



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, October 04, 2021
6:15PM**

<https://us06web.zoom.us/j/84457591216>

(312) 626 6799

Webinar ID: 844 5759 1216

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

**A. Planning and Public Works Committee – Chairperson Mary Monachella,
Ward I**

- 1. Bill No. 3359 - P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) –** An ordinance amending City of Chesterfield Ordinance 3114 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2021 Downtown Chesterfield [Wild Horse Village] - (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**
- 2. City Policy No. P-04 – Chesterfield Lifetime Achievement Award**
The policy creates an award to recognize individuals who have contributed a lifetime of service for the betterment of Chesterfield. **(Voice Vote) Planning & Public Works Committee recommends approval.**
- 3. Citizen Recognition Program – Budget Adjustment –**
Recommendation to authorize a budget transfer from General Fund-Fund Reserves in the amount of \$2,500 **(Roll Call Vote) Planning & Public Works Committee recommends approval.**
- 4. Next Meeting – Thursday, October 7, 2021 (5:30pm)**
CANCELLED

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

- 1. Bill No. 3358 – Salary Administration Manual** – An ordinance to adopt and implement revisions to the City of Chesterfield employee salary administration manual. **(Second Reading) Finance and Administration Committee recommends approval.**
- 2. Bill No. 3361 – Ballot Proposal** – An ordinance providing for submission of the proposal to the qualified voters of the City of Chesterfield for their approval at the general election to be held in the City on April 5th, 2022. **(Second Reading) Finance and Administration Committee recommends approval.**
- 3. Next Meeting – F&A Committee of the Whole – Budget Workshop #1 Monday, October 11, 2021 (5:30pm)**

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

- 1. Next Meeting – Not yet scheduled**

D. Public Health and Safety Committee – Chairperson Tom DeCampi, Ward IV

- 1. Next Meeting – Not yet scheduled**

III. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

- 1. Bid Recommendation – 2022 Sewer Lateral Investigation and Repair Contract** – Recommendation to accept the low bid, as submitted by Tope Incorporated, and to authorize the City Administrator to enter into an agreement with Tope Incorporated for Sewer Lateral Investigation and Repair Services. All repairs will be funded out of the Sewer Lateral Repair Fund, which is funded through a \$28 annual assessment of each residential property within Chesterfield. **(Roll Call Vote) Department of Public Works recommends approval.**
- 2. Bid Recommendation – 2021 Crack Sealing Project**
Recommendation to accept the low bid, as submitted by Missouri Asphalt and Sealing, and to authorize the City Administrator to enter into an agreement with Missouri Asphalt and Sealing in the amount of \$83,000. As the 2021 Capital Projects Budget contains \$100,000 for crack sealing, this project will result in a budgetary savings of at

least \$17,000. **(Roll Call Vote) Department of Public Works recommends approval.**

- 3. Liquor License Request – The Golf Academy Plus (140 Long Road, Suite 110)** – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed by both the Police Department and the Department of Planning and found to meet all the City’s requirements. **(Voice Vote) Police and Planning Department recommends approval.**

IV. Other Legislation

V. Unfinished Business – Mayor Bob Nation

VI. New Business – Mayor Bob Nation

VII. Adjournment

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

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

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



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 04, 2021
7:00PM

<https://us06web.zoom.us/j/87132506315>

(312) 626 6799

Webinar ID: 871 3250 6315

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – September 20, 2021
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, October 7, 2021 – Planning & Public Works (5:30pm)**
CANCELLED
 - B. Monday, October 11, 2021 – F&A Committee of the Whole - Budget Workshop #1 (5:30pm)**
 - C. Monday, October 11, 2021 – Planning Commission (7pm)**
 - D. Monday, October 18, 2021 – City Council Meeting (7pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Mary Monachella, Ward I

- 1. Bill No. 3359 - P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) –** An ordinance amending City of Chesterfield Ordinance 3114 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2021 Downtown Chesterfield [Wild Horse Village] - (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**
- 2. City Policy No. P-04 – Chesterfield Lifetime Achievement Award**
The policy creates an award to recognize individuals who have contributed a lifetime of service for the betterment of Chesterfield.
(Voice Vote) Planning & Public Works Committee recommends approval.
- 3. Citizen Recognition Program – Budget Adjustment –** Recommendation to authorize a budget transfer from General Fund-Fund Reserves in the amount of \$2,500. **(Roll Call Vote) Planning & Public Works Committee recommends approval.**
- 4. Next Meeting – Thursday, October 7, 2021 (5:30pm) CANCELLED**

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

- 1. Bill No. 3358 – Salary Administration Manual –** An ordinance to adopt and implement revisions to the City of Chesterfield employee salary administration manual. **(Second Reading) Finance and Administration Committee recommends approval.**
- 2. Bill No. 3361 – Ballot Proposal –** An ordinance providing for submission of the proposal to the qualified voters of the City of Chesterfield for their approval at the general election to be held in the City on April 5th, 2022. **(Second Reading) Finance and Administration Committee recommends approval.**

**3. Next Meeting – F&A Meeting of the Whole – Budget Workshop #1,
Monday, October 11, 2021 (5:30pm)**

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

1. Next Meeting – Not yet scheduled

D. Public Health and Safety Committee – Chairperson Tom DeCampi, Ward IV

1. Next Meeting – Not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Bid Recommendation – 2022 Sewer Lateral Investigation and Repair Contract – Recommendation to accept the low bid, as submitted by Tope Incorporated, and to authorize the City Administrator to enter into an agreement with Tope Incorporated for Sewer Lateral Investigation and Repair Services. All repairs will be funded out of the Sewer Lateral Repair Fund, which is funded through a \$28 annual assessment of each residential property within Chesterfield. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Bid Recommendation – 2021 Crack Sealing Project – Recommendation to accept the low bid, as submitted by Missouri Asphalt and Sealing, and to authorize the City Administrator to enter into an agreement with Missouri Asphalt and Sealing in the amount of \$83,000. As the 2021 Capital Projects Budget contains \$100,000 for crack sealing, this project will result in a budgetary savings of at least \$17,000. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Liquor License Request – The Golf Academy Plus (140 Long Road, Suite 110) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed by both the Police Department and the Department of Planning and found to meet all the City's requirements. **(Voice Vote) Police and Planning Department recommends approval.**

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

Public comment will be available to users logging in online. Public comment will also be available to users calling in to the meeting; however, you must call (636) 537-6716 no later than 5:00 p.m. on the day of the meeting to inform the City Clerk of the telephone number you will be calling in from.

Members of the public may also submit comments for this meeting by calling (636) 537-6716 and leaving a message or by emailing vmcgownd@chesterfield.mo.us no later than 5:00 p.m. on the day of the meeting. Comments left over voicemail and emailed in will be read at the meeting.

AGENDA REVIEW – MONDAY 10/04/2021 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 PM, on Monday, October 04, 2021.**

Please remember this meeting is a virtual meeting via zoom. Your personal link as a meeting panelist has been e mailed to you separately.

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

SEPTEMBER 20, 2021

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the August 30, 2021 City Council meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the August 30, 2021 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, October 4, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented Mr. Mark Leach as the 2019 Citizen of the Year.

Mayor Nation presented Mr. George Chrissos and Mrs. Ann Chrissos as the 2020 Citizens of the Year.

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Nation temporarily adjourned the meeting at 7:16 p.m. for those in attendance to join a reception for the Citizen of the Year.

The meeting was reconvened at 7:48 p.m.

COMMUNICATIONS AND PETITIONS (CONTINUED)

City Clerk Vickie McGownd read communication from The Staenberg Group into the record, in support of eliminating the penthouse full enclosure requirement for Bill No. 3359 – P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village).

Mr. Jeff Tegethoff, 7700 Forsyth Blvd, Clayton, stated that he was available to answer questions pertaining to Bill No. 3359 – P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village).

Mr. John Wright, 2478 White Stable Road, Town and Country, stated that he was available to answer questions pertaining to Bill No. 3355 – P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16.

Mr. Thomas DuBois, 20 Archbishop May Drive, stated that he was available to answer questions pertaining to Bill No. 3356 – P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish).

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3354 Amends Section 210.2460 “Regulation of Portable Storage Units” of the City of Chesterfield Code to address storage trailers **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember McGuinness, for the second reading of Bill No. 3354. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3354 was read for the second time. Mayor Nation expressed concerns about the potential impacts of this ordinance restriction. A roll call vote was taken for the passage and approval of Bill No. 3354 with the following results: Ayes – Moore, DeCampi, Hurt, Mastorakos, Budoor, McGuinness, Monachella and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3354 approved.

[Mayor Nation has elected to withhold his signature on Bill No. 3354.]

Bill No. 3355 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PI”—Planned Industrial District to a new “PI”—Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 {Stock and Associates, Inc.} 18W440122, 18W440133) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3355. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3355 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3355 with the following results: Ayes – McGuinness, Hurt, Wahl, Monachella, DeCampi, Moore, Mastorakos and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3355 approved, passed it and it became **ORDINANCE NO. 3156**.

Bill No. 3356 Amends City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard (P.Z. 06-2021 O’Sullivan Mortuary [St. Andrew Kim Parish] 16Q130977, 16R340281) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember McGuinness, for the second reading of Bill No. 3356. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3356 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3356 with the following results: Ayes – Budoor, Wahl, Moore, McGuinness, DeCampi, Mastorakos, Hurt and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3356 approved, passed it and it became **ORDINANCE NO. 3157**.

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the modification to the site development section plan for the Flats at Wildhorse Village, as recommended by the Planning and Public Works Committee. A voice vote was taken with an affirmative result (Councilmember McGuinness voted “No”) and the motion was declared passed.

Bill No. 3359 Amends City of Chesterfield Ordinance 3114 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2021 Downtown Chesterfield [Wild Horse Village] - (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended**

Councilmember Monachella made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3359 with the green sheet amendments from the Planning and Public Works Committee. There was substantial discussion regarding individual amendments and Council’s expectation that they will address the individual amendments prior to the second reading. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3359 was read for the first time.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, September 23, at 5:30 p.m.

Finance and Administration Committee

Bill No. 3358 Adopts and implements revisions to the City of Chesterfield employee salary administration manual **(First Reading) Finance and Administration Committee recommends approval**

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3358. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3358 was read for the first time.

Bill No. 3361 Provides for submission of the proposal to the qualified voters of the City of Chesterfield for their approval at the general election to be held in the City on April 5th, 2022 **(First Reading) Finance and Administration Committee recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3361. A voice vote was taken with an affirmative result (Councilmembers DeCampi and Budoor voted “No”) and the motion was declared passed. Bill No. 3361 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the proposal for professional audit services as submitted by Schowalter & Jabouri, as recommended by Staff and the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – Moore, Mastorakos, Monachella, Budoor, Wahl, DeCampi, Hurt and McGuinness. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve a proposed financial strategy for allocation and use of American Rescue Plan Act Federal Funding as recommended by Staff and the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – Mastorakos, Moore, DeCampi, McGuinness, Monachella, Wahl, Hurt and Budoor. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore announced that the next meeting of this Committee is scheduled for Tuesday, September 28, at 5:30 p.m.

Parks, Recreation & Arts Committee

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

Public Health & Safety Committee

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting, and the next meeting of this Committee is scheduled for Monday, September 27, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2021 City Hall Parking Deck Sealing Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the low bid as submitted by Keely Restoration, and

authorization for the City Administrator to enter into a contract in an amount not to exceed \$73,000. This project is fully funded by the Capital Projects Fund. Councilmember Moore made a motion, seconded by Councilmember McGuinness, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, DeCampi, McGuinness, Hurt, Mastorakos, Wahl, Budoor and Moore. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Westchester, located at 127 Chesterfield Towne Center, and Shake Shack, located at 17312 Chesterfield Airport Road, have each requested a new liquor license to sell all kinds of liquor by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported that, per City policy, these applications have been reviewed and are now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve issuance of new liquor licenses to Westchester and Shake Shack. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3357 Amends Chapter 600 of the City of Chesterfield Municipal code regarding the hours intoxicating liquor may be sold on Sundays
(Second Reading)

Councilmember Moore made a motion, seconded by Councilmember Wahl, for the second reading of Bill No. 3357. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3357 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3357 with the following results: Ayes – Mastorakos, DeCampi, Monachella, Hurt, Wahl, Moore, Budoor and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3357 approved, passed it and it became **ORDINANCE NO. 3158**.

Bill No. 3360 Provides for the approval of a Lot Split Plat for Lot 1 of the Walnut Hill Farm Subdivision, zoned NU Non-Urban District and located west of Wilson Avenue and south of Wild Horse Creek Road (18T120146) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3360. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3360 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember McGuinness, for the second reading of Bill No. 3360. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3360 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3360 with the following results: Ayes – DeCampi, McGuinness, Moore, Hurt, Budoor, Wahl,

Mastorakos and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3360 approved, passed it and it became **ORDINANCE NO. 3159.**

UNFINISHED BUSINESS

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

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 9:24 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

A. Thursday, October 07, 2021 – Planning & Public Works (5:30pm)

CANCELLED

**B. Monday, October 11, 2021 – F&A Committee of the Whole – Budget
Workshop #1 (5:30pm)**

C. Monday, October 11, 2021 – Planning Commission (7pm)

D. Monday, October 18, 2021 – City Council Meeting (7pm)

COMMUNICATIONS AND PETITIONS

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Monachella

Vice-Chair: Councilmember Hurt

Bill No. 3359 - P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village)

An ordinance amending City of Chesterfield Ordinance 3114 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2021 Downtown Chesterfield [Wild Horse Village] - (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370).

This bill was previously amended with the green sheet recommendations from the Planning and Public Works Committee. During our last City Council meeting, there was substantial discussion regarding the individual components of the green sheet amendments and suggested amendments to add, modify, or remove specific provisions are expected. (Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.

City Policy No. P-04 – Chesterfield Lifetime Achievement Award

The policy creates an award to recognize individuals who have contributed a lifetime of service for the betterment of Chesterfield. **(Voice Vote) Planning & Public Works Committee recommends approval.**

Citizen Recognition Program – Budget Adjustment

Recommendation to authorize a budget transfer from General Fund-Fund Reserves in the amount of \$2,500 for the purpose of awarding the first Lifetime Achievement Award. **(Roll Call Vote) Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning & Public Works Committee was scheduled for Thursday, October 7, 2021, at 5:30 pm, has been **CANCELLED**

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Monday's meeting.

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 3114 FOR A 99.6 ACRE TRACT OF LAND LOCATED WEST AND SOUTHWEST OF THE INTERSECTION OF U.S. HIGHWAY 40/I-64 AND CHESTERFIELD PARKWAY WEST (P.Z. 03-2021 DOWNTOWN CHESTERFIELD [WILD HORSE VILLAGE] - (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370).

WHEREAS, the petitioner, Stock & Associates Consulting Engineers Inc, is requesting to amend the specific development criteria and Preliminary Plan for an existing "PC&R" Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest 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 June 28, 2021; and,

WHEREAS, the Planning Commission having considered said request, made the motion to approve P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) as submitted. The motion passed by a vote of 9-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the request with numerous amendments 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 99.6 acres located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West and as described as follows:

AMENDED 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 5.13 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 A ROADWAY DEDICATION AS RECORDED IN BOOK 8409 PAGE 1232 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO KERNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION, SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST, 6.30 FEET TO THE NORTHWEST CORNER OF ABOVE SAID ROADWAY DEDICATION; THENCE ALONG THE WESTERN LINE OF SAID DEDICATION, SOUTH 44 DEGREES 21 MINUTES 11 SECONDS EAST, 222.70 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID DEDICATION, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF ABOVE SAID TO KERNER PROPERTY HOLDING LLC TRACT; THENCE ALONG SAID EXTENSION NORTH 45 DEGREES 14 MINUTES 26 SECONDS EAST, 8.04 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, VARIABLE WIDTH; SAID SOUTH RIGHT OF WAY LINE 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 47 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 11 DEGREES 43 MINUTES 85 SECONDS EAST 1050.15 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 556.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.412 ACRES.

AMENDED 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 102.80, 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 Development 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. 03-2021, 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 28th day of June 2021, 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 _____, 2021.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 09/20/2021

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 Residence ("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 (including car sharing services) and necessary outdoor storage of said automobiles, provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.
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 (provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted), 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, social services, and ride sharing. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.

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 Residence ("PC&R") District shall be restricted as follows:

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. These uses shall exclusively serve the guests, patrons, or individuals who are served by a primary permitted use.

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

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. All broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.
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. All satellite dishes shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.

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 - 125 feet if detached to accommodate substantial topographical challenges with the site and to allow view corridors from Wild Horse Creek Road, Chesterfield Parkway West, and Lake Front Street.

- 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:

- Maximum height of buildings in the geographic area shown as Lot 5D on the Preliminary Development Plan: 110 feet at grade of adjacent roadway exclusive of mechanical units.
- Maximum height of buildings fronting Chesterfield Parkway West: 2 stories from the intersection of Burkhardt Place extending north to the connector street from Chesterfield Parkway West to Lake Front Street - buildings may step to 4 stories 60 feet west of the right-of-way line of Chesterfield Parkway West.
- Maximum height of buildings fronting Chesterfield Parkway West north of the connector street between Chesterfield Parkway West and Lake Front Street to Wild Horse Creek Road: 4 Stories.
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from the I-64 off ramp to Lake Front Street and the intersection of Wild Horse Creek Road and Chesterfield Parkway West: 5 stories.
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from Old Chesterfield Road to Lake Front Street and the connecting street across from the I-64 ramp to Lake Front Street: 4 stories.
- Maximum height of buildings fronting the 300' view corridor between Lake Front Street and Lake III: 1 story.
- Maximum height for buildings in the geographic areas shown as Lots 5B and 5C on the Preliminary Development Plan: 3 stories except building may step to 4 stories fronting Lake Front Street.
- Maximum height of residential buildings in the geographic areas shown as Lots 2B and 2C on the Preliminary Development Plan: 4 stories.
- Maximum height of all other residential buildings (including the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan): 3 stories
- Maximum height of all other non-residential buildings: 4 stories.

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, 2B, 2C, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 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.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

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 (to allow access from back of lot)

Building function:

- Retail commercial: permitted
- Retail Commercial: Required on the first story of buildings fronting Lake Front Street from the intersection of Lake Front Street and Burkhardt Place to the intersection of Lake Front Street and connecting street to Wild Horse Creek Road at the I-64 off ramp. Also required past that same connecting street heading south through the eastern side of the view corridor wrapping around lakeside.
- Retail Commercial: Required on the first story of all buildings between Lake Front Street and Lake Ill along the 300' wide view corridor that extends from Chesterfield Parkway West.
- Retail Commercial: Required on the first story of all buildings for a minimum of 100 linear feet of frontage on the north façade of the geographic area depicted as Lot 5A on the Preliminary Development Plan.
- Retail Commercial: Pedestrian access to lobbies shall be permitted to buildings fronting Lake Front Street.
- Office commercial: permitted
- Residential: permitted
- Residential: The geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan are exclusively residential uses.
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - Ground floor retail, office commercial, or architectural design that blends into surrounding area required along street frontage.
- Park & Recreation: permitted

Parking:

- Surface parking is prohibited except in relation to the grocery use and on-street parking.
- On-street parking is prohibited on the connecting street from Wild Horse Creek Road at the I-64 off ramp to Lake Front Street and the connecting street from Chesterfield Parkway to Lake Front Street

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 - 20 feet if detached.

Building volume:

- Maximum height of buildings in the geographic area shown as Lot 5D on the Preliminary Development Plan: 110 feet at grade of adjacent roadway exclusive of mechanical units.
- Maximum height of buildings fronting Chesterfield Parkway West: 2 stories from the intersection of Burkhardt Place extending north to the connector street from Chesterfield Parkway West to Lake Front Street - buildings may step to 4 stories 60 feet west of the right-of-way line of Chesterfield Parkway West
- Maximum height of buildings fronting Chesterfield Parkway West north of the connector street between Chesterfield Parkway West and Lake Front Street to Wild Horse Creek Road: 4 Stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from the I-64 off ramp to Lake Front Street and the intersection of Wild Horse Creek Road and Chesterfield Parkway West: 5 stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from Old Chesterfield Road to Lake Front Street and the connecting street across from the I-64 ramp to Lake Front Street: 4 stories
- Maximum height of buildings fronting the 300' view corridor between Lake Front Street and Lake III: 1 story
- Maximum height for buildings in the geographic areas shown as Lots 5B and 5C on the Preliminary Development Plan: 3 stories except building may step to 4 stories fronting Lake Front Street.
- Maximum height of residential buildings in the geographic areas shown as Lots 2B and 2C on the Preliminary Development Plan: 4 stories
- Maximum height of all other residential buildings (including the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan): 3 stories
- Maximum height of all other non-residential buildings: 4 stories

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, 2B, 2C, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 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.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

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
- Retail Commercial: Required on the first story of buildings fronting Lake Front Street from the intersection of Lake Front Street and Burkhardt Place to the intersection of Lake Front Street and connecting street to Wild Horse Creek Road at the I-64 off ramp. Also required past that same connecting street heading south through the eastern side of the view corridor wrapping around lakeside.
- Retail Commercial: Required on the first story of all buildings between Lake Front Street and Lake Ill along the 300' wide view corridor that extends from Chesterfield Parkway West.
- Retail Commercial: Required on the first story of all buildings for a minimum of 100 linear feet of frontage on the north façade of the geographic area depicted as Lot 5A on the Preliminary Development Plan.
- Retail Commercial: Pedestrian access to lobbies shall be permitted to buildings fronting Lake Front Street.
- Office commercial: permitted
- Residential: permitted
- Residential: The geographic areas shown as Lots 1 and 6 of the Preliminary Development Plan are exclusively residential uses.
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - Ground floor retail, office commercial, or architectural design that blends into surrounding area required along street frontage.
- Park & Recreation: permitted

Parking:

- Surface parking is prohibited except in relation to the grocery use and on-street parking.
- On-street parking is prohibited on the connecting street from Wild Horse Creek Road at the I-64 off ramp to Lake Front Street and the connecting street from Chesterfield Parkway to Lake Front Street

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 Wild Horse Creek 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.
3. The geographic area shown as Lot 2A on the Preliminary Development Plan shall have a variable width landscape buffer that is a minimum of 60' in width for at least 60% of the frontage along Wild Horse Creek Rd., but at no point goes below the required 15' in width.
4. All medians within the development are required to be landscaped.

E. SIGN REQUIREMENTS

1. 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.
2. 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 enclosure 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 shall be adequately screened in accordance to the Architectural Review Design Standards of the City of Chesterfield Unified Development Code.
5. Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning.
2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. Access to the development from external roadways shall be as shown on the Preliminary Development Plan and as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.

4. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
5. Driveway access to internal streets shall comply with City Code Section 405-04.100 Driveway Access Location and Design Standards.
6. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.
7. 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.
8. Access to St. Louis County road right-of-way and improvements within County road right-of-way (Chesterfield Parkway West and Wild Horse Creek Road) shall be as directed by the St. Louis County Department of Transportation.
9. Any request to install a gate in this development must be approved by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
10. If a gate is installed on a street in the development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

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. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Wildhorse Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Design and construct an extension of Burkhardt Place from its current terminus to Wild Horse Creek Road and provide 5-foot wide, minimum, sidewalks on both sides of the road, where directed by the City of Chesterfield and as shown on the Preliminary Development Plan. Sidewalk on 16464 Burkhardt Place (YMCA) is the responsibility of the property owner in accordance with Ordinance 2520.

5. Connect the Riparian Trail to the proposed signal at Wild Horse Creek Road and Burkhardt Place and design and construct a suitable trail crossing at this location as approved by the City of Chesterfield and St. Louis County Department of Transportation.
6. Internal streets and sidewalks shall be private and remain private forever unless an alternate agreement is reached and executed between the City and Wildhorse Village, LP whereby the City of Chesterfield accepts the internal streets and/or sidewalk as public. The City is under no obligation to enter into an agreement.
7. Provide sidewalks, conforming to ADA standards, along all frontages of the site and along internal roadways as shown on the Preliminary Development Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency, or on private property within a sidewalk, maintenance and utility easement dedicated to the City of Chesterfield for public use.
8. Provide pedestrian crossings at each leg of each proposed signalized intersection as approved by St. Louis County Department of Transportation and the Missouri Department of Transportation.
9. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and St. Louis County Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
10. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, City of Chesterfield and St. Louis County Department of Transportation.
11. Provide a 12' wide shared use path along the frontage of Wild Horse Creek Road.
12. Provide mid-block type pedestrian crossing on Burkhardt Place, as directed by the City of Chesterfield, to provide pedestrian access to the Riparian Trail.
13. 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 all Site Development Plans, Site Development Concept Plans, and Site Development Section 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 channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the 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 all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. Lake III is an integral component of the Chesterfield Village Stormwater Master Plan and it provides detention, channel protection, and water quality for multiple adjacent properties. Modification to Lake III must be reviewed and approved by MSD and not compromise or limit the development of future properties' tributary to Lake III.
8. 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 allowed within the detention basin.
9. Treatment for water quality and channel protection shall be required in accordance with MSD regulations.
10. A flood plain (hydraulic study) study may be required.

11. 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.

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. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. 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.
4. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
5. This project is in the Caulks Creek Surcharge area and is subject to the Caulks Creek Surcharge.
6. Encroachments over easements will not be allowed.
7. 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

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.
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, 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).
6. Public amenities including, but not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, a lake fountain and pocket parks shall be provided for this development as shown on the Preliminary Development Plan. Also a terraced plaza located between Lake Front Street and Lake III within the 300' wide view corridor shall be provided for this development as shown on the Preliminary Development Plan.
7. Lake III and the surrounding amenities as shown on the Preliminary Development Plan shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and Wildhorse Village, LP whereby the City accepts Lake III and the amenities or any portion of either as public. The City is under no obligation to enter into an agreement.
8. Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor. The view corridors on Wild Horse Creek Road shall have one with a minimum of 75' in width maintained through the corridor and one with a minimum of 125' in width maintained through the corridor. The 300' view corridor shall consist predominately of green space outside of the connecting road from Chesterfield

Parkway West to Lake Front Street. The view corridors supersede all other spacing requirements built into this ordinance.

9. Prior to Record Plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
10. Disclosure language shall be included in every contract for sale, lease, or rental of any residential dwelling unit regarding the presence of Central Park, including an outdoor amphitheater and other outdoor events.
11. Retaining walls along public right-of-way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements with the exception of any retaining walls required adjacent to Burkhardt Place to avoid and/or minimize disturbance in the existing conservation easement west of Burkhardt Place.
12. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the Record Plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
13. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a Grading Permit or Improvement Plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

Q. TRUST FUND CONTRIBUTION

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA). Allowable credits for required roadway improvements will be awarded as directed by the City of Chesterfield.
2. The deposit shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

- A. The developer shall submit a 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 Concept 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 Transportation, Spirit of St. Louis Airport, the Missouri Department of Transportation, and Metropolitan Sewer District.

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 a 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 Transportation, 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”.

ATTACHMENT A (Green Sheet Red-Line)

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 Residence ("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 (including car sharing services) and necessary outdoor storage of said automobiles, provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.
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 (provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted), 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, social services, and ride sharing. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.

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 Residence ("PC&R") District shall be restricted as follows:

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. These uses shall exclusively serve the guests, patrons, or individuals who are served by a primary permitted use.

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

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. All broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.
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. All satellite dishes shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.

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 - 125 feet if detached to accommodate substantial topographical challenges with the site and to allow view corridors from Wild Horse Creek Road, Chesterfield Parkway West, and Lake Front Street.

- 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:

- Maximum height of buildings in the geographic area shown as Lot 5D on the Preliminary Development Plan: 110 feet at grade of adjacent roadway exclusive of mechanical units.
- Maximum height of buildings fronting Chesterfield Parkway West: 2 stories from the intersection of Burkhardt Place extending north to the connector street from Chesterfield Parkway West to Lake Front Street - buildings may step to 4 stories 60 feet west of the right-of-way line of Chesterfield Parkway West.
- Maximum height of buildings fronting Chesterfield Parkway West north of the connector street between Chesterfield Parkway West and Lake Front Street to Wild Horse Creek Road: 4 Stories.
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from the I-64 off ramp to Lake Front Street and the intersection of Wild Horse Creek Road and Chesterfield Parkway West: 5 stories.
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from Old Chesterfield Road to Lake Front Street and the connecting street across from the I-64 ramp to Lake Front Street: 4 stories.
- Maximum height of buildings fronting the 300' view corridor between Lake Front Street and Lake III: 1 story.
- Maximum height for buildings in the geographic areas shown as Lots 5B and 5C on the Preliminary Development Plan: 3 stories except building may step to 4 stories fronting Lake Front Street.
- Maximum height of residential buildings in the geographic areas shown as Lots 2B and 2C on the Preliminary Development Plan: 4 stories.
- Maximum height of all other residential buildings (including the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan): 3 stories
- Maximum height of all other non-residential buildings: 4 stories.

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, ~~2A-1, 2A-2~~, 2B, 2C, ~~5A, 5B, 5C~~, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 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.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

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 (to allow access from back of lot)

Building function:

- Retail commercial: permitted
- Retail Commercial: Required on the first story of buildings fronting Lake Front Street from the intersection of Lake Front Street and Burkhardt Place to the intersection of Lake Front Street and connecting street to Wild Horse Creek Road at the I-64 off ramp. Also required past that same connecting street heading south through the eastern side of the view corridor wrapping around lakeside.
- Retail Commercial: Required on the first story of all buildings between Lake Front Street and Lake III along the 300' wide view corridor that extends from Chesterfield Parkway West.
- Retail Commercial: Required on the first story of all buildings for a minimum of 100 linear feet of frontage on the north façade of the geographic area depicted as Lot 5A on the Preliminary Development Plan.
- Retail Commercial: Pedestrian access to lobbies shall be permitted to buildings fronting Lake Front Street.
- Office commercial: permitted
- Residential: permitted
- Residential: The geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan are exclusively residential uses.
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - Ground floor retail, office commercial, or architectural design that blends into surrounding area required along street frontage.
- Park & Recreation: permitted

Parking:

- Surface parking is prohibited except in relation to the grocery use and on-street parking.
- On-street parking is prohibited on the connecting street from Wild Horse Creek Road at the I-64 off ramp to Lake Front Street and the connecting street from Chesterfield Parkway to Lake Front Street

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 - 20 feet if detached.

Building volume:

- Maximum height of buildings in the geographic area shown as Lot 5D on the Preliminary Development Plan: 110 feet at grade of adjacent roadway exclusive of mechanical units.
- Maximum height of buildings fronting Chesterfield Parkway West: 2 stories from the intersection of Burkhardt Place extending north to the connector street from Chesterfield Parkway West to Lake Front Street - buildings may step to 4 stories 60 feet west of the right-of-way line of Chesterfield Parkway West
- Maximum height of buildings fronting Chesterfield Parkway West north of the connector street between Chesterfield Parkway West and Lake Front Street to Wild Horse Creek Road: 4 Stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from the I-64 off ramp to Lake Front Street and the intersection of Wild Horse Creek Road and Chesterfield Parkway West: 5 stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from Old Chesterfield Road to Lake Front Street and the connecting street across from the I-64 ramp to Lake Front Street: 4 stories
- Maximum height of buildings fronting the 300' view corridor between Lake Front Street and Lake III: 1 story
- Maximum height for buildings in the geographic areas shown as Lots 5B and 5C on the Preliminary Development Plan: 3 stories except building may step to 4 stories fronting Lake Front Street.
- Maximum height of residential buildings in the geographic areas shown as Lots 2B and 2C on the Preliminary Development Plan: 4 stories
- Maximum height of all other residential buildings (including the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan): 3 stories
- Maximum height of all other non-residential buildings: 4 stories

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, ~~2A-1, 2A-2~~, 2B, 2C, ~~5A, 5B, 5C~~, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 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.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

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
- Retail Commercial: Required on the first story of buildings fronting Lake Front Street from the intersection of Lake Front Street and Burkhardt Place to the intersection of Lake Front Street and connecting street to Wild Horse Creek Road at the I-64 off ramp. Also required past that same connecting street heading south through the eastern side of the view corridor wrapping around lakeside.
- Retail Commercial: Required on the first story of all buildings between Lake Front Street and Lake Ill along the 300' wide view corridor that extends from Chesterfield Parkway West.
- Retail Commercial: Required on the first story of all buildings for a minimum of 100 linear feet of frontage on the north façade of the geographic area depicted as Lot 5A on the Preliminary Development Plan.
- Retail Commercial: Pedestrian access to lobbies shall be permitted to buildings fronting Lake Front Street.
- Office commercial: permitted
- Residential: permitted
- Residential: The geographic areas shown as Lots 1 and 6 of the Preliminary Development Plan are exclusively residential uses.
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - Ground floor retail, office commercial, or architectural design that blends into surrounding area required along street frontage.
- Park & Recreation: permitted

Parking:

- Surface parking is prohibited except in relation to the grocery use and on-street parking.
- On-street parking is prohibited on the connecting street from Wild Horse Creek Road at the I-64 off ramp to Lake Front Street and the connecting street from Chesterfield Parkway to Lake Front Street

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 Wild Horse Creek 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.
3. The geographic area shown as Lot 2A on the Preliminary Development Plan shall have a variable width landscape buffer that is a minimum of 60' in width for at least 60% of the frontage along Wild Horse Creek Rd., but at no point goes below the required 15' in width.
4. All medians within the development are required to be landscaped.

E. SIGN REQUIREMENTS

1. 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.
2. 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 enclosure 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 shall be adequately screened in accordance to the Architectural Review Design Standards of the City of Chesterfield Unified Development Code.
5. Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning.
2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. Access to the development from external roadways shall be as shown on the Preliminary Development Plan and as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.

4. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
5. Driveway access to internal streets shall comply with City Code Section 405-04.100 Driveway Access Location and Design Standards.
6. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.
7. 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.
8. Access to St. Louis County road right-of-way and improvements within County road right-of-way (Chesterfield Parkway West and Wild Horse Creek Road) shall be as directed by the St. Louis County Department of Transportation.
9. Any request to install a gate in this development must be approved by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
10. If a gate is installed on a street in the development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

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. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Wildhorse Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Design and construct an extension of Burkhardt Place from its current terminus to Wild Horse Creek Road and provide 5-foot wide, minimum, sidewalks on both sides of the road, where directed by the City of Chesterfield and as shown on the Preliminary Development Plan. Sidewalk on 16464 Burkhardt Place (YMCA) is the responsibility of the property owner in accordance with Ordinance 2520.

5. Connect the Riparian Trail to the proposed signal at Wild Horse Creek Road and Burkhardt Place and design and construct a suitable trail crossing at this location as approved by the City of Chesterfield and St. Louis County Department of Transportation.
6. Internal streets and sidewalks shall be private and remain private forever unless an alternate agreement is reached and executed between the City and Wildhorse Village, LP whereby the City of Chesterfield accepts the internal streets and/or sidewalk as public. The City is under no obligation to enter into an agreement.
7. Provide sidewalks, conforming to ADA standards, along all frontages of the site and along internal roadways as shown on the Preliminary Development Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency, or on private property within a sidewalk, maintenance and utility easement dedicated to the City of Chesterfield for public use.
8. Provide pedestrian crossings at each leg of each proposed signalized intersection as approved by St. Louis County Department of Transportation and the Missouri Department of Transportation.
9. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and St. Louis County Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
10. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, City of Chesterfield and St. Louis County Department of Transportation.
11. Provide a 12' wide shared use path along the frontage of Wild Horse Creek Road.
12. Provide mid-block type pedestrian crossing on Burkhardt Place, as directed by the City of Chesterfield, to provide pedestrian access to the Riparian Trail.
13. 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 development shall adhere to the Power of Review requirements of the City of Chesterfield Unified Development Code.~~

The City Council shall have automatic power of review of all Site Development Plans, Site Development Concept Plans, and Site Development Section 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 channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the 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 all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. Lake III is an integral component of the Chesterfield Village Stormwater Master Plan and it provides detention, channel protection, and water quality for multiple adjacent properties. Modification to Lake III must be reviewed and approved by MSD and not compromise or limit the development of future properties' tributary to Lake III.
8. 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 allowed within the detention basin.

9. Treatment for water quality and channel protection shall be required in accordance with MSD regulations.
10. A flood plain (hydraulic study) study may be required.
11. 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.

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. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. 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.
4. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
5. This project is in the Caulks Creek Surcharge area and is subject to the Caulks Creek Surcharge.
6. Encroachments over easements will not be allowed.
7. 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

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.
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, 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).
6. Public amenities including, but not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, a lake fountain and pocket parks shall be provided for this development as shown on the Preliminary Development Plan. Also a terraced plaza located between Lake Front Street and Lake III within the 300' wide view corridor shall be provided for this development as shown on the Preliminary Development Plan.
7. Lake III and the surrounding amenities as shown on the Preliminary Development Plan shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and Wildhorse Village, LP whereby the City accepts Lake III and the amenities or any portion of either as public. The City is under no obligation to enter into an agreement.
8. Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor. The view corridors on Wild Horse Creek Road shall have one with

a minimum of 75' in width maintained through the corridor and one with a minimum of 125' in width maintained through the corridor. The 300' view corridor shall consist predominately of green space outside of the connecting road from Chesterfield Parkway West to Lake Front Street. The view corridors supersede all other spacing requirements built into this ordinance.

9. Prior to Record Plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
10. Disclosure language shall be included in every contract for sale, lease, or rental of any residential dwelling unit regarding the presence of Central Park, including an outdoor amphitheater and other outdoor events.
11. Retaining walls along public right-of-way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements with the exception of any retaining walls required adjacent to Burkhardt Place to avoid and/or minimize disturbance in the existing conservation easement west of Burkhardt Place.
12. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the Record Plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
13. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a Grading Permit or Improvement Plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

Q. TRUST FUND CONTRIBUTION

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA). Allowable credits for required roadway improvements will be awarded as directed by the City of Chesterfield.
2. The deposit shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

- A. The developer shall submit a 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 Concept 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 Transportation, Spirit of St. Louis Airport, the Missouri Department of Transportation, and Metropolitan Sewer District.

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 a 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 Transportation, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V RECORDING

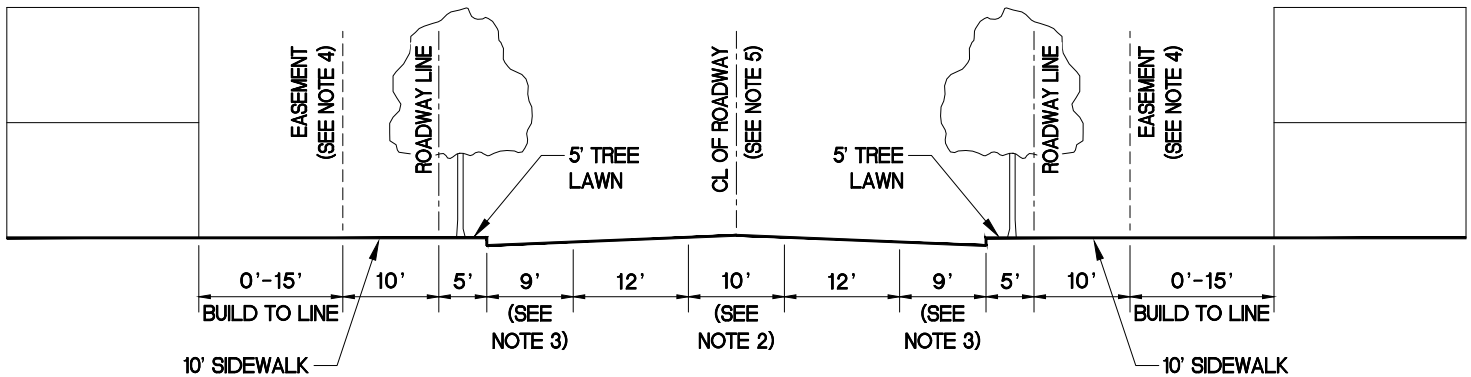
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

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".

STOCK & ASSOCIATES

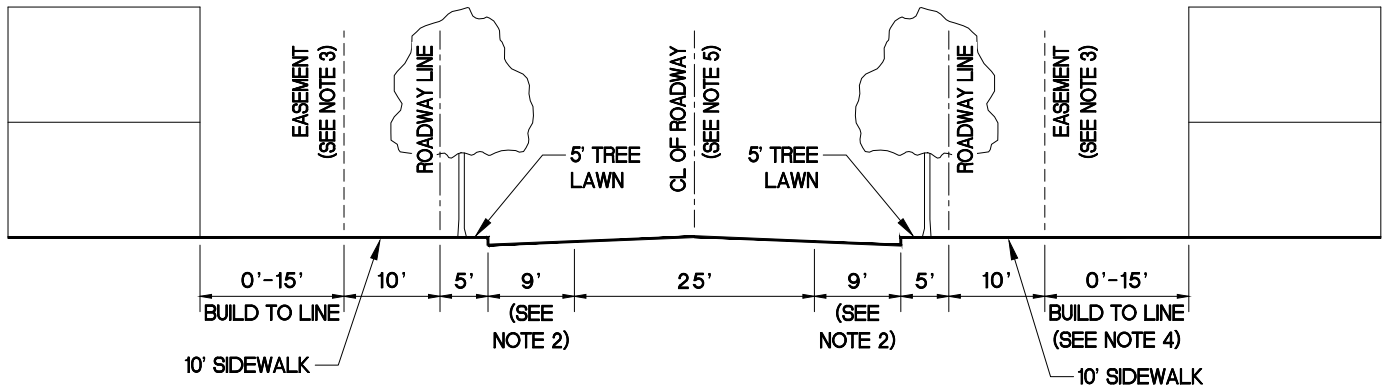
Consulting Engineers, Inc.



URBAN MAIN STREET (62'W) (A.K.A. LAKEFRONT STREET)

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB
2. OPTION OF TURN LANE OR MEDIAN
3. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
4. 10'W SIDEWALK AND UTILITY EASEMENT
5. 100 FOOT MINIMUM CENTER LINE RADIUS



URBAN MIXED USE STREET (53'W)

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB
2. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
3. 10'W SIDEWALK AND UTILITY EASEMENT
4. BUILD TO LINE MAY BE EXTENDED TO 160' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE.
5. 100 FOOT MINIMUM CENTER LINE RADIUS.

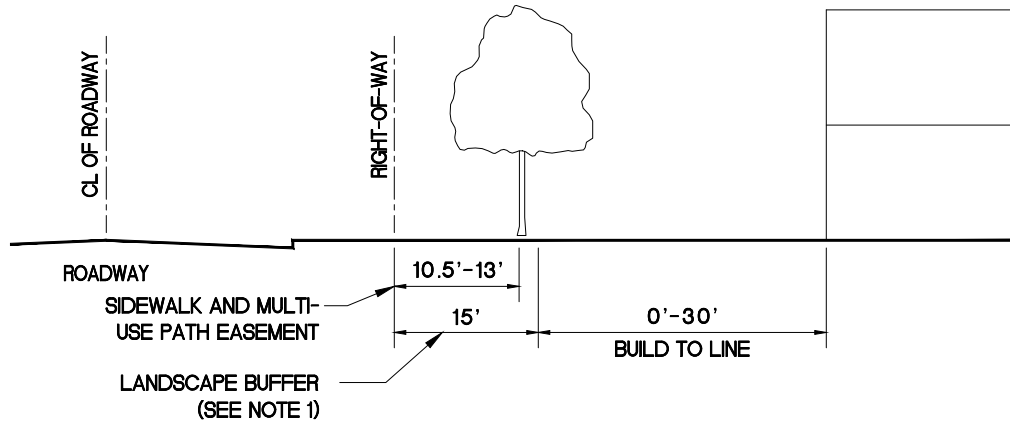
EXHIBIT 1

(1 OF 3)

REV. 05/18/21

STOCK & ASSOCIATES

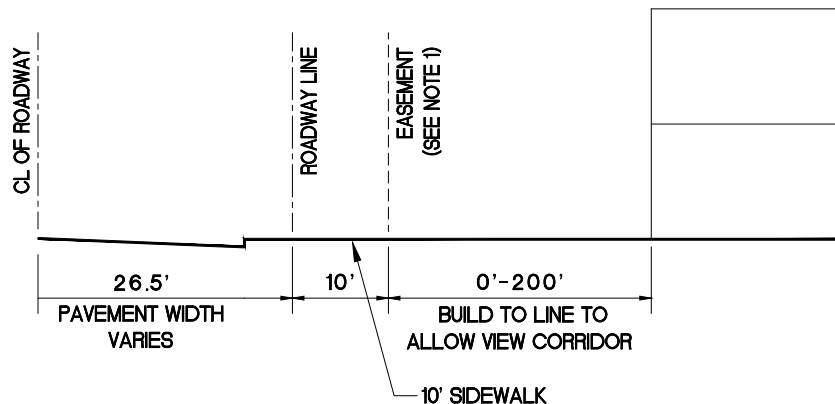
Consulting Engineers, Inc.



WILD HORSE CREEK ROAD AND CHESTERFIELD PARKWAY WEST (PUBLIC)

NOTES:

1. THE GEOGRAPHIC AREA SHOWN AS LOT 2A (LOTS 2A-1 AND 2A-2) ON THE PRELIMINARY DEVELOPMENT PLAN SHALL HAVE A VARIABLE WIDTH LANDSCAPE BUFFER THAT IS A MINIMUM OF 60' IN WIDTH FOR AT LEAST 60% OF THE FRONTAGE ALONG WILD HORSE CREEK ROAD, BUT AT NO POINT GOES BELOW THE REQUIRED 15' IN WIDTH.



CONNECTOR STREET (53'W)

NOTES:

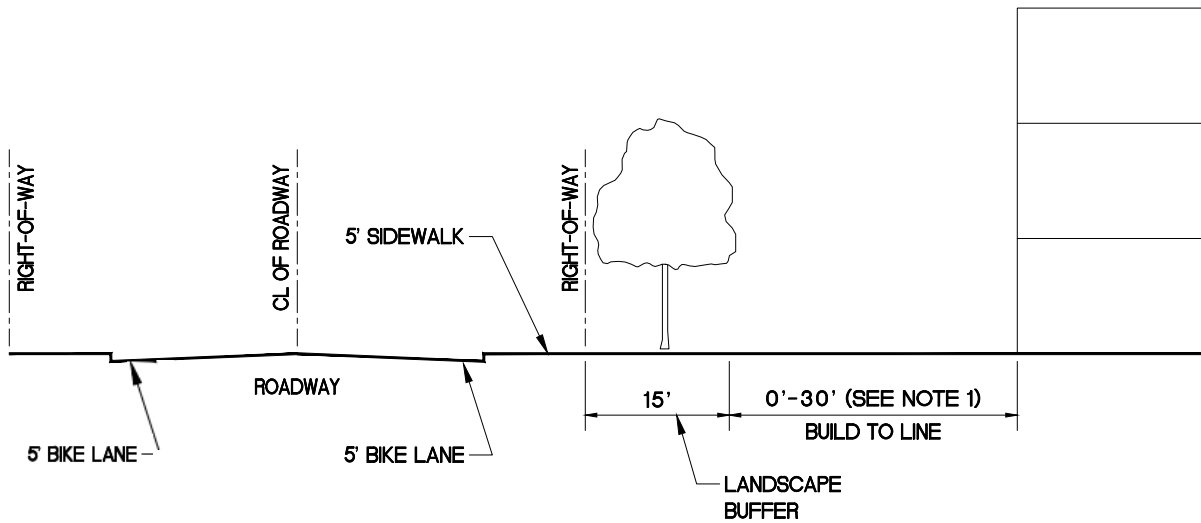
1. 10'W SIDEWALK AND UTILITY EASEMENT

EXHIBIT 1

(2 OF 3)

REV. 05/18/21

STOCK & ASSOCIATES
Consulting Engineers, Inc.



BURKHARDT PLACE
(PUBLIC)

NOTES:

1. BUILD TO LINE NOT APPLICABLE TO RESIDENTIAL DEVELOPMENTS BETWEEN THE URBAN MIXED USE STREET CONNECTION TO BURKHARDT PLACE ACROSS FROM THE YMCA AND CONTINUING WEST TO THE INTERSECTION OF WILD HORSE CREEK ROAD DUE TO TOPOGRAPHICAL AND DAM CONSTRAINTS.

EXHIBIT 1
(3 OF 3)

REV. 05/18/21

PRELIMINARY PLAN
WILDHORSE VILLAGE

PART OF U.S. SURVEYS 123, 415 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AMENDED 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. GOWDIN 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 5.13 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 A ROADWAY DEDICATION AS RECORDED IN BOOK 8409 PAGE 1232 OF THE ST. ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO KERNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION, SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST, 6.30 FEET TO THE NORTHWEST CORNER OF ABOVE SAID ROADWAY DEDICATION; THENCE ALONG THE WESTERN LINE OF SAID DEDICATION, SOUTH 44 DEGREES 21 MINUTES 11 SECONDS EAST, 222.70 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID DEDICATION, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF ABOVE SAID TO KERNER PROPERTY HOLDING LLC TRACT; THENCE ALONG SAID EXTENSION SOUTH 45 DEGREES 14 MINUTES 26 SECONDS WEST, 8.04 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, VARIABLE WIDTH; SAID SOUTH RIGHT OF WAY LINE 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 DEGREES 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 18 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 15 SECONDS EAST 289.13 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 47 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 607.80 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 204.65 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 GOWDIN 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 995.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.412 ACRES.

AREA 3

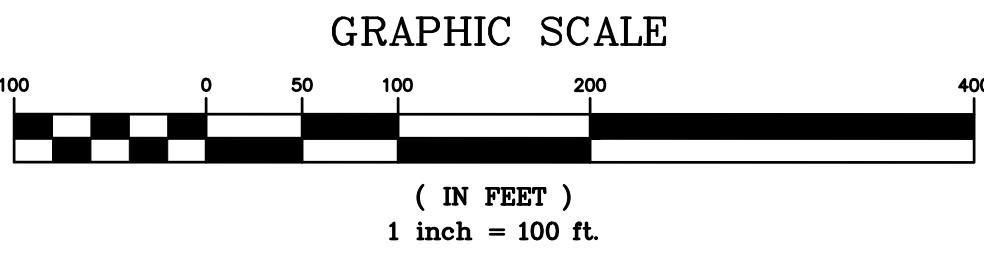
A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

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 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 130.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 39 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.

BURKHARDT PLACE (V W)
CITY OF CHESTERFIELD

WILD HORSE CREEK (V W)
CITY OF CHESTERFIELD

CHESTERFIELD PARKWAY
WEST (73' W)
ST. LOUIS COUNTY ROW



N/T
WILDHORSE VILLAGE LP
DB 23906 PG 2981

AMENDED AREA 1
3,415,645 Sq. Ft.
78.412 Acres±
ZONED PC & R
ORD. # 3114

AMENDED AREA 2
786,272 Sq. Ft.
18,250 Acres±
ZONED PC & R
ORD. # 3114

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ORD. # 3114

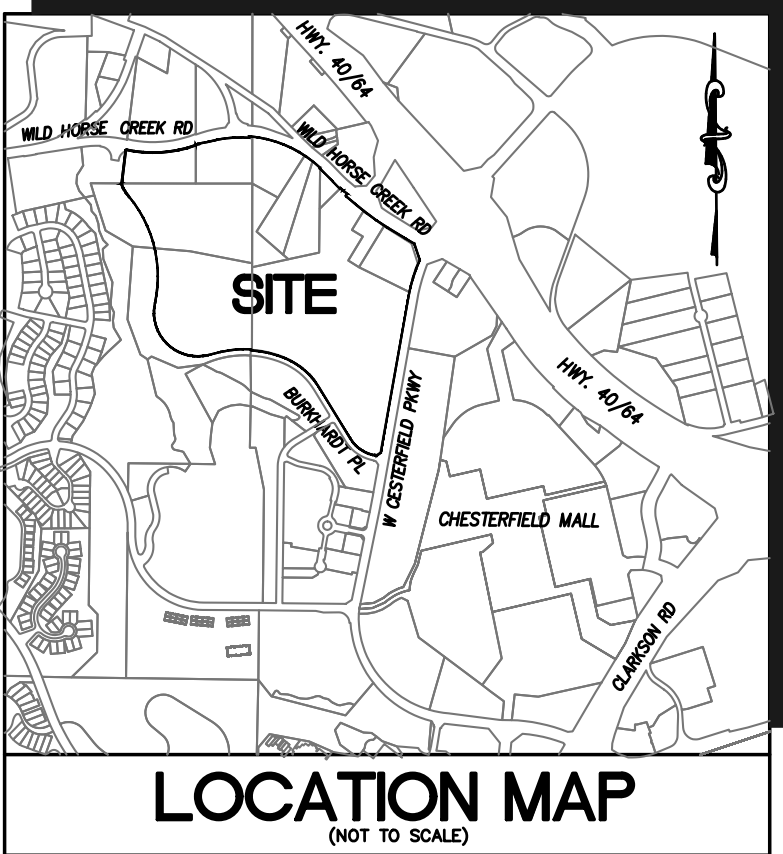
AMENDED AREA 2
786,272 Sq. Ft.
18,250 Acres±
ZONED PC & R
ORD. # 3114

Surveyors Certification

This is to certify that at the request of Wildhorse Village LP, 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: Walter J. Pfeiffer, Missouri P.L.S. No. 2008728



PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-1000 FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:

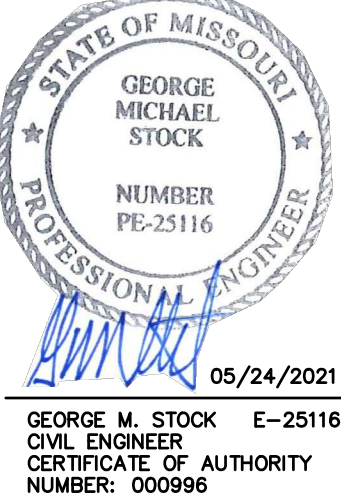
WILDHORSE VILLAGE

WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI

AMENDED 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 05 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 60 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 319.73 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 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 126.95 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 34.88 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 26 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 08 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 08 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 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 118.91 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 4 SECONDS WEST 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 962.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, 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 962.54 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 102.80, 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 62 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.



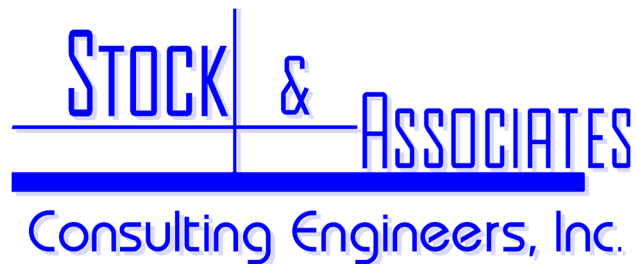
REVISIONS:

- 4/21/20 revised Amended Area 1 description
- 6/10/2020 REVISED PER CITY COMMENTS
- 6/15/2020 REVISED PER CITY COMMENTS
- 5/24/2021 REVISED OWNERSHIP OF ADDED AREA

DRAWN BY:	CHEKED BY:
DATE:	JOB NO.
M.S.D. P. #	DATE W/P. #
S.L.C. HAT. #	HAT SUP. #
M.D.N.R. #	

PRELIMINARY PLAN

SHEET NO.:
C1.0



August 17, 2021

Via E-Mail (jknight@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Mr. Mike Knight – Assistant City Planner

Re: P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village, LP)
(Stock Project No. 219-6670.3)

Dear Mike,

Pursuant to your email correspondence dated 08/05/21, we are respectfully request the following text amendment to City of Chesterfield Ordinance No. 3114

1. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IB.1-Building Volume &
Attachment A -Section IB.2-Building Volume

Specifically, our request is as follows:

We request the following text amendment to **Modify** Section IB.1-Building Volume and Section IB.2-Building Volume of Ordinance No. 3114, to **Add**: “Maximum height of residential buildings in the geographic area of Lots 2B and 2C – Four (4) Stories on Lake Front Street and Six (6) Stories on Lakeside.”.

The basis of our request would allow for high-end residential condominium buildings to be constructed on Lots 2B and 2C of the development. Due to lower floor to floor heights for residential compared to office buildings, the new residential four-story buildings will be at or below the total height of the original office buildings. In addition, the residential buildings have smaller footprints that will allow more visual connections to the lake from the development.

2. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IB.1-Building Floor Heights &
Attachment A -Section IB.2-Building Floor Heights

Specifically, our request is as follows:

We request the following text amendment to **Modify** Section IB.1-Building Floor Heights and Section IB.2-Building Floor Heights of Ordinance No. 3114, to read: “First story height shall be 12-

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

30 feet with the exception that the residential buildings in geographic areas of Lots 1, 2A-1, 2A-2, 2B, 2C, 5A, 5B, 5C and 6 on the Preliminary Development Plan be 9-30 feet.”

The basis of our request aligns the additional proposed residential buildings with the existing requirements for residential development in Wildhorse Village.

**3. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IB.1-Building Function &
Attachment A -Section IB.2-Building Function**

Specifically, our request is as follows:

We request the following text amendment to **Modify** Section IB.1-Building Function and Section IB.2-Building Function of Ordinance No. 3114, to read: “Retail commercial: Required on the first story of buildings fronting Lake Front Street from the intersection of Lake Front Street and Burkhardt Place to the intersection of Lake Front Street and connecting street to Wild Horse Creek Road at the I-64 Ramp. Also required past that same connecting street heading south through the eastern side of the view corridor wrapping around lakeside.”

The basis of our request would allow for high-end residential condominium buildings to be constructed on Lot 2C of the development.

**4. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IG.5-Rooftop Mechanical Equipment Screening**

Specifically, our request is as follows:

Delete “rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.” And **Replace** with “Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls will be treated as an integral part of the architecture and will not visually weaken the design of the structure.” This language is contained within Section 405.04.010, Architectural Review Design Standards, Item J, page 516.

The basis of our request centers around the fact that Penthouse Screening should consider the type of HVAC equipment and cost for Residential and Commercial Buildings independently because they have very different requirements.

Multifamily residential buildings require many, smaller individual HVAC units to serve individual inhabitants rather than a few, larger HVAC units in a single penthouse. Therefore, a single enclosed penthouse is not feasible and a continuous parapet at the building edge will create a better solution to block view angles of the multiple smaller, irregularly placed HVAC units. The parapet will be consistent with the exterior building materials of the elevations. We intend to utilize this solution for all multi-family residential buildings.

For commercial buildings, an enclosed penthouse requires substantially more expensive HVAC equipment than typical rooftop HVAC equipment and would make office buildings on this site financially uncompetitive in the market. Therefore, we propose a similar, high quality architectural enclosure on four sides. Rooftop mechanical would be open only to above. This will provide the intended visual barrier like high quality buildings throughout Chesterfield and the region.

To this point, a Design Analysis was performed on the first planned Office Building which would occupy Lots 4A & 4B. During the design process between LJC – Architect and Clayco through their Mechanical Design/Build Contractor designed a mechanical system contained within a “Fully” enclosed penthouse. The cost of the system which requires a cooling tower is \$6,667,000. A Conventional Rooftop Mechanical system with full perimeter Architectural Panels, but without a roof cost is \$3,010,000. At the time of the Ordinance #3144 process and approval cost difference between current City Unified Development Code for screening of Rooftop Equipment was not known. In addition, the application of a Mechanical Penthouse on a Multifamily Residential Building is not applicable due to the mechanical system that are utilized on Residential Buildings.

**5. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IP.9-Public Art**

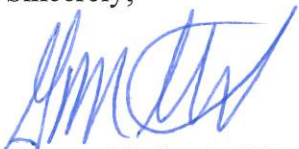
Specifically, our request is as follows:

Delete “One (1) piece of public artwork shall be provided and installed by the developer of each development.” And **Replace** with, “The Developer of Wildhorse Village, LP care of CRG, has developed a holistic approach for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value. This is achieved by placing the art around the lake”

The basis of our request center on a holistic approach which has been developed for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value.

The cornerstone of the public art is a monumental sculpture titled ‘Rising Horizons’ by world-renowned sculptor Rafael Barrios. His 3D geometric works, as if suspended in space, become 3D by an ingenious optical effect. His artworks can be found in permanent collections throughout the world. ‘Rising Horizons’ will be centrally along the water’s edge within the Lunchbreak Courtyard between Lot 2C and 3C. This position maximizes the art’s presence within the Public Realm. The art piece will be integrated into the surrounding landscape and provide a memorable focal point for the entire development. Complementing the ‘Rising Horizons’ will be three sculpted concrete seating elements titled ‘Extasi’ by designers Arriola & Fiol from Barcelona. Throughout the common ground, the developer has challenged the design team to create an artistical landscape providing year-round intrigue. As a result, the common ground and its elements are woven together with a horticultural tapestry of color and texture. Additionally, the developer is proposing to provide a fountain within the lake which will provide public viewing for all residents living adjacent to the lake. In addition, the public utilizing the lake trail and amenities will enjoy the addition of the fountain.

Sincerely,



George M. Stock, P.E.

President

Memorandum Department of Planning

To: Planning and Public Works Committee
From: Justin Wyse, Director of Planning *JW*
Date: September 23, 2021
RE: Lifetime Achievement Award



Summary

In August of 2021, the Planning and Public Works Committee (P&PW) directed Staff to create a policy instituting a Lifetime Achievement Award. This award is intended to be the highest honor that the City utilizes to recognize contributions to the community. This award would be in addition to other programs the City of Chesterfield currently employs to recognize individuals (Living Legacy Program, Mayoral proclamations, Citizen of the Year).

As proposed, the attached policy would create an award to recognize individuals who have contributed a lifetime of service for the betterment of Chesterfield. The consideration of awarding such an honor must be deliberate and rare so as to maintain the integrity and prestige of the Citizen of the Year award. It is envisioned that this award would be infrequent and only awarded in those exceptional circumstances warranting recognition for a lifetime of selfless, charitable and humane contributions to the community. In fact, we recommend that one of the primary criteria for consideration is that the individual has previously been a Citizen of the Year recipient. Given the stature of this honor, it is only appropriate that it be limited to those individuals who have previously been recognized as Citizen of the Year. It would be inappropriate to grant a lifetime Achievement Award allowing an individual to “skip over” a citizen of the year process. It would simply diminish the Citizen of the Year recognition.

Given the infrequency and prestige of this award, it is recommended that the award be given during the bi-annual Citizen Volunteer dinner where the recipient would be given a personal award and proclamation for their contributions. In addition, the recognition is proposed to include a permanent park amenity such as a tree, bench, or other similar recognition in the current Living Legacy program, subject to funding approved by City Council. The City would also include an article in the Chesterfield Citizen Newsletter and provide media releases to promote awareness of the individual’s contributions.

Recommendation

This draft policy should be forwarded to the Planning and Public Works Committee for their review and consideration. If a positive recommendation is received, the item would be forwarded to the City Council for approval of the policy.

Additionally, the topic of the Lifetime Achievement Award was generated following a request to honor Rev. Carl Norton. If P&PW concurs with this award for Rev. Norton, Staff would recommend that a standalone ceremony at a City Council meeting be arranged to present the award to Rev. Norton given the unique circumstances. As this is currently an unbudgeted expense, a separate motion approving the expenditure (anticipated to be ~\$2,500) would be necessary.

CITY OF CHESTERFIELD POLICY STATEMENT

PLANNING

NO. 04

SUBJECT Chesterfield Lifetime Achievement Award

INDEX P

**DATE
ISSUED**

**DATE
REVISED**

POLICY

Certain individuals have and continue to devote a lifetime of service to the Chesterfield Community. In recognition of these efforts, the City of Chesterfield establishes a Chesterfield Lifetime Achievement Award.

Selection Criteria

Citizens to be selected for recognition should meet the following criteria:

- Be a prior recipient of the Citizen of the Year Award (or predecessor to this award);
- Demonstrated long-term, consistent contributions to the larger community;
- Performed charitable and / or volunteer work, including humanitarian contributions;
- Displayed selfless dedication to this work; and
- Exhibited the highest level of integrity and character.

Selection Process

Nominations for the Chesterfield Lifetime Achievement Award can be made at any time using the attached nomination form. Given the nature of the award, it may not be awarded on a regular basis. When a nomination is received, the nomination form will be submitted to the Selection Committee (same committee utilized for the Citizen of the Year Award). After receiving a recommendation from the Selection Committee, the information will be forwarded to the Mayor and City Council for final approval.

Recognition Process

The presentation of this award will take place at the bi-annual citizen volunteer dinner, wherein the Mayor will present the recognition award plaque and proclamation. The recipient will have their photo taken and a media release will be completed and placed on the City's website. An article will be published in the Citizen Newsletter following the award presentation. Additionally, a permanent park amenity such as a tree, bench, or other similar recognition in the current Living Legacy program will be provided, subject to funding approved by City Council.

Chesterfield Lifetime Achievement Award Nomination Form

Date: _____
Name of Nominee: _____
Address: _____

Phone #: _____
Email: _____

Submitted by: _____
Address: _____

Phone #: _____
Email: _____

Each nomination for the Lifetime Achievement Award should be accompanied with information to address how the nominee has met or exceeded the criteria for the award. Provide a response to each of the following criteria. Additional sheets may be attached.

Date nominee received the Citizen of the Year Award (or predecessor to this award): _____

Explanation of the long-term, consistent contributions to the larger community: _____

Description of charitable and / or volunteer work, including humanitarian contributions: _____

Narrative to demonstrate selfless dedication to this work: _____

Accounting of the highest level of integrity and character: _____

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore

Vice-Chair: Councilmember McGuinness

Bill No. 3358 – Salary Administration Manual – An ordinance to adopt and implement revisions to the City of Chesterfield employee salary administration manual. This amendment limits the annual CPI adjustment of the compensation plan, (not individual employee increases) to not exceed 75% of the amount City Council establishes as the merit pool. **(Second Reading) Finance and Administration Committee recommends approval.**

Bill No. 3361 – Ballot Proposal – An ordinance providing for submission of a proposal to authorize a Use Tax to the qualified voters of the City of Chesterfield for their approval at the general election to be held in the City on April 5th, 2022. The use tax is simply the local sales tax component of online and out of state sales, ensuring that local businesses are not disadvantaged by such retail outlets. **(Second Reading) Finance and Administration Committee recommends approval.**

NEXT MEETING

The next meeting of the Finance and Administration of the Whole, which is the first budget workshop, is scheduled for Monday, October 11, 2021, at 5:30 pm.

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



Finance and Administration Committee Record of Proceeding September 28, 2021

The Finance and Administration Committee met on Tuesday, August 31, 2021. Those in attendance included: Chairperson Michael Moore, Ward III; Council Committee Member Barbara McGuinness, Ward I; Council Committee Member Aaron Wahl, Ward II; Council Committee Member Gary Budoor Ward IV; City Administrator Mike Geisel; and Finance Director Jeannette Kelly. Those also in attendance included: Mayor Bob Nation, Councilmember Mary Ann Mastorakos, Ward II; Councilmember Mary Monachella, Ward I; Councilmember Dan Hurt, Ward III; Director of Planning Justin Wyse; City Clerk Vickie McGownd; Asst. to City Administrator/Deputy City Clerk Molly Taylor; and one other additional guest.

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

Approval of Minutes

The minutes of the August 31, 2021 Finance and Administration Committee Meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember McGuinness to approve the August 31, 2021 Finance and Administration Committee Meeting Minutes. The motion passed unanimously, 4-0 by voice vote and was declared passed.

CENSUS – Ward Boundaries

City Administrator, Mike Geisel, presented proposed boundary re-adjustments following the 2020 Census results for the City of Chesterfield due to the population of Ward II exceeding the maximum deviation. The Finance and Administration Committee directed staff to take a less aggressive approach and revisit at a later date.

Adjournment

The meeting was adjourned at 6:28 p.m.

Respectfully submitted:

Jeannette Kelly
Finance Director

Molly Taylor
Deputy City Clerk

Approved: _____

BILL NO. 3358

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT AND IMPLEMENT REVISIONS TO THE CITY OF CHESTERFIELD EMPLOYEE SALARY ADMINISTRATION MANUAL.

WHEREAS, The Chesterfield City Council previously adopted revisions to the City's compensation plan and salary administration manual by Resolution #441, #443 and Ordinance 3101; and

WHEREAS, The current Salary Administration Manual for the City of Chesterfield provides an adjustment of the entire compensation plan; and

WHEREAS, The Finance and Administration Committee has reviewed and recommended specific changes to the Salary Administration Manual at their meeting on August 31st, 2021; and

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

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

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

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

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

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

Section 1: The City Administrator is hereby authorized and directed to implement revisions to the City of Chesterfield's Employee Salary Administration Manual, as reviewed and recommended by the Finance and Administration Committee August 31st, 2021.

Section 2: A copy of the revised City of Chesterfield Salary Administration Manual is attached hereto and identified as "Exhibit A".

Passed and approved this _____ day of _____, 2021.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

FIRST READING HELD 9/20/2021

BILL NO. 3361

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE GENERAL ELECTION CALLED AND TO BE HELD IN THE CITY ON , APRIL 5TH, 2022.

WHEREAS, the City has imposed total local sales taxes, as defined in Section 32.085 RSMo, at the total rate of one percent (1%); and

WHEREAS, the City is authorized, under Section 144.757 RSMo, to impose a local use tax at a rate equal to the rate of the total local sales taxes in effect in the City; and

WHEREAS, the proposed City use tax cannot become effective until approved by the voters at a municipal, county or state general, primary, or special election;

NOW, THEREFORE, be it ordained by the City Council of Chesterfield, Missouri, as follows:

Section 1. Pursuant to the authority granted by, and subject to, the provisions of Sections 144.600 through 144.761 RSMo, a use tax for general revenue purposes is imposed for the privilege of storing, using or consuming within the City any article of tangible personal property. This tax does not apply with respect to the storage, use or consumption of any article of tangible personal property purchased, produced or manufactured outside this state until the transportation of the article has finally come to rest within this City or until the article has become commingled with the general mass of property of this City.

Section 2. The rate of the tax shall be equal to the total local sales tax in effect. If any city sales tax is repealed or the rate thereof is reduced or raised by voter approval, the city use tax rate also shall be deemed to be repealed, reduced or raised by the same action repealing, reducing or raising the city sales tax.

Section 3. This tax shall be submitted to the qualified voters of Chesterfield, Missouri, for their approval, as required by the provisions of Section 144.757 RSMo, at the General election hereby called and to be held in the City on Tuesday, the 5TH day of April, 2022. The ballot of submission shall contain substantially the following language:

Shall the City of Chesterfield impose a local use tax at the same rate as the total local sales tax rate, provided that if the local sales tax rate is reduced or raised by voter approval, the local use tax rate shall also be reduced or raised by the same action?

☐ Yes

☐ No

If you are in favor of the question, place an "X" in the box opposite "Yes."
If you are opposed to the question, place an "X" in the box opposite "No."

Section 4. Within ten (10) days after the approval of this ordinance by the qualified voters of (City), Missouri, the City Clerk shall forward to the Director of Revenue of the State of Missouri by United States registered mail or certified mail, a certified copy of this ordinance together with certifications of the election returns and accompanied by a map of the City clearly showing the boundaries thereof.

Section 5. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed and approved this _____ day of _____, 2021.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

FIRST READING HELD 9/20/2021

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mastorakos

Vice Chair: Councilmember Budoor.

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

NEXT MEETING

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember DeCampi

Vice Chair: Councilmember Wahl

There are no Public Health and Safety Committee action items scheduled on the agenda for this meeting. The Public Health and Safety Committee met on Monday, August 27th, which was too late for any items to be included on the agenda for this meeting. Action items from that 9/27 meeting will be included in the Council meeting scheduled for Monday, October 18th, 2021.

NEXT MEETING

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

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

REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

Bid Recommendation – 2022 Sewer Lateral Investigation and Repair Contract –

I join with Director of Public Works\City Engineer Jim Eckrich in recommending acceptance of the low bid, as submitted by Tope Incorporated, and to authorize the City Administrator to enter into an agreement with Tope Incorporated for Sewer Lateral Investigation and Repair Services. All repairs will be funded out of the Sewer Lateral Repair Fund, which is funded through a \$28 annual assessment of each residential property within Chesterfield. **(Roll Call Vote) Department of Public Works recommends approval.**

Bid Recommendation – 2021 Crack Sealing Project – I join with Director of Public Works\City Engineer Jim Eckrich in recommending acceptance of the low bid, as submitted by Missouri Asphalt and Sealing, and to authorize the City Administrator to enter into an agreement with Missouri Asphalt and Sealing in the amount of \$83,000. As the 2021 Capital Projects Budget contains \$100,000 for crack sealing, this project will result in a budgetary savings of at least \$17,000. **(Roll Call Vote) Department of Public Works recommends approval.**

Liquor License Request – The Golf Academy Plus (140 Long Road, Suite 110) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed by both the Police Department and the Department of Planning and found to meet all the City's requirements. **(Voice Vote) Police and Planning Department recommends approval.**

Memorandum

Department of Public Works



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

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

DATE: September 9, 2021

RE: 2022 Sewer Lateral Investigation and Repair Contract

In 2000, the voters of Chesterfield approved the collection of \$28 from every single family home, duplex, condominium building, and multi-family building containing six or less dwelling units for the purpose of repairing defective sanitary sewer laterals. In this context, a sanitary sewer lateral is defined as the portion of the sanitary sewer which extends from outside the building foundation to the public sanitary sewer main. Eligible costs include camera investigation, excavation of the defective lateral, repair of the lateral, backfill, and site restoration. The City of Chesterfield collects approximately \$420,000 annually for this purpose.

Through the Sewer Lateral Program, the City of Chesterfield oversees the repair of approximately 120 sewer laterals per year, with an average repair cost of approximately \$3,700. The program works as follows: Residents experiencing sewer lateral problems first contact a plumber of their choice to have their sewer lateral cabled. This initial cabling is a regular maintenance expense and is NOT eligible for reimbursement through the Sewer Lateral Program. If a problem is encountered, or the line cannot be opened, the resident can apply for the Sewer Lateral Program by submitting an application and a \$100 fee. As you may recall, the fee was reduced from \$200 to \$100 in 2013 due to the healthy fund balance of the Sewer Lateral Fund at that time. Once in receipt of the application and fee, the City schedules a video investigation and, if eligible, coordinates the repair of the defective sewer lateral. The camera investigation and repair are completed by a plumbing contractor under contract with the City of Chesterfield. This allows the repair to be completed in the most timely and cost effective manner possible.

The Sewer Lateral Program is an excellent service which helps 100+ residents each year fund necessary repairs in order that their sanitary sewer functions properly. Updates regarding the Sewer Lateral Program are included each month within the Public Works Department Monthly Report. The benchmark for user approval of the sewer lateral program is 80%, with an actual approval rate of 94% in 2019 and 98% in 2020. This clearly is a popular program with those residents who need it.

The City of Chesterfield periodically bids investigation and repair services to ensure that we are receiving the lowest cost possible. The Department of Public Works publicly opened bids for 2022 sewer lateral investigation and repair services on September 7, 2021. The results of the bid opening are detailed in the attached memorandum from Project Manager Matt Dooley. Unfortunately, the City only received one bid for these services. Fortunately, that bid came from Tope, Incorporated, who has provided this service to the City of Chesterfield for a number of years. Tope's current and previous performance is exceptional, and Tope is positively recommended by City Staff.

In reviewing the bids, Tope is raising their prices approximately ten percent over the prices the City pays in 2021. Given the increase in pricing the City is seeing in other services and commodities that is not unexpected. **Accordingly, after reviewing the bid thoroughly, City Staff recommends the 2022 sewer lateral investigation and repair contract be awarded to Tope Incorporated.** The actual expenditure will depend upon the number of applications and eligible repairs received in 2022.

At this time, I would like to bring to your attention some concerns I have about the future of the Sewer Lateral Program. As you may recall, in 2017 the Sewer Lateral Program was comprehensively reviewed by the Planning and Public Works Committee of City Council. Due to recent operating expenses well in excess of revenues, the decision was made at that time to suspend operating transfers from the Sewer Lateral Fund to the General Fund. These transfers were originally created to cover a portion of the salaries of the two employees who primarily administer the Sewer Lateral Program. The transfer amounts were \$51,661 in 2015 and \$48,600 in 2016. Those expenses are now absorbed by the General Fund.

The elimination of these transfers has generally stabilized the Sewer Lateral Fund. Over the past three years, the average yearly revenue in the Fund was \$435,572, with an average annual expenditure of \$450,683. As you can see, this results in an annual operating deficit of approximately \$15,000, which is covered by prior revenues now contained within the Sewer Lateral Fund balance. The 2020 closing Sewer Lateral Fund balance was \$373,587. Given the trend of expenditures over revenues by approximately \$15,000 and the increased unit prices for expenditures associated with the above-described bid, the City will have to closely monitor the Sewer Lateral Fund over the next few years. If annual expenditures increase substantially, the City will have to make adjustments to the Sewer Lateral Program. As detailed in a 2017 presentation to the Planning and Public Works Committee in 2017, these changes could include any one or more of the following:

- Restore the application fee back to \$200. Estimated annual revenue increase of \$12,000.
- Cap repair costs at \$10,000. Currently, repairs are capped at \$15,000. Were the cap to be reduced to \$10,000, the estimated annual savings are approximately \$15,000.

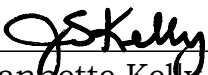
- Implement a cost share program. If annual sewer lateral expenditures are \$450,000, and the City implemented a cost share program whereby residents would pay twenty percent of the actual costs, the annual expenditure reduction would be \$90,000. The annual expenditure reduction would obviously vary based upon the cost share percentage chosen. Negative ramifications would include negative reaction associated with the Program no longer paying 100% of the costs, collection efforts the City would incur, and potential disputes regarding the selection of the contractor.
- Consideration to restore the annual transfer from the Sewer Lateral Fund to the General Fund to cover a portion of the salaries of those employees who administer the Sewer Lateral Program. The estimated annual cost to the Program of restoring these transfers is \$50,000.
- Increase the annual Sewer Lateral tax from \$28 to \$50. When the tax was implemented in 2000, the Missouri State Statutes allowed a maximum tax of \$28. Many cities found that tax to be too low, and the allowable tax was subsequently raised to \$50. Increasing the tax would require a vote of the residents. If approved, it would result in an annual revenue increase of over \$300,000.

Due to the effectiveness and popularity of the Sewer Lateral Program, I am reticent to recommend service reductions at this time. That said, we cannot operate the Program at a deficit, and if expenditures continue to increase, the Fund Balance will shrink each year. **While no action to modify the Sewer Lateral Program is necessary at this time, it will be important to monitor the Sewer Lateral Fund over the next few years.** Accordingly, I will work with the Director of Finance and conduct a thorough analysis of the Sewer Lateral Fund and Program, including a comparison to the services and fees of other cities in the area. That analysis will be presented to the Planning and Public Works Committee of City Council in the second quarter of 2022, along with a recommended course of action.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Tope Incorporated for Sewer Lateral Investigation and Repair Services. This is an annual contract that can be extended by both parties for up to three additional years with a maximum line-item increase of three percent.

Concurrence:


 Jeanette Kelly, Director of Finance

MEMORANDUM



Date: September 7, 2021

To: Jim Eckrich, Public Works Director/City Engineer

From: Matt Dooley, Project Manager 

Re: 2022 Sanitary Sewer Lateral Investigation & Repairs, 2022-PW-01

The Department of Public Works opened bids for this project on Tuesday, September 7, 2021. One bid was received, as can be seen on the attached bid tabulation. Please note that this is a one year contract that may be extended up to 3 times at the written approval of both the City and Contractor. Along with the extension, the contractor may request an increase of any unit price up to 3%.

Since I cannot know how many repairs will be needed each year, I do not have an annual project cost. The quantities represented on the bid tabulation are estimated and provided for the purpose of determining the low bidder. Actual quantities may vary significantly. The cost of each repair will be dependent upon the length and depth of the excavation, the amount of site restoration that will be necessary, and whether or not pavement removal and replacement will be required.

Tope, Inc. has satisfactorily performed video investigation and repair work associated with our program in the past. I am very comfortable that Tope, Inc has the experience, equipment and personnel to complete the work in an acceptable manner.

Therefore, I recommend that the low bid submitted by Tope, Inc. be accepted.

All repairs will be funded out of the Sewer Lateral Repair Fund. As you know, \$28 per year is collected from each residential property within Chesterfield, which is used to fund this program. This revenue can only be used for sewer lateral repairs.



Bid Tabulation
2022 Sanitary Sewer Lateral Investigation & Repair
2022-PW-01
September 7, 2021

Item No.	Description	Unit	Qty	TOPE INC.	
				Unit Price	Extended Price
1.	Video Camera Investigation	Lump Sum	110	\$186.00	\$20,460.00
2.	Electronically Locate Sewer Lateral	Lump Sum	110	\$13.00	\$1,430.00
3.	Written Summary Report	Lump Sum	110	\$13.00	\$1,430.00
4.	Additional Cleaning of Sewer Lateral	Lump Sum	40	\$120.00	\$4,800.00
5.	Sewer Lateral Repair Trench Depth:				
	≤ 6 Feet	L.F.	150	\$55.00	\$8,250.00
	> than 6 Feet but ≤ 8 Feet	L.F.	110	\$73.00	\$8,030.00
	> than 8 Feet but ≤ 10 Feet	L.F.	420	\$343.00	\$144,060.00
	> than 10 Feet but ≤ 12 Feet	L.F.	320	\$349.00	\$111,680.00
	> than 12 Feet but ≤ 14 Feet	L.F.	180	\$391.00	\$70,380.00
	> than 14 Feet but ≤ 16 Feet	L.F.	10	\$418.00	\$4,180.00
	> than 16 Feet	L.F.	70	\$67.00	\$4,690.00
6.	Clean-out Access	Lump Sum	100	\$133.00	\$13,300.00
7.	P.C.C. Pavement Removal & Replacement	Sq. Yd.	15	\$78.00	\$1,170.00
8.	Asphalt Pavement Removal & Replacement	Sq. Yd.	20	\$78.00	\$1,560.00
9.	Paved Approach Removal & Replacement	Sq. Yd.	15	\$54.00	\$810.00
10.	P.C.C. Sidewalk Removal & Replacement	Sq. Yd.	30	\$108.00	\$3,240.00
11.	Sewer Lateral Lining System:				
	≤ 25 Feet	L.F.	120	\$150.00	\$18,000.00
	> than 25 Feet but ≤ 50 Feet	L.F.	20	\$162.00	\$3,240.00
	> than 50 Feet	L.F.	10	\$162.00	\$1,620.00
TOTAL BID					\$422,330.00

Memorandum

Department of Public Works



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

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

DATE: September 24, 2021

RE: 2021 Crack Sealing Project

The Department of Public Works publicly opened bids for the 2021 Crack Sealing Project on September 20, 2021. The results of the bid opening are detailed in the attached memorandum from Project Manager Trent Helland. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Missouri Asphalt and Sealing, in the amount of \$83,000. This includes the low bid amount (\$74,956.14) and a modest contingency to cover change orders. While Missouri Asphalt and Sealing has not previously performed work for the City of Chesterfield, we have checked their references and verified that Missouri Asphalt and Sealing is capable of performing this type of work.

As you know, the City of Chesterfield attempts to crack seal its streets approximately every seven years in an effort to extend the life of its streets. Crack sealing has many benefits, including retarding joint deterioration, preventing water from infiltrating the pavement subbase, and keeping incompressible material out of the joint, which helps alleviate street migration.

As the 2021 Capital Projects Budget contains \$100,000 for crack sealing, this project will result in a budgetary savings of at least \$17,000.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Missouri Asphalt and Sealing in the amount of \$83,000.

Concurrence:

JS Kelly
Jeanette Kelly, Director of Finance

Memorandum

Department of Public Works

TO: James A. Eckrich – Director of Public Works /City Engineer

FROM: Trent Helland – Project Manager

DATE: September 24, 2021

RE: 2021 Crack Sealing Project



As you are aware, sealed bids for the project were opened on September 20, 2021 at 10:00am. There were four bidders on the project; Sweetens Concrete, E.Meier Contracting, Missouri Asphalt & Striping, and Parking Lot Maintenance. Missouri Asphalt & Striping is the lowest, responsive and responsible bidder with a bid of \$74,956.14(bid attached). This will be the first-time using Missouri Asphalt & Sealing for this service. Missouri Asphalt & Sealing did provide positive references for this type of work and has successfully completed other projects in the St. Louis area.

I recommend requesting authorization to enter into an agreement with Missouri Asphalt & Sealing to provide crack sealing services for the 2021 Crack Sealing Project- in an amount not to exceed \$83,000. This amount includes a modest contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project.

The 2021 budget allocation for crack sealing is \$100,000.

Attachments: 2021 Crack Sealing Project- Bid Tabulation
Missouri Asphalt & Sealing Bid



BID TABULATION
2021 CRACK SEALING PROJECT
2021-PW-07
September 20, 2021

ITEM #	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		MISSOURI ASPHALT SEALING & STRIPING		SWEETENS CONCRETE SVCS		E.MEIER CONTRACTING		PARKING LOT MAINTENANCE	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Joint and Crack Sealing 20- 26 ft. Wide Asphalt Street	Mile	0.00	\$3,400.00	\$0.00	\$0.00	\$0.00	\$3,800.00	\$0.00	\$5,700.00	\$0.00	\$0.00	\$0.00
2	Joint and Crack Sealing 32-56' Wide Asphalt Street	Mile	0.00	\$3,400.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00	\$5,700.00	\$0.00	\$0.00	\$0.00
3	Joint and Crack Sealing 18-23 ft. Wide Concrete Street	Mile	0.80	\$3,500.00	\$2,800.00	\$2,904.00	\$2,323.20	\$3,040.00	\$2,432.00	\$5,700.00	\$4,560.00	\$8,500.00	\$6,800.00
4	Joint and Crack Sealing 26-28 ft. Wide Concrete Street	Mile	20.10	\$3,900.00	\$78,390.00	\$3,115.00	\$62,611.50	\$3,200.00	\$64,320.00	\$5,700.00	\$114,570.00	\$10,800.00	\$217,080.00
5	Joint and Crack Sealing 32 - 40 ft. Wide Concrete Street	Mile	2.60	\$4,000.00	\$10,400.00	\$3,854.40	\$10,021.44	\$3,750.00	\$9,750.00	\$5,700.00	\$14,820.00	\$14,200.00	\$36,920.00
	TOTAL BID				\$91,590.00		\$74,956.14		\$76,502.00		\$133,950.00		\$260,800.00



MEMORANDUM

DATE: September 20, 2021

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – THE GOLF ACADEMY PLUS**

THE GOLF ACADEMY PLUS – 140 LONG ROAD, SUITE 110 (formerly Arch Badminton Ctr) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Ms. Mitzy Baker is the Managing Officer.

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

With City Council approval at the Monday, October 4, 2021 City Council meeting, I will immediately issue this license.

OTHER LEGISLATION

There is no “Other Legislation” action items scheduled for Monday’s meeting.

UNFINISHED BUSINESS

There is no “Unfinished Business” action items scheduled for Monday’s meeting.

NEW BUSINESS