



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, October 2, 2017
5:45 PM**

I. Staff Presentation – Information Technology

II. Planning and Public Works Committee – Chairperson Guy Tilman-Ward II

- A. Bill No. 3165 - P.Z. 09-2017 18385 Chesterfield Airport Rd.
(Chesterfield Hockey Association) (Second Reading)**
- B. P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC) Petitioner
Appeal**
- C. Next Meeting – October 4, 2017 (5:45pm)**

III. Finance and Administration Committee – Chairperson Tom DeCampi-Ward IV

**IV. Parks, Recreation and Arts Committee – Chairperson Randy Logan-Ward
III**

**V. Public Health and Safety Committee – Chairperson Barry Flachsbart-Ward
I**

VI. Report from the City Administrator – Mike Geisel

- A. Bill No. 3167 - Authorization for Mayor to Execute interim agreement
with the Fraternal Order of Police (First and Second Readings)**

VII. Unfinished Business – Mayor Bob Nation

VIII. New Business – Mayor Bob Nation

IX. Adjourn –

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions,

causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 2, 2017
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – September 18, 2017
 - B. Executive Session Minutes** – September 18, 2017
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Wednesday, October 4, 2017** – Planning and Public Works (5:45pm)
 - B. Monday, October 9, 2017** – Budget Workshop F&A Committee of the Whole (5:30pm)
 - C. Monday, October 9, 2017** – Planning Commission (7pm)
 - D. Monday, October 16, 2017** – Next City Council meeting (7pm)

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

- A. **Planning and Public Works Committee** – Chairperson Guy Tilman, Ward II
 - 1. **Bill No. 3165 – P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association) (Second Reading)**
 - 2. **P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC) Petitioner Appeal**
 - 3. **Next Meeting – October 4, 2017 (5:45pm)**
- B. **Finance and Administration Committee** – Chairperson Tom DeCampi, Ward IV
- C. **Parks, Recreation and Arts Committee** – Chairperson Randy Logan, Ward III
- D. **Public Health and Safety Committee** – Chairperson Barry Flachsbart, Ward I

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. **Bill No. 3167 - Authorization for Mayor to Execute interim agreement with the Fraternal Order of Police (First and Second Readings)**

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. **BILL NO. 3167 – AUTHORIZES MAYOR TO EXECUTE INTERIM AGREEMENT WITH THE FRATERNAL ORDER OF POLICE (FIRST AND SECOND READINGS)**

XIV. LEGISLATION – PLANNING COMMISSION

- A. **BILL NO. 3165 – AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED**

COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD {CHESTERFIELD HOCKEY ASSOCIATION} 17W640080).

(PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED) (SECOND READING)

XV. ADJOURNMENT

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

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



RECORD OF PROCEEDING

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

SEPTEMBER 18, 2017

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 Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Randy Logan
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the August 21, 2017 City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Ohley, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 21, 2017 Executive Session were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Logan, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

There were no speakers.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, October 2, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3165 (P.Z. 09-2017 18385 Chesterfield Airport Road [Chesterfield Hockey Association]) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman reported that Bill No. 3166 (Chesterfield Hill Plat Four, Lot 47 and Chesterfield Hill First Addition Plat Seven, Lots 300 & 301 [Boundary Adjustment Plat]) is scheduled for both first and second reading approval under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve a proposed resolution approving a project for Friendship Village of West County to be financed by the Industrial Development Authority of St. Louis County. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 439.

Councilmember Tilman announced that the next meeting of this Committee has been scheduled for Wednesday, September 20, at 5:45 p.m.

Finance and Administration Committee

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Ohley, to approve a proposed resolution urging the St. Louis County Council and St. Louis Board of Aldermen to

oppose any and all legislation authorizing a statewide vote regarding or mandating a change in the government structure of St. Louis City and St. Louis County and the municipalities therein. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 440.

Councilmember DeCampi announced that a Finance & Administration Committee of the Whole is scheduled for its first Budget Workshop on Monday, September 25, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Randy Logan, Chairperson of the Parks, Recreation & Arts Committee, indicated that the next meeting of this Committee has not yet been scheduled.

Public Health & Safety Committee

Councilmember Barry Flachsbart, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for the 2017 Accessible Sidewalk Ramp Improvement project. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to Byrne and Jones Construction Company in an amount not to exceed \$41,900, which allows for a modest contingency should change orders become necessary. This project is fully funded by the Community Development Block Grant Program and there will be no cost to the City of Chesterfield. Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Logan, McGuinness, Keathley, Tilman, DeCampi, Flachsbart, Ohley and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Council may discuss assigning a portion of the expected Ameren class action settlement to the Metro Municipal League's Litigation Reserve Fund. This fund is used to pursue class action items or public relations issues that affect St. Louis County and its municipalities. The proposed purpose of this contribution is to assist the Metro Municipal League in initiating a public relations campaign opposing any effort to circumvent a local vote relative to City/County unification. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to contribute \$7,500 to the Metro Municipal League's Litigation Reserve Fund, after the final settlement has been received by the City. This contribution is to be used for lobbying or public relations to oppose any efforts to eliminate the local vote for City/County unification. A roll call vote was taken with the following results: Ayes – McGuinness, Flachsbart, Logan and Hurt. Nays – Keathley, Ohley, DeCampi and Tilman. Mayor Nation voted "Aye" to break the tie and declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to reconsider the class action contribution. A roll call vote was taken with the following results: Ayes – Ohley, McGuinness, DeCampi and Keathley. Nays – Tilman, Hurt, Logan and Flachsbart. Mayor Nation voted “Nay” to break the tie and declared the motion to reconsider failed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3165 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD {CHESTERFIELD HOCKEY ASSOCIATION} 17W640080) (**PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED**)

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3165. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3165 was read for the first time.

BILL NO. 3166 PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 47 OF THE CHESTERFIELD HILL SUBDIVISION AND LOTS 300 AND 301 OF THE CHESTERFIELD HILL FIRST ADDITION TO CREATE A 35,923 SQUARE FOOT TRACT OF LAND, A 19,142 SQUARE FOOT TRACT OF LAND AND A 16,095 SQUARE FOOT TRACT OF LAND, ALL ZONED “R1A” RESIDENCE DISTRICT AND LOCATED ON THE NORTH SIDE OF HARLESTON VILLAGE

DRIVE AT ITS INTERSECTION WITH CHALMERS DRIVE
(19R220043, 19R220142, 19R220153) **(DEPARTMENT OF
PLANNING & DEVELOPMENT SERVICES RECOMMENDS
APPROVAL)**

Councilmember Tilman made a motion, seconded by Councilmember Keathley, for the first reading of Bill No. 3166. A voice vote was taken with an affirmative result (Councilmember Logan abstained) and the motion was declared passed. Bill No. 3166 was read for the first time.

Councilmember Tilman made a motion, seconded by Councilmember Keathley, for the second reading of Bill No. 3166. A voice vote was taken with an affirmative result (Councilmember Logan abstained) and the motion was declared passed. Bill No. 3166 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3166 with the following results: Ayes – DeCampi, McGuinness, Flachsbart, Tilman, Hurt, Keathley and Ohley. Nays – None. Abstentions – Logan. Whereupon Mayor Nation declared Bill No. 3166 approved, passed it and it became **ORDINANCE NO. 2972.**

ADJOURNMENT

Mayor Nation expressed appreciation to all police officers throughout St. Louis County, City of St. Louis and City of Chesterfield for their professionalism during recent protests.

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:48 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. **Wednesday, October 4, 2017** – Planning and Public Works (5:45pm)
- B. **Monday, October 9, 2017** – Budget Workshop F&A Committee of the Whole (5:30pm)
- C. **Monday, October 9, 2017** – Planning Commission (7pm)
- D. **Monday, October 16, 2017** – Next City Council meeting (7pm)

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee has the following item for the October 2, 2017 City Council meeting.

Bill No. 3165 - P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association):

(Second Reading) PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD {CHESTERFIELD HOCKEY ASSOCIATION} 17W640080).

Blue Sheet Amendment Provided

The following item is being forwarded directly from the Department of Planning & Development Services:

P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC)

A REQUEST FOR A ZONING MAP AMENDMENT FROM THE "FPC7" FLOOD PLAIN GENERAL EXTENSIVE COMMERCIAL AND "C7" GENERAL EXTENSIVE COMMERCIAL DISTRICTS TO A "UC" URBAN CORE DISTRICT FOR 11.73 ACRES LOCATED ON THE NORTH SIDE OF OLD CHESTERFIELD ROAD EAST OF ITS INTERSECTION WITH SANTA MARIA DRIVE AND NORTH OF ITS INTERSECTION WITH WILD HORSE CREEK ROAD (17T320071).

The Applicant has filed an appeal of the Planning Commission's decision of denial.

Next Meeting

The next meeting of the Planning and Public Works Committee is scheduled for Wednesday, October 4, 2017 at 5:45 pm.

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

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services *SW*
Date: September 25, 2017
CC Date: **October 2, 2017**

Re: **P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association)**: A request for a zoning map amendment from an "M3" Planned Industrial District to a "PC" Planned Commercial District for 17.85 acres located on the north side of Chesterfield Airport Road approximately 290 feet northeast of its intersection with Olive Street Road and 860 feet northwest of its intersection with Wings of Hope Boulevard (17W640080).

*See Bill #
3165*

Summary

Stock & Associates, on behalf of the Chesterfield Hockey Association (CHA), has submitted a request for a zoning map amendment from an "M3" Planned Industrial District to a "PC" Planned Commercial District. The request is for a 17.85 acre parcel located north of Chesterfield Airport Road, northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

The public hearing was held on July 10, 2017, at which time five (5) issues were raised regarding the consistency in permitted uses with adjacent developments, hours of operation, the need for a traffic study, cross access, and adjacent development property rights.

Planning Commission recommended approval of the request on August 14, 2017 subject to a restriction on access by a vote of 6 to 0.

At the August 24, 2017 Planning and Public Works Committee meeting, a motion was passed by a vote of 4-0 to amend Section I.7 of the Attachment A regarding access. These amendments are reflected in the attached Green Sheet.

At the September 18, 2017 City Council meeting, a motion was passed to approve the change of zoning request with the Green Sheet amendment. These amendments are reflected in the attached Attachment A. At that time the City Attorney recommended an amendment be made to the Attachment A. This amendment is reflected in the attached Blue Sheet.

Attached to this report, please find a copy of the legislation, Blue Sheet Amendment, Attachment A, and Preliminary Development Plan.

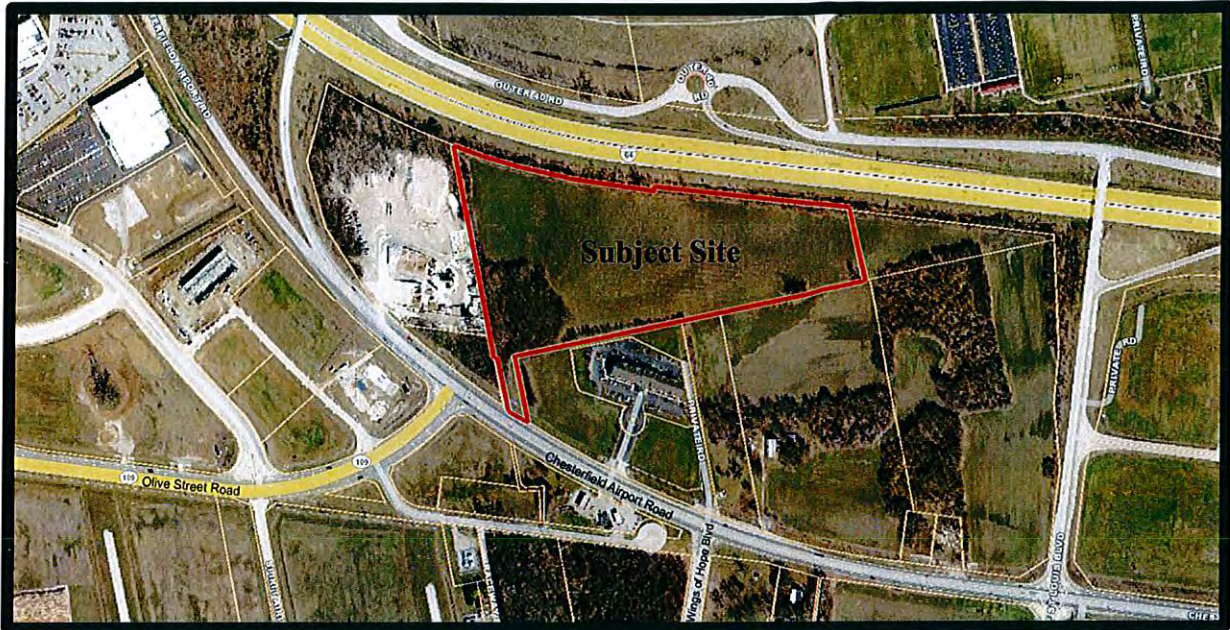


Figure 1. Aerial Photograph

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: September 25, 2017

CC Date: **October 2, 2017**

Re: **P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC):** A request for a zoning map amendment from the "FPC7" Flood Plain General Extensive Commercial and "C7" General Extensive Commercial Districts to a "UC" Urban Core District for 11.73 acres located on the north side of Old Chesterfield Road east of its intersection with Santa Maria Drive and north of its intersection with Wild Horse Creek Road (17T320071).

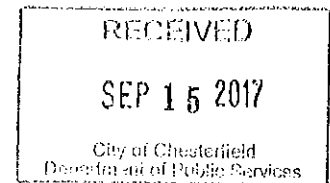
The Planning Commission, by a vote of 3-5, failed to pass a motion recommending approval of a change in zoning for the subject site (shown below). As outlined in the Unified Development Code (UDC), the applicant has filed an appeal of the Planning Commission's decision. The Code requires that, upon receipt of an appeal, the City Council shall refer the appeal to the Planning and Public Works Committee.

Once the appeal is referred to the Planning and Public Works Committee, Staff will complete notification requirements for the appeal as required in 02-19.4.b of the UDC and a Public Hearing will be scheduled before the Planning and Public Works Committee.

Attached is a copy of the appeal, along with the preliminary plan and Attachment 'A' that were presented to the Planning Commission for recommendation.



STOCK & ASSOCIATES
Consulting Engineers, Inc.



September 12, 2017

Via Hand Deliver in Duplicate

09-15-2017 P12:31

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Attention: Ms. Vicki Hass, City Clerk on Behalf of City Council

Re: Notice of Appeal regarding P.Z. 05-2017 –
Villages at Bonhomme Creek (704 Alrick, LLC)
(Stock Project No. 215-5586.1)

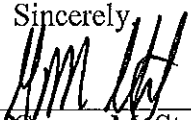
Honorable Mayor and Councilmembers:

On August 28, 2017, the Planning Commission voted 3-to-5 on a Motion to Approve the above-referenced project to Rezone from C-7 to Urban Core (UC).

In accordance with Section 31-02-19 (Appeals and Protect) of the City of Chesterfield Unified Development Code, 704 Alrick, LLC hereby requests an "Appeal" to the Planning Commission Recommendation. We respectfully request the City Council to make a determination supporting the Request to Rezone to Urban Core Zoning District.

Should you have any questions, please feel free to call.

Sincerely,



George M. Stock, P.E.,
President

Enclosure: Two Hundred (\$200.00) Dollar Filing Fee (Check #21717)

CC: Mr. Michael Lang – 704 Alrick, LLC (mrlang386@aol.com)
Mr. Carl Lang – Rosenblum, Goldenhersh (clang@rgsz.com)
Ms. Christiaan D. Horton – Carnahan, Evans, Cantwell & Brown, P.C.
chorton@cecb.com
Mr. Justin Wyse, Director of Planning & Development Svcs. (jwyse@chesterfield.mo.us)
Ms. Jessica Henry, Senior Planner-City of Chesterfield (jheyrrn@chesterfield.mo.us)

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

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Urban Core (UC) District shall be:
 - a. Dwellings, Multi-Family.

B. DENSITY REQUIREMENTS

1. The total number of single family residential units shall not exceed two hundred and ninety-eight (298) units.
2. The total number of residential buildings shall not exceed five.
3. Height
 - a. Maximum height of all structures shall be four stories.
4. Building Requirements
 - a. A minimum of 30% openspace is required for this development.

C. SETBACKS

1. No building or structure, other than: a freestanding project identification/ornamental entrance monument sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.
 - a. Thirty-five (35) feet from the boundary of this UC District.
2. Parking Setbacks

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

 - a. Thirty (30) feet from the boundary of this UC District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on to the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffer requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required along the perimeters of the UC District.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield and the St. Louis County Department of Transportation for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Street lights shall be provided along Old Chesterfield Road in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

3. Street lights and all site lighting shall utilize decorative fixtures reflecting the historic character of the area as approved by the City of Chesterfield.

H. ARCHITECTURAL

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

I. DESIGN FEATURES

1. Community amenities, including but not limited to the following shall be provided for this development as shown on the Preliminary Plan, attached hereto and marked as Attachment B: swimming pool, fire, pits, clubhouse, fitness center, dog park, riparian trail with fitness stations, bike racks, community gardens, tot lot.
2. This development shall include the installation of public art as depicted on the Preliminary plan attached hereto as Attachment "B." Said artwork shall be placed so as to be visible for public view and enjoyment. Final locations and art works shall be approved by the City of Chesterfield prior to the issuance of an Occupancy Permit.
3. The thirty (30) squared feet area encompassing the John Long Cemetery shall be preserved as a "green gravesite" with a memorial plaque as depicted on the Preliminary plan attached hereto as Attachment "B."

J. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If required sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and St. Louis County Department of Transportation.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate(s) at the entrance(s) to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. The streets within this development shall be private and remain private forever.
3. Provide a 5 foot wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
4. Obtain approvals from the City of Chesterfield, the St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way shall be provided on Old Chesterfield Road and I-64/US-40 as required by the City of Chesterfield and the Missouri Department of Transportation.
6. Additional road improvements shall be provided as required by the City of Chesterfield.
7. Provide a 10 foot wide pedestrian trail for the Riparian Trail extension as shown in the Preliminary Site Plan. The trail shall be located in a 12 foot wide easement, dedicated to the City of Chesterfield for public use.

L. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield, St. Louis County Department of Transportation, and/or Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. A scoping meeting with the City of Chesterfield, St. Louis County Department of Transportation, and/or Missouri Department of Transportation is required to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

M. POWER OF REVIEW

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

N. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. 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 (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, as directed by the City of Chesterfield and Metropolitan St. Louis Sewer District.
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 adjacent detention/retention facilities. Structures shall be set at least 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. Permits may be required from the U.S. Army Corps of Engineers and the Missouri Department of Natural Resources. The developer shall investigate for and assess the presence of any jurisdictional features on the site and confirm with these agencies the applicability of any requirements. If applicable, approvals from the agencies will be required prior to Site Plan approval.
8. Formal project development plans shall be submitted to MSD for review, approval, and permits.
9. Post construction BMPs for water quality are required to capture and treat the runoff originating from within the extents of the project's disturbed area. Extended detention of runoff from the 1yr-24 hour event (Channel Protection, CPv) is required, and that volume may be nested within volume reduction BMPs provided to address water quality.
10. The developer's engineer will need to evaluate the project's 15yr-20 minute differential runoff (however this analysis can take credit for existing impervious coverage that is currently in place.) 2yr-24 hour and 100yr - 24 hour Detention is required if the project's 15yr - 20 minute runoff differential equals or exceeds two CFS.

11. An existing 20" forcemain runs adjacent to the three four story buildings proposed in the north/northwest portion of the development area. MSD has plans to rehabilitate this forcemain during fiscal year 2018 which at this time should not require modifications to its current alignment. The engineer will need to field verify the location of the forcemain with respect to the development's improvements, in particular any buildings, allowing sufficient separation for working room assuming poor soil conditions. Based on the current plan, the configuration/location of the northernmost building will likely need to be adjusted to the southeast to allow for this separation (as well as the re-route for the existing storm sewer). Building foundations shall also be extended to sufficient depth such that the building's load influence does not project on sewers.
12. Backwash discharge from swimming pools (and any fountains if applicable) shall be directed to the sanitary system not to exceed 50 GPM. Maintenance and seasonal drainage from these features shall be directed to the storm sewer system under a permit from MoDNR.

O. SANITARY SEWER

1. The receiving sanitary sewers shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts on the existing system.
2. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District, the City of Chesterfield, and other entities as necessary.

P. 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.

Q. MISCELLANEOUS

1. All utilities will be installed underground.

2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. 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.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Missouri Department of Transportation and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. The developer must obtain any and all necessary determinations, approvals, and permits from the U.S. Army Corps of Engineers, the Missouri Department of Natural Resources, and other entities, as necessary, for work impacting or in close proximity to jurisdictional waterways and/or wetlands.

6. 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.

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

- A.** The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Plan, the petitioner may submit a Site Development Concept Plan and Site Development Section Plans for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** A Site Development Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

V. TRUST FUND CONTRIBUTION

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

<u>Type of Development</u>	<u>Required Contribution</u>
TGA Category	Contribution
Apartments	\$497.22/Parking Space

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

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

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

- B.** As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- C.** Traffic generation assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P) by St. Louis County Department of Transportation or prior to issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

- D.** The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VI. RECORDING

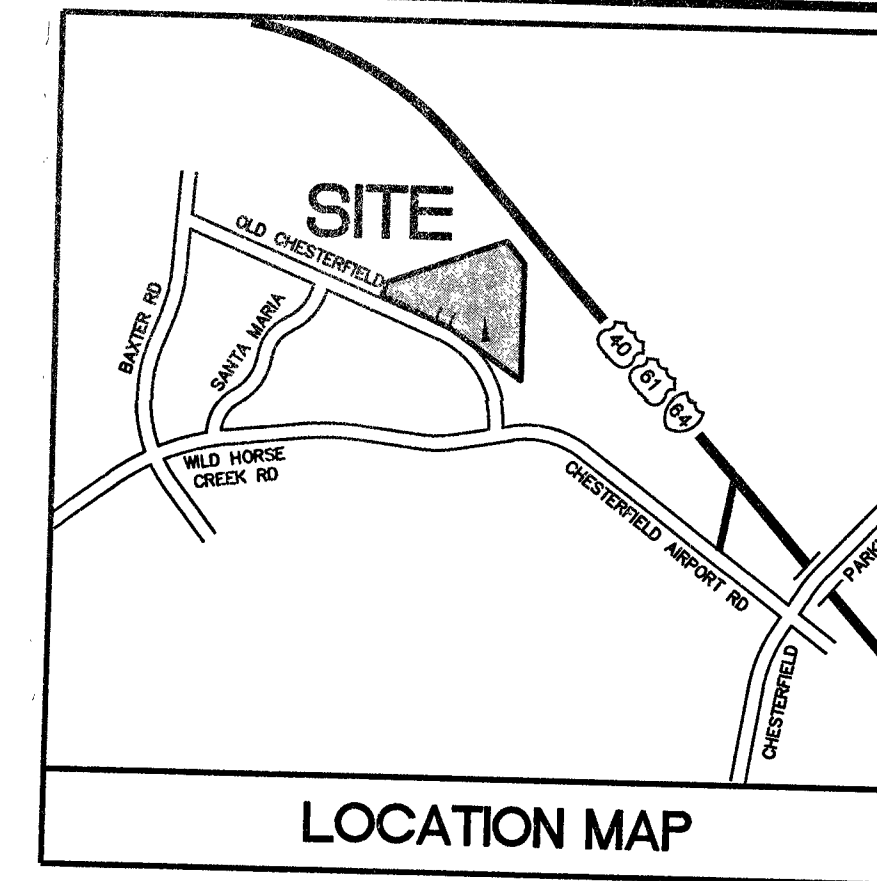
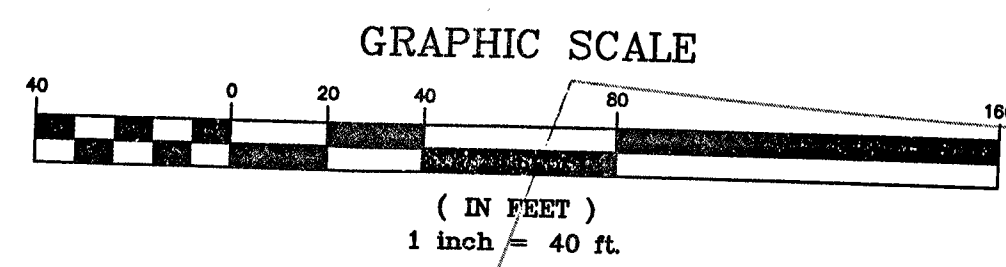
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

VILLAGES AT BONHOMME CREEK PRELIMINARY DEVELOPMENT PLAN

A tract of land being part of
U. S. Survey 2031 in Township 45 North Range 4 East,
City of Chesterfield St. Louis County, Missouri



PROPOSED UNIT MIX:

1 BEDROOM:	182 UNITS
2 BEDROOM:	109 UNITS
<u>3 BEDROOM:</u>	<u>7 UNITS</u>
<u>TOTAL:</u>	<u>298 UNITS</u>

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

INDEX

C1 - PRELIMINARY DEVELOPMENT PLAN
C2 - SITE SECTIONS
TSD-1 - TREE STAND DELINEATION
TSD-2 - TREE STAND DELINEATION

SITE INFORMATION:

PROPOSED SITE AREA: = 11.729 ACRES
EXISTING ZONING = "C-7" GENERAL EXTENSIVE COMMERCIAL DISTRICT
PROPOSED ZONING = "UC" URBAN CORE
CITY: = CHESTERFIELD, MISSOURI
SITE ZIP CODE: = 63005
SITE ADDRESS INFO: = 704 ALRICK DRIVE
OWNER: = 704 ALRICK, LLC (OWNER UNDER CONTRACT)
MUNNENBERG'S = PG 21, FF-18
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FLOOD MAP PANEL = FIRM 29189C0165K, EFFECTIVE FEB. 4, 2015
FIRE DISTRICT = MONARCH FIRE PROTECTION DIST.
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
WATER DISTRICT = MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY FROM SURVEYED INFORMATION.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS, THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MOODT, ST. LOUIS COUNTY, THE CITY OF CHERSTERFIELD AND THE MONARCH CHERSTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION.
8. THERE IS A MINIMUM OPEN SPACE OF 30% AS REQUIRED BY THE UC DISTRICT REGULATIONS.
9. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE UC DISTRICT REGULATIONS.
10. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHERSTERFIELD STANDARDS.
11. NO SLOPES WITHIN CITY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
12. ALL PROPOSED ACCESS TO CITY OF CHERSTERFIELD ROADS SHALL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS.
13. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CITY OF CHERSTERFIELD & ADA STANDARDS.
14. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF CHERSTERFIELD AND MSD STANDARDS.
15. ALL OBSTRUCTIONS WITHIN THE CITY RIGHT OF WAY SHOULD HAVE A SIX (6) FOOT MINIMUM SETBACK FROM THE FACE OF CURB OR EDGE OF PAVEMENT. IN NO CASE SHALL THE OBSTRUCTION BE LESS THAN TWO (2) FEET FROM THE FACE OF CURB OR THE EDGE OF PAVEMENT.
16. STREET LIGHTS ALONG OLD CHERSTERFIELD ROAD TO UTILIZE AMBER DUSK TO DAWN LIGHTS ATTACHED TO ELECTRIC POLES THAT REQUIRE RELOCATION DUE TO PAVEMENT WIDENING REQUIREMENTS.
17. JOHN LOHN CEMETERY LOCATION SHOWN PER ST. LOUIS COUNTY GIS LOCATION IS NOT IDENTIFIED WITHIN TITLE DOCUMENTS OBTAINED AND NO EVIDENCE IS AVAILABLE IN THE FIELD AS OF LOCATION.
18. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHERSTERFIELD.

AS-SURVEYED PROPERTY DESCRIPTION

A tract of land being part of U. S. Survey 2031 in Township 45 North Range 4 East, St. Louis County, Missouri, and being more particularly described as:

[illegible]

Surveyors Certification

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from surveyed information. The information shown is a correct representation of all existing and proposed land divisions.

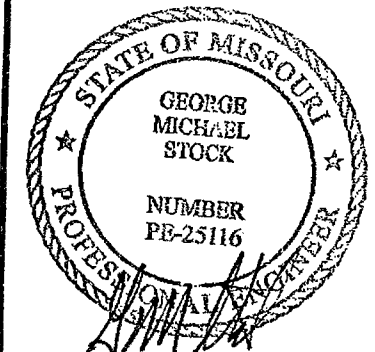
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LG 222-D

PREPARED FOR:
704 ARLICK, LLC
353 MARSHALL AVE., SUITE I
ST. LOUIS, MO 63119
PHONE: 314-227-6050

PRELIMINARY DEVELOPMENT PLAN FOR:

VILLAGES AT BONHOMME CREEK

CHESTERFIELD, MO

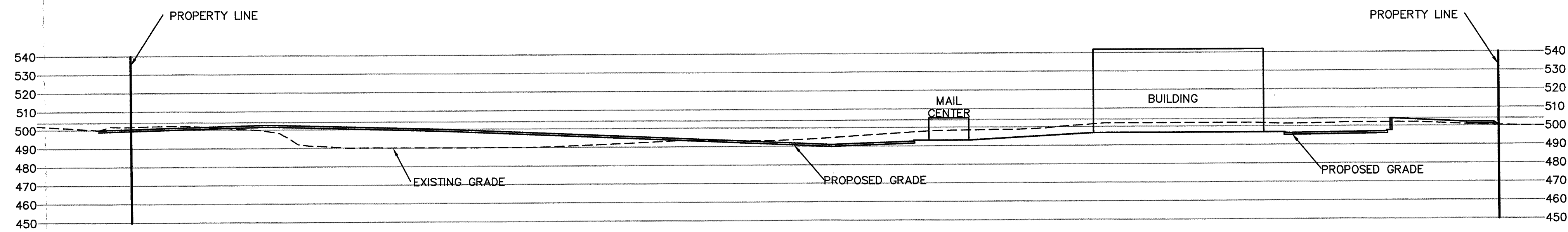


2017-08-22
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

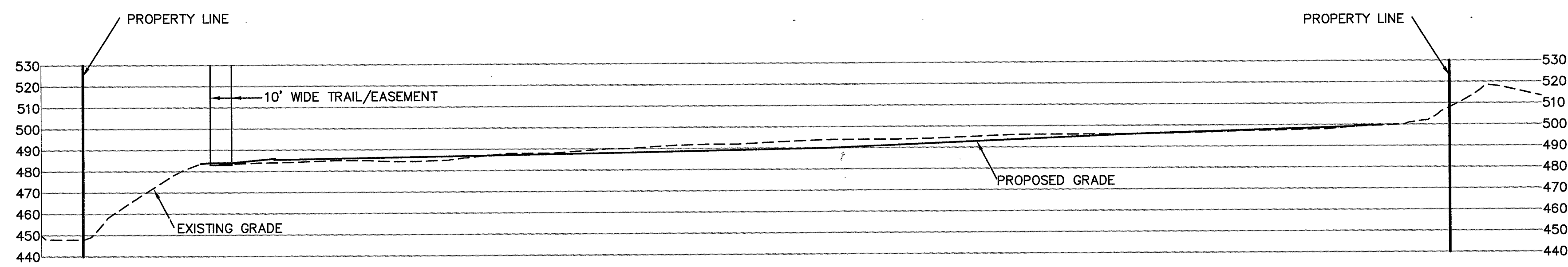
REVISIONS:

1. REVISED LEGAL DESC.
03/29/17
2. REVISED R/W VACATION
03/31/17
3. REVISED CITY COMMENTS
04/18/17
4. PLAN UPDATES
07/07/17
5. REVISED CITY COMMENTS
08/07/17
6. REVISED CITY COMMENTS
08/22/17

DRAWN BY: J.E.B.		CHECKED BY: G.M.S.	
DATE: 02/06/17		JOB NO: 215-5586	
M.S.D. P ☒ P-XXXX-XX		BASE MAP ☒ 17T	
S.L.C. H&T ☒ XXXX		H&T SUP. ☒ XX-XX-XX	
W.D.N.R. ☒ AO-XXXXXXXX			
SHEET TITLE:			



SITE SECTION A-A
SCALE: 1"=40'



SITE SECTION B-B
SCALE: 1"=40'

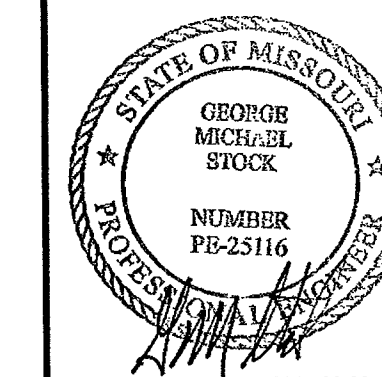
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VILLAGES AT BONHOMME CREEK

CHESTERFIELD, MO



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 020996

- REVISIONS:
1. REVISED LEGAL DESC.
03/29/17
 2. REVISED R/W VACATION
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 3. REVISED CITY COMMENTS
04/18/17
 4. PLAN UPDATES
07/07/17
 5. REVISED CITY COMMENTS
08/07/17
 6. REVISED CITY COMMENTS
08/22/17

DRAWN BY: J.E.B.	CHECKED BY: S.M.S.
DATE: 02/05/17	AKS NO: 215-5588
M.S.D. P. # P-XXXXXX-XX	BASE MAP # 171
S.L.C. MAT # XXXX	MAT S.U.P. # XX-XXXX-XX
M.D.N.R. # MO-XXXXXXX	

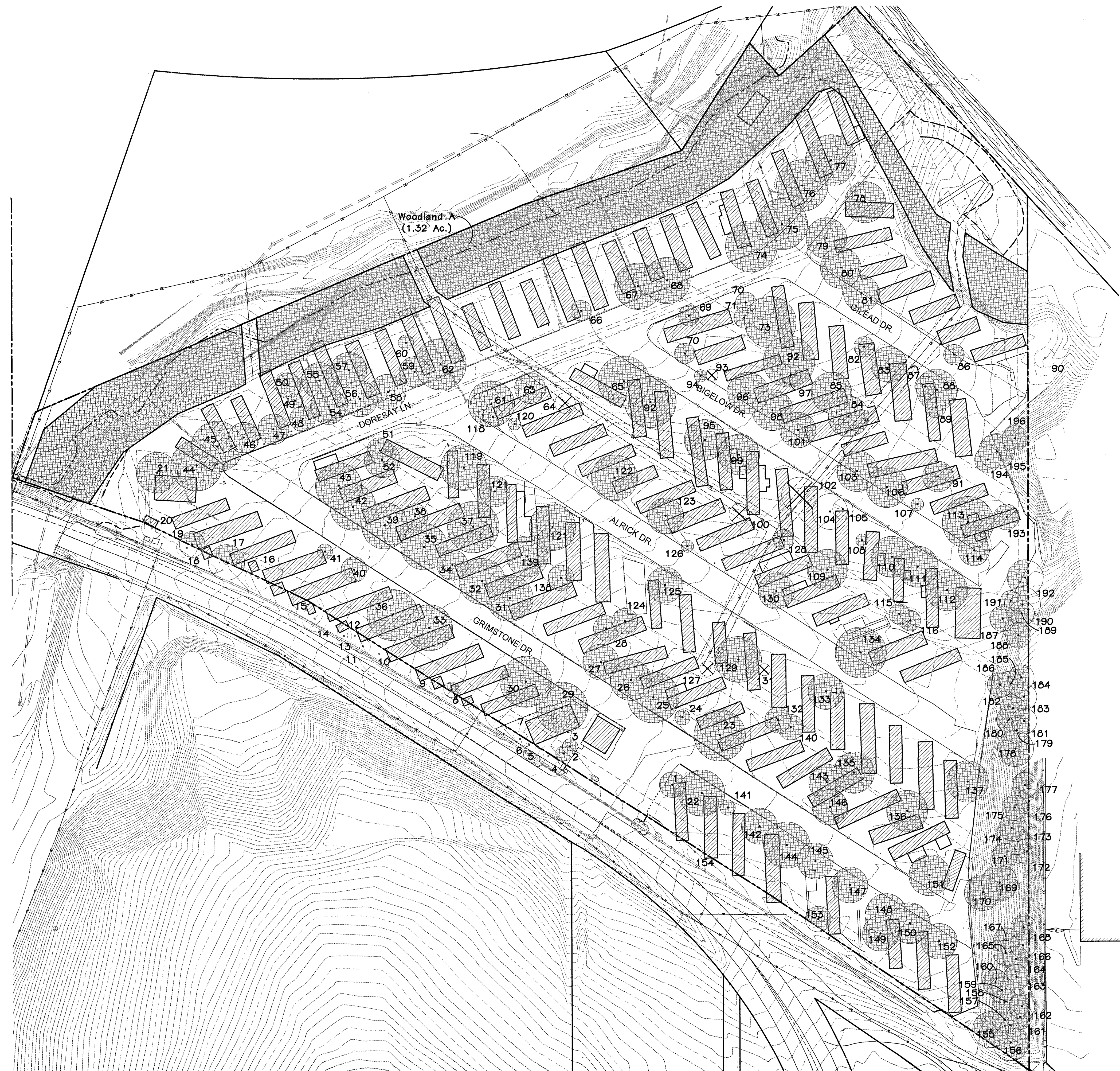
SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C2.0

Consultants:

Villages at Bonhomme Creek

Chesterfield, Missouri



Tree Stand Delineation Narrative August 25, 2016

This project site comprises a total of 11.74 Ac. and has a total of 1.32 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers the north property line and abutting the Highway 40/64 R.O.W. It is comprised of primarily bottomland hardwoods including Sycamore, Black Locust, Elm, and Boxelder with a dense honeysuckle understory along steep, rocky slopes.

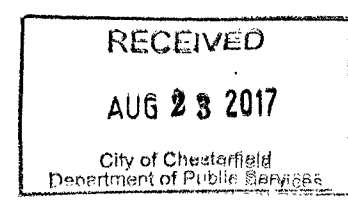
Outside of the woodland the site consists of individual trees dispersed throughout the trailer sites. In these areas the predominant species are Sycamore, Silver Maple, and Ash ranging in size from 4" to 36" DBH.

- RATING:
- 1 = Poor Condition
 - 2 = Fair Condition
 - 3 = Good Condition
 - 4 = Excellent Condition

There are no Monarch, state champion, or rare trees were found on the site.

Total Site Area	=	511,553 sq. ft. or 11.74 Ac.
Woodland A	=	57,685 sq. ft. or 1.32 Ac.
Individual Trees	=	139,136 sq. ft. or 3.19 Ac.
Total Existing Canopy	=	196,821 sq. ft. or 4.52 Ac.

- KEY**
- # Existing Tree
 - ⊗ Existing Tree—dead or stump or within easement
 - Existing Woodland



TREE STAND DELINEATION PLAN
SCALE 1"=50'

0 50 100 200

Revisions:

Date	Description	No.
2/13/17	Plan Changes	1
3/31/17	Project Name	2

Drawn: BB
Checked: JS

loomisAssociates

landscapeArchitects/planners
307 South 40 West, Suite 105
Chesterfield, Missouri 63005-1994
636.519-3663 Fax 636.519-0797
e-mail: info@loomis-associates.com

Missouri State Certificate of Authority #: LAC #000019

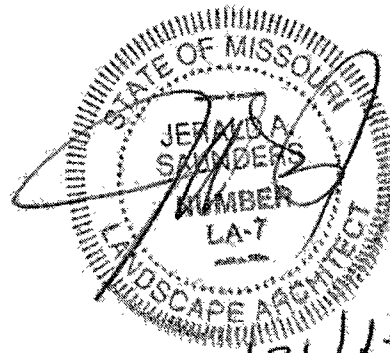
Sheet Title:	Tree Stand Delineation Plan
Sheet No:	TSD-1
Date:	08/26/16
Job #:	813.054

Tree Stand Delineation Plan
Prepared by: Brian Bage
Certified Arborist MW- 5033A

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Dogwood	5	25	2	
2	Pear	5	12	2	
3	Pear	5	12	2	
4	Mimosa	4	20	2	offsite
5	Pear	6	12	2	offsite
6	Pear	6	12	1	offsite
7	Elm	10	25	1	offsite
8	Ash	5	15	2	
9	Ash	12	20	1	offsite
10	Silver Maple	22	40	1	offsite
11	Crabapple	8	15	1	offsite
12	Ash	8	15	2	offsite
13	Ash	6	12	2	offsite
14	Crabapple	8	25	1	offsite
15	Boxelder	10	35	2	offsite
16	Ash	10	25	2	offsite
17	Elm	18	35	3	offsite
18	Crabapple	8	20	1	offsite
19	Boxelder	8	25	1	
20	Elm	8	20	1	offsite
21	Ash	20	40	1	
22	Silver Maple	18	45	2	
23	Sycamore	24	50	3	
24	Silver Maple	6	15	1	
25	Silver Maple	24	50	1	
26	Silver Maple	12	40	2	
27	Silver Maple	14	35	2	
28	Pine	8	25	3	
29	Sycamore	30	60	3	
30	Silver Maple	30	50	2	
31	Ash	30	40	1	
32	Silver Maple	24	45	2	
33	Sycamore	20	40	2	
34	Tulip	12	30	3	
35	Silver Maple	28	45	3	
36	Sycamore	24	50	2	
37	Sycamore	24	50	3	
38	Sycamore	8	25	2	
39	Silver Maple	30	40	2	
40	Silver Maple	8	25	2	
41	Dogwood	5	15	2	
42	Silver Maple	18	40	1	
43	Silver Maple	18	40	1	
44	Silver Maple	30	50	3	
45	Ash	30	50	2	
46	Silver Maple	12	30	2	
47	Ash	12	30	2	
48	Black Locust	8	25	3	
49	Ash	5	15	2	
50	Silver Maple	8	20	1	
51	Silver Maple	12	30	2	
52	Silver Maple	10	30	2	
53	Silver Maple	10	30	2	
54	Sycamore	14	35	2	
55	Boxelder	24	35	1	
56	Ash	14	35	1	
57	Silver Maple	10	35	1	
58	Silver Maple	20	35	2	
59	Sycamore	18	30	1	
60	Black Locust	6	15	1	
61	River Birch	14	40	1	
62	Sycamore	28	50	1	
63	River Birch	8	30	2	
64	Cedar	8	20	2	
65	Silver Maple	18	50	3	
66	Crabapple	8	20	1	
67	Honey Locust	18	40	2	
68	Ash	18	40	1	
69	Maple	8	20	2	
70	Black Cherry	8	20	2	
71	Ash	8	20	2	
72	Mulberry	10	20	1	
73	Silver Maple	12	30	2	
74	Sycamore	18	50	3	
75	Sycamore	18	50	3	
76	Sycamore	18	50	2	
77	Silver Maple	30	50	2	
78	Sycamore	24	40	2	
79	Sweet Gum	20	40	2	
80	Sycamore	20	40	2	
81	Sweet Gum	18	35	2	
82	Ash	8	20	2	
83	Silver Maple	14	35	2	
84	Silver Maple	24	40	2	
85	Silver Maple	28	40	1	
86	Walnut	5	12	3	
87	Silver Maple	5	12	2	
88	Sycamore	24	40	2	
89	Silver Maple	6	20	2	
90	Elm	6	15	1	offsite
91	Black Cherry	10	30	1	
92	Sycamore	28	50	3	
93	Sweet Gum	14	10	1	topped
94	Hornbeam	3	8	3	
95	Sycamore	28	40	3	
96	Silver Maple	28	40	1	
97	Boxelder	6	15	1	clump
98	Silver Maple	24	40	1	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
99	Sycamore	28	40	3	
100	Black Locust	6	15	1	
101	Silver Maple	18	30	2	
102	Ash	18	35	2	
103	Silver Maple	24	40	2	
104	Silver Maple	12	30	2	
105	Linden	8	15	1	topped
106	Sycamore	24	40	3	
107	Pine	4	10	3	
108	Ash	10	5	1	topped
109	Walnut	12	30	3	
110	Silver Maple	18	30	1	
111	Silver Maple	14	25	1	
112	Sycamore	24	45	3	
113	Sycamore	24	50	3	
114	Black Locust	10	25	1	
115	Black Cherry	6	15	1	
116	Boxelder	6	20	2	
117	Ash	5	15	2	clump
118	Sweet Gum	14	40	2	
119	Maple	6	12	2	
120	Sweet Gum	14	30	2	
121	Linden	3	40	3	
122	Silver Maple	24	40	2	
123	Ash	20	30	1	
124	Ash	6	20	2	clump
125	Ash	12	30	3	
126	Pear	8	8	1	topped
127	Ash	5	15	2	
128	Black Locust	6	25	1	clump
129	Sycamore	30	45	3	
130	Sweet Gum	14	35	1	
131	stump	28	0	1	
132	Mimosa	6	25	2	clump
133	Maple	12	30	3	
134	Silver Maple	36	50	2	
135	Silver Maple	18	40	2	
136	Silver Maple	20	40	2	
137	Sycamore	18	40	2	
138	Pear	8	20	2	
139	Sycamore	24	45	2	
140	Ash	6	20	3	
141	Cedar	5	10	2	
142	Silver Maple	14	30	1	
143	Silver Maple	12	30	2	
144	Sycamore	24	40	3	
145	Silver Maple	14	30	1	
146	Ash	18	30	1	
147	Sweet Gum	12	30	1	
148	Sycamore	18	40	2	
149	Sycamore	21	30	2	
150	Sycamore	14	40	2	
151	Silver Maple	20	45	1	
152	Silver Maple	12	30	1	
153	Ash	8	20	3	
154	Crabapple	10	15	1	offsite
155	Black Locust	12	30	2	
156	Black Locust	12	30	2	
157	Black Locust	10	25	2	
158	Ash	10	25	2	
159	Black Locust	10	25	2	
160	Black Locust	8	20	2	
161	Black Locust	8	20	2	
162	Black Locust	8	20	2	
163	Black Locust	8	20	2	
164	Black Locust	8	20	2	
165	Black Locust	8	20	2	
166	Black Locust	8	20	2	
167	Black Locust	8	20	2	
168	Black Locust	8	20	2	
169	Walnut	12	30	2	
170	Ash	12	30	2	
171	Black Locust	6	20	2	
172	Black Locust	6	20	2	
173	Black Locust	6	20	2	
174	Black Locust	6	20	2	
175	Black Locust	6	20	2	
176	Black Locust	6	20	2	
177	Black Locust	8	25	2	
178	Black Locust	8	25	2	
179	Boxelder	18	30	2	
180	Elm	6	20	1	
181	Black Locust	12	25	2	
182	Black Locust	5	15	2	
183	Black Locust	10	20	2	
184	Black Locust	5	15	2	
185	Black Locust	5	15	2	
186	Elm	8	25	2	
187	Elm	8	25	2	
188	Linden	10	25	2	
189	Hackberry	10	25	2	
190	Boxelder	8	30	2	
191	Boxelder	8	15	2	
192	Boxelder	5	30	1	
193	Black Locust	14	20	2	
194	Boxelder	6	20	2	
195	Black Cherry	6	30	2	
196	Boxelder	18	20	2	

Tree Stand Delineation Plan
Prepared by: Brian Bage
Certified Arborist MW- 5033A



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Villages at Bonhomme Creek

Chesterfield, Missouri

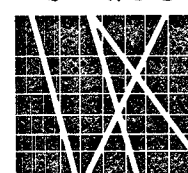
Revisions:

Date	Description	No.
2/13/17	Plan Changes	1
3/31/17	Project Name	2

Drawn: BB
Checked: JS

loomisAssociates

landscapeArchitects/planners
777 South 40 West Drive, Suite 105
Olathe, Kansas 66061
(913) 514-8663 Fax: (913) 519-0797
e-mail: info@loomis-associates.com



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

Sheet Title: Tree Inventory

Sheet No:

TSD-2

Date: 09/08/16
Job #: 813,054

FINANCE AND ADMINISTRATION COMMITTEE

The next meeting of the F&A of the Whole will be scheduled on Monday, October 9, 2017 at 5:30pm.

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

PARKS RECREATION AND ARTS COMMITTEE

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

As always, if you have any questions or require additional information, please contact Tom McCarthy or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

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 to Monday's meeting.

CITY ADMINISTRATOR'S REPORT

Bill # 3167 is included in the legislative section of the agenda. As you know, on the Fraternal Order of Police, as bargaining agents for the Chesterfield Police Officers and Sergeants, ratified the interim agreement for the City of Chesterfield. This bill authorizes the Mayor to execute the recently ratified agreement with the Fraternal Order of Police. Given that the interim agreement specifically states that the agreement is effective the first full pay period after September 18th, 2017, it is imperative that the proposed bill be read twice at Monday's meeting.

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

UNFINISHED BUSINESS

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

NEW BUSINESS

LEGISLATION

- A. BILL NO. 3167** - AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CHESTERFIELD TO EXECUTE AN AGREEMENT WITH THE FRATERNAL ORDER OF POLICE LODGE 15 AS THE COLLECTIVE BARGAINING AGENT FOR CHESTERFIELD POLICE OFFICERS AND SERGEANTS. (FIRST AND SECOND READING)

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CHESTERFIELD TO EXECUTE AN AGREEMENT WITH THE FRATERNAL ORDER OF POLICE LODGE 15 AS THE COLLECTIVE BARGAINING AGENT FOR CHESTERFIELD POLICE OFFICERS AND SERGEANTS.

WHEREAS, The City Council recognizes the Eastern Missouri Coalition of Police, Fraternal Order of Police, Lodge 15 to be the exclusive bargaining agent for Chesterfield Police Officers and Sergeants; and

WHEREAS, The Chesterfield City Council has negotiated specific terms related to compensation and benefits; and

WHEREAS, The Chesterfield City Council and the members of the bargaining unit as represented by the Fraternal Order of Police, Lodge 15, have agreed on limited and specific terms related to compensation and benefits; and

WHEREAS, The City of Chesterfield and the Fraternal Order of Police desire to memorialize the agreed upon terms while continuing to discuss other unresolved conditions of employment; and

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

Section 1.

The Mayor of Chesterfield is hereby authorized to execute an interim agreement with the Fraternal Order of Police Lodge 15, who represents non-probationary Police Officers and Sergeants employed by the City of Chesterfield.

Section 2.

A copy of the interim agreement is attached hereto and identified as "Exhibit A".

Section 3.

All other sections and provisions of Ordinance #9 are unchanged.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this 2nd day of October, 2017.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 10/2/2017

INTERIM AGREEMENT

THIS AGREEMENT is between the City of Chesterfield, Missouri (“City”) and the Chesterfield Police Officers’ Association/Fraternal Order of Police Lodge 15 (“Union”).

1. The City hereby recognizes the Union as the exclusive bargaining representative of all employees of the Chesterfield Police Department holding the rank of Police Officer or Sergeant.
2. Effective for the first full payroll period following September 18, 2017, all non-probationary Police Officers will receive the following annual salary increases (not to exceed the maximum rate for the position), expressed in terms of an equivalent hourly rate:

Years of Service	Amount
1-2	\$1,500
3-4	\$2,000
5-7	\$2,500
8-9	\$3,000
10-12	\$3,500
13-14	\$4,000
15-19	\$4,500
20 +	\$5,000

3. Effective for the first full payroll period following September 18, 2017, all Sergeants will receive an annual salary increase in the amount of \$5,000 (not to exceed the maximum rate for the position), expressed in terms of an equivalent hourly rate; provided, however, that one Sergeant will receive an increase of \$6,421 in order to increase him to the newly established minimum rate of pay.
4. The following salary matrix will govern pay for Police Officers and Sergeants:

Year	Officers	Sergeants
Step 1	\$54,000	\$73,840
Step 2	\$55,314	\$75,694
Step 3	\$56,660	\$77,595
Step 4	\$58,038	\$79,543
Step 5	\$59,450	\$81,541
Step 6	\$60,897	\$83,588
Step 7	\$62,378	\$85,687
Step 8	\$63,896	\$87,839
Step 9	\$65,450	\$90,044
Step 10	\$67,043	\$92,300
Step 11	\$68,674	

Step 12	\$70,345	
Step 13	\$72,056	
Step 14	\$73,810	
Step 15	\$75,600	

5. Effective July 1, 2018, all existing non-probationary Police Officers and Sergeants (determined as of September 18, 2017) will receive an annual salary increase equal to the value of the next step in the salary matrix, not to exceed the maximum rate for the position. For example, a Police Officer making \$60,000 will receive an annual salary increase in the amount of \$1,447 (Step 6 rate minus Step 5 rate).
6. Effective July 1, 2019, all existing non-probationary Police Officers and Sergeants (determined as of September 18, 2017) will receive an annual salary increase equal to the value of the next step in the salary matrix, not to exceed the maximum rate for the position. For example, a Police Officer making \$60,000 will receive an annual salary increase in the amount of \$1,447 (Step 6 rate minus Step 5 rate).
7. Any probationary Police Officers will be slotted in at the higher of their current rate of pay or the first step set forth in the step pay plan. Upon successful completion of their probationary period, they will progress through the step pay plan accordingly on each subsequent anniversary date. New-hire probationary Police Officers will be slotted in at the first step and will progress through the step pay plan accordingly on each subsequent anniversary date.
8. Employees who receive an unacceptable performance review are not eligible for a step increase for that year. An unacceptable performance evaluation is defined as any evaluation resulting in an overall composite evaluation score less than 3.00, or any evaluation in which the employee receives scores of two (2) or less in three or more individual performance categories.
9. The City agrees to continue negotiations and evaluations relative to the efficacy of a defined benefit pension, but makes no commitments or assertions as to the City's final position. Any other items not foreclosed by item 10 below also remain open for discussion.
10. The FOP agrees to remove the following list of proposals, which shall not be the subject of further discussion and/or negotiation prior to expiration of this interim pay proposal on June 30, 2020:
 - a. Benefit Stand-Down. The City commits to the fringe benefit levels currently afforded to all City employees and as currently described by general order, without reduction or change. The FOP commits to no discussions or negotiations to increase or modify the fringe benefit levels currently afforded to all City employees and as currently described by General Order. (The City can change health insurance carriers and make minor modifications in the health insurance plan's provisions provided the annual deductible, HSA contribution, employee's

share of the monthly premium, maximum out-of-pocket charges, and pharmacy and doctor co-pays remain at the current level).

- b. Additional paid Holidays.
 - c. Additional paid Vacation.
 - d. No on-duty lodge business or paid time for Union activities, including negotiations, grievance investigation and handling, Union leave or City meetings.
 - e. City reserves the right to enter and inspect any city property, e.g. computers, lockers, desks, at any time for any reason.
 - f. Temporary, Modified, or Light duty assignments are available at the sole discretion of the Chief.
 - g. The City will not provide dues check-off. No compulsory union membership.
 - h. No changes to allowable levels of PTO accruals including but not limited to sick, comp and vacation time.
11. Pay increases may be waived (pending further negotiations between the parties) at the discretion of the City in the event either of the following occurs: (i) the City reasonably anticipates or experiences a Loss of General Fund Municipal Tax revenues in excess of \$1.647 million below the figure currently budgeted for 2018; or (ii) the City is likely to experience such a reduction in its future funding levels due to a *force majeure* event or change in legislation or controlling law.
12. The interim agreement expires June 30, 2020.

CITY OF CHESTERFIELD, MISSOURI

**CHESTERFIELD POLICE OFFICERS'
ASS'N/FOP LODGE 15**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

LEGISLATION – PLANNING COMMISSION

- A. BILL NO.3165** – AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD {CHESTERFIELD HOCKEY ASSOCIATION} 17W640080). **(PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED) (SECOND READING)**

BILL NO. 3165

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD {CHESTERFIELD HOCKEY ASSOCIATION} 17W640080).

WHEREAS, the petitioner, Chesterfield Hockey Association, has requested a change in zoning from the "M3" Planned Industrial District to a "PC" Planned Commercial District for a 17.85 acre tract of land at 18385 Chesterfield Airport Road, located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard; and,

WHEREAS, a Public Hearing was held before the Planning Commission on July 10, 2017; and,

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

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

WHEREAS, the City Council, having considered said request with one amendment by Planning and Public Works Committee, voted on September 18, 2017 to approve the change of zoning request with one amendment; and

WHEREAS, the City Attorney on September 18, 2017 has recommended one amendment; and

WHEREAS, the City Council, having considered said request with one amendment by the City Attorney voted on October 2, 2017 to approve the change of zoning request with one amendment.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District for a 17.85 acre tract of land located at 18385 Chesterfield Airport Road and as described as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE "NICHOLAS MUELLER ESTATE" AS RECORDED IN PLAT BOOK 2, PAGE 25 AND LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE SOUTH LINE OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE SAINT LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO GENEVIEVE E. SCHNARR, NORTH 12 DEGREES 15 MINUTES 59 SECONDS WEST, 823.42 FEET TO AN IRON ROD IN THE SOUTHERN LINE OF STATE HIGHWAY 40 (NOW KNOWN AS I-64) AS DESCRIBED IN CAUSE NO. 290860 OF THE CIRCUIT COURT OF SAINT LOUIS COUNTY, MISSOURI AND RECORDED IN DEED BOOK 6343, PAGE 824; THENCE ALONG SAID SOUTHERN LINE THE FOLLOWING: IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3014.79 FEET, AN ARC LENGTH OF 682.52 FEET, THE CHORD OF WHICH BEARS SOUTH 77 DEGREES 28 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 681.06 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, 122.32 FEET TO AN IRON ROD; THENCE NORTH 12 DEGREES 11 MINUTES 22 SECONDS WEST, 10.53 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, 722.60 FEET TO AN IRON ROD; THENCE LEAVING SAID SOUTHERN LINE SOUTH 12 DEGREES 01 MINUTES 29 SECONDS EAST, 270.42 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 3; THENCE ALONG SAID SOUTH LINE OF LOT 3 SOUTH 77 DEGREES 51 MINUTES 00 SECONDS WEST, 1384.86 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE OF LOT 3 SOUTH 12 DEGREES 06 MINUTES 25 SECONDS EAST, 259.87 FEET TO AN IRON ROD ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD, FORMERLY STATE HIGHWAY 40 T.R.; THENCE ALONG SAID NORTHERN LINE IN A WESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3901.54 FEET AN ARC LENGTH OF 114.13 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 00 MINUTES 03 SECONDS WEST, A

CHORD DISTANCE OF 114.12 FEET TO AN IRON ROD; THENCE LEAVING SAID NORTHERN LINE NORTH 12 DEGREES 07 MINUTES 26 SECONDS WEST, 180.38 FEET TO A POINT OF BEGINNING AND CONTAINING 777,604 SQUARE FEET OR 17.851 ACRES MORE OR LESS AS PER A SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING THE MONTH OF APRIL 2017.

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

Section 3. The City Council, pursuant to the petition filed by Chesterfield Hockey Association in P.Z. 09-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of July 2017, 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 _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 10/18/2017

October 2, 2017

AMENDMENTS:

The City Attorney recommended that the following change be made to the Attachment A:

Section I. Access/Access Management
Amend language as follows:

7. Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west, to Spirit of St. Louis Blvd to the east, the interim access road connecting to the development from the south, through the current Valley Village development shall be restricted either:
 - a. By removing the access point entirely at the northern access point to the Valley Village development (south side of the new Olive Street Road extension), or;
 - b. By limiting the movement to right-in right-out only access at the southern access point to the Valley Village development (north side of Chesterfield Airport Road).

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Animal grooming service
 - b. Art gallery
 - c. Art studio
 - d. Auditorium
 - e. Bakery
 - f. Banquet facility
 - g. Bar
 - h. Barber- or beauty shop
 - i. Bowling center
 - j. Brewpub
 - k. Coffee shop
 - l. College/university
 - m. Drugstore and pharmacy
 - n. Dry-cleaning establishment
 - o. Financial institution, no drive-through
 - p. Grocery, community
 - q. Grocery, neighborhood
 - r. Laundromat

- s. Office – dental
 - t. Office – general
 - u. Office – medical
 - v. Recreation facility
 - w. Restaurant-fast-food
 - x. Restaurant-sit-down
 - y. Restaurant-take-out
 - z. Retail sales establishment-community
 - aa. Retail sales establishment-neighborhood
 - bb. Self-storage facility
 - cc. Specialized private school
 - dd. Theater, indoor
 - ee. Theater, outdoor
 - ff. Veterinary clinic
 - gg. Vocational school
 - hh. Vocational school with outdoor training
 - ii. Warehouse, general
2. All outdoor storage and / or outdoor sales activity shall be prohibited within this development.
 3. All drive through uses shall be prohibited within this development.
 4. Hours of Operation.
 - a. Uses “m”, “p”, “q”, “z”, and “aa” listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to

the City of Chesterfield at least seven (7) business days in advance of said holiday.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty-five (45) feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

 - a. Thirty (30) feet from the southern boundary of this district.
 - b. Thirty (30) feet from the northern boundary of this district.
 - c. Thirty (30) feet from the eastern boundary of this district.
 - d. Ten (10) feet from the western boundary of this district.
 - e. Ten (10) feet from the interior boundary lines within this district.
2. Parking Setbacks

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

 - a. Thirty (30) feet from the southern boundary of this district.
 - b. Thirty (30) feet from the northern boundary of this district.
 - c. Thirty (30) feet from the eastern boundary of this district.

- d. Ten (10) feet from the western boundary of this district.
- e. Zero (0) feet from the interior boundary lines within this district.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. No construction related parking shall be permitted within right of way or any existing roadways. All construction related parking shall be confined to the development.
- 3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

- 1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
- 2. Street lights shall be provided along the proposed Olive Street Road in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

H. ARCHITECTURAL

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

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan attached hereto as Attachment "B" and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right of way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. Access to this development from Chesterfield Airport Road shall be as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for access through the adjacent property to Chesterfield Airport Road.
4. Provide cross-access easements as needed to the parcels to the south, east, and to the west as directed by the City of Chesterfield.
5. If any public roads are proposed within this development, the roads shall be designed to meet the current American Association of State and Highway Transportation Officials (AASHTO) Manual requirements and as directed by the Saint Louis County Department of Transportation.
6. Installation of landscaping and ornamental entrance monument or identification signage construction shall be reviewed by the Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.
7. Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west, to Spirit of St. Louis Blvd to the east, the interim access road connecting to the development to the south shall be restricted at either its northern (south side of the new Olive Street

Road extension) or southern (north side of Chesterfield Airport Road) access point.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
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 thirty (30) days of the street pavement being placed.
4. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right of way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right of way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
7. Any work within MoDOT's right of way will require a MoDOT permit.
8. The petitioner shall provide adequate detention and / or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.

9. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
10. Due to the close proximity to Interstate 64, sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.
11. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.
12. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
13. The Olive Street Road extension shall be extended throughout the property as directed by the City of Chesterfield and Saint Louis County Department of Transportation. The typical section of the roadway to be constructed or escrowed, as directed by the Saint Louis County Department of Transportation, shall closely follow the Saint Louis County Standard Drawing C203.68. The right-of-way dedicated shall reflect the potential for a five (5) lane expansion per St. Louis County Standard Drawing C203.66 along with any easement required for future traffic control installations.

K. TRAFFIC STUDY

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

assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto public right of way. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
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 St. Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of

functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
11. The proposed development is within 1,000 feet of the levee. Design plans and construction documents shall be submitted to the Monarch-Chesterfield Levee District for review. All site improvements are subject to review and approval by the St. Louis District Corps of Engineers. That determination is made by the Corps of Engineers.
12. Formal MSD review, approval, and permits are required prior to construction. Approval from the Monarch Chesterfield Levee District indicating that the final plans conform to their master conveyance plan will be required prior to formal MSD plan approval.
13. Post Construction Best Management Practices (BMPs) are required to treat the extents of the project's disturbed area. Areas appear to be identified on the plan for BMPs, however the actual types of BMPs to be utilized are not indicated. As a new development site, BMPs with a volume reduction component (such as bioretention, pervious pavements, etc.) are necessary. It is recommended that geotechnical investigation be conducted in order to determine the depth to the seasonal high water table and alluvial sand layer, as these two factors will influence BMP design and performance. MSD will review and comment on the details of these facilities during formal plan review.

14. The project is located within the Caulks Creek Impact area, and subject to the Caulks Creek Surcharge. The surcharge will be assessed and collected during formal plan review.

N. SANITARY SEWER

1. Sanitary Sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Sanitary service is shown on the plan and is proposed to connect to the Valley Village Pump Station. That pump station's capacity will need to be evaluated by the developer's engineering consultant during formal plan review to assess its ability to accommodate this development as well as the properties it already serves. Upgrades to the pump station and/or additional storage will be required if the development cannot be served within its current level of service. Additional offsite easements may be necessary if warranted improvements cannot be accomplished within the limits of existing easements.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Public art work shall be provided and installed by the Developer in this development. General areas where public art may be placed shall be indicated on the appropriate Site Development Plan. The specific details for the public art, such as location, size, placement, type, etc., shall be approved by the City of Chesterfield.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

4. Road improvements and right of way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right of way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. 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.
6. 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.
7. 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.

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

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

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

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

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

V. TRUST FUND CONTRIBUTION

- A.** The developer shall be required to contribute a Traffic Generation Assessment contribution to the Chesterfield Valley Trust Fund (No. 556).

This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Recreational Uses	\$524.92/parking space
General Office	\$759.58/parking space
General Retail	\$2,278/parking space

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

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

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

- B.** As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- C.** Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.
- D.** The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

E. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$916.54 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

F. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,907.99 per acre for the total area as approved on the Site Development Plan.

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

G. SANITARY SEWER

1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

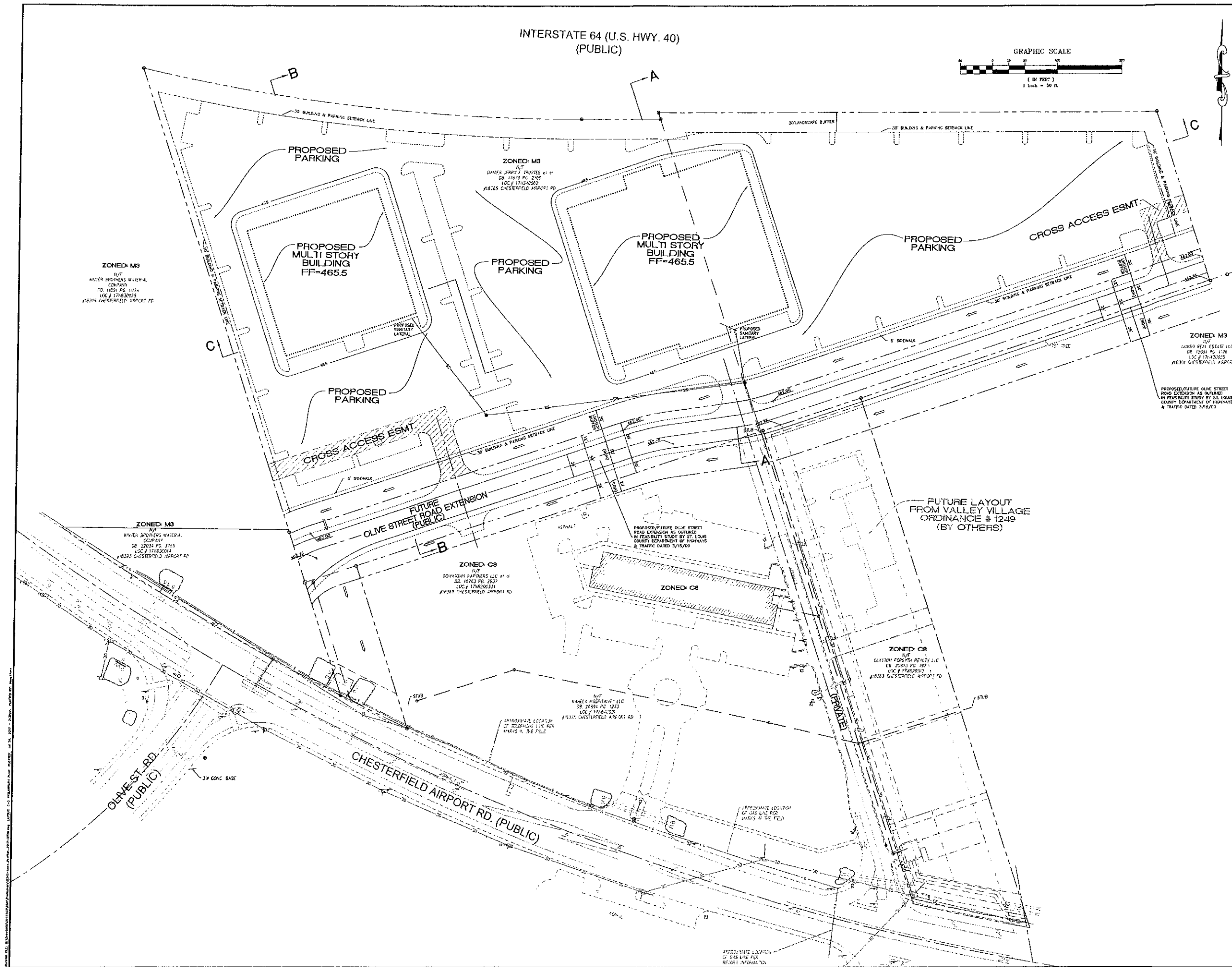
H. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County

Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

I. ENFORCEMENT

1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
3. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



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Stock & Associates
Consulting Engineers, Inc.

PREPARED BY:

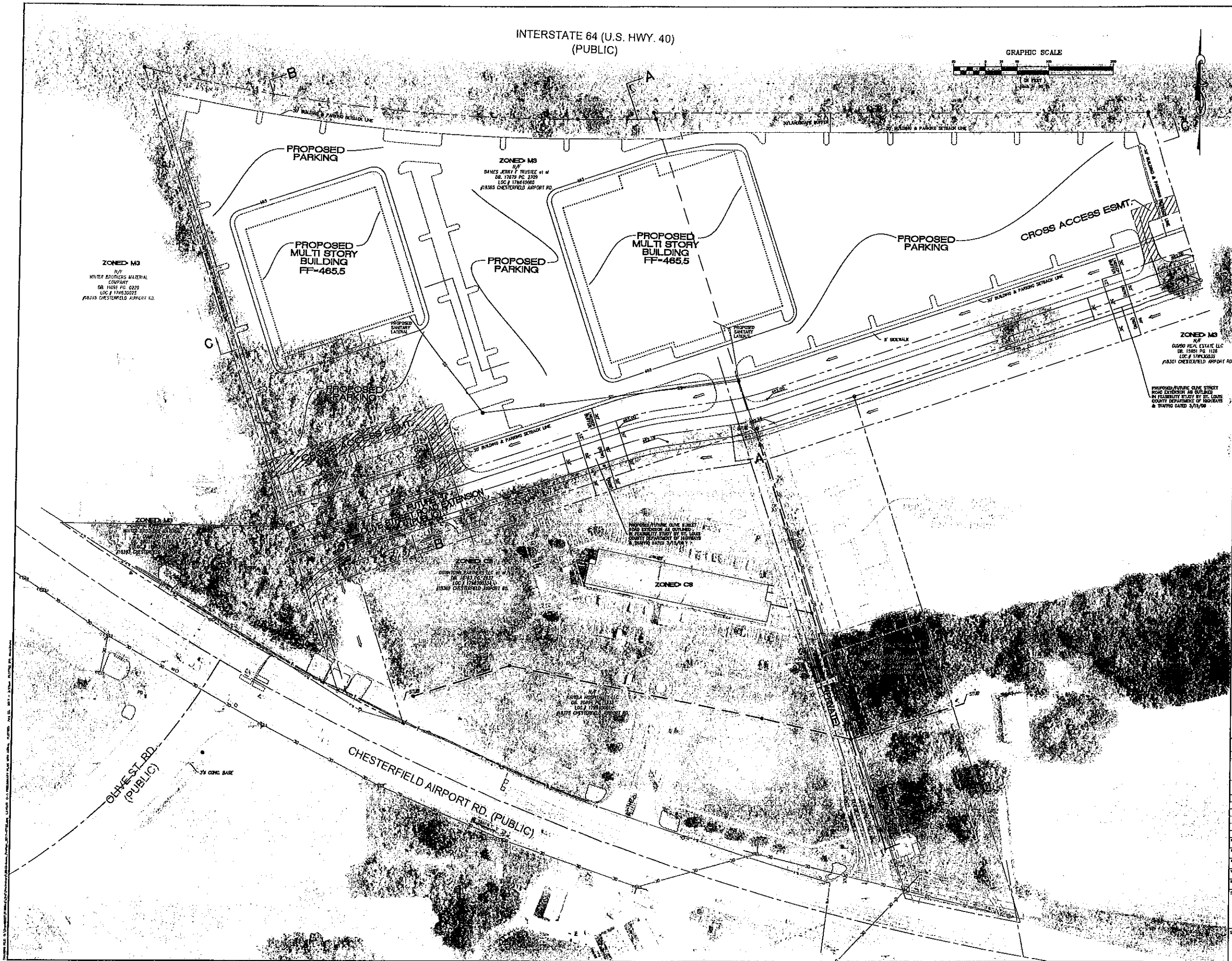
PRELIMINARY PLAN FOR:
**CHESTERFIELD ICE AND SPORTS COMPLEX AND
FUTURE DEVELOPMENT**

CHESTERFIELD, MISSOURI

DATE:

REVISIONS:
1. 2017-06-26 CITY COMMENTS
2. 2017-07-25 REVISION
PURSUANT TO CITY LETTER
DATED 6/20/17 (ISSUES
RAISED AT PUBLIC HEARING)
3. 2017-07-28 CITY COMMENT
LETTER DATED 07-27-17

DRAWN BY: D.P.B. CHECKED BY: G.M.S.
DATE: 05/16/2017 REVISION: 015-5542
SHEET NO. 1 OF 1
SHEET TITLE: PRELIMINARY PLAN
SHEET NO.: C-2



PREPARED BY:
Stock & Associates
Consulting Engineers, Inc.
297 Chesterfield Business Parkway
St. Louis, MO 63105
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info@stockandassociates.com

CHESTERFIELD ICE AND SPORTS COMPLEX AND
FUTURE DEVELOPMENT

CHESTERFIELD, MISSOURI

DATE:

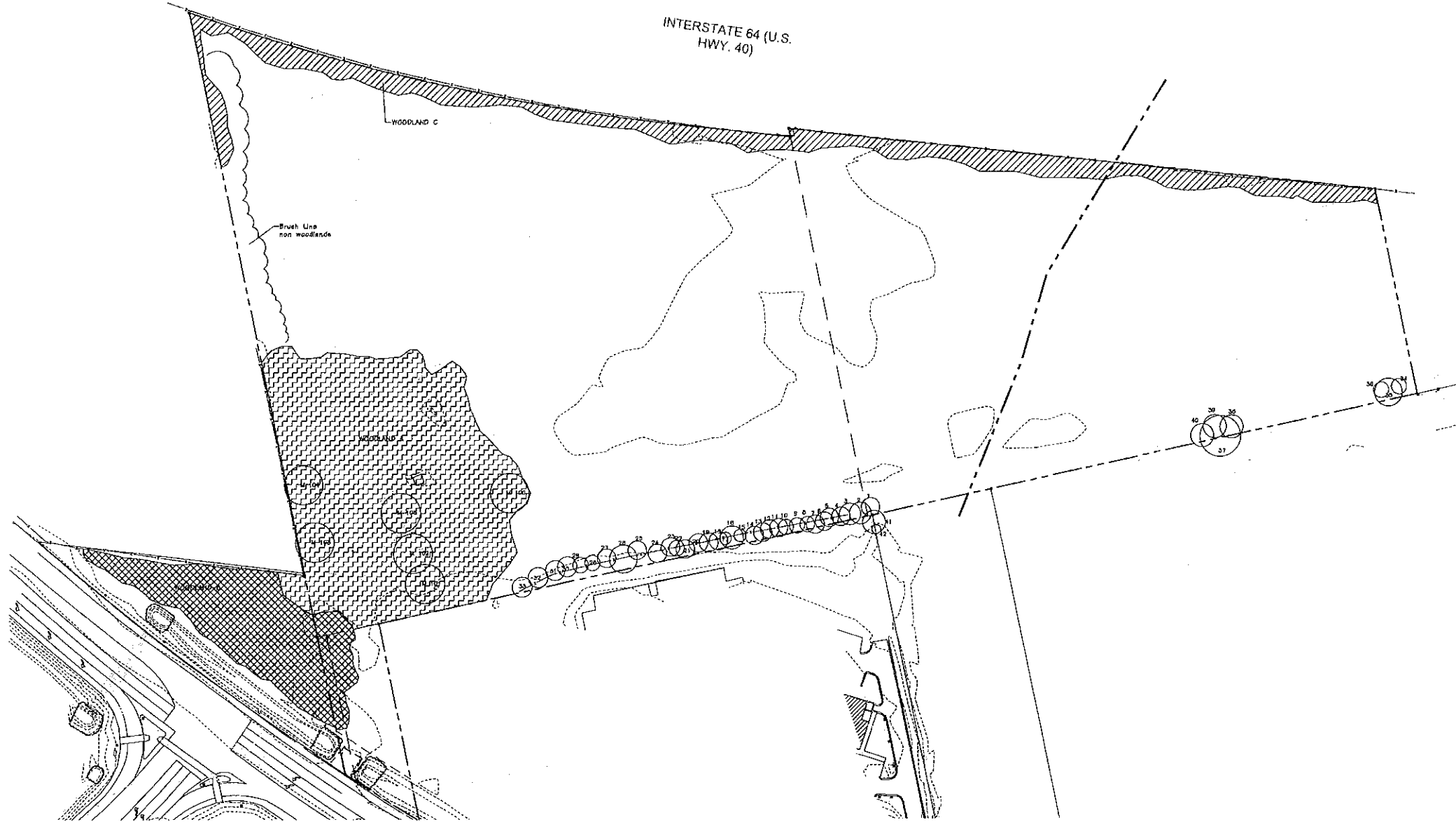
GEORGE N. STOCK, E-25118
CIVIL ENGINEER
EXPIRATION DATE: 12/28/2017
NUMBER: 00094

REVISIONS:
1. 2017-06-28 CITY COMMENTS
2. 2017-06-28 REVISION
PURSUANT TO CITY LETTER
DATED 6/26/17 (ISSUES
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3. 2017-07-28 CITY COMMENT
LETTER DATED 07-27-17

DATE:	05/16/2017
BY:	GM.S.
FOR:	215-5542
FILE NO.:	
DATE:	05-16-17
BY:	GM.S.
FOR:	215-5542

PRELIMINARY
PLAN
WITH AERIAL

C-3

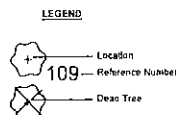


Individual Tree List					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Bowlder	5	452	3	
2	Bradford Pear	8	615	3	
3	Bradford Pear	5	452	3	multi Trunk
4	Bradford Pear	5	452	3	
5	Bradford Pear	5	452	3	
6	Elm	7	314	2	Broken Leader
7	Mulberry	8	314	2	
8	Bradford Pear	6	314	3	
9	Sycamore	5	314	3	
10	Bowlder	5	314	3	
11	Bowlder	6	452	3	
12	Bradford Pear	6	452	3	
13	Elm	8	0	0	dead
14	Elm	8	452	3	
15	Bowlder	5	200	3	
16	Sycamore	8	615	3	
17	Bowlder	5	100	3	
18	Elm	9	615	3	
19	Elm	5	452	3	
20	Elm	6	452	2	
21	Bradford Pear	5	314	3	
22	Elm	7	452	3	
23	Elm	5	314	3	
24	Elm	6	452	3	
25	Elm	7	452	3	
26	Elm	9	1017	3	
27	Elm	6	452	3	
28	Elm	8	452	3	
29	Elm	5	314	3	Triple Trunk
30	Elm	7	314	3	
31	Elm	5	314	3	
32	Sycamore	6	452	3	
33	Sycamore	5	314	3	
34	Mulberry	10	706	2	
35	Silver Maple	40	1256	2	
36	Mulberry	20	706	2	
37	Cottonwood	19	1082	2	
38	Mulberry	12	706	1	DBL trunk
39	Mulberry	10	452	1	DBL trunk
40	Mulberry	18	452	1	multi Trunk
41	Cottonwood	30	706	2	multi Trunk
42	Mulberry	5	200	3	
TOTAL			26,712		

Tree Stand Delineation

SCALE 1" = 80'-0"

Monarch Tree List				
Number	Common Name	DBH Of Trunk	Condition Rating	Comments
100	Pecan	42	4	
101	Pecan	28	4	
102	Bur Oak	27	4	
103	Pecan	26	4	
104	Pecan	30	4	
105	Pecan	26	4	



Tree Stand Delineation Narrative

May 9, 2017

The overall lot comprises a total of 16.2 AC and has a total of 8.0 AC of Woodland. The delineated Tree Stand DBH Breakdown was completed by field inspection.

Woodland A: The woodland area is located along the western side of the property. The dominant canopy is oak, with some maple and pecan. The understory is made up of blueberry, mulberry and elm. The size ranges from 8"-12" DBH to 24"-30" DBH. There are some very old trees that are dead or dying.

Woodland B: The woodland area is located between the airport and the western side of the property. This woodland consists of a mix of oak, maple and pecan. The understory is made up of blueberry, mulberry and elm. The size ranges from 8"-12" DBH to 24"-30" DBH. There are some very old trees that are dead or dying.

Woodland C: The woodland area is located along the north side of the property. The dominant canopy is oak, with some maple and pecan. The understory is made up of blueberry, mulberry and elm. The size ranges from 8"-12" DBH to 24"-30" DBH. There are some very old trees that are dead or dying.

All state champion or rare trees were found on the lot.

There is 8.0 AC of "A" on the parcel per FEMA map # 2015000145 K.

WOODLAND A = 2.31 AC (10,065 sq ft)
WOODLAND B = 0.73 AC (31,872 sq ft)
WOODLAND C = 0.79 AC (34,401 sq ft)
INDIVIDUAL TREES = 0.48 AC (20,712 sq ft)

Total Existing Canopy = 0.31 AC (13,500 sq ft)

Tree Stand Delineation Plan Prepared by Douglas A. DeLong
Certified Arborist #111-4826A

Douglas A. DeLong
Base Map Provided by: East & Associates

Douglas A. DeLong Landscape Architecture, LLC
Chesterfield, MO 63117
7620 West Bunker Ave.
St. Louis, MO 63117
(314) 546-4856
delong@dalandscape.com

Chesterfield Ice and Sports Complex And Future Development

Chesterfield Hockey Association, Chesterfield, MO

Revisions:		
Date	Description	No.

Drawn: BD
Checked: DD

Douglas A. DeLong
Landscape Architecture, LLC
7620 West Bunker Ave.
St. Louis, MO 63117
(314) 546-4856
delong@dalandscape.com

Sheet Title: Tree Stand Delineation
Sheet No.: TSD-1
Date: 05/15/2017
Job #: 176.001