0.5	0.0	0.4	0.2	2.4	0.2	1.7
March	0.9	1.6	0.6	-0.8	0.0	0.5	0.1	1.9	0.2	1.8
April	0.3	1.9	0.1	-1.1	0.4	0.9	0.4	1.8	0.4	1.8
May	0.2	1.6	0.4	-0.8	0.4	0.8	0.0	1.4	0.5	2.3
June	0.5	1.7	0.5	-0.7	0.6	0.8	0.0	0.9	0.7	2.5
July	-0.3	1.8	0.0	-0.5	-0.5	0.4	0.0	1.3	0.9	2.4
August	-0.2	1.6	0.0	-0.3	0.1	0.6	0.3	1.6	0.0	2.1
September	0.1	1.6	-0.3	-0.8	0.2	1.1	0.3	1.8		
October	-0.5	1.6	-0.1	-0.3	-0.1	1.0	-0.2	1.5		
November	-0.6	1.2	-0.5	-0.2	-0.3	1.2	0.2	1.9		
December	-0.7	0.7	-0.6	0.0	0.1	1.8	-0.2	1.7		

Other Information:

Surrounding Communities

Merit Increase Budget

- Ballwin – 4%
- Creve Coeur - 3%
- Des Peres - 2.5%
- Ellisville - 3%
- Town and Country - 3%
- St. Charles - 2.5%
- Webster Grove - 1.5%+1.5%



2019 FOP Merit Increases (per contract)

FOP Pool Total
\$5,860,620

	2019 Budget Impact of Merit Pool (Salaries)	2019 Budget Impact of Merit Pool (Loaded Cost)	12 Month Impact of Merit Pool (Salaries)	12 Month Impact of Merit Pool (Loaded Cost)
FOP per contract	\$71,725	\$82,950	\$143,451	\$165,901



2019 Non-FOP Merit Pool

NON- FOP MERIT POOL TOTAL *
\$7,287,071

	2019 Budget Impact of Merit Pool (Salaries)	2019 Budget Impact of Merit Pool (Loaded Cost)		12 Month Impact of Merit Pool (Salaries)	12 Month Impact of Merit Pool (Loaded Cost)
0.5%	\$19,036	\$22,015		\$38,071	\$44,029
1.0%	\$38,060	\$44,016		\$76,120	\$88,033
1.5%	\$57,085	\$66,018		\$114,169	\$132,037
2.0%	\$75,786	\$87,647		\$151,573	\$175,294
2.5%	\$94,004	\$108,716		\$188,008	\$217,431
3.0%	\$112,222	\$129,784		\$224,443	\$259,569
3.5%	\$130,439	\$150,853		\$260,879	\$301,706

*Pool Calculated using 09/01/2018 actual filled positions, adjusted for employees under 1 year and any employees near top of grades



2019 Cumulative Cost of Merit Pool

CUMULATIVE COST GENERAL EMPLOYEES AND FOP EMPLOYEES

	2019 Budget Impact of Merit Pool (Salaries)	2019 Budget Impact of Merit Pool (Loaded Cost)	12 Month Impact of Merit Pool (Salaries)	12 Month Impact of Merit Pool (Loaded Cost)
0.5%	\$90,761	\$104,965	\$181,522	\$209,930
1.0%	\$109,785	\$126,967	\$219,571	\$253,934
1.5%	\$128,810	\$148,969	\$257,620	\$297,938
2.0%	\$147,512	\$170,597	\$295,024	\$341,195
2.5%	\$165,729	\$191,666	\$331,459	\$383,332
3.0%	\$183,947	\$212,735	\$367,894	\$425,470
3.5%	\$202,165	\$233,804	\$404,330	\$467,607

* Actual salaries of all current and eligible employees who were on the payroll as of September 1 of current year. This will exclude the salaries of employees who are at the maximum of the range for their job position, but may include a dollar sum adjustment to account for employees who may be near the maximum salary for their respective range and otherwise eligible for less than the approved percentage that has been allocated to the annual budget.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

There are no action items forwarded from the Parks, Recreation and Arts Committee scheduled for this meeting.

If you have any questions or require additional information, please contact Director of Parks, Recreation and Arts, Tom McCarthy or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Flachsbart

Vice Chair: Councilmember DeCampi

There are no action items from the Public Health and Safety Committee for this meeting.

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

CITY ADMINISTRATOR'S REPORT

Liquor License Requests

Balkan (formally Balkan Grocery)

Located at 13393 Olive Blvd – has requested a new liquor license for packaged sales to be consumed off-premise and retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed and approved by both the Police Department and the Planning & Development Services Department. Balkan's Office Manager is Ivan Dimitrov

Sunisa's Thai Restaurant (formally Zen Restaurant)

Located at 17535 Chesterfield Airport Road – has requested a new liquor license for retail sale of beer and wine by the drink, to be consumed on premise, and Sunday sales. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services. The Office Manager of Sunisa's is Sunisa Payne.

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



MEMORANDUM

DATE: October 17, 2018

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST – BALKAN**

BALKAN (formerly BALKAN GROCERY) located at 13393 Olive Blvd, has requested a new liquor license for packaged sales to be consumed off-premise and retail sale of all kinds of intoxicating liquor by the drink; to be consumed on premise, and Sunday sales.

Mr. Ivan Dimitrov is the Managing Officer.

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

With City Council approval at the Monday, November 5, 2018 City Council meeting, I will immediately issue this license.



MEMORANDUM

DATE: October 23, 2018

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST – SUNISA’S THAI RESTAURANT**

SUNISA’S THAI RESTAURANT (formerly Zen Restaurant), 17535 Chesterfield Airport Road, has requested a new liquor license for retail sale of beer and wine by the drink, to be consumed on premise, and Sunday sales.

Ms. Sunisa Payne is the Managing Officer.

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

With City Council approval at the Monday, November 5, 2018 City Council meeting, I will immediately issue this license.

UNFINISHED BUSINESS

There are no unfinished action items on the agenda for this meeting.

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

NEW BUSINESS

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

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

LEGISLATION

There are no action items scheduled under the legislation section of the agenda for Monday's meeting.

LEGISLATION – PLANNING COMMISSION

- A. Bill No.3217** - An ordinance amending the legal description of City of Chesterfield Ordinance 2990 and amending the development criteria of City of Chesterfield Ordinance 2449 for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to one “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land (P.Z. 06-2018 Downtown Chesterfield [Stock & Associates Consulting Engineers Inc.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment offered by the PPW Committee. Please remember that the Petitioner was tasked with preparing new proposed language to replace the green sheet amendment. Staff has communicated with the petitioner and as of the date of this writing, the language has not been provided for inclusion in the Council packet.**
- B. Bill No. 3218** - 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).**(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment offered by the PPW Committee.**
- C. Bill No. 3219** - An ordinance amending City of Chesterfield Ordinance 2081 to amend the legal description and development criteria pertaining to the hours of operation for retail uses for a “C-8” Planned Commercial District for 160.8 acres located between US Highway 40/Interstate 64 and Edison Avenue and east of RHL Drive (P.Z. 10-2018 THF Chesterfield Development LLC {The Commons} 17T130133, 17T110212, 17U340155, 17U330091, 17U340078, 17T140341, 17U340089, 17U330123, 17U330101, 17U330112, 17U340090, 17U340100, 17U320102, 17T130210, 17U340111, 17U340144, 17T130144, 17T130155, 17T130166, 17T140132, 17T140143, 17U340067, 17T130188, 17T130089, 17T140187).**(First Reading) Planning Commission recommends approval.**

AN ORDINANCE AMENDING THE LEGAL DESCRIPTION OF CITY OF CHESTERFIELD ORDINANCE 2990 AND AMENDING THE DEVELOPMENT CRITERIA OF CITY OF CHESTERFIELD ORDINANCE 2449 FOR AN EXISTING “PC&R” PLANNED COMMERCIAL AND RESIDENCE DISTRICT AND “NU” NON-URBAN DISTRICT TO ONE “PC&R” PLANNED COMMERCIAL AND RESIDENCE DISTRICT FOR A 99.0 ACRE TRACT OF LAND (P.Z. 06-2018 DOWNTOWN CHESTERFIELD [STOCK & ASSOCIATES CONSULTING ENGINEERS INC.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)

WHEREAS, the petitioner, Stock & Associates Consulting Engineers Inc., has requested a zoning map amendment to repeal City of Chesterfield Ordinance 2990 and City of Chesterfield Ordinance 2449 and establish a new “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West; and,

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 amendment by a vote of 6-0; and

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC&R” Planned Commercial and Residence District designation for 99.0 acres located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West and as described as follows:

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF “CHESTERFIELD VLLAGE AREA A PHASE ONE PLAT TWO” IN TOWNSHIP 45 NORTH – RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49

DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 4 7 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO

ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES.

AREA 2

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH

34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

AREA 3

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47

MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

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 Stock & Associates Consulting Engineers Inc., in P.Z. 06-2018, 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 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 _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 10/15/2018

GREENSHEET AMENDMENT

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

AMENDMENT 1:

Section I. Specific Criteria, A. Permitted Uses. Remove the following struck through Uses:

I SPECIFIC CRITERIA

A. PERMITTED USES

The commercial and residential uses allowed in this Planned Commercial and Residential ("PC&R") District shall be:

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
- ~~6. Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.~~
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, ~~film processors~~, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

9. Stores, shops, markets, service facilities, in which goods or services of any kind, ~~including indoor sale of motor vehicles~~, are being offered for sale or hire to the general public on the premises. Service Facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, and social services.

OFFICE COMMERCIAL USES:

1. Animal hospitals and veterinary clinics.
- ~~2. Broadcasting studios for radio and television.~~
3. Hospitals.
4. Medical and dental offices.
5. Offices or office buildings.

RESIDENTIAL USES:

Residential uses may be integrated vertically or horizontally with commercial uses. When integrated vertically with commercial uses, dwelling units shall be above the commercial uses; such dwelling units shall be multiple-family.

1. Dwellings, single-family.
2. Dwellings, two-family.
3. Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.
4. Home occupations.

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.
5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

1. Parking areas, including garages, for automobiles, but not including any sales of automobiles or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

PARK AND RECREATIONAL USES:

1. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters.
2. Parks, parkways, and playgrounds, public or private not-for-profit.

The above uses allowed in this Planned Commercial and Residential ("PC&R") District shall be restricted as follows:

1. The fishing tackle and bait shop use shall be located adjacent to the lake. This may be a primary or ancillary use located in either a building or a kiosk. If this is used as a primary use, only one such use shall be permitted in this District.

ANCILLARY USES:

All plans for screening these facilities shall be submitted to the Department of Planning and Development Services for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Development Services.

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
2. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
- ~~3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.~~
- ~~4. Dry cleaning drop-off and pick-up stations.~~
- ~~5. Film drop-off and pick-up stations.~~
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

~~8. Satellite dishes.~~

ATTACHMENT A

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

I SPECIFIC CRITERIA

A. PERMITTED USES

The commercial and residential uses allowed in this Planned Commercial and Residential ("PC&R") District shall be:

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
6. Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
9. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises. Service Facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, and social services.

OFFICE COMMERCIAL USES:

1. Animal hospitals and veterinary clinics.
2. Broadcasting studios for radio and television.

3. Hospitals.
4. Medical and dental offices.
5. Offices or office buildings.

RESIDENTIAL USES:

Residential uses may be integrated vertically or horizontally with commercial uses. When integrated vertically with commercial uses, dwelling units shall be above the commercial uses; such dwelling units shall be multiple-family.

1. Dwellings, single-family.
2. Dwellings, two-family.
3. Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.
4. Home occupations.

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.
5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

1. Parking areas, including garages, for automobiles, but not including any sales of automobiles or the storage of wrecked or otherwise

damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

PARK AND RECREATIONAL USES:

1. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters.
2. Parks, parkways, and playgrounds, public or private not-for-profit.

The above uses allowed in this Planned Commercial and Residential ("PC&R") District shall be restricted as follows:

1. The fishing tackle and bait shop use shall be located adjacent to the lake. This may be a primary or ancillary use located in either a building or a kiosk. If this is used as a primary use, only one such use shall be permitted in this District.

ANCILLARY USES:

All plans for screening these facilities shall be submitted to the Department of Planning and Development Services for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Development Services.

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
2. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or

- iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
8. Satellite dishes.

DENSITY LIMITATIONS:

1. The cumulative gross floor area for Retail Commercial Uses, Office Commercial Uses, Civic Uses and Lodging Uses in this District shall be limited to not more than 1,700,000 square feet.
2. The maximum number of residential units allowable within this District shall be 1,000 units.

B. CATEGORY STANDARDS

1. CATEGORY A - Urban "Main Street" Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6-15 feet if detached.
- Extra space between buildings is permitted for major walkways connecting to parking or open space, as approved on the Site Development Section Plan.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited
- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)

- Front yard: prohibited
- Rear yard: permitted
- Side yard: permitted (to allow access from back of lot)

Building function:

- Retail commercial: required on first story; permitted on upper stories
- Office commercial: permitted on upper stories
- Residential: permitted on upper stories
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial required along street frontage
- Park & Recreation: permitted

2. CATEGORY B - Urban Mixed Use. Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6-15 feet if detached.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: permitted
- Front porches: permitted
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted

Building function:

- Retail commercial: permitted
- Office commercial: permitted

- Residential: permitted
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial or office commercial required along street frontage
- Park & Recreation: permitted

3. CATEGORY C - Highway Frontage Outlots (Portion of District north of relocated Wild Horse Creek Road)

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: 15-30 feet if detached.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited
- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted

Building function:

- Retail commercial: permitted
- Office commercial: permitted
- Residential: permitted
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial or office commercial required along street frontage
- Park & Recreation: permitted

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the afore described calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the afore described calculation.
 - c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception:
 - a. The required landscape buffer along Chesterfield Parkway and Chesterfield Airport Road will be based on the approved streetscape and street cross-sections as shown on Exhibit 1.
2. Individual landscape plans shall be coordinated and consistent with a landscape concept plan for the applicable category in accordance to Section I.P.5. of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen utility areas.

E. SIGN REQUIREMENTS

1. Sign packages shall be required for each Site Development Section plan in this development. Each individual sign package shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Individual sign packages shall be coordinated and consistent with a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

1. Provide a lighting plan in accordance with the City of Chesterfield Code.
2. Individual lighting plans including fixture types shall be consistent with a lighting fixture plan for the applicable category in accordance to Section I.P.5. of this ordinance. The proposed lighting fixture plan must provide for consistent and complementary fixture designs and styles throughout the District and with the standards already established in Chesterfield Village.

G. ARCHITECTURAL REQUIREMENTS

1. The developer shall submit a design package including but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually-appealing development pattern consistent with the intent and purpose of this PC&R District. Architectural information is to be reviewed by the Architectural Review Board and is subject to approval by the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Landscape Plan.
4. Mechanical equipment will be adequately screened.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning and Development Services.

2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. Any improvements within MoDOT's right of way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
2. Internal streets and sidewalks shall be constructed in accordance with the street sections approved with this PC&R District as shown on Exhibit 1.
3. St. Louis County Department of Highways and Traffic reserves the right to determine road improvements and TGA fees until Concept Review plans are submitted.
4. Pedestrian circulation to be approved by the City of Chesterfield.

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

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

L. STORMWATER

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 other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each

plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

3. Detention may be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowable within the detention basin.
4. Treatment for water quality and channel protection, in accordance with MSD regulations dated February 2006, shall be required.
5. A flood plain (hydraulic study) study may be required.
6. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.
7. All drainage detention storage facilities shall be placed outside of the City of Chesterfield Planning and Zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

M. SANITARY SEWER

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with MSD and City of Chesterfield regulations.
2. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines.
3. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
4. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.
5. Encroachments over easements will not be allowed.
6. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Development 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.

O. SUPPLEMENTATION, MODIFICATION, OR ALTERATION OF A CATEGORY STANDARD.

Upon application from a petitioner, any performance standard provided in this Attachment "A" or required by any other District regulation or Ordinance of the City may be supplemented, modified, or altered in a Site Development Plan or Site Development Section Plan provided such supplement, modification, or alteration will further the purpose and intent of the PC&R District. A public hearing is not required in the process and recommendation by Planning Commission will be forwarded to City Council for final approval.

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District 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 of Chesterfield, Missouri Code shall be required where applicable.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.
4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Sections plans.
5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Site Development Concept Plan, one (1) Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).

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

- A.** The developer shall submit a Site Development Concept Plan for the Category affected in accordance to Section I.P.5. of this ordinance within four (4) years of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan as provided for in Paragraph A in this section, the petitioner may submit a Site Development Plan for the Category affected in accordance to Section I.P.5 of this ordinance within four (4) years of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will require a new public hearing on any plan submittal.
- 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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

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 Commission may extend the period to commence construction for not more than one additional year.
- C.** Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval.

IV GENERAL CRITERIA

The intent and purpose of the PC&R District is to have a mix of Commercial and Residential Uses within the District. At the time of the submittal of the Site Development Concept Plan or the Site Development Plan, a proposed standard for assuring the mix shall be submitted and approval of the above plans shall be contingent on approval of the mix standard by a majority vote of the City Council. Council's vote on the mix standard may proceed concurrently with Council approval of the above plans. The mix standard shall be consistent with the purpose and intent of the PC&R District which is to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a "downtown" concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. Such standard shall be considered a Performance Standard as that term is used in

the Planned Commercial and Residence District provisions in the Zoning Code of the City of Chesterfield. Such provisions specifically authorize the supplementation of the Performance Standards in this Attachment "A" when approving the Plan.

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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 landscape concept plan for the applicable category in accordance to Section I.P.5 of this ordinance and in accordance with the City of Chesterfield Code.
3. Include a lighting plan in accordance with the City of Chesterfield Code.
4. Include a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
5. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.

B. SITE DEVELOPMENT PLAN/SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan/ 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. Provide a key plan sheet at a scale necessary to include the entire development with north oriented vertically to the top of the sheet.
2. Outboundary plat and legal description of property.
3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is separate process.
6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.

9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
10. Floodplain boundaries.
11. 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. 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.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a lighting plan 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, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V RECORDING

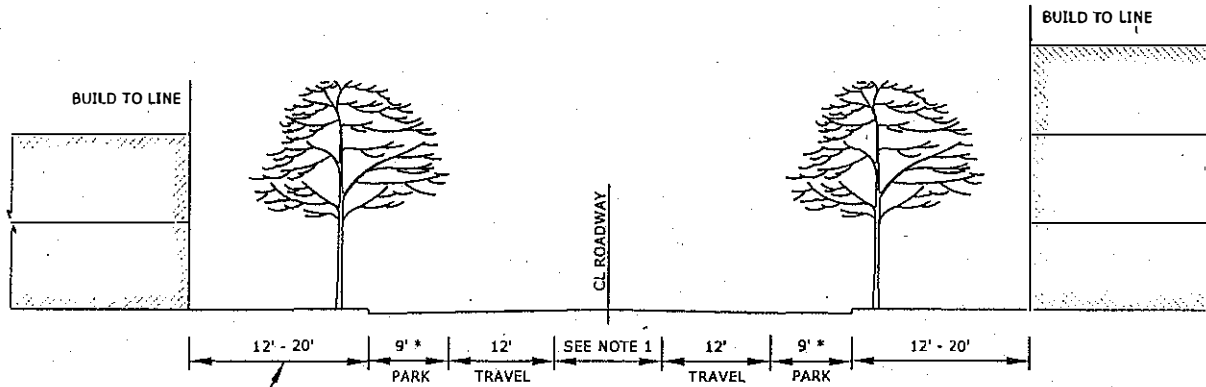
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VI ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and Site Development

Section Plans 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 agencies and the City of Chesterfield.
- 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 interpreted to carry out the overall intent of this Attachment A.



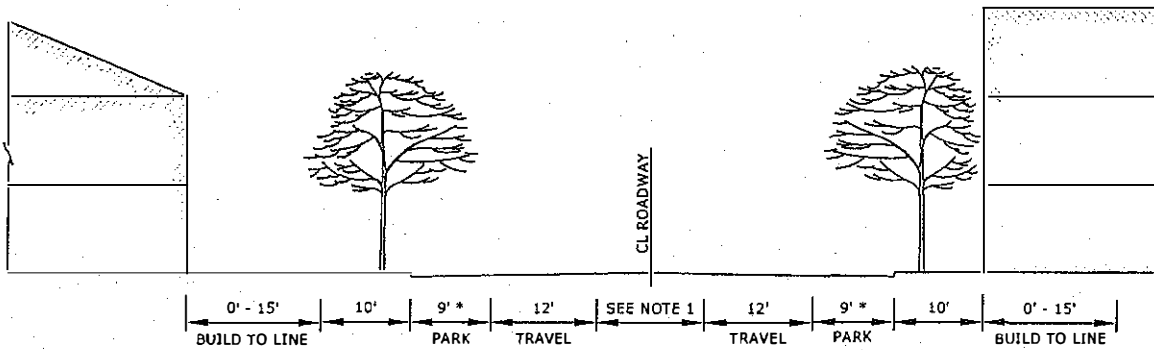
MAY BE VARIED WITH SPECIAL CONDITIONS AS APPROVED BY THE DEPT. OF PLANNING AND PUBLIC WORKS.

* CAN BE UP TO 19' IF PERPENDICULAR PARKING OR DIAGONAL OPTION, OR, ZERO IF NO ON STREET PARKING

NOTES:

1. OPTION OF ADDITIONAL LANES OR MEDIAN

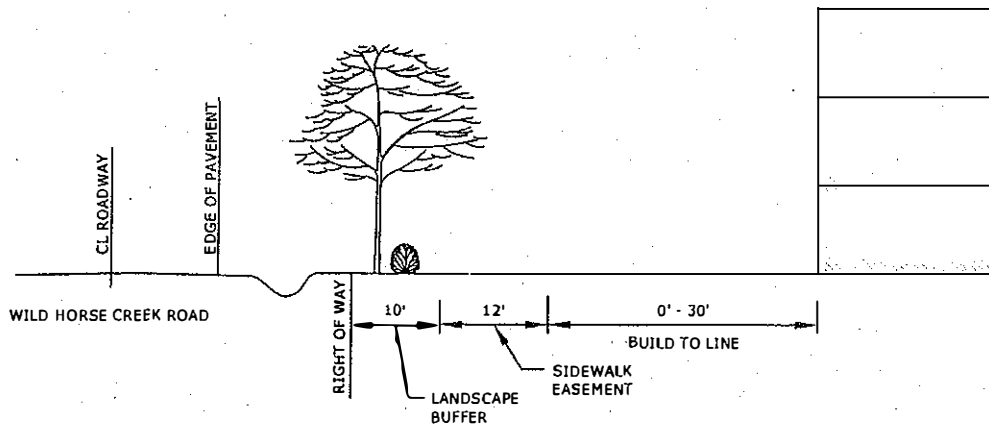
URBAN MAIN STREET



NOTES:

1. OPTION OF ADDITIONAL LANES OR MEDIAN

URBAN MIXED USE



HIGHWAY FRONTAGE OUTLOTS



EXHIBIT 1

Department of
Planning and
Public Works



AREA 1

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 8861 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 1244 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.34 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 OF THE ST. LOUIS COUNTY RECORDS; AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 78 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 15 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 923.38 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 58 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.88 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 01 DEGREES 31 MINUTES 16 SECONDS EAST 1988.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.80 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 13 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 78 DEGREES 48 MINUTES 05 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 28 MINUTES 20 SECONDS WEST 4.72 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 26 SECONDS WEST 418.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 326.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 800.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY; AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 08 DEGREES 56 MINUTES 30 SECONDS WEST 12.85 FEET, NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES.

AREA 2

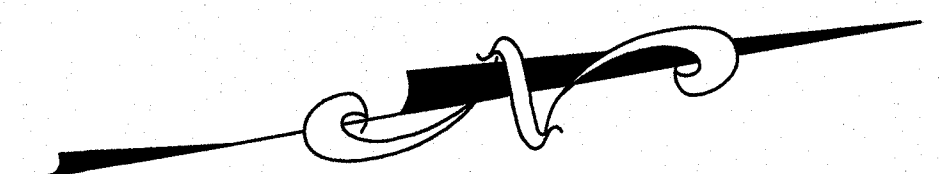
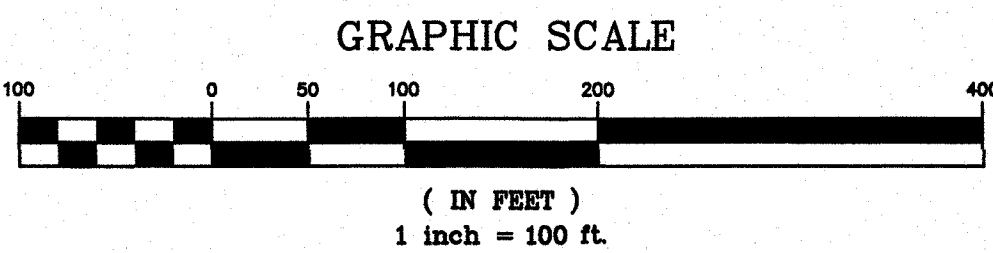
A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 38 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 38 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1599.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.88 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1988.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 18 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

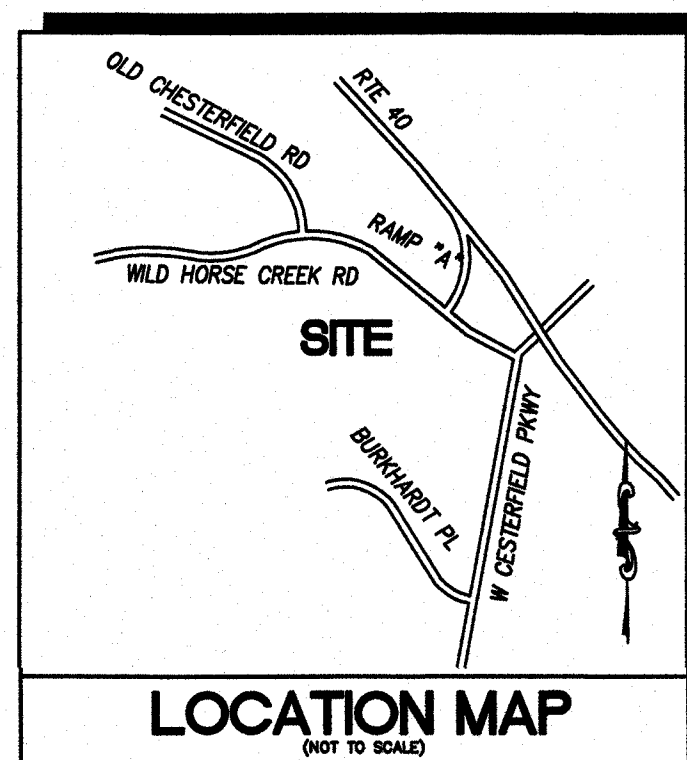
PRELIMINARY PLAN

DOWNTOWN CHESTERFIELD

PART OF U.S. SURVEYS 123 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B



AREA TO BE ADDED TO PC&R ZONING
Re-Zoning Description

A tract of land located in U.S. Survey 123, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Commencing at the intersection of the western right-of-way line of "Ramp A" and the northern right-of-way line of relocated Wild Horse Creek Road, variable width, as established by the Wild Horse Creek Road Dedication Plat as recorded in Plat Book 554, Pages 885 and 886 of the St. Louis County records; thence along said northern right-of-way line the following: North 49 degrees 40 minutes 43 seconds West, 33.82 feet; North 44 degrees 11 minutes 16 seconds West, 327.23 feet to the beginning of a curve to the left having a radius point that bears South 39 degrees 30 minutes 15 seconds West, 991.00 feet and along said curve 118.97 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line and along said curve with an arc length of 39.89 feet and a chord which bears North 58 degrees 30 minutes 40 seconds West, 39.88 feet; thence departing said right-of-way line the following courses and distances: North 44 degrees 11 minutes 16 seconds West, 67.40 feet; North 77 degrees 09 minutes 59 seconds East, 296.21 feet; South 08 degrees 30 minutes 29 seconds East, 53.73 feet; South 87 degrees 06 minutes 31 seconds West, 28.83 feet; South 75 degrees 05 minutes 24 seconds West, 59.17 feet; South 62 degrees 47 minutes 13 seconds West, 24.33 feet; South 61 degrees 01 minute 19 seconds West, 68.88 feet; and South 77 degrees 09 minutes 59 seconds West, 51.40 feet to the POINT OF BEGINNING. Containing 19,073 square feet or 0.438 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on July 17, 2018.

AMENDED AREA 1
ZONED PC & R
ORD. # 2990

AREA
3,390,480 Sq. Ft.
77.835 Acres±

AMENDED AREA 2
ZONED PC & R
ORD. # 2990
AREA
777,198 Sq. Ft.
17.842 Acres±
TOTAL AMENDED
AREA 2
18.280 ACRES±

AREA 3

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN THE DEED RECORDED IN BOOK 881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.28 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 02 MINUTES 34 SECONDS EAST 19.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 4.77 80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 188.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 108.86 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 26 MINUTES 24 SECONDS EAST 129.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 38 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 40 SECONDS WEST 39.88 FEET, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 15 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8 NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.842 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE 2018.

Surveyors Certification

This is to certify to that at the request of Pearl Companies, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary 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: *[Signature]* 7/17/18
Daniel Ehlmann, Missouri P.L.S. No. 2219

PREPARED FOR:
PEARL COMPANIES
919 N. EAST STREET
INDIANAPOLIS, IN 46202

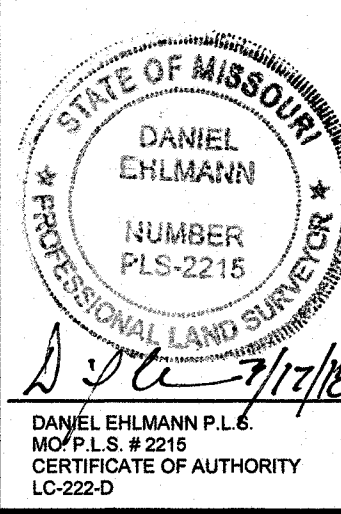
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
977 Chesterfield Business Parkway
St. Louis, MO 63105
314-591-1000 FAX (314) 531-9500
e-mail: gregor@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN

DOWNTOWN CHESTERFIELD

CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



REVISIONS:

1 7/17/2018 - Revised per city comments

DRAWN BY: W.J.P. CHECKED BY: D.M.E.
DATE: 5/15/18 JOB NO.: 18-0283
W.S.A. # BASE MAP #
S.L.C. H&T # H&T S.U.P. #
M.A.N.A. #

SHEET TITLE

PRELIMINARY PLAN

SHEET NO.:
1 OF 1

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 _____ day of _____, 2018

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 11/05/2018

GREEN SHEET AMENDMENT

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

AMENDMENT 1:

Section III. Specific Design Criteria: "C-8" Along Olive Street Road, page 15. Revise the following language:

7. Cross access connecting Parcel C to Hilltown Village Center, as directed by the City of Chesterfield, shall be constructed with the development of either Parcel A or B, whichever comes first.

Green Sheet

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:

<u>Type of Development</u>	<u>Required Contribution</u>
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.

1. 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 nurse 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.

PRELIMINARY PLAN

A TRACT OF LAND BEING CHESTERFIELD VILLAGE, NORTHWEST QUADRANT, PARCEL C314, PER PLAT BOOK 346, PAGES 377 AND 378, LOCATED IN U.S. SURVEY 154, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

RE-ZONING DESCRIPTION

A tract of lands 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 35 seconds East, 12.00 feet to the point of non-tangential curve to the left having a radius of 900.49 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.

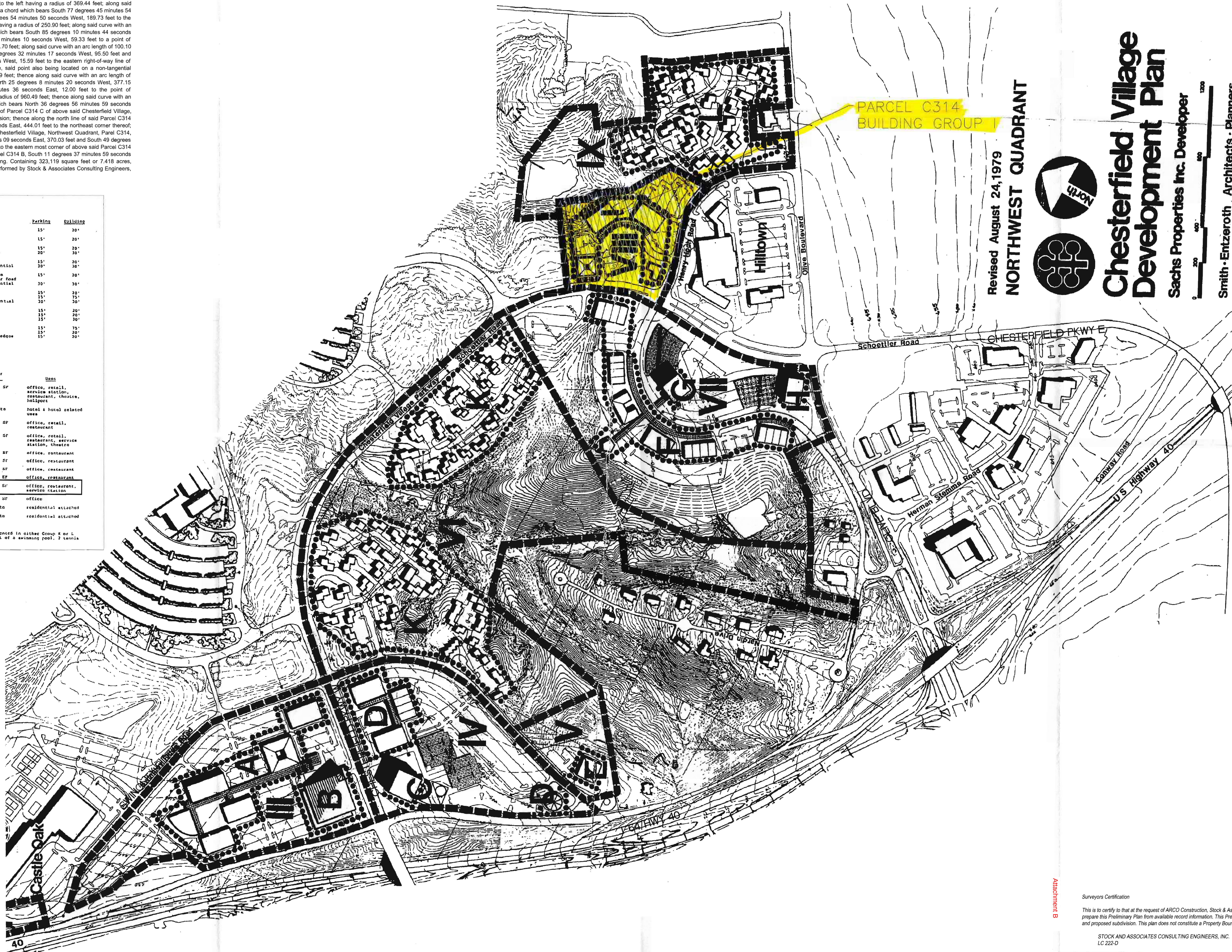
Setbacks

Parcel	Boundary	Parking	Building
I	All	15'	20'
II	All	15'	20'
IV	Highway 40 Swingley Ridge Road	15'	20'
V	Swingley Ridge Road Herdin Drive Residential	15'	20'
VII	Chesterfield Village Parkway/Schoettler Road Herdin Drive Residential	15'	20'
VIII	Schoettler Road Herdin Drive Residential	15'	20'
VIII	Schoettler Road Henry High Road Northern edge	15'	20'
IX	Olive Boulevard Henry High Road Northern & Western edges	15'	20'

Building Descriptions

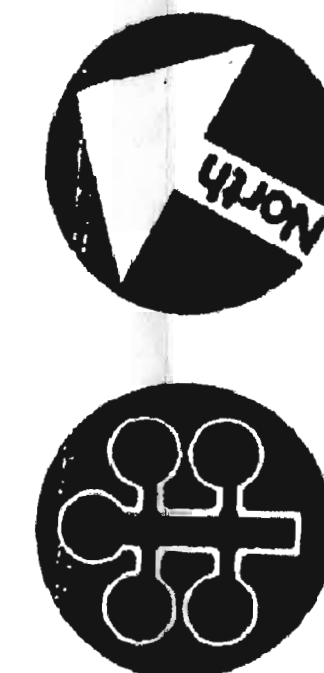
Building Group	Max. Height Feet	Floor Area Sq. Ft.	Use
A	6 floors	440,000 SF	office, retail, service station, restaurant, theatre, hotel
B	15 floors	350 units	hotel & hotel related uses
C	25 floors	350,000 SF	office, retail, restaurant
D	6 floors	170,000 SF	office, retail, restaurant, service station, theatre
E	3 floors	20,000 SF	office, restaurant
F	4 floors	240,000 SF	office, restaurant
G	15 floors	330,000 SF	office, restaurant
H	6 floors	130,000 SF	office, restaurant
I	3 floors	100,000 SF	office, restaurant, service station
J	3 floors	30,000 SF	office
K	3 floors	460 units	residential attached
L	3 floors	187 units	residential attached

*Recreation facilities will be located in either Group E or I, or both. Facilities will consist of a swimming pool, 3 tennis courts and a 3,000 SF building.



Revised August 24, 1979

NORTHWEST QUADRANT



**Chesterfield Village
Development Plan**

Sachs Properties Inc. Developer

Smith-Entzer Architects - Planners

FILE COPY

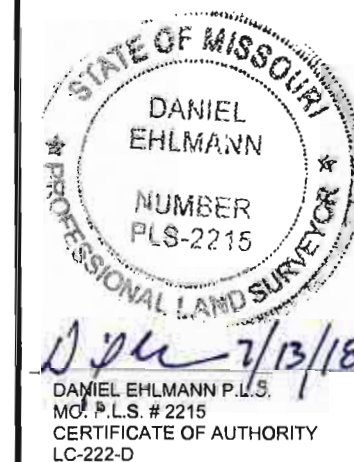
PRELIMINARY PLAN

CHESTERFIELD VILLAGE, NORTHWEST QUADRANT,
PARCEL C314

WEST CHESTERFIELD PARKWAY
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63119
P: (314) 963-0715
F: (314) 963-0716
E: info@stockassoc.com
W: www.stockassoc.com



REVISIONS:

DRAWN BY: W.J.P.	CHECKED BY: D.M.E.
DATE: 6/15/2018	DATE: 6/16/2018
SCALE: AS SHOWN	SCALE: AS SHOWN
BY: Daniel Ehlmann, Missouri P.L.S. No. 2215	

PRELIMINARY PLAN

1 OF 1

PREPARED FOR:
ARCO CONSTRUCTION
900 ROCK HILL ROAD
ST. LOUIS, MO. 63119
PHONE: (314) 963-0715

BILL NO. 3219

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2081 TO AMEND THE LEGAL DESCRIPTION AND DEVELOPMENT CRITERIA PERTAINING TO THE HOURS OF OPERATION FOR RETAIL USES FOR A “C-8” PLANNED COMMERCIAL DISTRICT FOR 160.8 ACRES LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE (P.Z. 10-2018 THF CHESTERFIELD DEVELOPMENT LLC {THE COMMONS} 17T130133, 17T110212, 17U340155, 17U330091, 17U340078, 17T140341, 17U340089, 17U330123, 17U330101, 17U330112, 17U340090, 17U340100, 17U320102, 17T130210, 17U340111, 17U340144, 17T130144, 17T130155, 17T130166, 17T140132, 17T140143, 17U340067, 17T130188, 17T130089, 17T140187).

WHEREAS, the petitioner, Pamela Heaps has requested a text amendment to City of Chesterfield Ordinance 2081 with respect to the hours of operation for the western-most tenant space within the Chesterfield Commons subdivision, which would revise the development restrictions in a “C-8” Planned Commercial district for a 160.8 acre tract of land located between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 22, 2018; and,

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

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

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

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

Section 1. 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 160.8 acres of land located between US

Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive and as described as follows:

A TRACT OF LAND BEING A PART OF LOTS 1, 2, 3 AND 4 OF THE SUBDIVISION OF LUDWELL BACONS ESTATE, AND PART OF LOTS 1-10 OF THE HERMAN FICKE ESTATE SUBDIVISION, IN US SURVEYS 125 AND 2031, AND MORE RECENTLY DESCRIBED AS LOTS 1-5, 7 AND 8 OF CHESTERFIELD COMMONS SUBDIVISION RECORDED IN PLAT BOOK 848, PAGES 554-564, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE SOUTH RIGHT OF WAY OF CHESTERFIELD AIRPORT ROAD AND THE WEST RIGHT OF WAY OF RHL DRIVE AND RUNNING ALONG CHESTERFIELD AIRPORT ROAD THE FOLLOWING: N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 229.87 FEET; S 89 DEGREES 16 MINUTES 09 SECONDS E FOR 300.06 FEET; S 86 DEGREES 36 MINUTES 03 SECONDS E FOR 120.27 FEET; N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 465.64 FEET; N 00 DEGREES 24 MINUTES 54 SECONDS W FOR 8.00 FEET; N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 266.36 FEET; N 88 DEGREES 26 MINUTES 21 SECONDS E FOR 300.06 FEET; N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 263.00 FEET; S 86 DEGREES 36 MINUTES 00 SECONDS E FOR 120.27 FEET; N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 456.35 FEET; N 00 DEGREES 24 MINUTES 54 SECONDS W FOR 8.00 FEET; N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 903.56 FEET; S 86 DEGREES 36 MINUTES 13 SECONDS E FOR 120.35 FEET; N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 84.35 FEET; N 89 DEGREES 35 MINUTES 16 SECONDS E FOR 213.41 FEET; N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 24.23 FEET; N 00 DEGREES 24 MINUTES 54 SECONDS W FOR 8.00 FEET; N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 170.18 FEET; THENCE LEAVING SAID RIGHT OF WAY S 00 DEGREES 25 MINUTES 35 SECONDS E FOR 274.49 FEET TO A POINT; THENCE N 89 DEGREES 23 MINUTES 53 SECONDS E FOR 33.87 FEET TO A POINT; S 01 DEGREES 37 MINUTES 21 SECONDS W FOR 966.48 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF EDISON AVENUE; THENCE ALONG EDISON AVENUE THE FOLLOWING: S 81 DEGREES 50 MINUTES 20 SECONDS W FOR 626.18 FEET; ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 630.00 FEET, AN ARC OF 249.73 FEET AND A CHORD OF N 86 DEGREES 48 MINUTES 19 SECONDS W FOR 248.10 FEET; N 75 DEGREES 26 MINUTES 57 SECONDS W FOR 192.15 FEET; ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 570.00 FEET, AN ARC OF 457.10 FEET AND A CHORD OF S 81 DEGREES 34 MINUTES 39 SECONDS W FOR 444.95

FEET; S 58 DEGREES 36 MINUTES 17 SECONDS W FOR 188.91 FEET; ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 630.00 FEET, AN ARC OF 232.73 FEET AND A CHORD OF S 69 DEGREES 11 MINUTES 16 SECONDS W FOR 231.41 FEET; S 79 DEGREES 46 MINUTES 13 SECONDS W FOR 1418.90 FEET; S 81 DEGREES 29 MINUTES 05 SECONDS W FOR 804.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 00 DEGREES 21 MINUTES 46 SECONDS E FOR 1854.62 FEET TO A POINT; THENCE ALONG CHESTERFIELD AIRPORT ROAD N 89 DEGREES 35 MINUTES 06 SECONDS E FOR 5.51 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 140.692 ACRES. THE ABOVE DESCRIBED AREA CONTAINS ACREAGE WITH THE RIGHTS OF WAY OF CHESTERFIELD COMMONS DRIVE, EDISON AVENUE AND RHL DRIVE. THE ABOVE DESCRIBED IS NOT TO BE USED FOR PROPERTY CONVEYANCE. THIS DESCRIPTION SHOULD BE USED TO DESCRIBE A TRACT OF LAND LOCATED IN C8 ZONING DISTRICT.

A TRACT OF LAND BEING A PART OF LOTS 1, 2, 3 AND 4 OF THE SUBDIVISION OF LUDWELL BACONS ESTATE, AND PART OF LOTS 1-10 OF THE HERMAN FICKE ESTATE SUBDIVISION, IN US SURVEYS 125 AND 2031, AND MORE RECENTLY DESCRIBED AS LOT 6 OF CHESTERFIELD COMMONS SUBDIVISION RECORDED IN PLAT BOOK 848, PAGES 554-564, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTH RIGHT OF WAY OF CHESTERFIELD AIRPORT ROAD SAID POINT BEING THE SOUTHWESTMOST CORNER OF LOT 6 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 848, PAGES 554-564; THENCE LEAVING SAID RIGHT OF WAY THE FOLLOWING: N 42 DEGREES 15 MINUTES 54 SECONDS W FOR 66.72 FEET; N 05 DEGREES 53 MINUTES 06 SECONDS E FOR 173.86 FEET; N 43 DEGREES 23 MINUTES 35 SECONDS E FOR 70.24 FEET; N 80 DEGREES 53 MINUTES 31 SECONDS E FOR 812.67 FEET; N 85 DEGREES 33 MINUTES 19 SECONDS E FOR 363.07 FEET; S 84 DEGREES 06 MINUTES 54 SECONDS E FOR 174.63 FEET; N 00 DEGREES 58 MINUTES 49 SECONDS E FOR 21.08 FEET; S 84 DEGREES 06 MINUTES 54 SECONDS E FOR 827.17 FEET; S 82 DEGREES 12 MINUTES 21 SECONDS E FOR 300.17 FEET; S 84 DEGREES 06 MINUTES 54 SECONDS E FOR 116.61 FEET; S 01 DEGREES 38 MINUTES 32 SECONDS W FOR 303.22 FEET TO A POINT LOCATED ON THE NORTH RIGHT OF WAY OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID RIGHT OF WAY S 89 DEGREES 35 MINUTES 06 SECONDS W FOR 975.52 FEET; N 86 DEGREES 36 MINUTES 09 SECONDS W FOR 120.33 FEET; S 89 DEGREES 35 MINUTES 06 SECONDS W FOR 451.70 FEET; S 00 DEGREES 24 MINUTES 54 SECONDS E

FOR 8.00 FEET; S 89 DEGREES 35 MINUTES 06 SECONDS W FOR 482.96 FEET; N 89 DEGREES 16 MINUTES 09 SECONDS W FOR 84.32 FEET; N 85 DEGREES 30 MINUTES 27 SECONDS W FOR 284.15 FEET; S 89 DEGREES 35 MINUTES 06 SECONDS W FOR 189.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 22.753 ACRES MORE OR LESS AND EXCEPT A TRACT OF LAND CONTAINING 2.646 ACRES AS DESCRIBED ON A PLAT ENTITLED "COUNTRY CLUB CAR WASH EXPRESS". THE ABOVE DESCRIBED AREA CONTAINS ACREAGE WITH THE RIGHTS OF WAY OF CHESTERFIELD COMMONS DRIVE, EDISON AVENUE AND RHL DRIVE. THE ABOVE DESCRIBED IS NOT TO BE USED FOR PROPERTY CONVEYANCE. THIS DESCRIPTION SHOULD BE USED TO DESCRIBE A TRACT OF LAND LOCATED IN C8 ZONING DISTRICT.

LESS AND EXCEPT A PARCEL OF LAND AS DESCRIBED; BEGINNING AT A POINT LOCATED ON THE NORTH RIGHT OF WAY OF CHESTERFIELD AIRPORT ROAD N 00 DEGREES 24 MINUTES 54 SECONDS W FOR 438.27 FEET TO A POINT; THENCE S 84 DEGREES 06 MINUTES 54 SECONDS E FOR 163.06 FEET TO A POINT; THENCE N 00 DEGREES 58 MINUTES 49 SECONDS E FOR 21.08 FEET TO A POINT; THENCE S 84 DEGREES 06 MINUTES 54 SECONDS E FOR 105.04 FEET TO A POINT; THENCE S 00 DEGREES 24 MINUTES 54 SECONDS E FOR 429.92 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID RIGHT OF WAY S 89 DEGREES 35 SECONDS 06 SECONDS W FOR 266.99 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.646 ACRES MORE OR LESS.

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

Section 3. The City Council, pursuant to the petition filed by Pamela Heaps, requesting the ordinance amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 22nd day of October 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 11/05/2018

ATTACHMENT A

In keeping with the following Comprehensive Plan policies, these conditions have been developed:

1.4 Quality New Development	7.2.3 Maintain Proper Traffic Flow
1.5 Diversity of Development	7.2.5 Right-of-Way Dedication
1.6 Lighting Plan and Program	7.2.6 Cross-Access Circulation
1.7 Chesterfield Valley	7.2.9 Access Management
3.1 Quality Commercial Development	8.1 Provision of Utilities - The City of Chesterfield should ensure the provision of utility service for the safety and quality of life of all City residents.
3.1.1 Quality of Design	8.2.1 Coordinated Growth
3.5 Chesterfield Valley	8.2.2 Underground Electric Service
3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry	8.3 Stormwater Management
3.5.2 Chesterfield Valley Airport Compatibility	8.3.1 New Development Review for Stormwater Control

I. PERMITTED USES

A. The uses allowed this "C-8" Planned Commercial District shall be:

1. Retail
2. Offices
3. Hotel and motels
4. Restaurants, sit down
5. Restaurants, Fast Food
6. Recreational and entertainment facilities, including indoor theaters.
7. Financial Institutions

8. Seasonal outdoor storage

B. The above uses in the “C-8 Planned Commercial District shall be restricted as follows:

1. The number of buildings constructed shall be based on the development’s ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance.
2. Total square footage of buildings in this development shall not exceed 1,185,400 square feet. The square footage constructed shall be based on the development’s ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance.

3. Hours of operation

- a. Retail sales will be limited to 7 a.m. to 11 p.m.
- b. In the western-most anchor store only, hours of operation for retail sales shall be:

i. Normal Hours

6 a.m. to 11 p.m., Sunday – Thursday
6 a.m. to 12 midnight, Friday and Saturday

ii. Seasonal Hours (from the day after Thanksgiving through December 23)

6 a.m. to 12 midnight, Sunday – Thursday
6 a.m. to 1 a.m., Friday and Saturday

iii. Four Promotions per Calendar Year

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

4. All deliveries and trash pick-ups shall be limited to the hours from 7 a.m. to 10 p.m.
5. No vehicles shall remain on the premises with idling engines between 11 p.m. and 7 a.m.
6. The use listed in A(8) above shall be limited to western-most anchor store of Chesterfield Commons, directly east of RHL Boulevard for the period of March 15th until October 15th of each year and the following shall apply:

- a. The area to be utilized for seasonal outdoor storage shall be limited to 3,200 sq. ft. as delineated on the attached Exhibit A.
 - b. Materials in the storage area shall include only plant materials, potting soil, top soil and cypress mulch and shall not be stored in shipping containers.
 - c. A 44 inch wide aisle in front of each gate, giving clear access to the drive aisle on the north side of the area shall be provided.
 - d. Materials stored inside existing fencing on the site shall not extend or be visible above the fence line.
 - e. The privacy screening shall be extended from the rear to the western portion of the fenced area.
7. No retail sales, storage or displays are permitted outside of enclosed buildings except as listed above.

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

A. The following requirements will apply to the permitted uses:

- 1. Height
 - a. Buildings shall be limited to three (3) stories or forty-five (45) feet, whichever is less, as measured from the average finished ground elevation of the building. The above shall be exclusive of roof-top equipment.

III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months from the preliminary development plan approval date by the City of Chesterfield and prior to issuance of any building permit, the developer shall submit to the City of Chesterfield for their review and approval a Site Development Concept Plan. Within twelve (12) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the City of Chesterfield for review and approval. Where due cause is shown by the developer, this time interval may be extended by the City of Chesterfield.

IV. GENERAL CRITERIA - CONCEPT PLAN

A. The Site Development Concept Plan shall include the following:

1. Outboundary plat and legal description of the property.
2. Conceptual location, design (with design statement), materials, and size, including height, of all proposed buildings, parking and loading areas, and lots.
3. Specific structure and parking setbacks along all roadways and property lines.
4. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
5. Existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
6. Preliminary stormwater and sanitary sewer facilities.
7. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
8. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
9. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.

V. GENERAL CRITERIA - SECTION PLANS

A. Site Development Section Plans shall include the following:

1. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and landscaping.
2. Existing and proposed contour intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
3. Existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts.
4. Location and size of all parking areas.

5. A landscape plan, including, but not limited to, location, size and type of all plant and other material to be used.
6. Area of each building phase.
7. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

VI. SITE DEVELOPMENT PLAN SUBMITTAL OPTION

In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord 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.

VII. GENERAL CRITERIA FOR SITE DEVELOPMENT PLAN

A. The Site Development Plan will include the following:

1. Outboundary plat and legal description of the property.
2. Location and size, including height above sea level, of all buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and all other above-ground structures and landscaping.
3. Location map, north arrow, and plan scale.
4. Parking calculations.
5. Architectural elevations (with design statement) and materials of the proposed buildings.
6. Confirmation of compliance with the sky exposure plan and height restrictions as set forth in this ordinance.
7. Specific structure and parking setbacks along all roadways and property lines.
8. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.

9. Existing and proposed contours at intervals of not more than two (2) feet, and extending 150 feet beyond the limits of the site.
10. Existing improvements within 150 feet of the site as directed. Road and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed will be included.
11. All existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements and rights-of-way required for utilities, storm water drainage, grading, or other improvements.
12. Prior to Site Development Plan approval, show all existing or proposed easements and right-of-way on site. The Site Development Plan and Tree Preservation Plan must be approved prior to clearing or grading.
13. The location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to existing systems.
14. Show existing improvements and the locations of significant natural features, such as wooded areas and rock formations that are to remain or be removed.
15. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
16. The scale to which the Site Development Plan will be drawn will be no greater than one (1) inch equals one hundred (100) feet.
17. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Monarch Chesterfield Levee District, and the Missouri Department of Transportation.
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.

VIII. SPECIFIC CRITERIA

- A. The Site Development Concept and Section Plans or Site Development Plan shall illustrate adherence to the following specific design criteria. Information to be shown on the Site Development Concept Plan shall be limited to those items specified in Section A, General Criteria-Concept Plan.

1. Structure Setbacks

Structure setbacks will be determined on the Site Development Concept Plan. No building or structure, other than boundary walls, retaining walls, signs, light standards, flagpoles or fences, shall be located within the setbacks

2. Parking and Loading Space Setbacks

Parking and loading space setbacks will be determined on the Site Development Concept Plan.

3. Parking and Loading Requirements

Parking and loading requirements shall be as specified in Section 1003.165 Off-Street Parking and Loading Regulations of the City of Chesterfield Zoning Ordinance.

4. Access

- a. The number, location and geometry of access points to this development from Chesterfield Airport Road shall be limited to four entrances on the south side and three entrances on the north side in accordance with the addendum to the traffic impact study dated September 15, 1997, exception being: the eastbound right turn lane on Chesterfield Airport Road at the development entrance opposite Boone's Crossing should be retained; dual northbound left turn lanes on the main development entrance should be retained; the easternmost driveway should contain channelization island on the southeast as well as the southwest corners.
- b. Access to the office development should have no intersecting drive closer than 200 feet on the main entrance and 100 feet on the two secondary entrances as directed by the St. Louis County Department Highways and Traffic.
- c. Outlots shall have no direct access to Chesterfield Airport Road. Cross access shall be provided between outlets. An interior loop road shall be provided.

5. Public/Private Road Improvements, Including Pedestrian Circulation

Roadway improvements include new interchanges on Highway 40/61, the extension of Edison Avenue through the southern portion of the site to Chesterfield Airport Road/Baxter Road, relocation of Old Olive Street to improve intersection geometrics and widening of Chesterfield Airport Road to five traffic lanes with additional paved shoulders on both sides.

- a. Improve Chesterfield Airport Road full width across the entire frontage to a five-lane cross section with ten (10) foot stabilized shoulders in order to conform to the typical section with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Verify handling of surface runoff will not require additional easement dedication.
- b. The developer shall provide any additional right-of-way and construct any improvements related to the construction of a full interchange on Highway 40/64 east of Boone's Crossing as required by the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, and/or the City of Chesterfield Department of Public Works.
- c. Provide right of way dedication for Edison Avenue from the west property line of the site, adjacent to the Chesterfield Monarch Levee, to the connection with Old Olive Street. Right-of-way shall consist of a forty (40) foot right-of-way, with additional roadway improvement, maintenance, utility and drainage easement on both sides. The width of easements shall be a minimum of ten (10) feet. The City of Chesterfield Department of Public Works may require additional width. The centerline radius of Edison Avenue shall be a minimum of 575 feet; other standards shall be determined by the City of Chesterfield Department of Public Works.
- d. On both sides of the subject development, provide forty (40) foot right-of-ways, with ten (10) foot minimum roadway improvement, maintenance, utility and drainage easements on both sides, between Edison Avenue and Chesterfield Airport Road. Construct a minimum twenty-six (26) foot pavement with seven (7) foot shoulders on both sides, and appurtenant storm drainage facilities as required by the City of Chesterfield Department of Public Works. Additional widening at each end shall be provided to accommodate separate right and left turn approach lanes at the intersection. Parking shall be prohibited along both sides of

this roadway. No curb cuts shall be permitted within two hundred (200) feet of the intersection of Chesterfield Airport Road and Edison Avenue with RHL Drive, Chesterfield Commons Crossing, JW Drive, or THF Boulevard.

- e. Traffic signals shall be required along Chesterfield Airport Road at both main entrance intersections and the intersection with Boone's Crossing as directed by the St. Louis County Department of Highways and/or the City of Chesterfield Department of Public Works.
- f. Provide a five (5) foot wide sidewalk, conforming to St. Louis County ADA standards, adjacent to the north side of Chesterfield Airport Road as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield Department of Public Works. Sidewalks shall be required on both sides of the three easternmost access drives on the south side of Chesterfield Airport Road. The sidewalks shall be constructed within public right-of-way or easement that provides sufficient width as determined by the Department.
- g. Utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation costs shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

6. Traffic Study

A traffic study including internal and external circulation will be provided for review and approval by the City of Chesterfield Planning Department, the City of Chesterfield Department of Public Works, the St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.

7. Landscape Plan

- a. The developer shall submit a landscape plan in accord with the Landscape Guidelines adopted by the Planning Commission, either as part of the appropriate Site Development Concept Plan or on a separate drawing to be reviewed as part of said plan, to comply with the following:
 - 1. A landscape buffer shall be required on both sides of Chesterfield Airport Road on the Site Development Concept Plan.

2. All new required landscaping material shall meet the following criteria:
 - (a) Deciduous trees - two (2) inch minimum caliper.
 - (b) Evergreen trees - four (4) feet minimum height.
 - (c) Shrubs - eighteen (18) inch minimum diameter.
 - b. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
 - c. Prior to release of the Landscape Installation Bond/Escrow, a two (2) year Landscape Maintenance Bond/Escrow will be required.
8. Sign Requirements
- a. A sign package will be submitted to the Department of Planning in conjunction with the Site Development Concept Plan.
 - b. Freestanding project identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. If the outline area and/or a height increase for the freestanding project identification sign is requested, the required landscaping for the sign will be subject to Planning Commission approval.
 - c. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
 - d. No advertising signs, temporary signs, portable signs or attention getting devices shall be permitted in this development.

9. Light Requirements

The location and height of all light standards shall be as approved by the Planning Commission on the appropriate development plan. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of Section 1005.320 Street and Parking Area Lighting of the City of Chesterfield Subdivision Ordinance.

10. Architectural elevations

Architectural elevations shall be as approved by the Planning Commission in conjunction with the Site Development Concept Plan

11. Monarch-Chesterfield Levee District

The developer shall dedicate necessary property and construct improvements to the levee as directed by the Monarch Chesterfield Levee District.

12. Miscellaneous

- a. All trash areas shall be enclosed by such means as approved by the Planning Commission on the Site Development Concept Plan.
- b. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission
- c. If any work is proposed in, near or above the natural watercourse through this site, a hydrologic/hydraulic study evaluating the impacts of the proposed work shall be provided as directed by the City of Chesterfield Department of Public Works. Said study shall evaluate impacts on the entire length of stream, and any maintenance requirements. Appropriate permits and approvals from other agencies shall also be provided.

IX. TRUST FUND CONTRIBUTION

The developer shall contribute to the Chesterfield Valley Trust Fund (No. 556). This fund was created for roadway improvements, stormwater improvements, sanitary sewer facilities and water main improvements in the Chesterfield Valley Area.

The trust contribution consists of four components representing the improvement categories.

A. Road

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

<u>Type of Development</u>	<u>Required Contribution</u>
Industrial	\$3,685.05/acre of gross acreage

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

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development shall be retained in the trust fund.

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

B. Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$486.43 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

C. Stormwater

The stormwater contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of \$1,534.99 per acre for the total area as approved on the Site Development Plan.

The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

D. Sanitary Sewer

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

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

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, if not submitted by January 1, 1998 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 St. Louis County Department of Highways and Traffic.

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

X. VERIFICATION PRIOR TO APPROVAL

A. Prior to approval of the Site Development Plan, the developer will provide the following:

1. Roadway Improvements and Curb Cuts.

- a. Road improvements, right-of way and roadway easement dedication shall be completed prior to issuance of a St. Louis County Department of Highways and Traffic Special Use Permit. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

- b. Prior to Special Use Permit issuance by St. 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 St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements, and location or permitted curb cuts.
- c. Obtain approval from the City of Chesterfield Department of Public Works and the St. Louis County Department of Highways and Traffic for the locations of proposed curb cuts, areas of new dedication, and roadway improvements.

2. Stormwater and Sanitary Sewer.

- a. Verification to the St. Louis County Department of Public Works and the City of Chesterfield of adequate sanitary services.
 - b. A preliminary engineering plan approved by the City of Chesterfield, the St. Louis County Department of Highways and Traffic and MSD showing that adequate handling of the stormwater drainage of the site is provided.
1. The proposed site improvements shall not conflict with the proposed Chesterfield Valley Master Plan. Equivalent stormwater detention/retention and routing functionality shall be provided as required by the City of Chesterfield Department of Public Works. If modifications to the Stormwater Plan are proposed, routing calculations, signed and sealed by a registered professional engineer licensed to practice in the State of Missouri, demonstrating functionally equivalent operation shall be submitted. The calculations shall be performed using identical methods as the initial analysis, AdICPR software. Maintenance of the stormwater system shall be the responsibility of the property owner. The petitioner is to provide:
- a. An 18" sanitary sewer running along the south side of Chesterfield Airport Road on the north edge of the Outlot Parcels. The sanitary sewer, including gravity lines, a lift station and force main, is to continue along Chesterfield Airport Road and Old Olive Street to tie into the existing 18" sanitary sewer near the Caulks Creek "B" Pump Station.

- b. Extensive stormwater improvements include, but not are not limited to, a large dry reservoir extending along the entire south side of the development, smaller dry reservoirs, flat-bottom ditches and several culverts. In addition, a 19.2 acre lake is to be provided immediately to the east of the site on the south side of Old Olive Street Road.
- 2. The site shall provide for the positive drainage of stormwater and it shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. This may require extensive off site sewer ditch work and appropriate easements. Emergency overflow drainage ways to accommodate the 100 year storm shall be provided.
- 3. Show all off-site easements required for utility, grading and/or stormwater drainage improvements.
- c. Indicate the location where the proposed sanitary sewer will connect to the existing system.
- 3. Geotechnical Report.

Provide a geotechnical report prepared by a Professional Engineer licensed to practice in the State of Missouri. Said report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkholes, ponds, septic fields, etc., and recommendations for treatment.
- 4. Grading and Improvement Plans.
 - a. A clearing/grading permit or improvement plan approval is required prior to any grading on the site. The Site Development Plan and Tree Preservation Plan must be approved prior to issuance of clearing and grading. No change in watershed shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required. A floodplain development permit must be obtained prior to any work in the regulated floodplain.

- b. Interim storm water drainage control in the form of siltation control and/or siltation basins is required throughout construction. A Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to approval of any clearing or grading. The SWPPP will address required erosion control practices specific to site conditions. Its purpose is to ensure the design, implementation, management and maintenance of Best Management Practices (BMP's) to reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities. The SWPP will ensure compliance with Missouri Water Quality Standards, and the terms and conditions of the NPDES for the site.
- c. Temporary settlement basins, as required by the City of Chesterfield Department of Public Works, will be constructed during construction to allow for settling of sediment, prior to the discharge of storm water from this site. Erosion and siltation control will be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil.
- d. When clearing and/or grading operations are completed or suspended for more than 30 days, all necessary precautions will be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the Director of Public Works/City Engineer upon demand.
- e. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses will be utilized to prevent erosion, if adequate storm water detention and erosion control devices have not been established.
- f. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surface areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on the pavement causing hazardous roadway and driving conditions. The contractor will keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto will be cleaned at the end of each day.

- g. This development may require an NPDES Permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five or more acres. A copy of the NPDES permit must be submitted to the City of Chesterfield Department of Public Works prior to issuance of a grading permit or approval of improvement plans.

XI. 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 by the Planning Commission.

XII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

- A. Prior to improvement plan approval, the developer will provide the following:
 1. Comments/approvals from St. Louis County Department of Highways and Traffic, the Missouri Department of Transportation, the Monarch Chesterfield Levee District, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources and the Chesterfield Fire Protection District
 2. Location of all off-site easements needed for utility main extensions shall be shown. Copies of the recorded easements for utility main extensions, including book and page, shall be required prior to approval of the Improvement Plans as directed by the City of Chesterfield Department of Public Works.

XIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

- A. Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permit, the following requirements will be met:
 1. Notification of Department of Planning

Prior to the issuance of foundation or building permits, all approvals from the above mentioned agencies and the City of Chesterfield Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.

2. Certification of Plans

Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer will be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in the report.

XIV. OCCUPANCY PERMIT/FINAL OCCUPANCY

- A. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
- B. Prior to final occupancy of any building the developer will provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.
- C. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit.

XV. FINAL RELEASE OF ESCROW

Prior to the release of final escrow, the developer will provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

XVI. GENERAL DEVELOPMENT CONDITIONS

- A. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:
 - 1. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of permits by issuing Departments and Commissions.

2. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
 3. All loading docks are to be screened by sound proofing material.
 4. The City of Chesterfield has completed a Valley Master Development Plan that sets forth the scope, location, and type of infrastructure improvements desired to facilitate quality development within Chesterfield Valley. Said Plan has been incorporated into the City of Chesterfield Comprehensive Plan. During review of Site Development Concept and Section Plans, due consideration will be given to the Valley Master Plan which may be in effect at the time. The conceptual Valley Master Plan depicts stormwater, road and interchange improvements in the vicinity of the subject rezoning
 5. The petitioner will provide adequate detention to eliminate any additional water discharge to encroach on right of way.
 6. The developer will cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
 7. Parking, circulation, and other applicable site design features shall comply with Chapter 1001, Section 310."Physically Handicapped and Aged" of SLCRO 1974, as amended.
- B. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing Departments and Commissions.
- C. The City of Chesterfield, Missouri shall enforce the conditions of this ordinance in accord with the Site Development Concept Plan approved by the City of Chesterfield and any Site Development Section Plans approved by the City of Chesterfield
- D. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

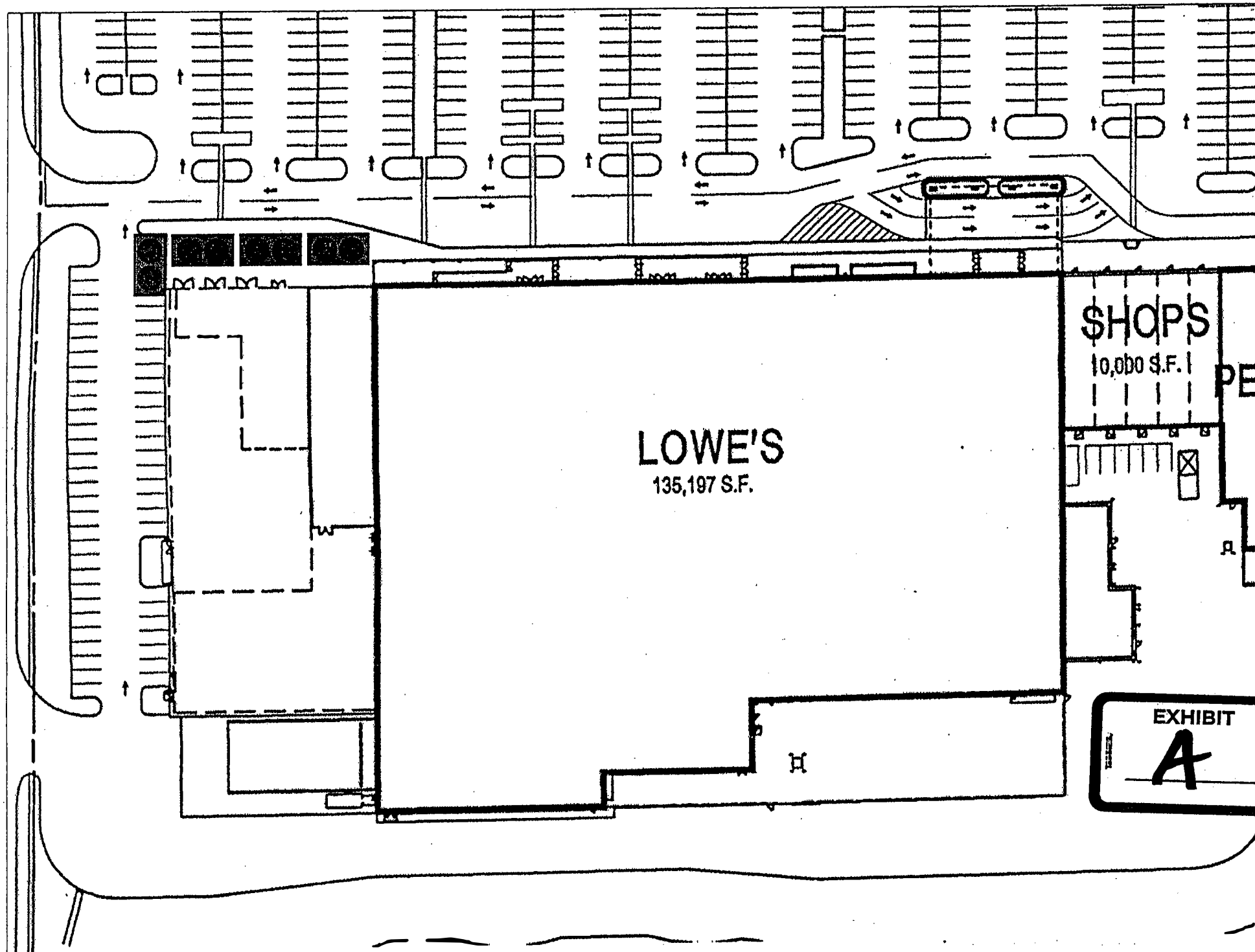


EXHIBIT
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