



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, September 20, 2021
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 McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – August 30, 2021
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, September 23, 2021 – Planning & Public Works (5:30pm)**
 - B. Monday, September 27, 2021 – Planning Commission (7pm)**
 - C. Monday, October 4, 2021 – City Council Meeting (7pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Citizen of the Year 2019** – Mark Leach
 - B. Citizen of the Year 2020** – George and Ann Chrissos
 - (Temporary Adjournment for Citizen of the Year Reception)**
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3354 – Trailers in Residential areas** – An ordinance amending Section 210.2460 “Regulation of Portable Storage Units” of the City of Chesterfield Code to address storage trailers. **(Second Reading) Planning & Public Works Committee recommends approval**
- 2. Bill No. 3355 – P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16** - An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PI”—Planned Industrial District to a new “PI”—Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive. (P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 {Stock and Associates, Inc.} 18W440122, 18W440133). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**
- 3. Bill No. 3356 - P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish)** – An ordinance amending City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard (P.Z. 06-2021 O’Sullivan Mortuary [St. Andrew Kim Parish] 16Q130977, 16R340281). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**
- 4. Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) - SDSP Modification Request** – A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 4.9 acre tract of land located southeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 5. Bill No. 3359 - P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village)** – An ordinance amending City of Chesterfield Ordinance 3114 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2021 Downtown Chesterfield [Wild Horse Village] - (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370). **(First Reading) Planning Commission recommends**

approval. Planning & Public Works Committee recommends approval, as amended.

6. Next Meeting – Thursday, September 23, 2021 (5:30pm)

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

- 1. Bill No. 3358 – Salary Administration Manual –** An ordinance to adopt and implement revisions to the City of Chesterfield employee salary administration manual. **(First Reading) Finance and Administration Committee recommends approval.**
- 2. Bill No. 3361 – Ballot Proposal –** An ordinance providing for submission of the proposal to the qualified voters of the City of Chesterfield for their approval at the general election to be held in the City on April 5th, 2022. **(First Reading) Finance and Administration Committee recommends approval.**
- 3. Audit Services Recommendation –** Recommendation to accept the professional services proposal as submitted by Schowalter & Jabouri for professional audit services and to execute an agreement for this purpose. **A roll call vote is required.**
- 4. American Rescue Plan Act Strategy –** The Finance and Administration Committee reviewed and recommends approval of a strategy for use of the ARPA funds. This strategy, if approved, will impact the preparation of annual budgets and maximizes the benefits to the public. **A roll call vote is required.**

5. Next Meeting – Not yet scheduled

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

- 1. Next Meeting – Not yet scheduled**

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

- 1. Next Meeting – Not yet scheduled**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Bid Recommendation - 2021 City Hall Parking Deck Sealing Project –** Recommendation to accept the low bid, as submitted by Keely Restoration

Services, and to authorize the City Administrator to enter into an Agreement with Keely Restoration Services in an amount not to exceed \$73,000. The 2021 Budget includes \$67,000 for this project in Account 120-079-5470. While the recommended expenditure is above the budgeted amount, a Budget Amendment is NOT necessary due to under-runs within the same account. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Liquor License Request – Westchester (127 Chesterfield Towne Center) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed by both the Police Department and the Department of Planning and found to meet all the City’s requirements. **(Voice Vote) Police and Planning Department recommends approval.**

C. Liquor License Request – Shake Shack (17312 Chesterfield Airport Road) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed by both the Police Department and the Department of Planning and found to meet all the City’s requirements. **(Voice Vote) Police and Planning Department recommends approval.**

XI. OTHER LEGISLATION

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

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

XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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

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

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

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



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, September 20, 2021
6:00PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

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

- 1. Bill No. 3354 – Trailers in Residential areas –** An ordinance amending Section 210.2460 “Regulation of Portable Storage Units” of the City of Chesterfield Code to address storage trailers. **(Second Reading) Planning & Public Works Committee recommends approval**
- 2. Bill No. 3355 – P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 -** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PI”—Planned Industrial District to a new “PI”—Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive. (P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 {Stock and Associates, Inc.} 18W440122, 18W440133). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**
- 3. Bill No. 3356 - P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish) –** An ordinance amending City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard (P.Z. 06-2021 O’Sullivan Mortuary [St. Andrew Kim Parish] 16Q130977, 16R340281). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**
- 4. Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) - SDSP Modification Request –** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 4.9 acre tract of land located southeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road. **(Voice Vote) Planning Commission**

recommends approval. Planning & Public Works Committee recommends approval.

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

- 6. Next Meeting – Thursday, September 23, 2021 (5:30pm)**

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

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- 2. Bill No. 3361 – Ballot Proposal** – An ordinance providing for submission of the proposal to the qualified voters of the City of Chesterfield for their approval at the general election to be held in the City on April 5th, 2022. **(First Reading) Finance and Administration Committee recommends approval.**
- 3. Audit Services Recommendation** – Financial Strategy
- 4. American Rescue Plan Act**
- 5. Next Meeting – Not yet scheduled**

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

- 1. Next Meeting – Not yet scheduled**

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

- 1. Next Meeting – Not yet scheduled**

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

- 1. Bid Recommendation - 2021 City Hall Parking Deck Sealing Project** – Recommendation to accept the low bid, as submitted by Keely Restoration Services, and to authorize the City Administrator to enter into an Agreement with Keely Restoration Services in an amount not to exceed \$73,000. The 2021 Budget includes \$67,000 for this project in Account 120-079-5470. While the recommended expenditure is above the budgeted amount, a Budget Amendment is NOT necessary due to under-runs within the same account. **(Roll Call Vote) Department of Public Works recommends approval.**
- 2. Liquor License Request – Westchester (127 Chesterfield Towne Center)** – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed by both the Police Department and the Department of Planning and found to meet all the City’s requirements. **(Voice Vote) Police and Planning Department recommends approval.**
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IV. Other Legislation

- 1. Bill No. 3357** – Ordinance amending Chapter 600 of the City of Chesterfield Municipal code regarding the hours intoxicating liquor may be sold on Sundays. **(Second Reading)**
- 2. Bill No. 3360 - Walnut Hill Farm (Lot 1) Lot Split Plat** – An ordinance providing for the approval of a Lot Split Plat for Lot 1 of the Walnut Hill Farm Subdivision, zoned NU Non-Urban District and located west of Wilson Avenue and south of Wild Horse Creek Road (18T120146). **(First & Second Readings) Department of Planning recommends approval.**

V. Unfinished Business – Mayor Bob Nation

VI. New Business – Mayor Bob Nation

VII. Adjournment

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

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AGENDA REVIEW – MONDAY 9/20/2021 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 PM, on Monday, September 20, 2021.**

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



RECORD OF PROCEEDING

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

AUGUST 30, 2021

The meeting was called to order at 7:05 p.m.

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the August 16, 2021 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the August 16, 2021 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 16, 2021 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the August 16, 2021 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall would be closed on Monday, September 6, in observance of Labor Day.

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, September 20, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. John Nations, former Mayor, 8 Baxter Lane, expressed his appreciation for the elected officials' dedication and their efforts regarding the consideration of financing districts for the southwest quadrant.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3350 Amends Article 04-05 Sign Requirements and Article 10-04 Signage Terms of the Unified Development Code {P.Z. 01-2021 City of Chesterfield (Unified Development Code-Articles 4 and 10)}
(Second Reading) Planning Commission recommends approval.
Planning & Public Works Committee recommends approval

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3350. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3350 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3350 with the following results: Ayes – Budoor, Hurt, Moore, DeCampi, Wahl, Monachella, McGuinness and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3350 approved, passed it and it became **ORDINANCE NO. 3152.**

Bill No. 3354 Amends Section 210.240 “Regulation of Portable Storage Units” of the City of Chesterfield Code to address storage trailers **(First Reading) Planning & Public Works Committee recommends approval**

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

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

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3354, Bill No. 3355 and Bill No. 3356. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3354, 3355 and 3356 were read for the first time.

Councilmember Monachella made a motion, seconded by Councilmember Hurt, to authorize the Department of Public Works to re-purpose current budgeted funds to acquire equipment to incorporate mudjacking into the sidewalk maintenance program, as recommended by Staff and the Planning and Public Works Committee. A roll call vote was taken with the following results: Ayes – Moore, DeCampi, Wahl, Monachella, Mastorakos, Budoor, Hurt and McGuinness. Nays – None. Mayor Nation declared the motion passed.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, September 2, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee is scheduled for Tuesday, August 31, at 5:30 p.m.

Parks, Recreation & Arts Committee

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

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending acceptance of the proposal for Professional Trustee Services by BOK Financial, N.A. and authorization for the City Administrator to execute the agreement with BOK Financial, N.A.

Councilmember Moore made a motion, seconded by Councilmember McGuinness, for approval of this recommendation. A roll call vote was taken with the following results: Ayes – DeCampi, McGuinness, Budoor, Monachella, Moore, Mastorakos, Hurt and Wahl. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3351 Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials **(Second Reading)**

Bill No. 3352 Amends municipal code section 105.030 relating to Declaration of Candidacy for Municipal office and filing procedures **(Second Reading)**

Bill No. 3353 Amends section 130.020 of the City of Chesterfield Municipal code regarding Municipal court functions **(Second Reading)**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3351, Bill No. 3352 and Bill No. 3353. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3351, 3352 and 3353 were read for the second time.

A roll call vote was taken for the passage and approval of Bill No. 3351 with the following results: Ayes – McGuinness, Budoor, Mastorakos, Wahl, DeCampi, Hurt, Moore and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3351 approved, passed it and it became **ORDINANCE NO. 3153**.

A roll call vote was taken for the passage and approval of Bill No. 3352 with the following results: Ayes – Mastorakos, Hurt, Wahl, Monachella, McGuinness, Budoor, DeCampi and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3352 approved, passed it and it became **ORDINANCE NO. 3154**.

A roll call vote was taken for the passage and approval of Bill No. 3353 with the following results: Ayes – McGuinness, Hurt, Moore, Monachella, Budoor, DeCampi,

Mastorakos and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3353 approved, passed it and it became **ORDINANCE NO. 3155**.

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

Councilmember Moore made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3357. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3357 was read for the first time.

UNFINISHED BUSINESS

Councilmember Moore made a motion, seconded by Councilmember Monachella, to authorize a budgetary transfer from the General Fund Fund Reserves in the amount of \$320,000 for professional engineering design services associated with Wilson Avenue improvements pursuant to the scope of work as presented to the public and the Planning and Public Works Committee of the Whole on August 23rd.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to amend the motion to require a public presentation of the proposed design plan prior to submission of the grant application. A voice vote was taken with an affirmative result (Councilmembers Budoor and DeCampi voted “No”)

A roll call vote was taken for the amended motion, with the following results: Ayes – Hurt, Monachella, Moore, Wahl, Mastorakos and McGuinness. Nays – Budoor and DeCampi. Mayor Nation declared the motion, as amended, passed.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:55 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, September 23, 2021 – Planning & Public Works (5:30pm)**
- B. Monday, September 27, 2021 – Planning Commission (7pm)**
- C. Monday, October 4, 2021 – City Council Meeting (7pm)**

COMMUNICATIONS

Citizen of the Year 2019 – Mark Leach

Citizen of the Year 2020 – George and Ann Chrissos

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Monachella

Vice-Chair: Councilmember Hurt

Bill No. 3354 - Trailers in Residential areas

An ordinance amending Section 210.2460 “Regulation of Portable Storage Units” of the City of Chesterfield City Code to address storage trailers.

(Second Reading) Planning & Public Works Committee recommends approval.

Bill No. 3355 - P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16

An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PI”—Planned Industrial District to a new “PI”—Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive. (P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 {Stock and Associates, Inc.} 18W440122, 18W440133).

(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

Bill No. 3356 - P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish)

An ordinance amending City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing “C8” Planned Commercial

District located at 13996 Olive Boulevard (P.Z. 06-2021 O’Sullivan Mortuary [St. Andrew Kim Parish] 16Q130977, 16R340281).

(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) - SDSP Modification

Request – A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 4.9 acre tract of land located southeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

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

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

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

(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, September 23, 2021, at 5:30 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning **JW**

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 2, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 2, 2021 in Conference Room 101.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), **Councilmember Dan Hurt** (Ward III), and **Councilmember Tom DeCampi** (Ward IV).

Also in attendance were: Councilmember Aaron Wahl (Ward II); Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Planning Commissioner Caryn Carlie; Planning Commissioner Jane Staniforth; Justin Wyse, Director of Planning; Mike Knight, Assistant City Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 19, 2021 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of August 19, 2021. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

B. Approval of the August 23, 2021 Committee of the Whole Meeting Summary

Councilmember DeCampi made a motion to approve the Committee of the Whole Meeting Summary of August 23, 2021. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

Councilmember Mastorakos commented that she had called Power of Review on The Flats at Wildhorse Village and stated that when she calls Power of Review, she is seeking clarification, understanding, or a broader look at what a particular project is. She also stated that she represents the constituents who elected her and that she will be calling Power of Review throughout the development of Wildhorse Village.

II. UNFINISHED BUSINESS

A. Rooftop Mechanical Screening

Councilmember Hurt made a motion to move Unfinished Business Item A: Rooftop Mechanical Screening to the end of the agenda. The motion was seconded by Chair Monachella and passed by a voice vote of 4.0.

III. NEW BUSINESS

A. Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) SDSP Modification

Request: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 4.9 acre tract of land located southeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road. (Ward 2)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, explained that the request is for two modifications to the specific criteria of Ordinance 3114 associated with a Site Development Section Plan for Lot 2A-1 that would allow for a 266 unit four-story multi-family building.

On July 8, 2021, the project was reviewed by the Architectural Review Board (ARB). The Board recommended approval of the project with conditions. The Applicant has since fulfilled those conditions. The Board's approval included both modification requests. The project was then reviewed by the Planning Commission on August 23, 2021 and the project was unanimously approved. Again, both modification requests were included within the approval.

Ordinance 3114 states that "any performance standard may be modified within a Site Development Section Plan. A public hearing is not required in the process and recommendation by Planning Commission will be forwarded to City Council for final approval." Therefore, the request is being presented to the Planning & Public Works Committee for consideration.

The Applicant is seeking the following two modifications:

- **Ordinance 3114 requires the first floor of this building to be a minimum of 12' in height.** The Applicant is proposing an 11' - 7-7/8" first floor height.
- **Ordinance 3114 states "Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design."** The Applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture.

DISCUSSION

Councilmember Hurt stated that he does not have a problem with the building height or the elimination of a rooftop penthouse for the mechanical screening on this particular building. He is, however, more concerned with the buildings that will be built along Chesterfield Parkway but he would be willing to consider height and penthouse screening on a lot-by-lot basis. He also stated that he has no desire to change the Ordinance.

There was some discussion on the height of the rooftop parapet screening and the placement of the air-conditioning units on the rooftop.

Councilmember Hurt made a motion to forward Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) SDSP Modification Request to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) SDSP Modification Request.]

- B. P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village):** A request to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370). (Ward 2)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, presented the request to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District.

The request consists of five primary components:

- 1. Modify the maximum height for buildings located on Lots 2B and 2C.** The maximum height for the buildings on Lots 2B and 2C are three stories if they are residential and four stories if they are non-residential.

The Applicant is requesting a maximum height for residential buildings in the geographic areas of Lots 2B and 2C of four stories.

- 2. Update the first floor building heights on seven lots.** The current governing ordinance states that the first floor building heights shall be a minimum of 12 feet with the exception that Lots 1 and 6, which are approved single-family residential lots, be a minimum of 9 feet.

The Applicant is requesting to include residential Lots 2A-1, 2A-2, 2B, 2C, 5A, 5B and 5C to the minimum of 9 feet for the first floor building height.

- 3. Remove the ground floor retail requirement from the east side of Lot 2C.** The current governing ordinance requires ground floor retail on the east side of Lot 2C which is within the 125' view corridor.

Lot 2C is currently programmed for a residential condominium building instead of an office building, therefore, the Applicant would like to remove the requirement for ground floor retail.

- 4. Revise the rooftop mechanical equipment screening requirement.** The current governing ordinance states that "Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design."

The Applicant is requesting to replace the language that exists in the City's Unified Development Code (UDC) under Section 405.04.010 D2.j. The current language is: "Screen rooftop equipment on all visible sides with materials that are an integral part

of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.”

- 5. Remove the public art requirement for each lot.** The current governing ordinance states that “One piece of public art work shall be provided and installed by the developer of each development.”

The Applicant is requesting to remove this requirement. The Applicant desires to develop a holistic approach for the Wildhorse Village Public Art. They have commissioned a piece of public art centered around the lake to maximize the public experience. They are also proposing a fountain in the center of the lake as an alternative while emphasizing the holistic approach.

Mr. Knight stated that Staff has also recommenced the following edits to Attachment A:

- Remove the reference to an outdated article in the City’s Code for recycling. However, the recycling requirement does remain.
- Update the current Traffic Generation Assessment (TGA) language.
- Power of Review was deemed unenforceable so Staff is proposing to include standard language that meets the City’s Code.
- Remove outdated language referencing a bike lane, which has been updated to a 12’ wide shared use path along the entire frontage of Wild Horse Creek Road.

A Public Hearing was held on June 28, 2021 at which time the Planning Commission and the public raised several issues. The Applicant has formally responded to these issues and has provided an updated proposal.

On August 23, 2021, the petition was brought before the Planning Commission at which time the petition received unanimous approval.

DISCUSSION

To preface the discussion, Councilmember Hurt stated that this development has always been intended to be a mixed-use development. Since the Council has not seen a complete plan yet, he is concerned that it may not end up being mixed-use. He stated that as the project moves forward, the Council needs to be cognizant of the original intent of the development.

Height Modification

Chair Monachella made a motion to amend P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) to allow a maximum 4-story height of residential buildings on Lots 2B and 2C. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

Minimum of a 9-foot First Floor Building Heights on Seven Lots

For discussion purposes, Chair Monachella suggested separating the lots into the following three sections:

- 2A-1 and 2A-2
- 2B and 2C
- 5A, 5B and 5C

Councilmember Hurt stated that he is not interested in changing Lots 5A, 5B or 5C as a specific plan has not been submitted yet for those lots. If the retail requirement will be moved from one area to another, he would want to see a plan first.

Noting that Lot 2A-1 of The Flats was just approved at a height of 11'-7 7/8" at the Applicant's request, Chair Monachella asked for clarification as to why the Applicant is requesting a change in height to 9' for Lot 2A-1. George Stock, Stock & Associates, explained that they are trying to maintain consistency with Lot 1 and Lot 6 in the residential sector. The minimum is 9' but the height can be greater. Councilmember Mastorakos stated that Lot 2A-2 should then match the height of Lot 2A-1 so that it does not overlook that building.

Councilmember Hurt stated that the height reduction should pertain to Lots 2B and 2C only as the retail requirement has been eliminated for those two lots. He also pointed out that it has not yet been determined as to where the retail will be on the other lots, but assumes that retail linear footage will be incorporated elsewhere.

Chair Monachella made a motion to amend P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) to modify the first floor building heights to 9' for Lots 2B and 2C only and to exclude Lots 2A-1, 2A-2, 5A, 5B and 5C from the 9-foot modification. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4-0.

Removal of Retail on the East Side of Lot 2C

There was considerable discussion related to the relocation of retail from the east side of Lot 2C to Lot 5A. The developer explained the desire to concentrate the retail near Burkhardt Place to create a better experience for people coming into the development from the outside as there are not a lot of parking structures within the development. There was also some discussion as to what the square footage or linear feet of the retail should be. It was stated by the Committee members that a minimum of 100 linear feet of additional retail will be added to Lot 5A.

Councilmember Hurt made a motion to amend P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) to relocate the retail on the east side of Lot 2C to Lot 5A and to include a minimum of 100 linear feet of retail on the north side of Lot 5A. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4-0.

Revision of Rooftop Mechanical Equipment

The Planning Commission recommended eliminating the rooftop penthouse requirement for mechanical equipment and recommended the following language in Section G. Architectural Requirements, Item 4.

"Mechanical equipment shall be adequately screened in accordance to the Architectural Review Design Standards of the Unified Development Code."

DISCUSSION

Councilmember Hurt concurred with the updated language Item I.G.4, which includes ground equipment, but he is opposed to the elimination of Item I.G.5 that requires fully enclosed rooftop penthouse screening. He acknowledged that the Attachment A, under Section O. Supplementation, Modification, or Alteration of a Category Standard, allows a developer to request a modification to the penthouse requirement for individual lots. However, as development moves closer to Chesterfield Parkway, he believes that penthouse screening should be a requirement.

Councilmember Hurt made a motion to amend P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) to accept the update to I.G.4 of the Attachment A to include screening in accordance with the Architectural Review Design Standards; and to keep Section I.G.5 of the Attachment A which requires fully enclosed penthouse screening. The motion was seconded by Councilmember Mastorakos.

Discussion after the Motion

Jeff Tegethoff, Wildhorse Village LP, stated that he wants to build a 125,000 square foot office building, however, it cannot be done with the requirement of a fully enclosed penthouse for mechanical equipment. He stated that he has contacted three different MEP designers who have advised him that a fully enclosed penthouse would not be the best engineering design based on today's engineering standards. The extra cost alone of a fully enclosed penthouse of \$3.6 million would be prohibitive. As far as aesthetics, the new owners of Chesterfield Mall doubt that the rooftop mechanical equipment will be seen from that location and have indicated that they are not concerned about this. Mr. Tegethoff stated that he will bring HVAC designers, engineers, and representatives of the neighboring properties to the next City Council meeting in support of eliminating the requirement of fully enclosed rooftop penthouse screening.

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

Removal of Bike Lane Along Wild Horse Creek Road

The bike lane is now considered a 12' wide shared use path.

Councilmember Hurt made a motion to amend P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) to revise Section I. Public/Private Road Improvements, Including Pedestrian Circulation, Item 11 to read "Provide a 12' wide shared use path along the frontage of Wild Horse Creek Road." The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4-0.

Remove the Public Art Requirement for Each Lot

Mr. Tegethoff stated that he has commissioned an art piece with world-renowned sculptor Rafael Barrios which he is donating to the development. He intends to create a centerpiece for the overall development that will draw people to the lake. The sculpture was specifically designed for this location and is a piece of art that does justice not only to the development but to the City of Chesterfield. Mr. Tegethoff also stated that they have added a fountain in the lake which will provide public viewing for all residents living adjacent to the lake.

Councilmember Mastorakos asked Mr. Tegethoff why he originally agreed to 17 pieces of public art. Mr. Tegethoff replied that in the beginning he was not sure if Mr. Barrios was going to accept the assignment and he had also misunderstood the lot configuration. Councilmember Mastorakos stated that as office buildings are developed, perhaps art could be included as part of their landscaping. Mr. Tegethoff indicated that would be possible as he has final authority on the buildings that he owns. Councilmember Mastorakos stated that she understood the reasoning for one piece of art, however, indicated that she would like to see more art included in the development.

Chair Monachella made a motion to accept the Planning Commission's recommendation to remove the public art requirement for each lot. The motion was seconded by Councilmember DeCampi and resulted in a tie vote of 2-2 with **Councilmembers Mastorakos and DeCampi voting no.**

Councilmember Hurt made a motion to accept the Planning Commission's recommendation to include a fountain in lieu of public art for each lot. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4-0.

Item I.K. of Attachment A regarding Power of Review

Justin Wyse, Director of Planning, stated that during a prior City Council Executive Session, the City Attorney stated that the automatic Power of Review language is unenforceable so Staff recommends including the standard default language that goes into all City's ordinances:

"The development shall adhere to the Power of Review requirements of the City of Chesterfield Unified Development Code."

Mr. Wyse explained that currently the Mayor or any Councilmember in which the project is located, or any other two councilmembers, may call Power of Review within 72 hours of Planning Commission approval. The second option is to clean up the language to reference that any Site Development Plan or any Site Development Section Plan would have automatic Power of Review. Often times, automatic Power of Review is called for new buildings. However, an Applicant could come in with a small change to their site several years later, which would normally be an administrative approval. In such instances, an email would be sent to Council alerting them of the option of Power of Review. But if the language were changed, any future changes would have to go through Planning Commission, Planning & Public Works Committee, and finally to Council, which can be a cumbersome process for developers depending upon what they are trying to accomplish.

Councilmember Hurt stated that this is not a new concept and questioned why the wording is unenforceable. He would prefer to keep the current language but change Site Plan to Site Development Plans, Site Development Concept Plans, and Site Development Section Plans.

There was further discussion on the current Power of Review procedure and how it would be affected if the language were changed.

Councilmember DeCampi made a motion to amend PZ-03-2021 P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village) by changing the wording of the current Ordinance to allow for automatic Power of Review for all Site Development Plans, Site Development Concept Plans and Site Development Section Plans. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.

It was noted that all of the above amendments affect both Category A and Category B.

Councilmember DeCampi made a motion to forward P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the September 20, 2021 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village).]

C. 2022 Proposed Planning & Public Works Committee Meeting Schedule

Councilmember Hurt made a motion to accept the **2022 Proposed Planning & Public Works Committee Meeting Schedule**. The motion was seconded by **Councilmember Mastorakos** and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

A, Rooftop Mechanical Screening

Chair Monachella prefaced the discussion stating that the issue is to determine whether there is a need to further define language in the Unified Development Code requiring rooftop mechanical screening within specific geographical areas of the City, or to keep the current language which requires screening on all visible sides.

After a brief discussion, no action was taken.

III. OTHER – None.

IV. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

BILL NO. 3354

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 210.2460 “REGULATION OF PORTABLE STORAGE UNITS” OF THE CITY OF CHESTERFIELD CITY CODE TO ADDRESS STORAGE TRAILERS.

WHEREAS, the City of Chesterfield City Code provides regulations regarding the type, number, and location of off-street and on-street parking and loading requirements in the City of Chesterfield; and

WHEREAS, Section 210.2460 defines Storage Trailers, but does not adequately regulate said trailers in accordance with the vision of the City’s residential neighborhoods; and

WHEREAS, the regulations conserve the existing quality of life and preserve the identity of existing neighborhoods and developments; and

WHEREAS, the City Council has determined that the restriction of Storage Trailers serves to protect the public safety, peace, comfort and general welfare of the citizens of the City of Chesterfield; and

WHEREAS, the City Council, having considered said request, voted to approve the addition of regulations for storage trailers.

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

Section 1. The City of Chesterfield hereby amends Section 210.2460 “Regulation of Portable Storage Units” as set out in Attachment “A” that is attached hereto and made part thereof.

Section 2. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____,
2021

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 09/30/2021

Attachment 'A'

Section 210.2460. Regulation Of Portable Storage Units.

- A. As used in this Section, the following terms shall mean as follows:

ACCESSORY BUILDING — A subordinate building customarily incidental to and located on the same lot occupied by a main building, subordinate in area, extent, or purposes to the main building, limited to and contributing to the comfort, convenience or necessity of the occupants of the main building. For purposes of this Section, an accessory building differs from a temporary storage device, portable on demand storage unit and storage shed in that it is constructed pursuant to a building permit, and is permanently affixed to realty.

PORTABLE STORAGE UNIT — A container designed, constructed and commonly used for non-permanent placement on property for the purpose of temporary storage of personal property.

STORAGE SHED — A prefabricated structure designed, intended and installed on property primarily for the long term storage of yard, pool and garden equipment and similar personal property.

STORAGE TRAILERS — Includes trucks, trailers, and other vehicles or parts of vehicles designed to be hitched or attached to trucks, tractors or other vehicles for movement from place to place used as a temporary storage device.

- B. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit, storage trailer, or similar device in or upon any street, highway, roadway, designated fire lane or sidewalk in the City of Chesterfield.
- C. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit, storage trailer, or similar device upon any lot or property in the City of Chesterfield other than on a concrete, asphalt or other improved surface.
- D. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit, storage trailer, or similar device upon any lot or property in the City of Chesterfield used for commercial purposes or containing three (3) or more dwelling units in such a way as to block or interfere with access to a garage or off-street parking areas.

- E. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit, storage trailer, or similar device upon any residentially zoned lot or property in the City of Chesterfield for more than ten (10) consecutive days or on more than three (3) occasions in any twelve-month period.
- F. This Section shall not apply to the use or placement of construction trailers and equipment on property in association with ongoing construction activities carried out pursuant to a valid building permit, nor to the placement of accessory buildings or storage sheds.

BILL NO. 3355

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PI”—PLANNED INDUSTRIAL DISTRICT TO A NEW “PI”—PLANNED INDUSTRIAL DISTRICT FOR A 3.083-ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WINGS CORPORATE DRIVE AND BUZZ WESTFALL DRIVE. (P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 {Stock and Associates, Inc.} 18W440122, 18W440133).

WHEREAS, the petitioner, Stock and Associates, Inc., has requested a rezoning to establish new development criteria for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 28, 2021; and,

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

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a new “PI”—Planned Industrial District designation for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive and as described as follows:

A tract of land being all of Lots 14 and 16 of Wings Corporate Estates, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 79 through 81 of the St. Louis County Records, located in U.S. Survey 362 and 133,

Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northwest corner of above said Lot 14, said point also being located on the centerline of Wings Corporate Drive, a 40 feet wide private roadway; thence along said centerline, North 78 degrees 12 minutes 40 seconds East, 329.73 feet to the northeast corner thereof, said point also being located on the centerline of Buzz Westfall Drive, a 40 feet wide private drive; thence along said centerline, South 12 degrees 45 minutes 00 seconds East, 403.49 feet to the southeast corner of above said Lot 16; thence along the south line of said Lot 16, South 78 degrees 41 minutes 30 seconds West, 338.40 feet to the southwest corner of said Lot 16; thence along the west lines of above said Lots 16 and 14, North 11 degrees 31 minutes 10 seconds West, 400.60 feet to the POINT OF BEGINNING. Containing 134,294 square feet or 3.083 acres, more or less.

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

Section 3. The City Council, pursuant to the petition filed by Stock and Associates, Inc., in P.Z. 04-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of June, 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2021

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 08/30/2021

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PI” District shall be:
 - a. Postal Stations
 - b. Public Safety facility
 - c. Golf Courses
 - d. Gymnasium
 - e. Union Halls & Hiring Halls
 - f. Office – Dental
 - g. Office – General
 - h. Office – Medical
 - i. Motorcycle, ATV, and Similar Motor Vehicles Dealership
 - j. Plumbing, Electrical, Air Conditioning, and Heating Equipment Sales, Warehousing, and Repair Facility
 - k. Dry Cleaning Plant
 - l. Film Processing Plant
 - m. Financial Institution, No Drive-Thru
 - n. Mail Order Sales Warehouse
 - o. Manufacturing, Fabrication, Assembly, Processing, or Packing, Except Explosives or Flammable Gases or Liquids
 - p. Motorcycle, ATV, and Similar Motor Vehicle Storage

- q. Parking Area (Stand-Alone), Including Garages, for Automobiles. Not including Sales of Storage of Damaged Vehicles for More Than 72 Hours.
 - r. Research Laboratory and Facility
 - s. Transit Storage Yard
 - t. Vehicle Repair and Service Facility
 - u. Veterinary Clinic
 - v. Warehouse, General
 - w. Yard for Storage of Contractors' Equipment, Materials and Supplies
- 2. Hours of Operation.
 - a. Hours of operation for this "PI"—Planned Industrial District shall not be restricted.
 - 3. Accessory uses for the above referenced permitted uses shall be as follows:
 - a. Sales and storage of trailers shall be permitted only in conjunction with Motorcycle and ATV Dealership uses.
 - 4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

- 1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty feet (40').
- 2. Building Requirements
 - a. A minimum of 35% open space is required for 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 fence no taller than eight feet (8') in height, a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Twenty feet (20') from the right-of-way of Wings Corporate Drive on the north boundary of the Planned Industrial ("PI") District.
- b. Twenty feet (20') from the right-of-way of Buzz Westfall Drive on the east boundary of the Planned Industrial "PI" District.
- c. Thirty-five feet (35') from the south boundary of the "PI" District.
- d. Ten feet (10') from the west boundary of the "PI" 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. Ten feet (10') from the right-of-way of Wings Corporate Drive on the north boundary of the Planned Industrial ("PI") District.
- b. Ten feet (10') from the right-of-way of Buzz Westfall Drive on the east boundary of the Planned Industrial "PI" District.
- c. Twenty-five feet (25') from the south boundary of the "PI" District.
- d. Five feet (5') from the west boundary of the "PI" 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. Parking lots shall not be used as streets.
4. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. 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 St. Louis County road right-of-way and improvements within County road right-of-way (Wings Corporate Drive and Buzz Westfall Drive) shall be as directed by St. Louis County Department of Transportation and the City of Chesterfield.
2. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the 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 Section 405.04.090 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase.
5. 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.
6. 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.
7. 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.
8. Additional right-of-way and road improvements shall be provided, as required by St. Louis County Department of Transportation, the Missouri Department of Transportation, and the City of Chesterfield.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County. 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 Buzz Westfall Drive. 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

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. 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 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 one (1) foot higher than the one hundred (100) year high water elevation in detention/retention facilities. All 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. 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 Public Works Director, 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 Public Works Director 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 developer shall reimburse the Chesterfield Valley Mitigation Bank Program for any jurisdictional wetlands that have been identified on this site. The reimbursement is required prior to approval of a Grading Permit, Improvement Plans, or issuance of any Building Permits. The reimbursement amount is based on the total acres delineated on the site requiring mitigation and will be the proportionate share of the cost of establishment of the mitigation area.
12. Formal MSD review, approval, and permits are required.
13. The project is in the Caulks Creek Service area and is subject to the Caulks Creek Surcharge.
14. MSD will require approval from the Monarch Chesterfield Levee District and the City of Chesterfield indicating the project's conformance with the Chesterfield Valley Master Stormwater plan prior to issuing plan approval.
15. Post-construction BMP's will be required for disturbed area greater than one acre. Stormwater Management facilities and site design strategies shall be applied such that the extents of the project's disturbed areas are managed.
16. The site is considered new development; volume reducing BMPs will be required.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District (MSD).
2. Sanitary flow estimates must be provided. These shall include the estimated average daily and peak flow rates.
3. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements, including pump station upgrades may be required based on the flow rates provided.
4. New encroachments will not be allowed.
5. Easements may be required to allow for future public sewer extensions to adjacent tracts.

O. 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.

P. MISCELLANEOUS

1. Outdoor storage shall be fully screened. Stacking of goods in the outdoor storage area shall be limited in height to where goods are not visible offsite.
2. All utilities will be installed underground.
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 Highways and Traffic. 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 and the City of Wildwood 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 Section 405.05 of the Unified Development Code for specific requirements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide 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 a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

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

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

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,373.42/ Parking Space

(Parking spaces as required by the City of Chesterfield Code.)

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

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

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

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.

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.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$954.57 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,028.63 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2022 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 Highways and Traffic.

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

IV. RECORDING

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

V. ENFORCEMENT

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

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING LOTS 14 + 16 OF WINGS CORPORATE ESTATES P.B. 356 PGS 79-81 AS DESCRIBED IN CHESTERFIELD ZONING ORDINANCE NO. 2237 AND BEING LOCATED IN U.S. SURVEYS 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

ATG	-	ADJUST TO GRADE
B.C.	-	BACK OF CURB
C.O.	-	CLEANOUT
DB.	-	DEED BOOK
E	-	ELECTRIC
ELEV.	-	ELEVATION
EX.	-	EXISTING
F.C.	-	FACE OF CURB
FL	-	FLOWLINE
FT.	-	FEET
FND.	-	FOUND
G	-	GAS
H.W.	-	HIGH WATER
LFB	-	LOW FLOW BLOCKED
M.H.	-	MANHOLE
N/F	-	NOW OR FORMERLY
PB.	-	PLAT BOOK
PG.	-	PAGE
PR.	-	PROPOSED
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT-OF-WAY
SQ.	-	SQUARE
T	-	TELEPHONE CABLE
T.B.A.	-	TO BE ABANDONED
T.B.R.	-	TO BE REMOVED
T.B.R.&R.	-	TO BE REMOVED AND REPLACED
TYP.	-	TYPICALLY
U.I.P.	-	USE IN PLACE
U.O.N.	-	UNLESS OTHERWISE NOTED
V.C.P.	-	VITRIFIED CLAY PIPE
W	-	WATER
(86'W)	-	RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
ACCESSIBLE PARKING	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM	
PROPOSED SANITARY	

GENERAL NOTES

- BOUNDARY SURVEY FROM RECORD INFORMATION.
- 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 460.00' IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN

PREPARED FOR:

LET'S RIDE LLC
ATTENTION: ROBERT HONZ
2690 MASTERSON AVENUE
ST. LOUIS, MO 63114
PHONE: (314) 303-5235

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

BUILDING AND PARKING SETBACKS

STRUCTURE SETBACKS:

- TWENTY (20) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
- TWENTY (20) FEET FROM BUZZ WESTFALL DRIVE RIGHT-OF-WAY
- THIRTY-FIVE (35) FEET FROM SOUTHERN LINE OF LOT 16
- TEN (10) FROM WESTERN PROPERTY LINES
- NO INTERNAL BUILDING SETBACKS

PARKING SETBACKS:

- TEN (10) FEET FROM WINGS CORPORATE DRIVE RIGHT-OF-WAY
- TEN (10) FEET FROM BUZZ WESTFALL DRIVE RIGHT-OF-WAY
- TWENTY-FIVE (25) FEET FROM SOUTHERN LINE OF LOT 16
- FIVE (5) FROM WESTERN PROPERTY LINES
- NO INTERNAL PARKING SETBACKS

F.A.R. CALCULATION

MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:

MINIMUM 35.0% OPEN SPACE

HEIGHT:

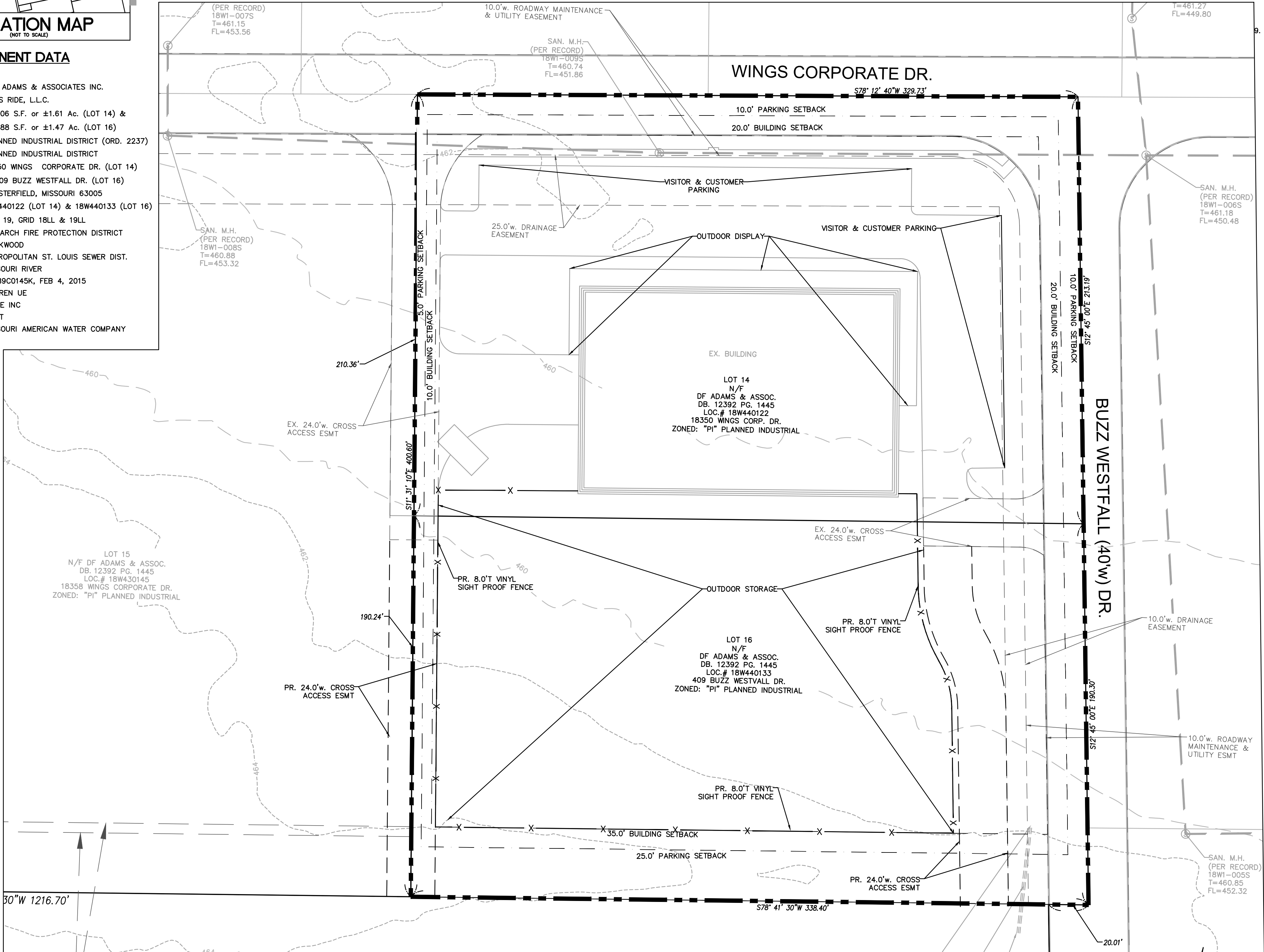
A MAXIMUM HEIGHT OF 40.0'

LEGAL DESCRIPTION

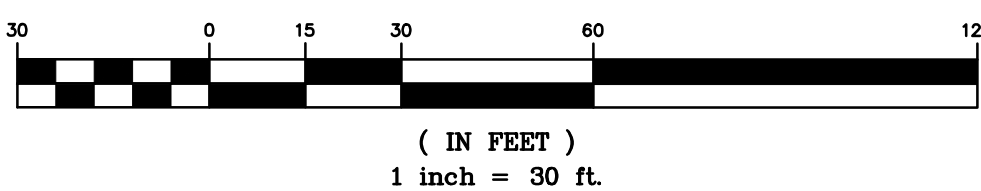
A TRACT OF LAND BEING ALL OF LOTS 14 AND 16 OF WINGS CORPORATE ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356M, PAGE 79 THROUGH 81 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 14, SAID POINT ALSO BEING LOCATED ON THE CENTERLINE OF WINGS CORPORATE DRIVE; A 40 FEET WIDE PRIVATE ROADWAY; THENCE ALONG SAID CENTERLINE, NORTH 78 DEGREES 12 MINUTES 40 SECONDS EAST, 329.73 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT ALSO BEING LOCATED ON THE CENTERLINE OF BUZZ WESTFALL DRIVE, A 40 FEET WIDE PRIVATE DRIVE; THENCE ALONG SAID CENTERLINE, SOUTH 12 DEGREES 45 MINUTES 00 SECONDS EAST, 403.49 FEET TO THE SOUTHEAST CORNER OF ABOVE SAID LOT 16; THENCE ALONG THE SOUTH LINE OF SAID LOT 16, SOUTH 78 DEGREES 41 MINUTES 30 SECONDS WEST, 338.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE WEST LINES OF ABOVE SAID LOTS 16 AND 14, NORTH 11 DEGREES 31 MINUTES 10 SECONDS WEST, 400.60 FEET TO THE POINT OF BEGINNING.
CONTAINING 134,294 SQUARE FEET OR 3.083 ACRES, MORE OR LESS.
THIS DESCRIPTION WAS PREPARED FROM RECORD AND AVAILABLE INFORMATION AND IS THEREFORE SUBJECT TO AN ACTUAL BOUNDARY SURVEY.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ST. LOUIS COUNTY WILL MAINTAIN EXCLUSIVE CONTROL OF WINGS CORPORATE DRIVE WITHIN THE 40.0' ROADWAY EASEMENT LIMITS



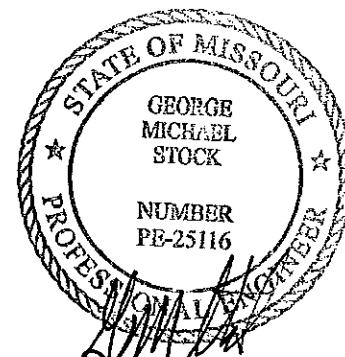
GRAPHIC SCALE



PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:
WINGS CORPORATE ESTATES - REZONE LOTS 14 & 16
TO "PI" - PLANNED INDUSTRIAL

LOTS 14 & 16 WINGS CORPORATE ESTATE
CHESTERFIELD, MO 63005



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

REVISIONS:

- 2021-5-28 CITY COMMENTS
- 2021-7-16 CITY COMMENTS
- 2021-7-27 CITY LETTER

DRAWN BY:	C.S.G.	CHECKED BY:	G.M.S.
DATE:	5/3/2021	JOB NO:	2020-6831
M.S.D. P #:	-	BASE MAP #:	17W & 18W
S.L.C. H&T #:	-	H&T S.U.P. #:	-
M.D.N.R. #:	-		

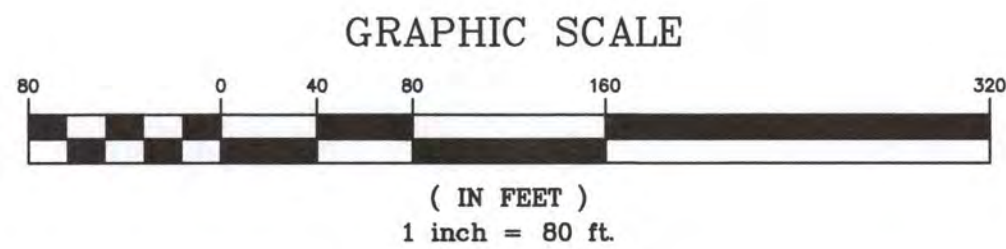
SHEET TITLE:

PRELIMINARY
DEVELOPMENT PLAN

SHEET NO.:

C1.0

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



RECORD BOUNDARY EXHIBIT

A TRACT OF LAND BEING WINGS CORPORATE ESTATES AS DESCRIBED IN CHESTERFIELD ZONING ORDINANCE NO. 2237 AND BEING LOCATED IN U.S. SURVEYS 362 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS	
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PL.	PLAY BOOK
PG.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERIFIED CLAY PIPE
W.	WATER
(86°W)	RIGHT-OF-WAY WIDTH



Legal Description for Lots 14 & 16 of Wings Corporate Estates

A tract of land being all of Lots 14 and 16 of Wings Corporate Estates, a subdivision according to the plat thereof as recorded in Plat Book 356m, Page 79 through 81 of the St. Louis County Records, located in U.S. Survey 362 and 133, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at the northwest corner of above said Lot 14, said point also being located on the centerline of Wings Corporate Drive, a 40 feet wide private roadway; thence along said centerline, North 78 degrees 12 minutes 40 seconds East, 329.73 feet to the northeast corner thereof, said point also being located on the centerline of Buzz Westfall Drive, a 40 feet wide private drive; thence along said centerline, South 12 degrees 45 minutes 00 seconds East, 403.49 feet to the southeast corner of above said Lot 16; thence along the south line of said Lot 16, South 78 degrees 41 minutes 30 seconds West, 338.40 feet to the southwest corner of said Lot 16; thence along the west lines of above said Lots 16 and 14, North 11 degrees 31 minutes 10 seconds West, 400.60 feet to the POINT OF BEGINNING.
Containing 134,294 square feet or 3.083 acres, more or less.
This description was prepared from record and available information and is therefore subject to an actual boundary survey.



DRAWING FILE: C:\DRAWING\2023\05\17\Survey\0517\Survey\0517.dwg, PLOT: 2408, PLOTTED: May 16, 2023, 4:15pm, PLOTTED BY: MHA.gao

PREPARED FOR:
LET'S RIDE LLC
ATTENTION: ROBERT HONZ
2690 MASTERTON AVENUE
ST. LOUIS, MO 63114
PHONE: (314) 303-5235

PREPARED BY:

RECORD BOUNDARY EXHIBIT

WINGS CORPORATE ESTATES

CITY OF CHESTERFIELD, MISSOURI



WALTER J. PFEIFFER P.L.C.
MO. P.L.S. # 2008000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 5/5/21	JOB NO: 220-6831
M.S.D. P. #: P-XXXXXX	BASE MAP #: XXX
S.L.C. H&T #: XXXX	H&T SUP. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXX	

SHEET TITLE:
RECORD BOUNDARY
EXHIBIT

SHEET NO.:
SHEET #1

257 Chesterfield Business Parkway
St. Louis, MO 63025 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockassc.com
Web: www.stockassc.com

Stock & Associates

Consulting Engineers, Inc.

BILL NO. 3356

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 1313 TO INCORPORATE AN ADDITIONAL 0.17-ACRE TRACT OF LAND AND MODIFY PERMITTED USES FOR AN EXISTING “C8” PLANNED COMMERCIAL DISTRICT LOCATED AT 13996 OLIVE BOULEVARD (P.Z. 06-2021 O’SULLIVAN MORTUARY [ST. ANDREW KIM PARISH] 16Q130977, 16R340281).

WHEREAS, the petitioner, Baalman Architects, has submitted a request for an ordinance amendment to incorporate an additional 0.17-acre tract of land currently zoned “C-2” Planned Commercial District into an existing “C-8” Planned Commercial District; and,

WHEREAS, the petitioner has requested to modify the permitted uses of said “C-8” Planned Commercial District; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 9, 2021; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the planned district; and,

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

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

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

Section 1. City of Chesterfield Ordinance 1313 is hereby amended and the City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “C-8” Planned Commercial District for a 1.60-acre tract of land located at 13996 Olive Boulevard and as described as follows:

A parcel of land being part of Lot B, of Hog Hollow Office Center, recorded in Plat Book 298 page 46, of the St. Louis County Recorder's Office and part of

the eastern 50.00 feet, of adjusted Lot A, of the Boundary Adjustment Plat, recorded in Plat Book 273 page 6, of the St. Louis County Recorder's Office, in the City of Chesterfield, St. Louis County, Missouri, more particularly described as follows;

Beginning at the southeastern corner of said Lot B, also being the southwest corner of Lot A of said Hog Hollow Office Center and a point, in the northern line of Lot 9, of Westbury Plat Two, recorded in Plat Book 108 page 14, St. Louis County Recorder's Office; Thence south 50 degrees 55 minutes 09 seconds west 30.47 feet, to a found concrete monument; Thence south 61 degrees 04 minutes 58 seconds west 439.74 feet, along the southern line of said Lot B, also being the northern lines of Lots 9, 10 and 11 of said Westbury Plat Two and the northern lines of Lots 12 and 13, of Westbury Plat Four, recorded in Plat Book 111 page 20, St. Louis County Recorder's Office, to a found concrete monument located at the southwestern corner of said Lot B, said point being in the eastern line of Lot 21, of Greenfield Village Plat 1, recorded in Plat Book 173 page 54, St. Louis County Recorder's Office; Thence north 06 degrees 31 minutes 10 seconds east 50.44 feet, along the western line of said Lot B, also being the eastern line of said Lot 21, to a point in the southern line of said adjusted Lot A; Thence north 61 degrees 03 minutes 23 seconds east 95.03 feet, along the northern line of said Lot B, also being the southern line of said adjusted Lot B, to a point; Thence north 28 degrees 58 minutes 15 seconds west 148.37 feet, along a line parallel with the eastern line of said adjusted Lot A, to a point in the southern line of Olive Street Road, irregular width; Thence north 60 degrees 59 minutes 31 seconds east 337.10 feet, along the southern line of said Olive Street Road, to a point, in the eastern line of said Lot B; Thence along the eastern line of said Lot B, the following courses and distances, south 28 degrees 59 minutes 06 seconds east 19.00 feet to a point; thence north 61 degrees 04 minutes 58 seconds east 8.00 feet to a point; thence south 29 degrees 04 minutes 48 seconds east 165.67 feet, to the southeastern corner of said Lot B being the point of beginning and containing 69,802 square feet or 1.60 acres, more or less.

Section 2. Section 1 of Attachment 'A' of City of Chesterfield Ordinance 1313 is hereby repealed and in lieu thereof the following is adopted:

1. PERMITTED USES

- A. The uses permitted in this "C-8" Planned Commercial District shall be:
- i. One (1) office building; and

- ii. One (1) building for a mortuary use with an accessory apartment;
or
- iii. One (1) church or other place of worship

Section 3. 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'.

Section 4. The City Council, pursuant to the petition filed by Baalman Architects in P.Z. 06-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 9th Day of August 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 5. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Article 8 of the City of Chesterfield Unified Development Code.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2021

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 08/30 /2021

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: September 20, 2021



RE: **Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) SDSP Modification Request:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 4.9 acre tract of land located southeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

Summary

This request is for two modifications to the specific criteria of Ordinance 3114 associated with a Site Development Section Plan that would allow for a 266 unit multi-family building. The building is 4 stories tall, roughly 48' in height, and contains a 405 space parking garage internal to the building hidden from the public eye. The primary building materials consist of brick (white and grey), grey metal shingles, and brushed masonry veneer.

On July 8, 2021, the project was reviewed by the Architectural Review Board. At that time, the Board made a motion to forward the Site Development Section Plan to Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions.

The project was reviewed by the Planning Commission on August 23, 2021. At that time, the Commission recommended approval of the request as submitted by a vote of 9-0.

Governing ordinance 3114 states, *"that upon application from a petitioner, any performance standard provided in this Attachment "A" or required by any other District regulation or Ordinance of the City may be supplemented, modified, or altered in a Site Development Section Plan provided such supplement, modification, or alteration will further the purpose and intent of the PC&R District. A public hearing is not required in the process and recommendation by Planning Commission will be forwarded to City Council for final approval"*.

Modification Request

The applicant is seeking two modifications from the governing ordinance. The site specific governing ordinance requires the first floor of this building to be 12' in height. The applicant is proposing an 11' 7-7/8" first floor height. As designed, the first floor height uses precut dimensional lumber. In order to achieve the height requirement, there would be additional construction waste, time, and finances required to cut down

the studs according to the applicant. The full narrative of the modification request is included in the City Council packet.

The second request is in regards to the rooftop mechanical screening requirement. Ordinance 3114 states, “rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design”. The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture. This is the same language that exists for every development in the City’s Unified Development Code. Again the full narrative of the modification request is included in this packet.

The requested modifications were provided to the Architectural Review Board for review. The Board was supportive of both modification requests. The Board felt that visually the first floor would appear as 12’ in height and the additional waste would be unwarranted. In regards to the rooftop mechanical unit screening, the Board felt that the parapet screening was appropriate provided the location within the Wildhorse Village and the specific mechanical units required for a multi-family residential building.

As previously stated, the Planning Commission voted to approve the project as presented unanimously which included both modifications.

The specific modifications were reviewed by the Planning and Public Works Committee on September 2nd, 2021. At that meeting, the Board made a motion to approve the modifications as presented. The motion passed by a vote of (4-0).

Attached to this report please find a copy of the Planning Commission Staff Report, Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, Architect’s Statement of Design, and the applicant’s modification request.

Attachments: Planning Commission Staff Report
Site Development Section Plan
Landscape Plan
Lighting Plan
Architect’s Statement of Design
Architectural Elevations
Rendering
Modification request



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type:	Site Development Section Plan
Meeting Date:	August 23, 2021
From:	Mike Knight, Assistant City Planner <i>gmk</i>
Location:	A 4.9 acre tract of land located southeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.
Description:	<u>Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) SDSP:</u> A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 4.9 acre tract of land located southeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

PROPOSAL SUMMARY

This request is to allow for a 266 unit multi-family building. This is the third Site Development Section Plan submitted to the City for the 18 lot development known as Wildhorse Village. The building is 4 stories tall, roughly 48' in height, and contains a 405 space parking garage internal to the building hidden from the public eye. The primary building materials consist of brick (white and grey), grey metal shingles, and brushed masonry veneer.

On July 8, 2021 the project was reviewed by the Architectural Review Board. At that time, the Board made a motion to forward the Site Development Section Plan to Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions, staff has no remaining comments, and the project is being forwarded to Planning Commission for review.



Figure 1: Rendered Image of the Entrance

HISTORY OF SUBJECT SITE

On March 19th, 2008, the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an "R-8" Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC & R" Planned Commercial & Residence District**.

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the Planned Commercial and Residence District "PC&R" known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submission and a number of approvals specifically for Categories A and B of the ordinance. **Categories A and B are now commonly known as Wildhorse Village.**

On the following page (Figure 2) is a table that provides a high level historical summary of significant events for the PC&R district including the aforementioned plans that were submitted and approved.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR in which future individual lots may now seek approval to develop
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development of 17 lots known as Wildhorse Village
	May	SDSP	Site Development Section Plan for Lot 6	Approval for a 35 single family home development
			Site Development Section Plan for Lot 1	Approval for a 72 attached single family home development

Figure 2: Historical Summary

STAFF ANALYSIS

The subject site is located south of Wild Horse Creek Road (WHCR), east of its intersection with Old Chesterfield Road (OCR). The subject site is located directly south of WHCR. This roadway is classified as a major arterial in accordance to the City's functional classification system and all facades will be highly visible to a large number of users. The area is designated City Center (Urban Transition) within the City of Chesterfield Comprehensive Land Use Plan and this development would be 4.9 acres of the 77 acre development known as Wildhorse Village.

Zoning District:

A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate.

Comprehensive Plan:

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

"Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core."

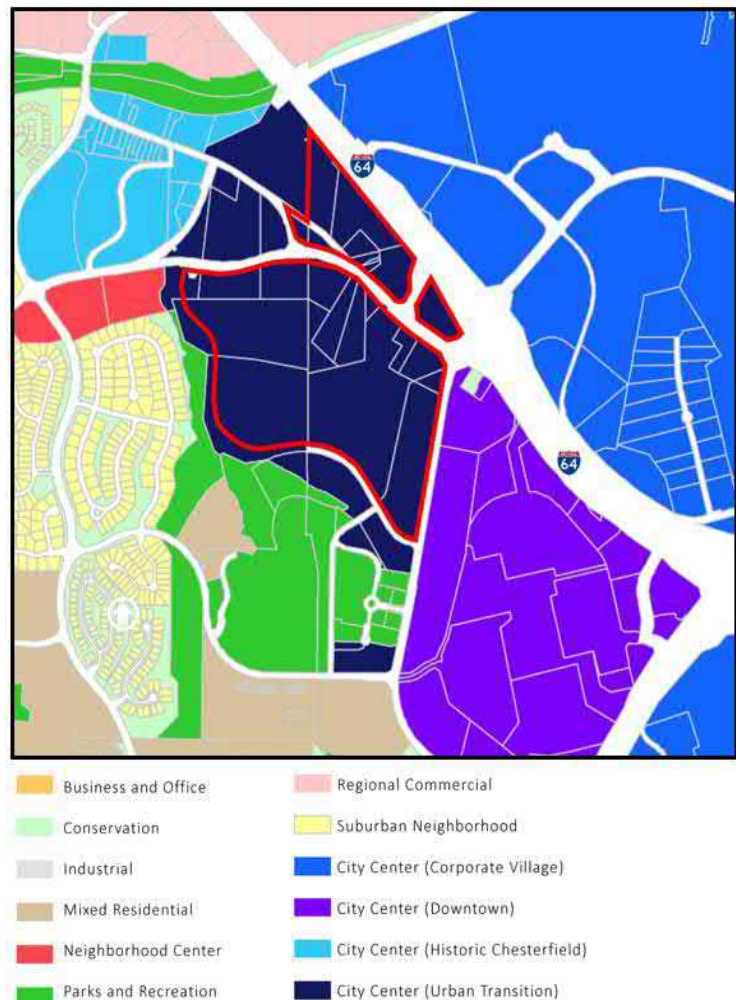


Figure 3: Comprehensive Plan- Land Use Designation

The City Center (Urban Transition) land use designation also states a series of development policies within the Comprehensive Plan. Below are specific development policies (**blue**) followed by how the governing ordinance and the Site Development Section Plan relate to those policies.

City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

This is a multi-family development that is east of an approved attached single family development and west of a programmed mixture of residential, office, and commercial activity centered by a lake and amenity areas.

The thoroughfare character should be urban and very walkable.

The project is very walkable with a 10' wide sidewalk along both the main street to the south, and Parkview terrace to the west with a 12' wide mixed use trail along Wild Horse Creek Road.

Buildings to be constructed closer to the roadways to promote the pedestrian experience.

The building is located along the main street (Wildhorse Lake Blvd.) and the plan references the required build-to line vs a set-back line to promote the pedestrian experience.

Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

This project has an extended (60') landscape buffer along most of the frontage adjacent to Wild Horse Creek Road with an internal courtyard for the residents.

Public art should be incorporated into new construction and re-development projects throughout the City Center.

The applicant provided the location of public art to be next to the entrance of the building, visible to the public realm.

General Requirements for Site Design:

This request is for one 266 unit multi-family building containing both an internal parking structure and an internal courtyard on a 4.9 acre tract of land. The site has one access point off the internal main street to the south, known Wildhorse Lake Blvd, with on-street parking in front of the building. The site has pedestrian accommodations circumnavigating the building with a 12' mixed use trail adjacent to Wild Horse Creek Road.

A. Site Relationships

This is a multi-family development that is east of an approved attached single family development, north of a programmed condo building and west of programmed mixture of residential, office, and commercial activity all within the larger Wildhorse Village development. The project is bordered to the north by two multi-family buildings (Aventura at Wild Horse Creek and Wildhorse Apartments).

B. Circulation System and Access

The site is accessed by the one aforementioned curb cut off Wildhorse Lake Blvd. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development. A color Site Development Section Plan (Figure 4) was provided in this packet depicting the access and circulation locations.



Figure 4: Color Site Plan

C. Topography and Retaining Walls

The site slopes from a high point at the southwest corner property line towards the northeast, falling approximately 10'. There are four retaining walls located on the site, two proposed on the northwest and two proposed on the northeast portion of the site. All of the walls are at or under 5' in height. The retaining walls will be constructed of modular masonry. Landscaping has been incorporated into the retaining walls to minimize visibility.

General Requirements for Building Design:

The building is 4 stories tall, roughly 48' in height, and contains a 405 space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The building will be highly visible from all four facades.

D. Scale, Design, Materials, and Color

In recent history, three developments in close proximity have been approved and are either under construction or have received full occupancy. The first is a four story multi-family residential building, constructed primarily with stone and fiber cement siding known as Aventura at Wildhorse Creek. The other two are a 3-4 story mixed use building, and 5 story hotel consisting largely of the same materials (brick, EIFS, ribbed black metal panel) known as Wildhorse and AC Hotel. The applicant has provided images of all three buildings within the attached packet.

The site specific governing ordinance (Ordinance 3114) has specific language in regards to the building placement, overall height, first floor height, and function. There is also a streetscape exhibit for Wildhorse Lake Blvd. The placement, overall height, and function all comply with the site specific ordinance. The site does have a requirement in which the applicant is seeking a modification. The ordinance requires the first floor of buildings to be a minimum of 12' in height. The applicant is requesting an 11' 7 7/8" first floor height.

The building is primarily brick (white and grey) for the first three stories and charcoal gray metal shingle for the fourth floor. A masonry veneer is contained around the base of the building with various recessed and protruding balconies throughout all four facades. All the balconies have a metal railing with horizontal cables. Below is an image of the building with the manufacturer, style, and color of the building materials.



Figure 5: Building Materials

E. Landscape Design

The site contains 19 deciduous canopy trees (29%), 13 evergreen trees (20%), and 28 deciduous understory trees (51%). The site also contains 73 deciduous shrubs and 76 evergreen shrubs. The growth rates for the trees are 23% slow, 49% moderate, and 28% fast. The most common tree on the site is the American Arborvitae and the most common shrub is the Arrowwood Viburnum. The site's heaviest landscaping is along Wild Horse Creek Road along the north façade.

F. Screening

The residential units will be screened by the parapet walls. The applicant has provided a roof-top screening exhibit which is included in the packet. The units will be located above the residential units as depicted in the image below (Figure 6.)



Figure 6: Roof Top Units

A dog run consisting of an artificial turf is located at the northeast corner of the property. The dog run will be enclosed by a decorative black metal fencing. An image of the fencing is included in the packet.

G. Lighting

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The site does have two bollards that are illuminated located in the southeast corner of the site near the entrance.

MODIFICATION

The applicant is seeking two modifications from the governing ordinance. One is the previously mentioned first floor height requirement. The site specific governing ordinance requires the first floor of this building to be 12' in height. The applicant is proposing an 11' 7-7/8" first floor height. As designed, the first floor height uses pre-cut dimensional lumber. In order to achieve the height requirement, there would be additional construction waste, time, and finances required to cut down the studs according to the applicant. The full narrative of the modification request is included in this packet.

The second is in regards to the rooftop mechanical screening requirement. Ordinance 3114 states, "rooftop mechanical equipment shall be permitted on roof within architecturally designed, fully enclosed penthouses that complement the building design". The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture.

This is the same language that exists for every development in the City's Unified Development Code. Again the full narrative of the modification request is included in this packet.

The requested modifications were provided to the Architectural Review Board for review. The Board was supportive of both modification requests. The Board felt that visually the first floor would appear as 12' in height and the additional waste would be unwarranted. In regards to the rooftop mechanical unit screening, the Board felt that the parapet screening was appropriate provided the location within the Wildhorse Village and the specific mechanical units required for a multi-family residential building.

ARCHITECTURAL REVIEW BOARD

The project was reviewed by the Architectural Review Board on July 08, 2021. At that time, the Board made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village Lot 2A-1 to the Planning Commission with a recommendation to approve with the following conditions:

- Provide a color for the rooftop units that is color compatible with the surrounding materials
- Additional handrailings added to address building code compliance should be consistent with the existing railings depicted for the project.
- Provide the decibel levels within the parking garage.
- Evaluate the base of the building and incorporate additional material and/or color to soften the large monochromatic space of the white brick building

The applicant has since resubmitted and fulfilled all four conditions. All of the updates have been included within the Planning Commission packets.

RENDERING

Below in (Figure 7) and on the following page (Figure 8) are renderings of two prominent viewpoints that can be seen when traveling east and west on Wild Horse Creek Road.



Figure 7: Rendering (Traveling West on WHCR)



Figure 8: Rendering (Traveling East on WHCR)

DEPARTMENT INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the site specific ordinance, Comprehensive Plan, and Unified Development Code. As previously stated, the applicant is requesting two modifications to the site's performance standards, which is a process specifically described within the site specific governing ordinance. Staff recommends approval of the Site Development Section Plan on this submittal for Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village).

MOTION

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village)."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) with the following conditions..." (Conditions may be added, eliminated, altered, or modified)

Attachments

1. Site Development Section Plan
2. Landscape Plan
3. Lighting Plan
4. Architectural Elevations
5. Architects Statement of Design
6. Modification Request

STOCK & ASSOCIATES
Consulting Engineers, Inc.

June 16, 2021

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

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

Attention: Mr. Mike Knight – Assistant City Planner

Re: Wildhorse Village Lot 2A-1 (SDSP letter dated 06/04/2021)
(Stock Project No. 220-6873)

Dear Mike,

Pursuant to your City letter dated 06/04/21, we are respectfully request the following modification to City of Chesterfield Ordinance No. 3114

Modification Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IB.1-Building Floor Height

Specifically, our request is as follows:

We request a modification to Section IB.1-Building Floor Height of Ordinance No. 3114, which states: “first story heights shall be 12-30 feet with the exception that the residential buildings in the geographic areas of Lots 1 and 6 on the Preliminary Development Plan shall be 9-30 feet.” We are proposing an 11’-7 7/8” first floor height in lieu of 12’-0”. As designed, the first floor height uses precut dimensional lumber. In order to achieve 12’-0” as required by the ordinance, a significant amount of construction waste, time and money would be required to cut the studs down to size.

Sincerely,



George M. Stock, P.E.
President

STOCK & ASSOCIATES
Consulting Engineers, Inc.

June 16, 2021

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

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

Attention: Mr. Mike Knight – Assistant City Planner

Re: Wildhorse Village Lot 2A-1 (SDSP letter dated 06/04/2021)
(Stock Project No. 220-6873)

Dear Mike,

Pursuant to your City letter dated 06/04/21, we are respectfully request the following modification to City of Chesterfield Ordinance No. 3114

Modification Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IG.5

Specifically, our request is as follows:

We request a modification to Section IG.5 of Ordinance No. 3114, which states: “rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.” We are proposing to screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls will be treated as an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010.

Sincerely,



George M. Stock, P.E.
President

WILDHORSE VILLAGE LOT 2A-1
SITE DEVELOPMENT SECTION PLAN
A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 123, 415 AND 2031
IN TOWNSHIP 45 NORTH RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
CATEGORY A - ORDINANCE 3114

ABBREVIATIONS

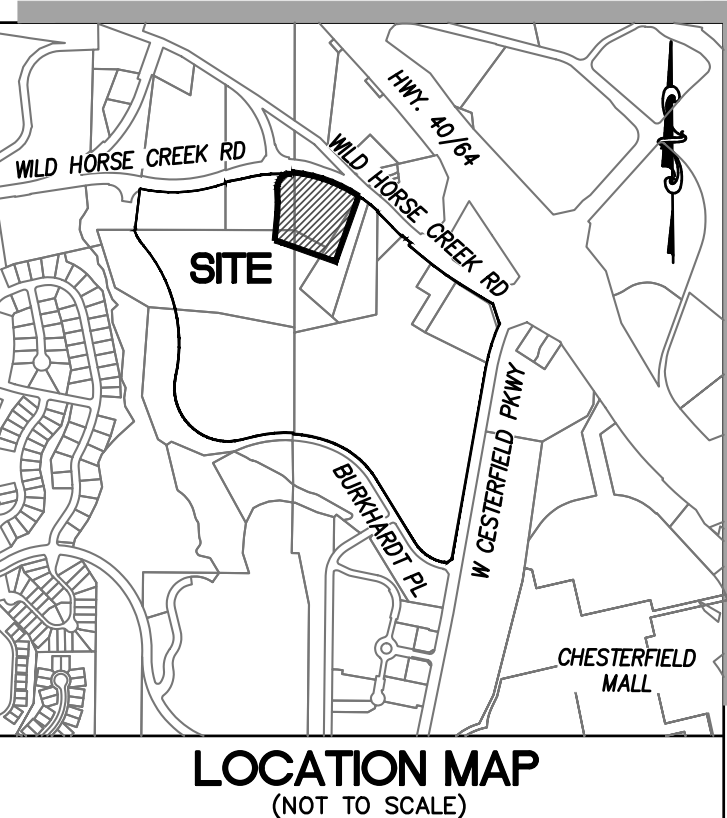
ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
B.O.	BY OTHERS
C.O.	CLEANOUT
DB.	DEED BOOK
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FF	FINISHED FLOOR
FL	FLOWLINE
FM	FORCE MAIN
FOUN.	FOUND
FT.	FEET
G	GAS
H.W.	HIGH WATER
LF	LOW FLOW BLOCKED
M.H.	MANHOLE
N/O	NOW OR FORMERLY
NWL	NORMAL WATER LEVEL
PL	PLAT BOOK
PADE	PADE
PR.	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.C.	ST. LOUIS COUNTY
SQ.	SQUARE
T	TO BE ABANDONED
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TERR	TO BE REMOVED AND REPLACED
TYP	TYPICAL
U/P	USE IN PLACE
UN	UNLESS OTHERWISE NOTED
VCP	VITRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH

EXISTING LEGEND

BENCH MARK	FIRE HYDRANT
FOUND IRON ROD	FIRE DEPARTMENT CONNECTION
WATER MANHOLE	WATER VALVE
WATER VALVE	POST INDICATOR VALVE
UTILITY POLE	CLEAN OUT
SUPPORT POLE	STORM MANHOLE
UTILITY POLE WITH LIGHT	STORM MANHOLE
ELECTRIC METER	STORMWATER INLET
ELECTRIC MANHOLE	STORMWATER INLET
ELECTRIC PEDestal	STORMWATER INLET
ELECTRIC SPICE BOX	STORMWATER INLET
GAS DRIP	STORMWATER INLET
GAS METER	STORMWATER INLET
GAS VALVE	STORMWATER INLET
TELEPHONE MANHOLE	STORMWATER INLET
TELEPHONE PEDestal	STORMWATER INLET
TELEPHONE SPICE BOX	STORMWATER INLET
CABLE TV PEDestal	STORMWATER INLET

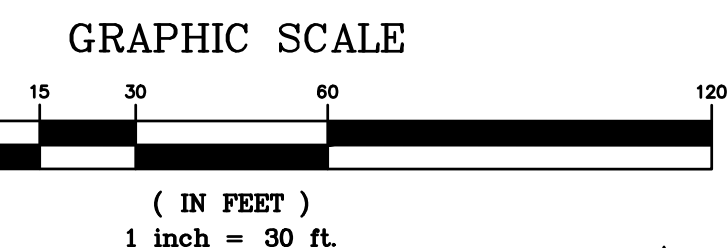
PROPOSED LEGEND

PROPOSED CONTOUR	442
PROPOSED SPOT	442.25
PROPOSED STORM	SS
PROPOSED SANITARY	SS
PROPOSED UTILITIES	SS
LOT ADDRESS	###



SHEET INDEX

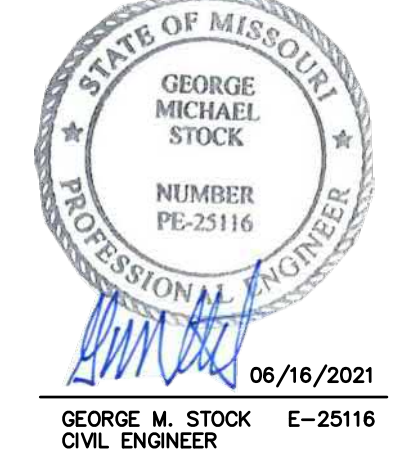
SDSP-1.0	SITE DEVELOPMENT SECTION PLAN
SDSP-2.0	SITE DEVELOPMENT SECTION PLAN
A3.1	BUILDING ELEVATIONS
L1.1	PLANTING PLAN
L2.1	PLANTING SCHEDULE
L2.2	PLANTING DETAILS
E1.1	SITE LIGHTING PLAN
E1.2	SITE LIGHTING CALCULATION PLAN



PERTINENT DATA

OWNER:	WILDHORSE VILLAGE, LP A MISSOURI LIMITED
OVERALL AREA:	4.91 Acres ±
EXISTING ZONING:	PG & R PER ORDINANCE #3114
LOCATION NO.:	187640260
WUNNENBERG'S:	PG. 21, GRID 18EE
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	PARKWAY
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0164K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE - RIC BEHNEN & LES NOLAN (314) 713-4004 / RBEHNEN@AMEREN.COM (314) 992-8903 / LNOLAN@AMEREN.COM
GAS COMPANY:	SPICE INC - RAMONA STEVENS & BRIAN LANGENBACHER (314) 575-4843 / RAMONA.STEVENS@SPIRITENERGY.COM (314) 713-6572 / BRIAN.LANGENBACHER@SPIRITENERGY.COM
TELECOM COMPANY:	AT&T - DANNY ORAY (636) 949-1320 / DGT548@ATT.COM
TELECOM COMPANY:	CHARTER - DARYL STEFFEN (314) 713-6378 / DARYL.STEFFEN@CHARTER.COM
TELECOM COMPANY:	VERIZON - ANDY GOTTI (636) 348-1503 / ANDREW.GOTTI@VERIZON.COM
TELECOM COMPANY:	EXTENET - KOA BUEKKE (636) 577-7429 / BUEKKE@EXTENETSYSTEMS.COM
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY - MATT JASPERING (314) 606-2615 / MATT.JASPERING@AMERICANWATER.COM
USACE PERMIT:	MVS-2020-554

SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 10/16/2020, P.B. 368 PGS. 450-462.
AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 3/1/2021, P.B. 369 PGS. 61-73



ARCHITECT OF RECORD
Lamar Johnson Collaborative
DESIGN ARCHITECT
ARCTURIS

Consulting Engineers, Inc.
251 Chesterfield Business Parkway
St. Louis, MO 63103
PA (636) 530-8000
FAX (636) 530-8000
e-mail: geoff@stockandassociates.com
Web: www.stockandassociates.com

WILDHORSE VILLAGE LOT 2A-1
THE FLATS AT WILDHORSE VILLAGE LLC
350 WILDHORSE LAKE BLVD CHESTERFIELD, MO

DRAWING ISSUE

DESCRIPTION	DATE
SDSP SUBMITTAL	21-04-28
CITY COMMENTS	21-05-28
LAY-BY LOADING	21-06-16

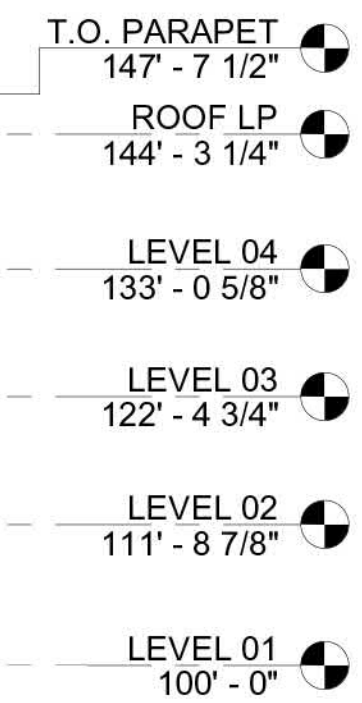
STOCK #	220-6873
ORD #	3114
BASE MAP	18T
MSD #	21MSD-00286
USACE	MVS-2020-554
MDNR	MORA16776
SLC	

DRAWING TITLE
SITE DEVELOPMENT SECTION PLAN
DRAWING NO.
SDSP-1.0

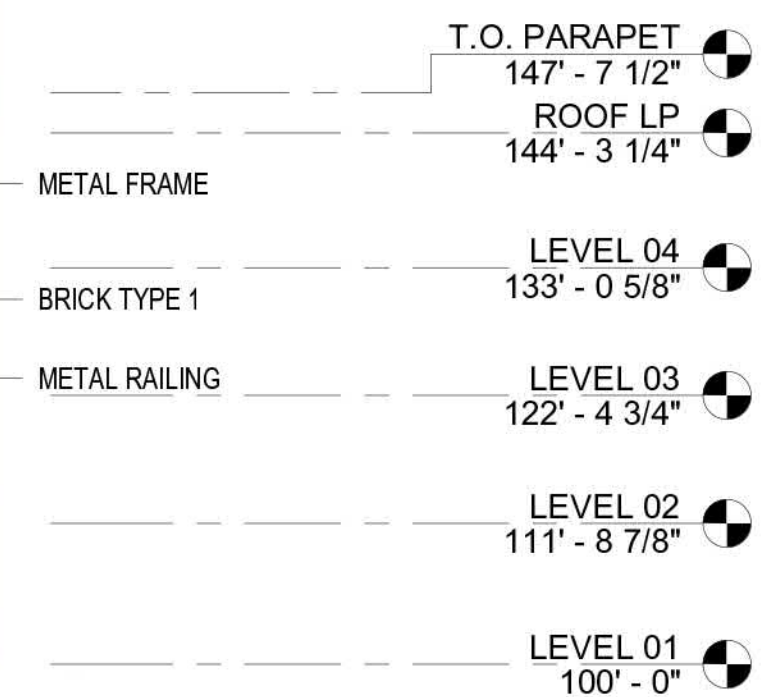
Job # **20.0243**

PREPARED FOR:
THE FLATS AT WILDHORSE VILLAGE, LLC
1034 S. BRENTWOOD BLVD
SUITE 2300 PH-10
ST. LOUIS, MO 63117
ATTN: MICHAEL HAMBURG - 314.363.7447
MICHAEL@PROPERTYPARTNERS.COM

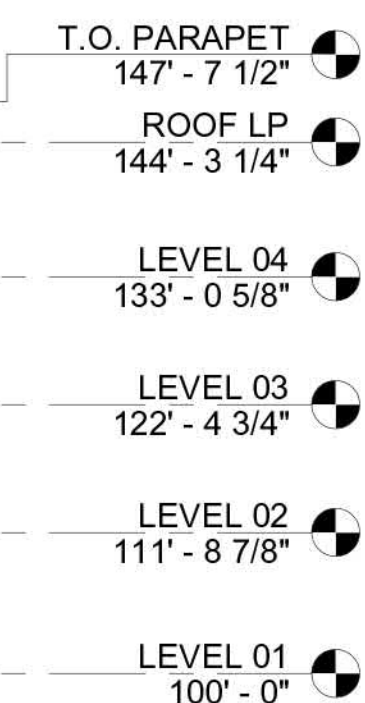
Copyright © 2020 Lamar Johnson Collaborative



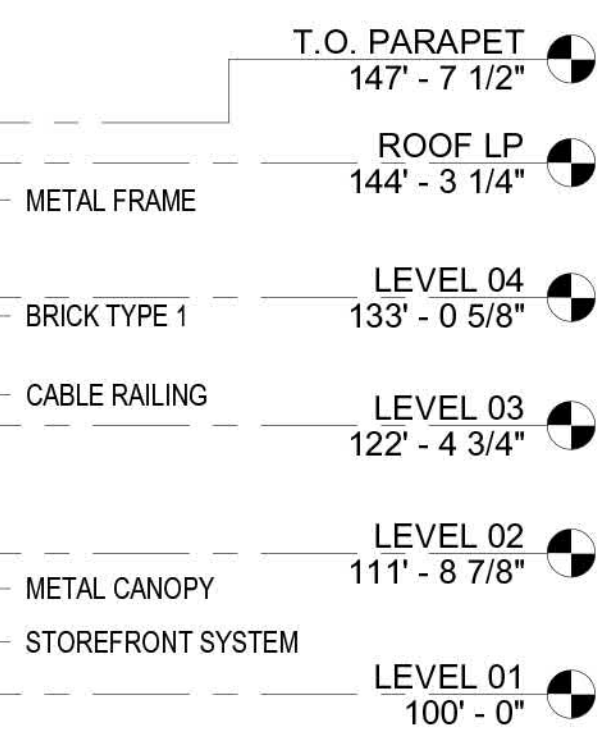
1 NORTH ELEVATION
A3.2 1/16" = 1'-0"



2 EAST ELEVATION
A3.2 1/16" = 1'-0"



3 SOUTH ELEVATION
A3.2 1/16" = 1'-0"



4 WEST ELEVATION
A3.2 1/16" = 1'-0"

DESIGN ARCHITECT
ARCTURIS

WILDHORSE VILLAGE LOT 2A-1

THE FLATS AT WILDHORSE VILLAGE LLC
350 WILDHORSE LAKE BLVD CHESTERFIELD, MO

[illegible]

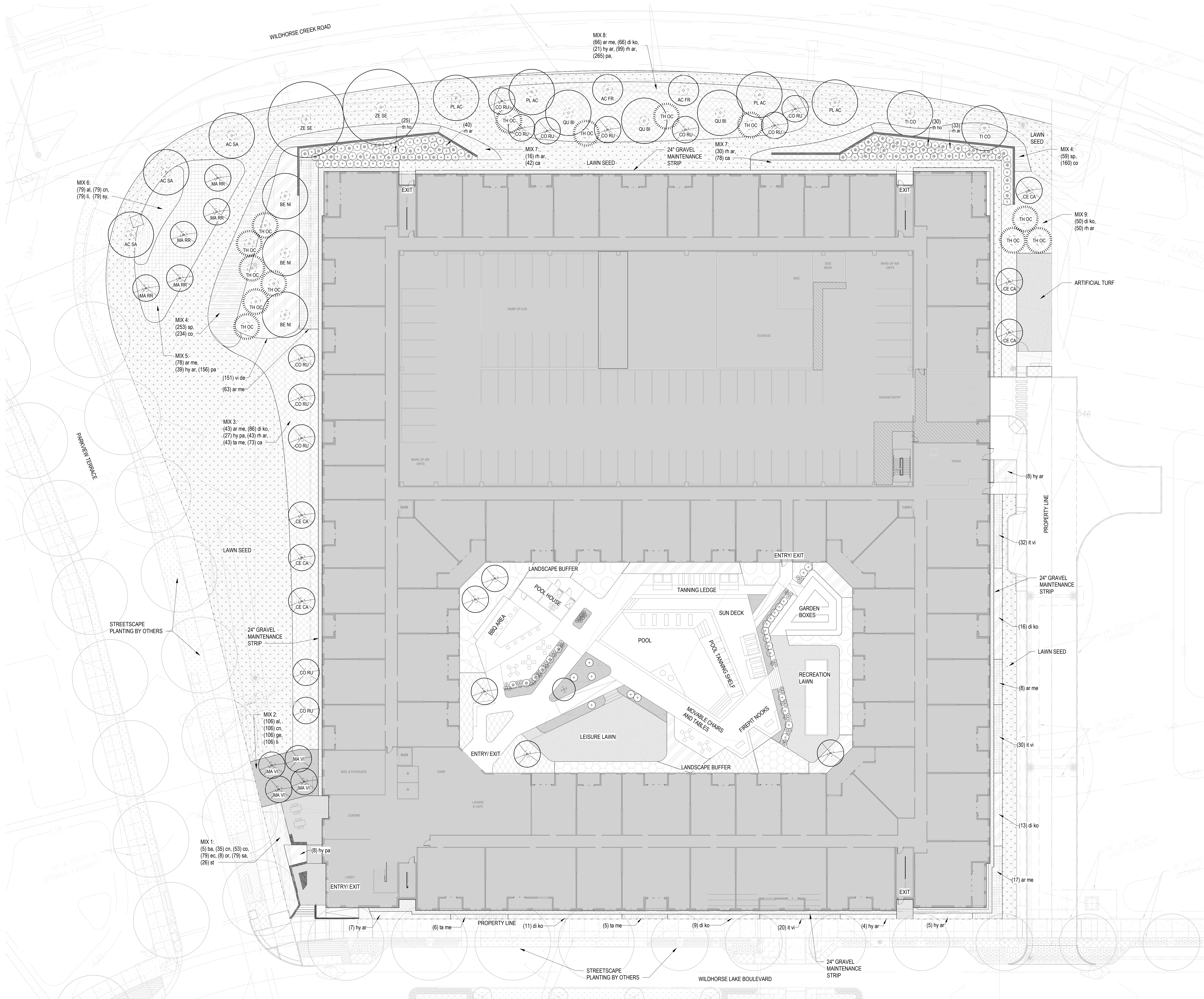
DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO. **A3.1**

o#	20.0243
----	---------

PLANTING PLAN
1" = 20'-0"

A1
L1.1



PLANTING NOTES

1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
5. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
6. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
7. THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
8. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
9. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
10. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
11. REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTIONS AND PLAN PROTECTIONS.
12. PROVIDE AND INSTALL LOCALLY AVAILABLE SHREDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS IN SHRUB BEDS ONLY. IF TREES AND SHRUBS ARE PART OF A PERENNIAL / ORNAMENTAL GRASS / GROUND COVER BED, THEN APPLY LOCAL LEAF MULCH TO ALL.
13. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
14. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
15. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.
16. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.
17. SEE SHEET L4.601 FOR PLANT SCHEDULE.

PLANTING KEY

SYM	BOTANICAL NAME	CULTVAR
1. DECIDUOUS CANOPY TREES		
AC FR	Acer freemanii	'Armstrong'
AC SA	Acer saccharum	Green Mountain
BE NI	Betula nigra	
PL AC	Platanus x acerifolia	'Morton's Circle'
QU BI	Quercus bicolor	
TI CO	Tilia cordata	Greenspire
ZE SE	Zelkova serrata	Green Vase
2. EVERGREEN TREES		
TH OC	Thuja occidentalis	Smaragd
3. DECIDUOUS UNDERSTORY TREES		
CE CA	Cercis canadensis	Merlot
CO RU	Cornus Rubra	
CONSTELLATION		
HE MI	Heptacodium miconioides	Temple of Bloom
MA RR	Malus x ROYAL RAINDROPS	
MA VI	Magnolia virginiana	Jim Wilson
5. DECIDUOUS SHRUBS		
rh ar	Rhus aromatic	Gro-Low
EVERGREEN SHRUB		
th ho	Thuja occidentalis	Holmstrup
ORNAMENTAL GRASS		
ca	Calamagrostis x acutiflora	Karl Foerster
perennial		
am	Amsonia hubrichtii	

LEGEND

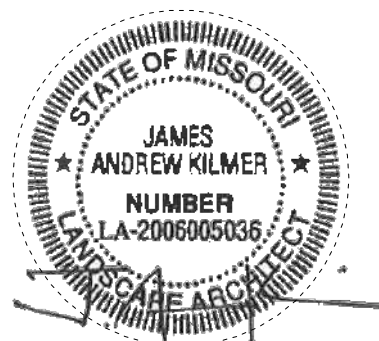
SYMBOL	DESCRIPTION	DETAIL
	CANOPY TREES	B4
	UNDERSTORY TREES	B4
	EVERGREEN TREES	C1
	SEEDED LAWN TURF	

WILDHORSE CREEK ROAD STREET TREES QUANTITY AND PERCENTAGES

SYM	QTY	%
AC FR	2	15%
AC SA	3	25%
PL AC	4	30%
TI CO	2	15%
ZE SE	2	15%

NOTE: SEE SHEET L2.1 FOR FULL PLANTING SCHEDULE

ARCHITECT OF RECORD
Lamar Johnson Collaborative
DESIGN ARCHITECT
ARCTURIS



WILDHORSE PPG @ LOT 2A-1
PER PROPERTY GROUP
350 WILDHORSE LAKE BLVD

DRAWING ISSUE

DESCRIPTION	DATE
LAY-BY LOADING	21-06-16

BUILDING MAP

DRAWING TITLE
PLANTING PLAN

DRAWING NO.
L1.1

Job # **20.0243**

MIX 1							
QTY	SYM	COMMON NAME	CULTVAR	COMMON NAME	SIZE	SPACING	METHOD
5	ba	Baptisia x	Purple Smoke*	False Indigo	1 gal.	36" O.C.	Container
5	cn	Calamagrostis nepeta		Calamint	1 qt.	36" O.C.	Container
53	co	Ceropegia lanceolata		Ticksseed	1 qt.	12" O.C.	Container
59	ec	Echinacea purpurea	Virgin*	Purple Coneflower	1 qt.	12" O.C.	Container
5	or	Origanum x	Draps of Jupiter*	Common Oregano	1 qt.	36" O.C.	Container
79	sa	Salvia nemorosa	Bumblebee*	Meadow Sage	1 qt.	12" O.C.	Container
26	st	Sporobolus heterolepis	Tara*	Drooping Oat	1 qt.	24" O.C.	Container

MIX 2							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
106	al	Allium	Millenium	Ornamental Onion	1 Qt.	18" O.C.	Container
106	cn	Calantha nepeta	Calenini	Calanini	1 Qt.	18" O.C.	Container
106	ge	Geranium macrorrhizum	'Bevans Variety'	Cranesbill	1 Qt.	18" O.C.	Container
106	li	Liriope muscari	'Big Blue'	Lilyturf	1 Qt.	18" O.C.	Container

MIX 3							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
43	ar me	Aronia melanocarpa	Troquois Beauty*	Chokeberry	5 Ga.	48" O.C.	Container
86	di ko	Dierilla x	Kodak Orange*	Diervilla	5 Ga.	36" O.C.	Container
86	hy pa	Hydrangea paniculata	Limelight*	Panicle Hydrangea	5 Ga.	60" O.C.	Container
43	rh ar	Rhus aromatica	Grow-Long*	Aromatic Sumac	5 Ga.	48" O.C.	Container
43	ta me	Taxus x media	Everlow*	Yew	5 Ga.	48" O.C.	Container
79	ca	Callagrostis x acutiflora	Karl Foerster*	Feather Reed Grass	1 Gal.	30" O.C.	Container

MIX 4							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
306	sp	Sporobolus heterolepis		Dropseed	1 Qt.	30" O.C.	Container
382	co	Coreopsis lanceolata		Tickseed	1 Qt.	12" O.C.	Container

MIX 5							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
78	ar me	Aronia melanocarpa	'Troquois Beauty'	Chokeberry	5 Gal.	48" O.C.	Container
156	hy ar	Hydrangea arborescens	'Annabelle'	Smooth Hydrangea	5 Gal.	60" O.C.	Container
156	pa	Panicum virgatum	'Northwind'	Switchgrass	1 Gal.	24" O.C.	Container

MIX 6							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
79	al	Allium	Millemum	Ornamental Onion	1 Qt.	18" O.C.	Container
cn		Ceanothus	Osborni	Lilyturf	1 Qt.	18" O.C.	Container
79	li	Liriope repens			1 Qt.	18" O.C.	Container
79	sy	Symphoricaritchum novae-angliae	'Big Blue'	Aster	1 Qt.	18" O.C.	Container

MIX 7							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
46	rh ar	Rhus aromatica	'Gro-low'	Aromatic Sumac	5 Gal.	48" O.C.	Container
120	ca	Calamagrostis x acutiflora	'Karl Foerster'	Feather Reed Grass	1 Gal.	30" O.C.	Container

MIX 8							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
66	ar me	<i>Acoria melanocarpa</i>	'Touques Beauty'	Chokeberry	5 Gal.	48" O.C.	Container
66	dk ro	<i>Dierilla x</i>	'Kodiak Orange'	Diervilla	5 Gal.	36" O.C.	Container
21	hy ar	<i>Hydrangea arborescens</i>	'Annabelle'	Smooth Hydrangea	5 Gal.	60" O.C.	Container
9	rh ar	<i>Rhus aromatica</i>	'Gro-low'	Aromatic Sumac	5 Gal.	48" O.C.	Container
265	pa	<i>Panicum virgatum</i>	'Northwind'	Switchgrass	1 Gal.	24" O.C.	Container

MIX 9							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
50	di ko	Diervilla x	'Kodiak® Orange'	Kodiak Orange Diervilla	5 Gal.	48" O.C.	Container
50	rh ar	Rhus aromatica	'Gro- Low'	Grow Low Sumac	5Gal.	48" O.C.	Container

MIX 10							
QTY	SYM	BOTANICAL NAME	CULTVAR	COMMON NAME	SIZE	SPACING	METHOD
216	ar	Alythium filix	Femina'	Chinese Astelia	1 Qt.	18" O.C.	Container
216	ar	Aralia cordata	'Sun King'	Japanese Spikeheaven	1 Qt.	12" O.C.	Container
433	cx	Carex laxiculmis	'Hobb' Bunny Blue'	Creeping Sedge	1 Qt.	12" O.C.	Container
192	hm	Hakonechloa macra		Hakone Grass	1 Qt.	18" O.C.	Container

MIX 11							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
84	al	Allium	'Millennium'	Ornamental Onion	1 qt.	18" O.C.	Container
149	co	Calanthe napeta		Ornamental	1 qt.	18" O.C.	Container
149	co	Ceropegia lancoletae		Ticksseed	1 qt.	12" O.C.	Container
149	ec	Echinacea purpurea	'Virgin'	Purple Coneflower	1 qt.	12" O.C.	Container
51		Orgonium x	'Drops of Jupiter'	Ornamental	1 qt.	18" O.C.	Container
128	sa	Salvia nemorosa	'Bumblebee'	Russian Sage	1 qt.	12" O.C.	Container
51	st	Scorolobus heterolepis	'Tara'	Russian Sage	1 qt.	24" O.C.	Container

MIX 12								
QTY	SYM	CROTARIAN NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD	
98	ar lo	Aronia melanocarpa	Low Shaped Mound	Chokeberry	5 Gal.	24" O.C.	Container	
42	oc oc	Cephalanthus occidentalis	"Summer Shack"	Butterflybush	5 Gal.	36" O.C.	Container	
63	am	Chetana antiochia	Hummagingbird	Sweet Pepperbush	5 Gal.	48" O.C.	Container	
43	am	Amonia hutchinsii		Bluestar	1 Gal.	30" O.C.	Container	
43	ca	Calamagrostis x acutiflora	"Lark Foerster"	Feather Reed Grass	1 Gal.	30" O.C.	Container	
116	pe	Pervoskia atriplicifolia	"Little Spire"	Russian Sage	1 Qt.	18" O.C.	Container	

MIX 13							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING	METHOD
	to ga	<i>Fothergilla gardenii</i>		Dwarf Fothergilla	5 Gal.	36" O.C.	Container
	fu vi	<i>lutea virginica</i>	'Little Henry'	Swedish	1 Qt.	30" O.C.	Container
	ch	<i>Carex pensylvanica</i>		Pennsylvania Sedge	1 Qt.	12" O.C.	Container
	cg	<i>Hosta</i>	'Golden Tiara'	Hosta	1 Qt.	30" O.C.	Container
	hh	<i>Hosta</i>	'Halcyon'	Hosta	1 Qt.	30" O.C.	Container

GROWTH RATES	
SLOW	$15/65 = 23\%$
MODERATE	$32/65 = 49\%$
FAST	$18/65 = 28\%$

DECIDUOUS CANOPY TREES (29%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS	GROWTH RATE
2	AC FR	Acer freemanii	'Armstrong'	Armstrong Maple	2.5' Cal.	B & B	50'-70'	B4		Moderate
3	AC SA	Acer saccharum	Green Mountain	Sugar Maple	2.5' Cal.	B & B	45' +	B4		Fast
3	BE NI	Betula nigra		River Birch	2.5' Cal.	B & B	40'-60'	B4	Multi-stem	Fast
4	PL AC	Platanus x acerifolia	'Morton's Circle'	Exclamation! London Planetree	2.5' Cal.	B & B	45' +	B4		Fast
3	QU BI	Quercus bicolor		Swamp White Oak	2.5' Cal.	B & B	50'-60'	B4		Moderate
2	TI CO	Tilia cordata	Greenspire	Littleleaf Linden	2.5' Cal.	B & B	50'-70'	B4		Slow
2	ZE SE	Zelkova serrata		Zelkova	2.5' Cal.	B & B	45' +	B4		Fast

EVERGREEN TREES (20%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS	GROWTH RATE
13	TH OC	Thuja occidentalis	Emerald	American arbovitae	12'-14' Ht.	B & B	50'+	C1		Slow

DECIDUOUS UNDERSTORY TREES (51%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS	GROWTH RATE
6	CE CA	Cercis canadensis	Merlot	Eastern Redbud 'Merlot'	8'-10' Ht.	B & B	10'-15'	B4	Single Stem	Fast
12	OC RU	Cornus 'Rutian' CONSTELLATION		Dogwood	8'-10' Ht.	B & B	12'-18'	B4	Multi-stem	Moderate
1	AC PA	Hayfordiana microdonis	Temple of Bloom	Seven-Son Flower	10'-12' Ht.	B & B	45' +	B4	Multi-stem	Moderate
9	MA VI	Magnolia virginiana	Jim Wilson	Sweetbay Magnolia	8'-10' Ht.	B & B	15'-25'	B4	Multi-stem	Moderate
5	MA RO	Malus x ROYAL RAINDROPS		flowering crabapple	2.5' Cal.	B & B	12'-16'	B4	Single Stem	Moderate

DECIDUOUS SHRUBS									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
73	rh ar	Rhus aromatic	Gro-Low	Grow Low Sumac	5 GAL	Container	48" O.C.	B1	
DECIDUOUS SHRUB AREAS									
88	ar me	Aronia melanocarpa	'Morton'	Iroquois Beauty Black Chokeberry	5 Gallon	Container	48" O.C.	B1	
49	di ko	Diervilla x	'Kodiak Orange'	Kodiak Orange Diervilla	5 Gallon	Container	48" O.C.	B1	
55	hy ar	Hydrangea arborescens	'Annabelle'	Smooth Hydrangea	5 Gallon	Container	60" O.C.	B1	
82	di vi	Ilex virginica	'Little Henry'	Sweetspire	5 Gallon	Container	30" O.C.	B1	
151	vi de	Viburnum dentatum	CHRISTOM	Arrowwood Viburnum	5 Gallon	Container	48" O.C.	B1	

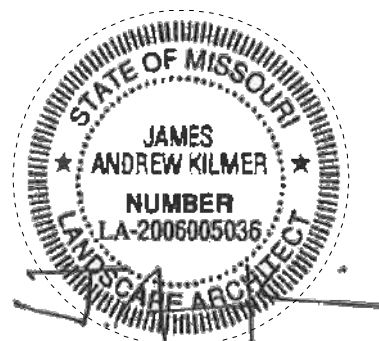
EVERGREEN SHRUBS									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
76	th ho	Thuja occidentalis	Holmstrup	American arbovitae	5 GAL	Container	48" O.C.	B1	Needled Evergreen
EVERGREEN SHRUB AREAS									
11	ta me	Taxus x media	'Everlow'	Yew	5 Gallon	Container	48" O.C.	B1	

SEEDED LAWN TURF			
MANUFACTURER	SEED MIX	SEEDING RATE	COMMENTS
Lebanon Turf	Winning Colors Tall Fescue Blend (or approved equal)	Per Manufacturer specification	INSTALL AT RATE PER MANUFACTURER'S RECOMMENDATIONS

- NOTES:**
1. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 2. ALL PLANTING MIX AREAS WITH MORE THAN ONE PLANT TYPE PER AREA TO BE INSTALLED IN RANDOM, NATURALISTIC, TRIANGULAR SPACING AT A MINIMUM OF 20 PER AREA (SEE PLAN FOR QUANTITIES).
 3. FINAL SEED MIX SPECIES, PERCENTAGES TO BE COORDINATED WITH NATIVE SEEDING CONTRACTOR.

ARCHITECT OF RECORD
**Lamar Johnson
Collaborative** 

DESIGN ARCHITECT
ARCTURIS



WILDHORSE PPG @ LOT 2A-1
PER PROPERTY GROUP
350 WILDHORSE LAKE BLVD

DRAWING ISSUE	
DESCRIPTION	DATE
LAY-BY LOADING	21-06-16

BUILDING MAP

DRAWING TITLE
PLANTING SCHEDULE

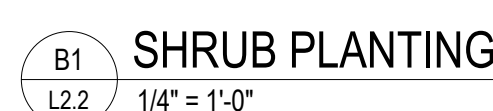
DRAWING NO.
L2.1

Job #	20.0243
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- BACKFILL NOTES:**
1. PROVIDE MULCH AMENDMENT WITH BACKFILL FOR ALL NON-DESERT TREES.
 2. BACKFILL MIX SHALL CONSIST OF 3 PARTS NATIVE SOIL TO 1 PART MULCH. PROVIDE 1 CUP GYPSUM IN BOTTOM OF PLANTING PIT.
 3. NUTRIENT 16-20-0 AMMONIUM PHOSPHATE FERTILIZER IN PLANTING PIT FOR NON-DESERT TREES. MIX INTO BACKFILL. DO NOT SPREAD ON TOP OF SOIL.
- STAKING NOTES:**
1. USE 2" DIA. LODGE POLE STAKES-DOUGLAS FIR OR APPROVED HARDWOOD.
 2. DRIVE STAKE MIN. 12" INTO FIRM UNDISTURBED SOIL BELOW THE EXCAVATED DEPTH.
 3. PLACE STAKES OUTSIDE THE ROOTBALL.
 4. HEIGHT OF STAKE MAY VARY DEPENDING ON NEED FOR SUPPORT.
 5. PLACE THE TOP TIE FOR MAXIMUM SUPPORT. THE BOTTOM TIE SHOULD BE APPROXIMATELY HALF WAY BETWEEN THE TOP TIE AND THE GROUND.
 6. ALWAYS PLACE STAKE TO PREVENT DAMAGE TO TREE AND CANNIBUM.

- | | |
|------|--|
| B2 | TREE PLANTING AND STAKING - SINGLE TRUNK |
| L2.2 | 1/4" = 1'-0" |



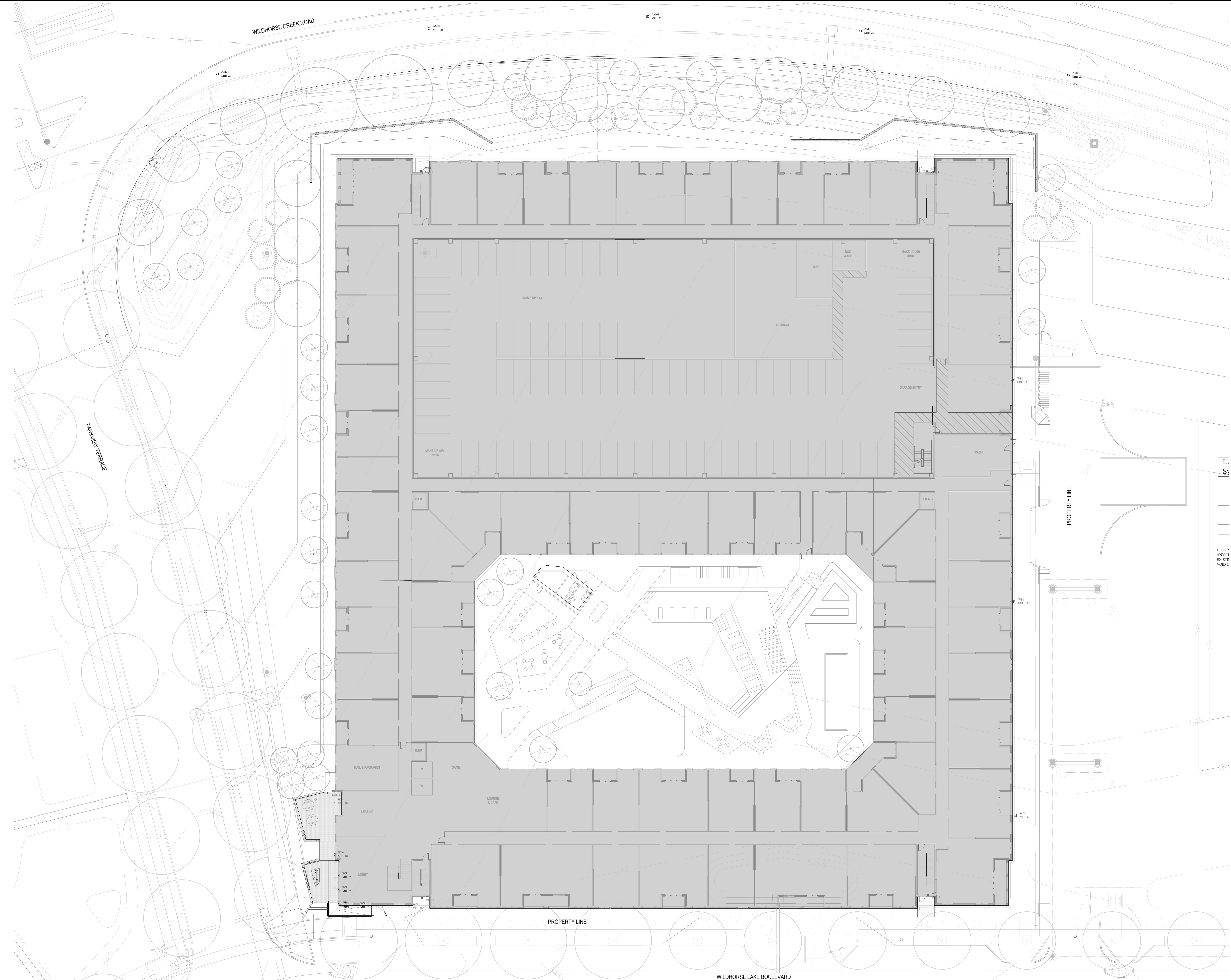
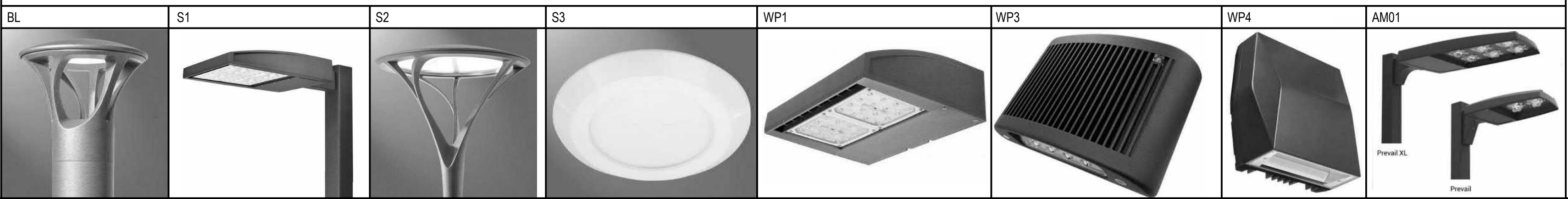
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
ADA RAMP_Top	Illuminance	Fc	3.96	5.5	1.4	2.83
PARKING GARAGE TOP	Illuminance	Fc	0.00	0.0	0.0	N.A.
DECK	Illuminance	Fc	0.00	0.0	0.0	N.A.
PATIO AREA_Top	Illuminance	Fc	4.16	10.0	1.2	3.47
POOL SIDEWALK AREAS	Illuminance	Fc	0.00	0.0	0.0	N.A.
PROPERTY LINE	Illuminance	Fc	0.65	9.1	0.0	N.A.
ROADWAY	Illuminance	Fc	1.38	6.1	0.0	N.A.

LIGHT LEVEL CALCULATED ON THE GROUND
MOUNTING HEIGHT NEXT TO FIXTURE LOCATION

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts
AM01	5	AM01	SINGLE	0.900	96	480
BL	2	BL	SINGLE	0.900	23	46
WP1	3	WP1	SINGLE	0.912	59	177
WP3	4	WP3	SINGLE	0.900	16.4	65.6
WP4	3	WP4	SINGLE	0.900	20.7	62.1
WS	5	WS	Single	0.900	29.3	146.5

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES OR MODIFICATIONS TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT.
EXISTING FIELD CONDITIONS, TRAFFIC PATTERNS, AND OTHER FACTORS MAY AFFECT THE FINAL DESIGN.
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

FIXTURE IMAGERY



ARCHITECT OF RECORD
Lamar Johnson Collaborative
DESIGN ARCHITECT
ARCTURIS



WILDHORSE PPG @ LOT 2A-1
PER PROPERTY GROUP
350 WILDHORSE LAKE BLVD

DRAWING ISSUE		
DESCRIPTION	DATE	
SDSP SUBMITTAL	21-04-28	
CITY COMMENTS	21-05-28	
LAY-BY LOADING	21-06-16	
CITY COMMENTS	21-07-29	

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
E1.1

Job # 20.0243

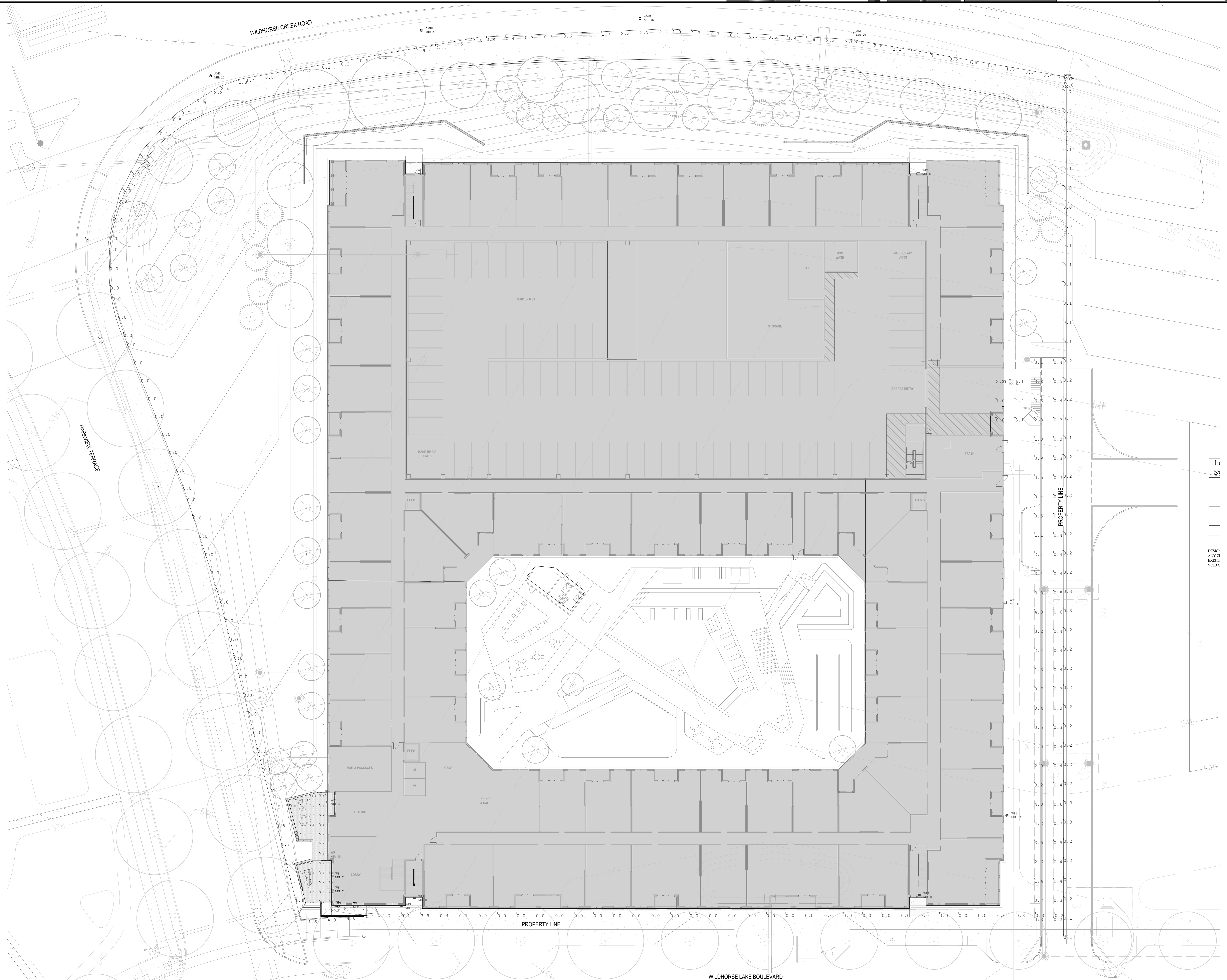
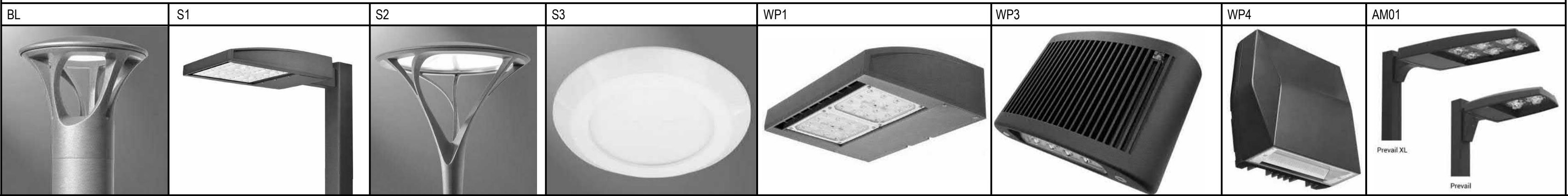
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
ADA RAMP_Top	Illuminance	Fc	3.96	5.5	1.4	2.83
PARKING GARAGE TOP	Illuminance	Fc	0.00	0.0	0.0	N.A.
DECK	Illuminance	Fc	4.16	10.0	1.2	3.47
PATIO AREA_Top	Illuminance	Fc	0.00	0.0	0.0	N.A.
POOL SIDEWALK AREAS	Illuminance	Fc	0.65	9.1	0.0	N.A.
PROPERTY LINE	Illuminance	Fc	1.38	6.1	0.0	N.A.
ROADWAY	Illuminance	Fc	1.38	6.1	0.0	N.A.

LIGHT LEVEL CALCULATED ON THE GROUND
MOUNTING HEIGHT NEXT TO FIXTURE LOCATION

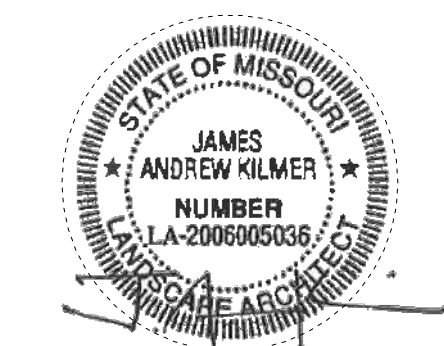
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description		
AM01	5	AM01	SINGLE	0.900	96	480	PRV-C25-D-UNV-T4-B2		
BL	2	BL	SINGLE	0.900	23	46	ABB-B2-LED-42-D1-A		
WP1	3	WP1	SINGLE	0.912	59	177	GWC-SA1C-740-U-SL2		
WP3	4	WP3	SINGLE	0.900	16.4	65.6	MERU-AC		
WP4	3	WP4	SINGLE	0.900	20.7	62.1	AXCS2A		
WS	5	WS	Single	0.900	29.3	146.5	7000WCOS18WC830UNV		

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES OR MODIFICATIONS TO THE ORIGINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT.
THESE LIGHTING CALCULATIONS, TRUST EFFECT, ANY OF THE INFORMATION PROVIDED HEREIN, WILL
NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

FIXTURE IMAGERY



ARCHITECT OF RECORD
Lamar Johnson Collaborative
DESIGN ARCHITECT
ARCTURIS



WILDHORSE PPG @LOT 2A-1
PER PROPERTY GROUP
350 WILDHORSE LAKE BLVD

DRAWING ISSUE		
DESCRIPTION	DATE	
SDSP SUBMITTAL	21-04-28	
CITY COMMENTS	21-05-28	
LAY-BY LOADING	21-06-16	
CITY COMMENTS	21-07-29	

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PHOTOMETRIC PLAN

DRAWING NO.
E1.2

Job # 20.0243

THE FLATS AT
WILDHORSE VILLAGE





PIER PROPERTY
GROUP

Rendering - Wildhorse Lake BLVD & Parkview Terrace



Rendering - Main Entry at Wildhorse Lake BLVD



Rendering - Wild Horse Creek Road Looking West



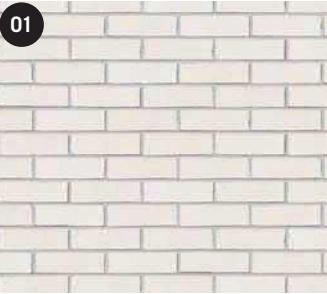
Rendering - Wild Horse Creek Road Looking SE



Rendering - Courtyard



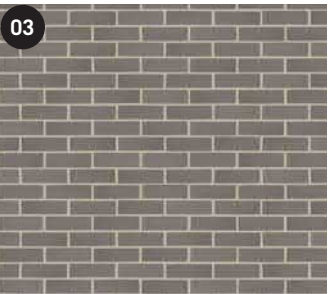
Exterior Building Materials



BRICK 01
Manuf: Sioux City Brick
Style: Modular
Color: White Velour



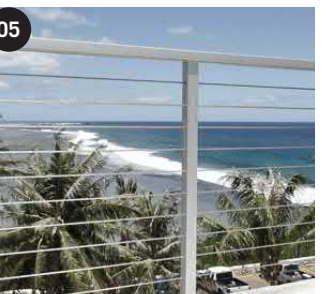
BRICK 02
Manuf: Glen Gery
Style: Modular
Color: Morning Dove



BRICK 03
Manuf: Glen Gery
Style: Modular
Color: Urban Grey



VINYL WINDOW
Manuf: TBD
Style: Fixed & Single Hung
Color: Black & White



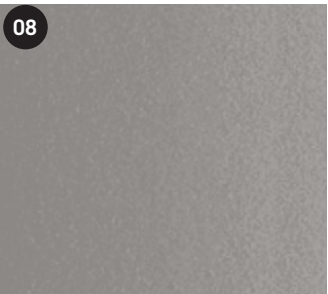
METAL RAILING
Manuf: ATR
Style: Cable Railing
Color: Paint to Match



MASONRY VENEER 01
Manuf: Earthworks
Style: EW Gold L4/L5
Finish: Brushed



METAL SHINGLE 01
Manuf: Atas
Style: Standing Seam
Color: Charcoal Grey

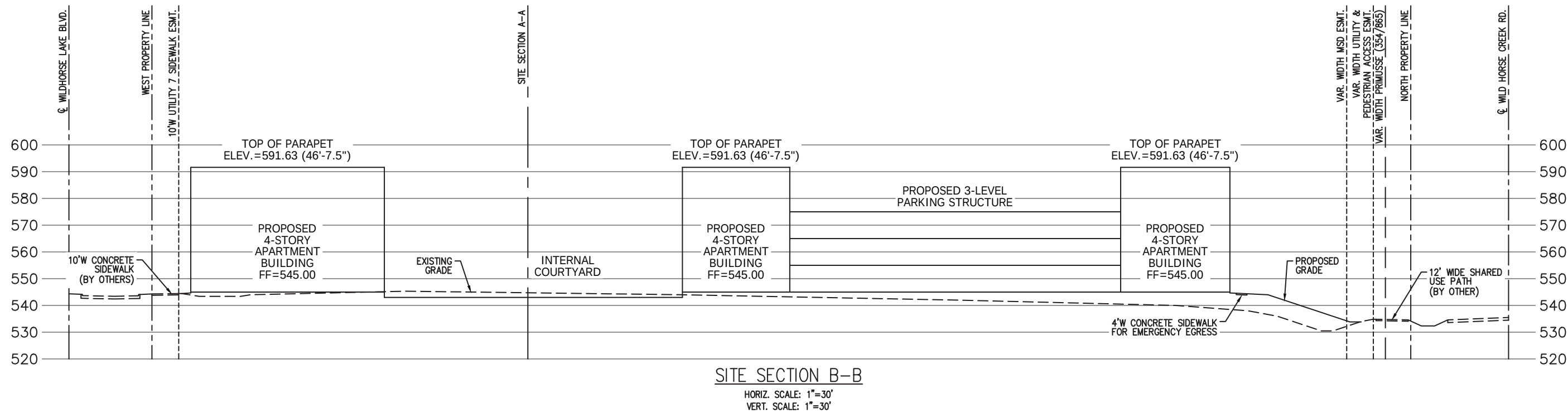
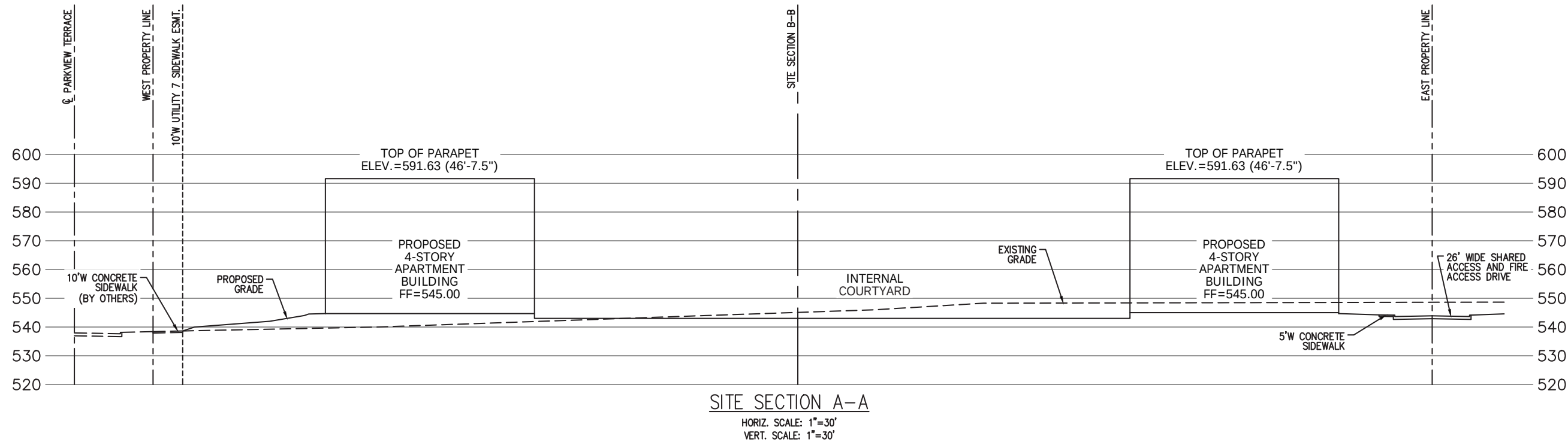


FIBER CEMENT 02
Manuf: James Hardie
Style: Hardiepanel
Color: Pearl Gray



FIBER CEMENT 01
Manuf: Woodtone
Style: Rustic Series
Color: Cascade Slate

Building Sections



Rooftop Screening



1 NORTH-SOUTH SECTION
A0-07 1/16" = 1'-0"



2 EAST-WEST SECTION
A0-07 1/16" = 1'-0"

Architect’s Statement

General Requirements for Site Design:

- Site Relationship

The proposed project is part of the larger Wildhorse Village development and as such conforms to and incorporates the site design requirements as outlined in Ordinance 3114. The project is bordered to the north by Aventura at Wild Horse Creek Apartments and Wildhorse Apartments along Wild Horse Creek Road. Lots to the east, west, and south are also part of the larger Wildhorse Village development with uses as allowed in Ordinance 3114. The Flats at Wildhorse Village is planned to embrace views of the existing lake to the south and to intentionally tie into the planned streets, sidewalks and trails of Wildhorse Village. Public art is proposed near the main entry of the development at Parkview Terrace and Wildhorse Lake BLVD.

- Circulation System and Access

The site is accessed via one curb-cut shared between lots 2A-1 and 2A-2. All vehicular access will utilize this drive for tenant parking, loading and trash. There are no other internal drives. Internal pedestrian sidewalks and paths connect to the large pedestrian paths of the Wildhorse Village development.

- Topography

The site slopes from a high point at the southwest corner property line towards the northeast, falling approximately 10 feet.

- Retaining Walls

Due to the topography of the site, the prosed development utilizes a series of terraced retaining walls at the northeast and northwest corners of the building. The walls are designed to be minimal in appearance with heights ranging between 3-5 feet. Extensive landscaping will help obscure the walls from Wild Horse Creek Road. The retaining walls will be constructed of modular masonry.

General Requirements for Building Design:

- Scale

Great consideration and has been given regarding the massing and scale of the architecture. This development has been designed in concert with the density and urban aspirations of the Wildhorse Village master plan. The building utilizes an articulation pattern of voids and recesses with unifying

roof elements to create a rhythm of “corners and edges.” These “corner and edges” help breakdown the façade into individual townhome-like elements, similar in scale to classic European and historic US streets. Other façade elements like the inset balconies, protruding balconies and open terraces provide that extra layer of depth and activity not found in other multifamily development. The residential building completely conceals the parking garage, blocking unwanted views. Finally, the implied 4th floor attic story helps to breakdown the vertical scale of the building while also provide interesting visual relief and architectural continuity.

- Design

The architecture intends to instill a feeling of quality and quiet sophistication by blending clean, modern aesthetics with hints of classical forms and organization. High contrasting elements like the white brick against the black windows provide visual interest, as do the deeply inset balconies and terraces. The subtle sloped roof forms at the 4th floor insets also play on expectations of modern and classical design. Programmatically, the development utilizes one point of entry to help localize and isolate servicing. The trash room and parking garage are internal, fully concealed from public view. Conversely, locating the main entry at the corner of Parkview Terrace and Wildhorse Lake BLVD will help to activate the corner and provide interest at a main entry point in to the larger Wildhorse Village development. Overall, the building is strong yet subdued, aging well over time and providing a fitting backdrop to the urban fabric.

- Materials and Color

The main building materials will be white brick, vision glass, gray metal shingles, gray fiber cement panels and wood tone fiber cement panels. Black vinyl doors and windows with Low E glazing will be used at all residential units. Black anodized storefront system with insulated glass units (IGUs) will be located at the main entry lobby. The monochromatic color palette of the project of whites, grays and blacks juxtaposed to create high-contrasting elements providing interest.

- Landscape Design, Screening and Fencing

The development incorporates a comprehensive landscape design package intended to enhance natural features, views, as well as integrate into the Wildhorse Village master landscape plan. Where possible, site utilities will be screened by plantings. At decorative metal railing encloses the dog run at the northeast corner of the property.

Project		Catalog #	PRV-C25-D-UNV-T4-SA-BK-OA/RA1016	Type	AM01
Prepared by		Notes		Date	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Configurations [page 3](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications



Quick Facts

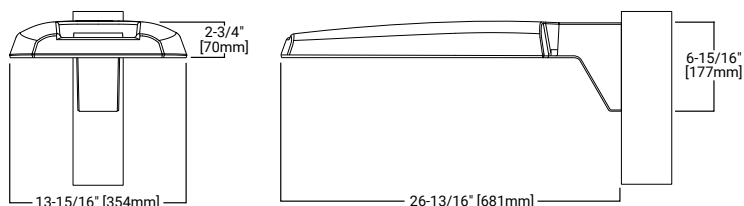
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

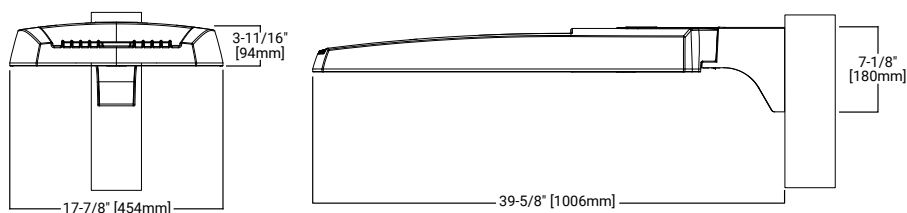
- WaveLinx
- Enlighted

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ****PRV-C25-D-UNV-T4-SA-BK-OA/RA1016**

Product Family ^{1,2}	Light Engine ³	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁴	T2 =Type II T3 =Type III T4=Type IV T5 =Type V	SA=Standard Versatile Arm MA =Mast Arm WM =Wall Mount Arm	AP =Grey BZ =Bronze BK=Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV-XL=Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) ¹⁸			
7030 =70 CRI / 3000K CCT ⁵ 7035 =70CRI / 3500K CCT ⁵ 7050 =70 CRI / 5000K CCT ⁵ HSS =House Side Shield ⁶ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =Series 20kV UL 1449 Surge Protective Device HA =50°C High Ambient Temperature ⁷ PER =NEMA 3-PIN Twistlock Photocontrol Receptacle PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ²⁴ SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ²⁴ MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{8,9} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{8,9} MSP-L12 =Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height ^{8,9} MSP-L30 =Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height ^{8,9} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{9,10} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{9,10} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{9,10} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{9,10} ZD =DALI-enabled 4-PIN Twistlock Receptacle ^{9,11,12} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ^{9,11,12} SWPD4XX =Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{9,11,12,13,14} SWPD5XX =Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{9,11,12,13,14} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{9,15} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{9,15} (See Table Below) =LumenSafe Integrated Network Security Camera ^{16,17} CC =Coastal Construction ²³			PRVWM-XX =Wall Mount Kit ⁸ PRVMA-XX =Mast Arm Mounting Kit ⁸ PRVSA-XX =Standard Arm Mounting Kit ⁸ PRVXLSA-XX =Standard Arm Mounting Kit (for Prevail XL) ¹⁶ PRVXLWM-XX =Wall Mount Kit (for Prevail XL) ¹⁶ PRVXLMA-XL =Mast Arm Mounting Kit (for Prevail XL) ¹⁶ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD =House Side Shield ^{6,19} VGS-F/B =Vertical Glare Shield, Front/Back ¹⁹ VGS-SIDE =Vertical Glare Shield, Side ¹⁹ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V ISHH-01 =Integrated Sensor Programming Remote ²⁰ FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²¹ SWPD4-XX =WaveLinX Wireless Sensor, 7' - 15' Mounting Height ^{12,13,14} SWPD5-XX =WaveLinX Wireless Sensor, 15' - 40' Mounting Height ^{12,13,14} WOLC-7P-10A =WaveLinX Outdoor Control Module (7-PIN) ²²			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Standard 4000K CCT and 70CRI. 4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Use dedicated IES files on product website for non-standard CCTs. 6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package. 7. Not available with C60 lumen package. 8. Only available in PRV configurations C15, C25, C40 or C60. 9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW, ZD or LWR). 10. Utilizes the Wattstopper sensor FSP-211. 11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 12. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 13. Replace XX with sensor color (WH, BZ, or BK). 14. Requires 4-PIN twistlock receptacle (ZD or ZW) option. 15. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. 16. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 17. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 18. Replace XX with paint color. 19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6). 20. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW, ZD or LWR). Operates on 120-347V input voltages. 23. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 24. Smart device with mobile application required to change system defaults. See controls section for details.						

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology 	D=Dome Camera	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

Product Family ¹	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347=347V ²	T3 =Type III T4 =Type IV	MSP/DIM-L30 =Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height ²
PRVS-XL=Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens			
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.				

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pixilation free image replacing visible glare, while providing high levels of pavement illumination.

SPECIFICATION FEATURES

Construction

Construction:
Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for: rapid heat dissipation, vandal resistance and superior dayform. Lower Housing: Heavy 0.188" wall seamless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics

General purpose symmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical

LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10KV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls

The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISHH) allows custom programming to suit all needs.

Mounting

Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

Finish

Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combined with excellent mechanical and exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard.

Warranty

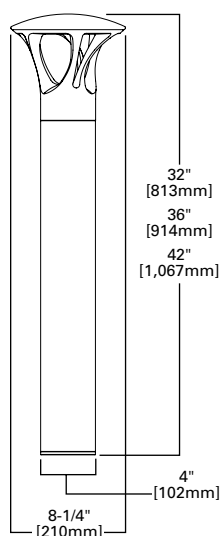
Warranty
Five-year warranty.



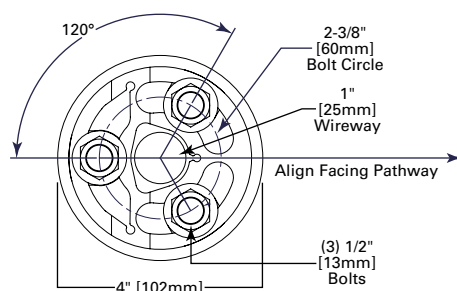
**ABB ARBOR
BOLLARD**

PATHWAY LUMINAIRE

DIMENSIONS



BOLT CIRCLE ORIENTATION



CERTIFICATION DATA



- UL/cUL Listed
- IP66 Housing
- ISO 9001
- RoHS
- Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Drive

Electronic LED Driver
 >0.9 Power Factor
 <20% Total Harmonic Distortion
 120-277V 50/60Hz
 347V 60Hz, 480V 60Hz
 -30°C Minimum Temperature
 40°C Ambient Temperature Rating

Approximate Net Weight:
19.25 lbs. [8.75 kgs.]

POWER AND LUMENS

Lumen/Distribution	B1 Symmetric	B2 Symmetric	B1 Asymmetric	B2 Asymmetric
Drive Current				
Power Wattage (Watts)	16W	32W	11W	23W
Input Current (mA) @ 120V	140	270	100	200
Input Current (mA) @ 208V	80	160	60	120
Input Current (mA) @ 240V	70	140	50	100
Input Current (mA) @ 277V	60	120	40	90
Power Wattage (Watts)	19W	37W	13W	27W
Input Current (mA) @ 347V	60	110	40	80
Input Current (mA) @ 480V	180	320	120	240
Optics				
Lumens	717	1,276	472	848
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>94%	>350,000
40°C	>93%	>250,000
50°C	>90%	>170,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
50°C	0.97

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier (Hours)
4000	70	1.00
3000	80	0.87

ORDERING INFORMATION

Sample Number: ABB-B2-LED-42-D1-A-GM

Product Family	Lumen Output ¹	Source	Nominal Height	Voltage	Distribution	Color
ABB=Arbor Bollard	B1=Mid Lumen Output B2=High Lumen Output	LED	30=32" 36=36" 42=42"	D1=Dimming Driver (120-277V) ² 347=347V ³ 480=480V ^{3,4}	A=Asymmetric S=Symmetric	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁵
Options (Add as Suffix)					Accessories (Order Separately)	
8030=80 CRI / 3000K CCT ⁶ HA=High Ambient ⁷ MS/DIM-H8=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) ⁸ MS/DIM-2H8=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) ⁸ DIM=0-10V Dimming Driver Leads Brought Out from Fixture					ABAnchor=Anchor Bolt Kit and Template ⁹ ISHH=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)	

NOTES:

- Standard 4000K CCT nominal 70 CRI.
- Dimming driver standard.
- Requires the use of a step down transformer.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Extended lead times apply. Use dedicated IES files when performing layouts.
- 50°C ambient rating.
- The ISHH configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Contact your customer service representative at Cooper Lighting Solutions for advance shipping.

Project		Catalog #	GLEON-SA2C-740-5WQ-**	Type	S1
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 4](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 9](#)

Product Certifications



Product Features



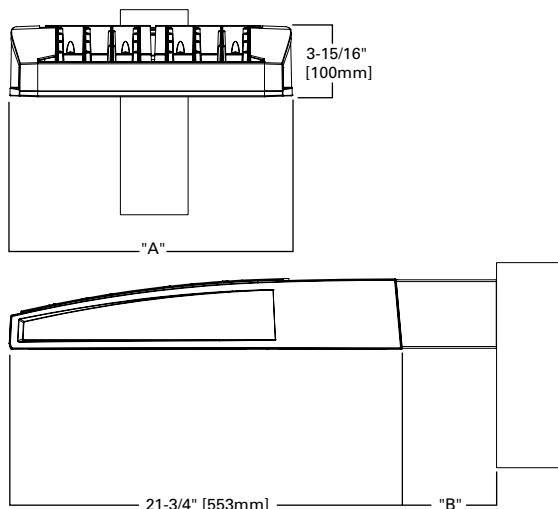
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	—
9-10	33-3/4"	7"	16"	—	—

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

GLEON-SA2C-740-U-5WQ-*

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares ⁴ SA6=6 Squares SA7=7 Squares ⁵ SA8=8 Squares ⁵ SA9=9 Squares ⁶ SA0=10 Squares ⁶	A=600mA B=800mA C=1000mA ¹⁶ D=1200mA ¹⁶	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{14,16}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{7,8} 9=347V ⁷	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM =External 0-10V Dimming Leads ^{19,20} F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =Series 20kV UL 1449 Surge Protective Device 2L =Two Circuits ^{17,18} HA =50°C High Ambient HSS =Installed House Side Shield ²⁸ GRSBK =Glare Reducing Shield, Black ²³ GRSWH =Glare Reducing Shield, White ²³ LCF =Light Square Trim Painted to Match Housing ²⁷ MT =Installed Mesh Top TH =Tool-less Door Hardware CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right CE =CE Marking ²⁹ AHD145 =After Hours Dim, 5 Hours ²² AHD245 =After Hours Dim, 6 Hours ²² AHD255 =After Hours Dim, 7 Hours ²² AHD355 =After Hours Dim, 8 Hours ²² DALI =DALI Drivers	BPC =Button Type Photocontrol PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²¹ SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting ²⁴ SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting ²⁴ MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/X-L20 =Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,25} MS/X-L40W =Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24,25} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ ZW =WaveLinX Module and 4-PIN Receptacle ZD =WaveLinX Module with DALI driver and 4-PIN Receptacle SWPD4XX =WaveLinX Sensor Only, 7'-15' ^{13,32,33} SWPD5XX =WaveLinX Sensor Only, 15'-40' ^{13,32,33} WOBXX =WaveLinX Sensor with Bluetooth, 7'-15' ^{13,32} WOFXX =WaveLinX Sensor with Bluetooth, 15'-40' ^{13,32} LWR-LW =Enlightened Sensor, 8'-16' Mounting Height ²⁶ LWR-LN =Enlightened Sensor, 16'-40' Mounting Height ²⁶ DIM10-MS/DIM-L08 =Synapse Occupancy Sensor (<8' Mounting) ¹⁹ DIM10-MS/DIM-L20 =Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40 =Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹	OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA101 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹¹ GLEON-QMEA =Quick Mount Extended Arm Kit ¹² LS/HSS =Field Installed House Side Shield ^{28,30} LS/GRSBK =Glare Reducing Shield, Black ^{23,30} LS/GRSWH =Glare Reducing Shield, White ^{23,30} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{18,31} SWPD4-XX =WaveLinX Wireless Sensor, 7'-15' Mounting Height ^{13,19,32,33} SWPD5-XX =WaveLinX Wireless Sensor, 15'-40' Mounting Height ^{13,19,32,33}

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
- Not compatible with MS/4-LXX or MS/1-LXX sensors.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Requires ZW or ZD receptacle.
- Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
- Set of 4 pcs. One set required per Light Square.
- Not available with HA option.
- 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.

- Not available with Enlightened wireless sensors.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
- Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- Not for use with T4FT, T4W or SL4 optics. See IES files for details.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Replace X with number of Light Squares operating in low output mode.
- Enlightened wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
- Not available with house side shield (HSS).
- Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
- CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
- One required for each Light Square.
- Requires PR7.
- Replace XX with sensor color (WH, BZ or BK.)
- WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
- Smart device with mobile application required to change system defaults. See controls section for details.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L =LumenSafe Technology 	D =Standard Dome Camera H =Hi-Res Dome Camera Z =Remote PTZ Camera	C =Cellular, No SIM A =Cellular, AT&T V =Cellular, Verizon S =Cellular, Sprint R =Cellular, Rogers W =Wi-Fi Networking w/ Omni-Directional Antenna E =Ethernet Networking

DESCRIPTION

The Invue Arbor post top brings architectural style to area/site and pedestrian scale applications. Its dayform appearance brings a desired organic look into the urban environment. WaveStream™ LED Optics provide a uniform pixelation free image, managing glare while providing high levels of visibility.

Catalog #	ARB-B3-LED-D1-T5-**	Type	S2
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

Two-piece IP66 rated housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. ANSI C136.31 testing compliance prevents damage from installation generated vibration. External hardware and casting seams are minimized to enhance appearance.

Optics

Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort. Luminaire efficacy's measure up to 100 lm/w for 4000K (+/- 275K) CCT at 70 CRI (min), optional 3000K CCT at 80 CRI is also available.

Electrical

LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance.

Standard 0-10V dimming drivers and Cooper Lighting Solutions' proprietary surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (40°F) to 40°C (104°F). Limited high ambient options allow for 50°C operation.

Controls

The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. See control options page for more details.

Mounting

Fitter assembly mounts over 2-3/8" O.D. tenon and is secured via six concealed stainless steel set screws. Design of fitter provides seamless transition to 3" O.D. round pole top. Additional mounting accessories include a single fixture arm mount, twin

fixture arm mount and wall mount arm. Additional pole mount accessories mount to a 3" x 4" long tenon for 4" - 5" O.D. poles tops. For existing 2-3/8" tenons an adapter is shipped standard.

Finish

Cooper Lighting Solutions ("CLS") utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for CLS to serve functionally as well as decorative. Good film appearance combined with excellent mechanical and exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard.

Warranty

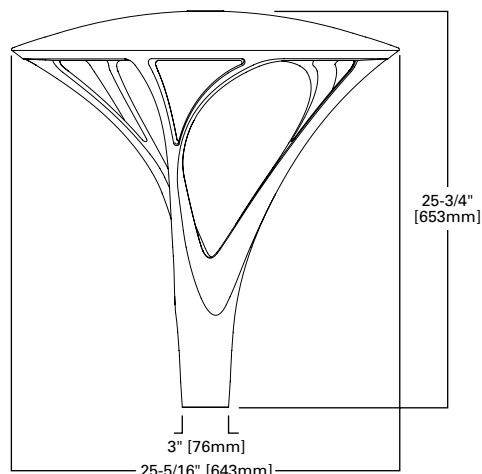
Five-year warranty.



ARB ARBOR POST TOP

DECORATIVE LUMINAIRE

DIMENSIONS



CERTIFICATION DATA

UL/cUL Listed
ANSI C136.31 1.5G Vibration Tested
IEG 60529 IP66 Housing
ASTM B117 SaH Spray Tested
ASTM A3560 Low Copper Alloy
ISO 9001
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz,
480V/60Hz
40°C Ambient Temperature Rating
As low as -40°C (-40°F) minimum
temperature
*See MINIMUM TEMPERATURE table

EPA

Effective Projected Area: (Sq. Ft.) 0.9

Approximate Net Weight:
37 lbs. [16.8 kgs.]

POWER AND LUMENS

Lumen Package		B1	B2	B3	B4
Drive Current					
Power Wattage (Watts)		24W	48W	96W	99W
Input Current (mA) @ 120V		200	400	800	830
Input Current (mA) @ 208V		120	240	470	480
Input Current (mA) @ 240V		100	200	400	420
Input Current (mA) @ 277V		90	180	350	360
Power Wattage (Watts)		26W	53W	107W	108W
Input Current (mA) @ 347V		79	161	325	328
Input Current (mA) @ 480V		58	117	235	237
Optics					
Type II	Lumens	2,045	3,994	7,362	--
	BUG Rating	B1-U1-G1	B1-U2-G2	B3-U2-G3	--
Type III	Lumens	2,324	4,534	8,451	--
	BUG Rating	B1-U1-G1	B1-U2-G2	B2-U2-G3	--
Type IV	Lumens	2,408	4,691	8,740	--
	BUG Rating	B1-U1-G1	B1-U2-G2	B2-U2-G3	--
Type V	Lumens	2,311	4,529	8,511	9,464
	BUG Rating	B2-U1-G1	B3-U2-G2	B3-U2-G3	B3-U2-G3

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>91%	>230,000
40°C	>88%	>172,000
50°C	>86%	>142,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier
4000	70	1.00
3000	80	0.91

MINIMUM AMBIENT TEMPERATURE

Lumen Package	Temperature
B1	-40°C
B2	-35°C
B3	-35°C
B4	-40°C
All DALI powered lumen packages	-20°C

ORDERING INFORMATION

ARB-B3-LED-DI-T5-**

Sample Number: ARB-B2-LED-D1-T2-GM

Product Family ^{1,2}	Lumens ³	Lamp Type	Voltage	Distribution	Color ⁷
ARB=Arbor Post Top	B1=Nominal 2,300 Lumens B2=Nominal 4,500 Lumens B3=Nominal 8,500 Lumens B4=Nominal 9,500 Lumens ⁴	LED=Solid State Light Emitting Diodes	D1=Dimming Driver (120-277V) 347=347V ⁵ 480=480V ^{5,6}	T2=Type II T3=Type III T4=Type IV T5=Type V	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ¹⁹		
7030=70 CRI / 3000K CCT ⁸ 7035=70 CRI / 3500K CCT ⁸ 8030=80 CRI / 3000K CCT ⁸ 8035=80 CRI / 3500K CCT ⁸ 20MSP=20kV MOV Surge Protective Device 20K=20kV UL 1449 Fused Surge Protective Device PC=Button Type Photocontrol PER=NEMA 3-PIN Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle HA=50°C High Ambient Temperature ⁹ SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ²³ SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ²³ SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ²³ MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{10,11} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{10,11} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{10,11} MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{10,11} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{10,11} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{10,11} ZD=DALI-enabled 4-PIN Twistlock Receptacle ^{10,11,12,13,14} ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle ^{10,11,12,13} SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{10,11,12,13,15} SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{10,11,12,13,15} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{10,16} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{10,16} 5LTD=Fifth Light Dali Driver ^{10,17} DIM=0-10V External Dimming Leads ^{10,18} VS=Tempered Glass Vandal Shield CC=Coastal Construction ²⁴			ARSA-XX=Single Pole Mount Arm ²⁰ ARWM-XX=Wall Mount Arm ARTA15-XX=Twin Mount Bracket ²¹ ARPA4-XX=Pole Adapter 4" O.D. Pole FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²¹ SWPD4-WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{13,15} SWPD5-WH=Wavelinx Wireless Sensor, 16' - 40' Mounting Height, White ^{13,15} WOLC-7P-10A=Wavelinx Outdoor Control Module (7-PIN) ^{10,22}		

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional information.
 - Fixture slipfits over standard 2-3/8" tenon. 3" O.D. tenon when used with a ARPA4-XX 4" O.D. pole adapter.
 - Standard 4000K CCT, nominal 70CRI.
 - B4 only available with Type V distribution.
 - Requires the use of a step down transformer.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Custom and RAL color matching available upon request. Consult your lighting representative for more information.
 - Extended lead times apply. Use dedicated IES files when performing layouts.
 - Not available with B3 lumen package in Type II, III, or IV distributions.
 - Controls system is not available with photocontrol (PC), photocontrol receptacle (PER or PER7), or other controls systems (MS, ZD, ZW, LWR, 5LTD, or DIM).
 - Not available with HA option.
 - Sensor passive infrared (PIR) may be overly sensitive below -20°C (-4°F).
 - For device to be field-configurable, requires WAC Gateway components WAC-POE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more WaveLinX application information.
 - Not available on B1 or B5 lumen packages.
 - Requires 4-PIN twistlock receptacle (ZD or ZW) option.
 - Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
 - Not available in B4 lumen package.
 - Low voltage control leads brought 18" outside fixture.
 - Replace XX with paint color.
 - Fits on 3" O.D. x 4" long tenon for nominal 4-1/2" O.D. pole top.
 - This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
 - Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZW, ZD or LWR). Operates on 120-347V input voltages.
 - Smart device with mobile application required to change system defaults. See controls section for details.
 - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.

DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD6-1200 UNV series is designed for installation in many 4" x 2-1/8" deep square junction boxes. Accessory mounting kit allows retrofit in 5" and 6" IC and Non-IC recessed housings.* Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5).

SPECIFICATION FEATURES

CONSTRUCTION

- Die cast aluminum trim ring, and die formed aluminum frame

OPTICS

- WaveStream™ technology provides uniform luminance from a low profile flat lens
- AccuAim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight.
- Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS

Accessories (sold separately)

SLD designer trims are accessory rings that attach to the SLD for a permanent finish.* Refer to SLD accessories specification sheet for details.

- White (Paintable)
- Satin Nickel
- Tuscan Bronze

*SLD accessory trims attach with permanent adhesion and are not interchangeable after installation.

ELECTRICAL JUNCTION BOX MOUNTING

- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 4" x 2-1/8" deep square electrical junction boxes.
- Driver consumes 3 cubic inches of junction box.
- Compatible with other junction boxes with accessory SLD6EXT extension spacer ring.
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.

- Proprietary Slot-N-Lock quick installation system for junction box installation
- T-bracket with Slot-N-Lock mounting tabs included

OPTIONAL - RECESSED HOUSING MOUNTING

- Accessory SLD6ACCKIT required for mounting in 5" and 6" enclosed recessed housings
- May be installed in IC recessed housings in direct contact with insulation

* **Note:** Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013

- The SLD6 may be used with any 5 or 6 inch diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in³.

LED

- Linear LED arrays are integrated in trim perimeter
- Color Temperature: 2700K, 3000K, 3500K, 4000K
- CRI options: 80 and 90
 - 90 CRI can be used for California Title 24 compliance/certified to Title 20
 - 80 CRI can be used to comply with California Title 24 Non-Residential Lighting Controls as a LED luminaire.

WARRANTY

Cooper Lighting Solutions provides a five year limited warranty on the SLD LED

LED CHROMATICITY

- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI.

Catalog #	SLD612840UNVWH	Type
Project		S3
Comments		Date
Prepared by		



SLD6 1200 UNV Series

Universal Voltage

SLD6128xxWHUNVJB

80CRI

2700K, 3000K, 3500K, and 4000K

SLD6129xxWHUNVJB

90CRI

2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

High Lumen 1200 Series Universal Voltage 120V-277V

Suitable for ceiling or wall electrical junction boxes

ENERGY DATA

	80 CRI	90 CRI
Lumens (4000K models)	1215	1000
Input Voltage	120V-277V	120V-277V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.12 A	0.12 A
Input Power	14.8 W	14.8 W
Efficiency (4000K models)	82 lm/W	68 lm/W
THD	≤ 20%	
Power Factor	≥ 0.90	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

NOMENCLATURE

SLD612830WHUNVJB

612 = 6" SLD 1200 Series

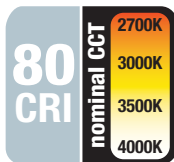
8 = >80 CRI

30 = 3000K

WH = Matte White

UNV = Universal Voltage 120V-277V

JB = Junction Box Kit only



Refer to ENERGY STAR® Certified Products List.



Refer to ENERGY STAR® Qualified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JAB.
Indoor LED nominal CCT of 4000K or less.

Project		Catalog #	GPC-SA1C-740-U-TT2-QM-**-HCC	Type	S4
Prepared by		Notes		Date	



McGraw-Edison

GPC Galleon Pedestrian Companion

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
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- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Product Certifications



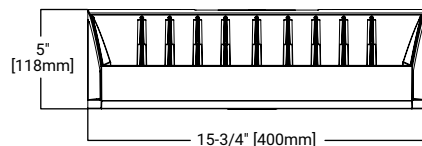
Product Features



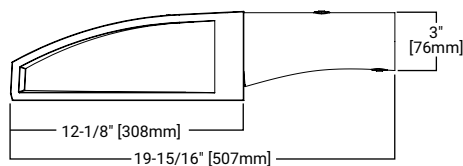
Quick Facts

- Choice of sixteen high-efficiency, patented AccuLED Optics™
- Quick mount pole or mast-arm mounting configurations
- Eight lumen packages from 3,215 up to 17,056 lumens
- IP66 rated housing and LED light squares

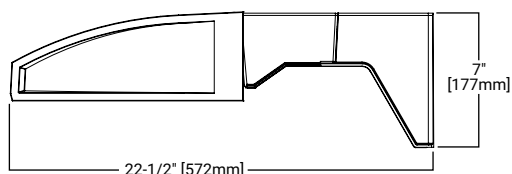
Dimensional Details



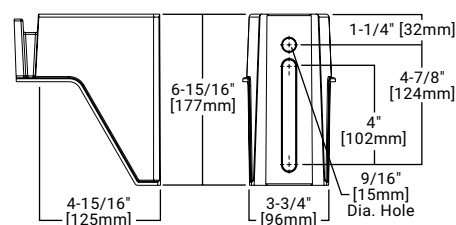
Mast Arm Mount



Mast Arm Mount



Quick Mount Arm (Pole Mounting Details)



Ordering Information

GPC-SAIC-740-U-TT2-QM-**-HCC

SAMPLE NUMBER: GPC-SA2C-740-U-T4FT-GM

Product Family	Light Engine		Color Temperature	Voltage	Distribution	Mounting Options	Finish
	Configuration	Drive Current					
GPC=Galleon Pedestrian Companion	SA1=1 Square SA2=2 Squares ²	A=615mA B=800mA C=1000mA D=1200mA ⁴	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{3, 4}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{6, 7} 9=347V ⁶	TT2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide AFL=Automotive Frontline	QM=Quick Mount Arm for Round or Square Pole ^{2, 13} MA=2-3/8" Mast Arm ^{2, 14}	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix) ¹			Controls and Systems Options (Add as Suffix)		Accessories (Order Separately)		
F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module 20K=20kV UL 1449 Fused Surge Protective Device DIM=External 0-10V Dimming Leads ^{9, 10} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right HSS=Factory Installed House Side Shield ²³ GRSBK=Factory Installed Glare Shield, BK ^{4, 27} GRSWH=Factory Installed Glare Shield, WH ^{4, 27} UPL=Uplight Housing ¹³ HA=50°C High Ambient ¹² LCF=Light Square Trim Plate Painted to Match Housing ²² MT=Factory Installed Mesh Top CC=Coastal Construction finish ⁵ CE=CE Marking and Small Terminal Block ²⁴ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ DALI=DALI Driver ¹¹			BPC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR=NEMA 3-PIN Twistlock Photocontrol Receptacle PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{19, 33} SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{19, 33} SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{19, 33} MS-LXX=Motion Sensor for On/Off Operation ^{17, 18, 19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17, 18, 19} ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ^{29, 30} ZD=WaveLinx Module with DALI driver and 4-PIN Receptacle ^{29, 30} SWPD4XX=WaveLinx Sensor Only, 7'-15' ^{31, 32} SWPD5XX=WaveLinx Sensor Only, 15'-40' ^{31, 32} WOBXX=WaveLinx Sensor with Bluetooth, 7'-15' ^{31, 32} WOFXX=WaveLinx Sensor with Bluetooth, 15'-40' ^{31, 32} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{19, 20, 21} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{19, 20, 21}		OA/RA1013=Photocontrol Shorting Cap ²⁸ OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V ²⁸ OA/RA1201=NEMA Photocontrol - 347V ²⁸ OA/RA1027=NEMA Photocontrol - 480V ²⁸ MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) LS/HSS=Field Installed House Side Shield ^{25, 26} LS/GRSBK=Glare Shield, Black ^{8, 25, 27} LS/GRSWH=Glare Shield, White ^{8, 25, 27} LS/PFS=Perimeter Shield, Black FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) ^{26, 29} SWPD4-XX=WaveLinx Wireless Sensor, 7' – 15' Mounting Height ^{29, 30, 31, 32} SWPD5-XX=WaveLinx Wireless Sensor, 15' – 40' Mounting Height ^{29, 30, 31, 32}		
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional information 3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 4. Not available with HA option. 5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA. 7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 8. Reserved. 9. Cannot be used with other control options. 10. Low voltage control leads extended 18" from fixture. 11. Not available in 1200mA. When used with CBP or HA options, only available with single light square. 12. Not available in 1200mA, UPL or CBP options. Available with single light square. 13. Quick mount arm adapter is factory installed. Pole mounting bracket shipped in box. Suitable for 1.5G. Fits square and round poles up to 6" O.D. 14. Mast arm adapter factory installed (2-3/8" O.D. arm only). Suitable for 3G vibration. 15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls. 16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information. 18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.) 19. Includes integral photosensor. 20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities. 21. Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options. 22. Not available with HSS or GRS options. 23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected. 24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 25. One required for each light square. 26. Requires PR7. 27. Not for use with T4FT, T4W or SL4 optics. 29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR). 30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 31. Requires ZW or ZD receptacle. 32. Replace XX with sensor color (WH, BZ, or BK). 33. Smart device with mobile application required to change system defaults. See controls section for details.							

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment

- “Hook-N-Lock” mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five-year warranty

Project	WILDHOUSE VILLAGE	Catalog #	WP1 = GWC-SA1C-740-U-T4FT WP2 = GWC-SA1C-740-U-SLL	Type	WP1 & WP2
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

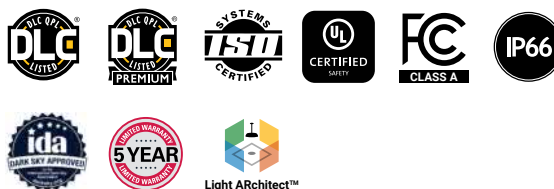
Typical Applications

Exterior Wall • Walkway

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- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

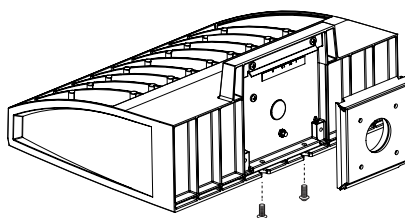
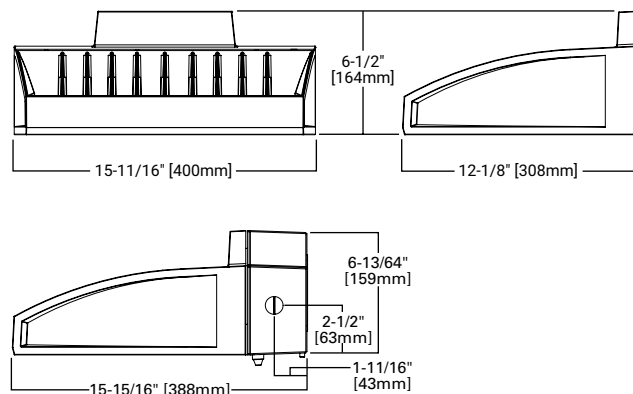
Product Certifications



Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details



Connected Systems

- WaveLinx
- Enlighted

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

WPI = GWC-SAIC-740-U-T4FT

WP2 = GWC-SAIC-740-U-SLL

Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall	SA1=1 Square SA2=2 Squares ²	A=615mA B=800mA C=1000mA D=1200mA ⁴	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{3,4}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{6,7} 9=347V ⁶	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)		Accessories (Order Separately)	
F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module 20K=Series 20kV UL 1449 Surge Protective Device DIM=External 0-10V Dimming Leads ^{9,10} CBP=Battery Pack with Back Box, Cold Weather Rated ^{2,4,14,33} CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant ^{2,4,14} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right HSS=Factory Installed House Side Shield ²³ GRSBK=Factory Installed Glare Shield, BK ^{4,27} GRSWH=Factory Installed Glare Shield, WH ^{4,27} UPL=Uplight Housing ¹³ HA=50°C High Ambient ¹² LCF=Light Square Trim Plate Painted to Match Housing ²² MT=Factory Installed Mesh Top CC=Coastal Construction finish ⁵ CE=CE Marking and Small Terminal Block ²⁴ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ DALI=DALI Driver ¹¹			BPC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR=NEMA 3-PIN Twistlock Photocontrol Receptacle PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{19,34} SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting ^{19,34} SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting ^{19,34} MS-LXX=Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17,18,19} ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ^{29,30} ZD=WaveLinx Module with DALI driver and 4-PIN Receptacle ^{29,30} SWPD4XX=WaveLinx Sensor Only, 7'-15' ^{31,32} SWPD5XX=WaveLinx Sensor Only, 15'-40' ^{31,32} WOBBX=WaveLinx Sensor with Bluetooth, 7'-15' ^{31,32} WOFXX=WaveLinx Sensor with Bluetooth, 15'-40' ^{31,32} LWR-LW=Enlightened Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{19,20,21} LWR-LN=Enlightened Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{19,20,21}		OA/RA1013=Photocontrol Shorting Cap ²⁸ OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V ²⁸ OA/RA1201=NEMA Photocontrol - 347V ²⁸ OA/RA1027=NEMA Photocontrol - 480V ²⁸ MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) LS/HSS=Field Installed House Side Shield ^{23,25} LS/GRSBK=Glare Shield, Black ^{8,25,27} LS/GRSWH=Glare Shield, White ^{8,25,27} LS/PFS=Perimeter Shield, Black FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) ^{26,29} SWPD4-XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{29,30,31,32} SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{29,30,31,32}	
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org , Qualified Products List under Family Models for details. 2. Two light squares with CBP options limited to 25°C. Not available in combination with sensor options at 1200mA. 3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 4. Not available with HA option. 5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA. 7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 8. Reserved. 9. Cannot be used with other control options. 10. Low voltage control leads extended 18" from fixture. 11. Not available in 1200mA. When used with CBP or HA options, only available with single light square. 12. Not available in 1200mA, UPL or CBP options. Available with single light square. 13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options. 14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC. 15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls. 16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information. 18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting). 19. Includes integral photosensor. 20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities. 21. White sensor shipped on all housing color options. 22. Not available with HSS or GRS options. 23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected. 24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 25. One required for each light square. 26. Requires PR7. 27. Not for use with T4FT, T4W or SL4 optics. 29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR). 30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 31. Requires ZW or ZD receptacle. 32. Replace XX with sensor color (WH, BZ, or BK). 33. Specify 120V or 277V. 34. Smart device with mobile application required to change system defaults. See controls section for details.						

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment

- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five-year warranty



MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: _____
FIXTURE TYPE: **WP3**
LOCATION: _____
CONTACT/PHONE: _____

CAT# - MERU-LED-AC-**

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering "normally On" AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2" NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.

PRODUCT SPECIFICATIONS

CONSTRUCTION

Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL

Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS

Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY

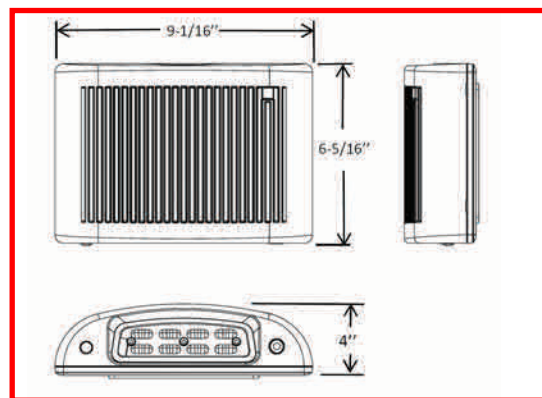
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE

UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY

5-year warranty. Product specifications subject to change without notice.



ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.

Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

INSTALLATION

MOUNTING

Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

MERU-LED-AC-**

ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting	DB = Dark Bronze	Self-Diagnostics & Photocell (Included Standard)
	→ AC = General Lighting	WH = White	IH = Internal Heater
		BK = Black	PIR = Passive Infra-Red Motion Sensor
		NK = Nickel	
Ordering Example: MERU-ACEM-DB			



Project		Catalog #	AXCS2A	Type	WP4
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Typical Applications

Wall • Surface • Inverted • Floodlighting • Pathway

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications



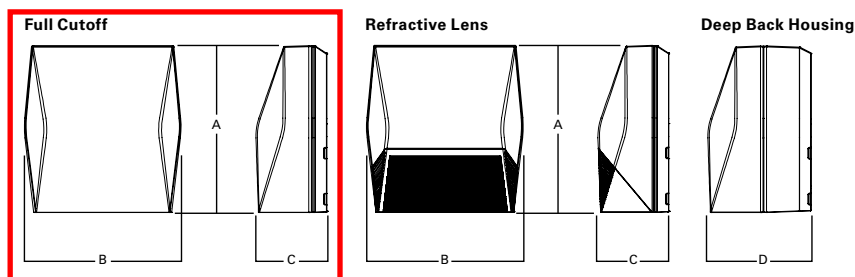
Product Features



Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Dimensional Details



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Model Series ¹	LED Color Temperature	Color	Options (Add as Suffix)
Full Cutoff AXCS1A=14W AXCS2A=21W AXCS3A=27W AXCS4A=44W AXCS5A=52W AXCL6A=56W AXCL8A=72W AXCL10A=102W AXCL12A=123W Refractive Lens AXCS1ARL=14W AXCS2ARL=21W AXCS3ARL=27W AXCS4ARL=44W AXCS5ARL=52W AXCL6ARL=56W AXCL8ARL=72W AXCL10ARL=102W AXCL12ARL=123W	[Blank]=4000K, Neutral C=5000K, Cool W=3000K, Warm	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V ² 480V=480V ² PC1=Photocontrol 120V ^{3, 4, 5} PC2=Photocontrol 208-277V, 347V, 480V ^{4, 5, 6} PC=Photocontrol 120-277V, 347V, 480V ^{4, 7, 8} KKIT=Knuckle Floodlight Mount ⁷ TRNKIT=Trunnion Floodlight Mount SFKIT=Slipfitter Floodlight Mount PMAKIT=Pole Mount Arm ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ^{4, 9} ZW-SWPD4XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{4, 9, 10, 11} ZW-SWPD5XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{4, 9, 10, 11} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{4, 9, 12} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{4, 9, 12} MSP-DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{4, 9, 13} MSP-DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{4, 9, 13} MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height ^{4, 9, 13} MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height ^{4, 9, 13} CBP=Cold Weather Battery Pack ^{3, 14, 15, 16, 17, 18} CBP-CEC=Cold Weather Battery Pack, CEC compliant ^{3, 14, 15, 16, 17, 18} 10K=10kV/10kA Surge Protection HA=50°C High Ambient ^{15, 19} GRF=Glare Reducing Lens ²⁰ AHD145=After Hours Dim, 5 Hours ^{5, 21} AHD245=After Hours Dim, 6 Hours ^{5, 21} AHD255=After Hours Dim, 7 Hours ^{5, 21} AHD355=After Hours Dim, 8 Hours ^{5, 21}
Accessories (Order Separately) ²²			
VS/AXCS-XX=Vandal Shield Axcent Small ^{7, 23} VS/AXCS-MS=Vandal Shield Axcent Small (With Motion Sensor) ^{7, 23} WG/AXCS=Wire Guard Axcent Small ⁷ WG/AXCS-MS=Wire Guard Axcent Small (With Motion Sensor) ⁷ VS/AXCL-XX=Vandal Shield Axcent Large ^{5, 23} VS/AXCL-MS=Vandal Shield Axcent (With Motion Sensor) ^{5, 23} WG/AXCL=Wire Guard Axcent Large ⁵ WG/AXCL-MS=Wire Guard Axcent (With Motion Sensor) ⁵ BB/AXC=Axcent Lumen Select Back Box ²⁴ BB/AXC-PC=Axcent Lumen Select Back Box with PC ²⁴ BB/AXC-WT=Axcent Lumen Select Back Box, White ²⁴ BB/AXC-WT-PC=Axcent Lumen Select Back Box with PC, White ²⁴			KKIT/AXCS-XX=Knuckle and Visor Floodlight Kit (For Axcent Small) ⁷ SFKIT/AXCS-XX=Slipfitter Floodlight Kit (For Axcent Small) ⁷ TRNKIT/AXCS-XX=Trunnion and Visor Floodlight Kit (For Axcent Small) ⁷ TRNKIT-XX=Trunnion Floodlight Kit (For Axcent Large) ⁵ SFKIT-XX=Slipfitter Floodlight Kit (For Axcent Large) ⁵ PMAKIT-XX=Pole Mount Kit ISHH-01=Integrated Sensor Programming Remote ²⁵ MAT1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MAT1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MAT1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MAT1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon SWPD4-XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{10, 11, 26} SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{10, 11, 26}
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages. 3. Not available in 347 or 480 VAC. 4. Button photocontrol and any motion sensor (MSP, ZW, or LWR) not offered together. 5. Only available on AXCL6-AXCL12 models. 6. Used with 277, 347, and 480 VAC options. 7. Only available on AXCS1-AXCS5 models. 8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information. 9. Uses deep back housing. 10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. 11. Replace XX with sensor color (WH, BZ, or BK). 12. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. 13. The ISHH-01 accessory is required to adjust parameters. 14. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models. 15. Not available with AXCS5 or AXCL12 models. 16. Uses deep back housing for AXCS1, AXCL2, AXCS3, and AXCS4 models. 17. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4. 18. In AXCS1, AXCS2, AXCS3, and AXCS4 models, CBP cannot be used with any sensor option (PC, MSP, ZW, or LWR). 19. Can not be ordered with CBP or PC options. 20. Use dedicated IES files on product website for lumen values and distributions. 21. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information. 22. Replace XX with color designation. 23. For use with full cutoff lens configurations only. 24. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZW, or LWR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZW, or LWR). 25. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative for more information. 26. Requires 4-PIN twistlock receptacle (ZW) option.			

Stock Ordering Information

Model Series ¹			
Full Cutoff		Refractive Lens	
AXCS1A=14W	AXCL10A=102W	AXCS1ARL=14W	AXCL10ARL=102W
AXCS2A=21W	AXCL12A=123W	AXCS2ARL=21W	AXCL12ARL=123W
AXCS3A=27W	AXCL6A-347V=56W	AXCS3ARL=27W	AXCL6ARL-347V=56W
AXCS4A=44W	AXCL8A-347V=72W	AXCS4ARL=44W	AXCL8ARL-347V=72W
AXCS5A=52W	AXCL10A-347V=102W	AXCS5ARL=52W	AXCL10ARL-347V=102W
AXCL6A=56W	AXCL12A-347V=123W	AXCL6ARL=56W	AXCL12ARL-347V=123W
AXCL8A=72W		AXCL8ARL=72W	

Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

COSMO 18 WALL SCONCE

Elegant, contemporary LED outdoor wall sconce features a rectilinear white acrylic shade with metal base. Cosmo creates soft up light to highlight structural features on an architectural facade as well as creating subtle ambient wayfinding. Available in two sizes and two finishes.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized white acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	1994
WATTS	29.2
VOLTAGE	Universal 120V-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse / Surge Protector
CCT	3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B0-U4-G2
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	5 lbs.

* Visit techlighting.com for specific warranty limitations and details.



COSMO 18
shown in bronze



COSMO 18
shown in charcoal

ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	COLOR	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
7000WCOS	830 80 CRI, 3000K 840 80 CRI, 4000K	18 18"	Y WHITE ACRYLIC	Z BRONZE H CHARCOAL	UNV 120V-277V	S SYMMETRIC	NONE LF IN-LINE FUSE SP SURGE PROTECTION LFSP IN-LINE FUSE & SURGE PROTECTION

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: September 20, 2021

RE: **P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village)** A request to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370).

Summary

Stock & Associates Consulting Engineers Inc. is requesting to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The applicant has 5 primary components to the request:

Request 1 (Modify the maximum height for buildings located on Lots 2B and 2C)

The maximum height for the buildings on Lots 2B and 2C are 3 stories if they are residential and 4 stories if they are non-residential within the current governing ordinance. The applicant is requesting a maximum height for residential buildings in the geographic areas of Lots 2B and 2C of 4 stories.

Request 2 (Update the first floor building heights on 7 lots)

The current governing ordinance states that the first floor building heights shall be 12-30 feet with the exception that the residential buildings in the geographic areas of Lots 1 and 6 on the Preliminary Development Plan be 9-30 feet for both Categories A and B. The applicant is requesting to include residential Lots 2A-1, 2A-2, 2B, 2C, 5A, 5B, and 5C to the 9-30 feet criteria exception.

Request 3 (Remove the ground floor retail requirement from the east side of Lot 2C)

The current governing ordinance requires ground floor retail on the east side of Lot 2C which is within the 125' view corridor. Now that the building on Lot 2C is programmed for a residential condo building vs an office, the development team would like to remove the requirement for ground floor retail.

Request 4 (Revise the rooftop mechanical equipment requirement)

Section G of the governing ordinance is titled Architectural Requirements. Within this section contains language that states "Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design."

The applicant would like to replace this language with the language that exists in the City's Unified Development Code (UDC) under Section 405.04.010 D2.j.

Request 5 (Remove the public art requirement for each lot)

The current governing ordinance states; "One (1) piece of public art work shall be provided and installed by the developer of each development.". The applicant is requesting to remove this requirement from the ordinance. The applicant is proposing one piece of public art provided near the lake and a fountain in the center of the lake in lieu of individual art on individual lots. A full description of the art was provided in the Planning Commission packets and included in Planning and Public Works Committee packets.

A Public Hearing was held on June 28, 2021 at which time the Planning Commission and general public raised several issues. The applicant formally responded to the issues raised and provided an updated proposal.

On August 23, 2021, this petition was next brought before the Planning Commission. At that meeting, **the Planning Commission made the motion to approve PZ 03-2021 Downtown Chesterfield (Wildhorse Village) as requested by the applicant. The motion passed by a vote of 9-0.**

On September 2, 2021 this petition was next brought before the Planning and Public Works Committee for review and recommendation. The committee made numerous motions in regards to the site specific development criteria of the proposed ordinance. The motions and their outcomes on items that would contribute into green sheet amendments for overall City Council may be found in Table 1 seen on the following page.

Ordinance Section	Additional Language included by P&PW to the Attachment A	Vote	Pass
I.B.1 & I.B.2	Building floor heights: First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, 2A-1, 2A-2, 2B, 2C, 5A, 5B, 5C, and 6 on the Preliminary Development Plan shall be 9-30 feet.	(4-0)	Yes
I.B.1 & I.B.2	Building function: Retail Commercial: Required on the first story of all buildings for a minimum of 100 linear feet of frontage on the north façade of the geographic area depicted as Lot 5A on the Preliminary Development Plan.	(4-0)	Yes
I.G.5	Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.	(4-0)	Yes
I.I.11	Provide a 12' wide shared use path along the frontage of Wild Horse Creek Road.	(4-0)	Yes
I.K	The City Council shall have automatic power of review of all Site Development Plans, Site Development Concept Plans, and Site Development Section Plans for the subject development. The City Council will then take appropriate action relative to the proposal.	(4-0)	Yes

Table 1: Motions made at P&PW that resulted in Green Sheet Amendments

Attached to this memo please find the associated legislation, Narrative Statement, Attachment A, Exhibit 1, Preliminary Development Plan, and Green Sheet Amendments approved by the Planning and Public Works Committee. Also attached is a red-line Attachment A incorporating the Planning and Public Works Committee Green Sheet amendments.

Attachments: Legislation
 Narrative Statement
 Attachment A
 Exhibit "1"
 Preliminary Development Plan
 Green Sheet Amendments
 Attachment A (Red-line incorporating Green Sheet Amendments)

BILL NO. 3359

ORDINANCE NO. _____

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

WHEREAS, the petitioner, Stock & Associates Consulting Engineers Inc, is requesting to amend the specific development criteria and Preliminary Plan for an existing "PC&R" Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 28, 2021; and,

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

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC&R" Planned Commercial and Residence District designation for 99.6 acres located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West and as described as follows:

AMENDED AREA 1

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

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.13 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF A ROADWAY DEDICATION AS RECORDED IN BOOK 8409 PAGE 1232 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO KERNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION, SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST, 6.30 FEET TO THE NORTHWEST CORNER OF ABOVE SAID ROADWAY DEDICATION; THENCE ALONG THE WESTERN LINE OF SAID DEDICATION, SOUTH 44 DEGREES 21 MINUTES 11 SECONDS EAST, 222.70 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID DEDICATION, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF ABOVE SAID TO KERNER PROPERTY HOLDING LLC TRACT; THENCE ALONG SAID EXTENSION NORTH 45 DEGREES 14 MINUTES 26 SECONDS EAST, 8.04 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, VARIABLE WIDTH; SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42

SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 47 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF

RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 11 DEGREES 43 MINUTES 85 SECONDS EAST 1050.15 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 556.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.412 ACRES.

AMENDED AREA 2

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

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT;

THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.80, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

AREA 3

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

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT

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

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

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers Inc., in P.Z. 03-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of June 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2021.

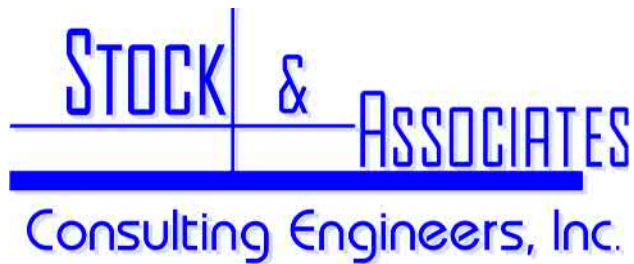
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 09/20/2021



See Bill No. 3359

August 17, 2021

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

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

Attention: Mr. Mike Knight – Assistant City Planner

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

Dear Mike,

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

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

Specifically, our request is as follows:

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

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

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

Specifically, our request is as follows:

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

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

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

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

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

Specifically, our request is as follows:

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

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

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

Specifically, our request is as follows:

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

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

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

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

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

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

Specifically, our request is as follows:

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "G. M. Stock", with a stylized flourish at the end.

George M. Stock, P.E.

President

CC: Mr. Jeff Tegethoff – Wildhorse Village, LP (tegethoffj@realcrg.com)
Ms. Natasha Das – CRG (DasN@realcrg.com)
Mr. Tyler Meyr – LJC (meyrt@theljc.com)
Mr. Andrew Kilmer – LJC (kilmera@theljc.com)
Mr. Tim Stock, Ex. V.P. – Stock & Associates (tim.stock@stockassoc.com)
Ms. Kate Stock Gitto, P.E. – Stock & Associates (kate.gitto@stockassoc.com)
Mr. Andrew Dixon, P.E. – Stock & Associates (Andrew.dixon@stockassoc.com)
Mr. Hal Tzinberg -Stinson LLP (hal.tzinberg@stinson.com)
Ms. Ami Kutz – Gershman (akutz@gershmancommercial.com)
Mr. Chris Fox – Gershman (cfox@gershmancommercial.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

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

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
6. Rental and leasing of new and used automobiles (including car sharing services) and necessary outdoor storage of said automobiles, provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
9. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles (provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted), are being offered for sale or hire to the general public on the premises. Service

facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, social services, and ride sharing. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.

OFFICE COMMERCIAL USES:

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

RESIDENTIAL USES:

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

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

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.

5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

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

PARK AND RECREATIONAL USES:

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

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

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

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

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

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
2. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.

3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications. All broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
8. Satellite dishes. All satellite dishes shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.

DENSITY LIMITATIONS:

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

B. CATEGORY STANDARDS

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

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6 - 125 feet if detached to accommodate substantial topographical challenges with the site and to allow view corridors from Wild Horse Creek Road, Chesterfield Parkway West, and Lake Front Street.

- Extra space between buildings is permitted for major walkways connecting to parking or open space, as approved on the Site Development Section Plan.

Building volume:

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

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, 2A-1, 2A-2, 2B, 2C, 5A, 5B, 5C, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

Projecting facade elements:

- Awnings & canopies: permitted

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

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted (to allow access from back of lot)

Building function:

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

Parking:

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

2. CATEGORY B - Urban Mixed Use Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6 - 20 feet if detached.

Building volume:

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

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, 2A-1, 2A-2, 2B, 2C, 5A, 5B, 5C, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: permitted
- Front porches: permitted

- Bay windows: permitted on upper stories

Outdoor space:

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

Building function:

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

Parking:

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

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

Building placement:

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

Building volume:

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

Building floor heights:

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

Projecting facade elements:

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

Outdoor space:

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

Building function:

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

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the afore-described calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the afore-described calculation.
 - c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
2. Construction Parking

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception:
 - a. The required landscape buffer along Chesterfield Parkway and Wild Horse Creek Road will be based on the approved streetscape and street cross-sections as shown on Exhibit 1.
2. Individual Landscape Plans shall be coordinated and consistent with a Landscape Concept Plan for the applicable category in accordance to Section I.P.5. of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen utility areas.
3. The geographic area shown as Lot 2A on the Preliminary Development Plan shall have a variable width landscape buffer that is a minimum of 60' in width for at least 60% of the frontage along Wild Horse Creek Rd., but at no point goes below the required 15' in width.
4. All medians within the development are required to be landscaped.

E. SIGN REQUIREMENTS

1. Individual sign packages shall be coordinated and consistent with a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

1. Provide a lighting plan in accordance with the City of Chesterfield Code.
2. Individual Lighting Plans, including fixture types, shall be consistent with a Lighting Fixture Plan for the applicable category in accordance to Section I.P.5. of this ordinance. The proposed Lighting Fixture Plan must provide for consistent and

complementary fixture designs and styles throughout the District and with the standards already established in Chesterfield Village.

G. ARCHITECTURAL REQUIREMENTS

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

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning.
2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. Access to the development from external roadways shall be as shown on the Preliminary Development Plan and as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
4. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
5. Driveway access to internal streets shall comply with City Code Section 405-04.100 Driveway Access Location and Design Standards.

6. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.
7. Any improvements within MoDOT's right-of-way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
8. Access to St. Louis County road right-of-way and improvements within County road right-of-way (Chesterfield Parkway West and Wild Horse Creek Road) shall be as directed by the St. Louis County Department of Transportation.
9. Any request to install a gate in this development must be approved by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
10. If a gate is installed on a street in the development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
2. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Wildhorse Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Design and construct an extension of Burkhardt Place from its current terminus to Wild Horse Creek Road and provide 5-foot wide, minimum, sidewalks on both sides of the road, where directed by the City of Chesterfield and as shown on the Preliminary Development Plan. Sidewalk on 16464 Burkhardt Place (YMCA) is the responsibility of the property owner in accordance with Ordinance 2520.
5. Connect the Riparian Trail to the proposed signal at Wild Horse Creek Road and Burkhardt Place and design and construct a suitable trail crossing at this location as approved by the City of Chesterfield and St. Louis County Department of Transportation.
6. Internal streets and sidewalks shall be private and remain private forever unless an alternate agreement is reached and executed between the City and Wildhorse

Village, LP whereby the City of Chesterfield accepts the internal streets and/or sidewalk as public. The City is under no obligation to enter into an agreement.

7. Provide sidewalks, conforming to ADA standards, along all frontages of the site and along internal roadways as shown on the Preliminary Development Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency, or on private property within a sidewalk, maintenance and utility easement dedicated to the City of Chesterfield for public use.
8. Provide pedestrian crossings at each leg of each proposed signalized intersection as approved by St. Louis County Department of Transportation and the Missouri Department of Transportation.
9. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and St. Louis County Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
10. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, City of Chesterfield and St. Louis County Department of Transportation.
11. Provide mid-block type pedestrian crossing on Burkhardt Place, as directed by the City of Chesterfield, to provide pedestrian access to the Riparian Trail.
12. Pedestrian circulation to be approved by the City of Chesterfield.

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

The development shall adhere to the Power of Review requirements of the City of Chesterfield Unified Development Code.

L. STORMWATER

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

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. Lake III is an integral component of the Chesterfield Village Stormwater Master Plan and it provides detention, channel protection, and water quality for multiple adjacent properties. Modification to Lake III must be reviewed and approved by MSD and not compromise or limit the development of future properties' tributary to Lake III.
8. Detention may be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowed within the detention basin.
9. Treatment for water quality and channel protection shall be required in accordance with MSD regulations.
10. A flood plain (hydraulic study) study may be required.
11. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.

M. SANITARY SEWER

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with MSD and City of Chesterfield regulations.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

3. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines.
4. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
5. This project is in the Caulks Creek Surcharge area and is subject to the Caulks Creek Surcharge.
6. Encroachments over easements will not be allowed.
7. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT

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

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

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

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District will be installed underground.
2. An opportunity for recycling will be provided.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.

4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Sections Plans.
5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).
6. Public amenities including, but not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, a lake fountain and pocket parks shall be provided for this development as shown on the Preliminary Development Plan. Also a terraced plaza located between Lake Front Street and Lake III within the 300' wide view corridor shall be provided for this development as shown on the Preliminary Development Plan.
7. Lake III and the surrounding amenities as shown on the Preliminary Development Plan shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and Wildhorse Village, LP whereby the City accepts Lake III and the amenities or any portion of either as public. The City is under no obligation to enter into an agreement.
8. Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor. The view corridors on Wild Horse Creek Road shall have one with a minimum of 75' in width maintained through the corridor and one with a minimum of 125' in width maintained through the corridor. The 300' view corridor shall consist predominately of green space outside of the connecting road from Chesterfield Parkway West to Lake Front Street. The view corridors supersede all other spacing requirements built into this ordinance.
9. Prior to Record Plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

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

Q. TRUST FUND CONTRIBUTION

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

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

- A. The developer shall submit a Site Development Concept Plan for the Category affected in accordance to Section I.P.5. of this ordinance within four (4) years of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan as provided for in Paragraph A in this section, the petitioner may submit a Site Development Plan for the Category affected in accordance to Section I.P.5 of this ordinance within four (4) years of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will require a new public hearing on any plan submittal.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.
- C. Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval.

IV GENERAL CRITERIA

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

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

1. Any Site Development Concept Plan shall show all information required on a Preliminary Plat as required in the City of Chesterfield Code.
2. Include a Landscape Concept Plan for the applicable category in accordance to Section I.P.5 of this ordinance and in accordance with the City of Chesterfield Code.
3. Include a Lighting Concept Plan in accordance with the City of Chesterfield Code.
4. Include a Signage Concept Plan for the applicable category in accordance to Section I.P.5. of this ordinance.
5. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Spirit of St. Louis Airport, the Missouri Department of Transportation, and Metropolitan Sewer District.

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

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

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

11. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a Lighting Plan in accordance with the City of Chesterfield Code.
17. Comply with all Preliminary Plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V RECORDING

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

VI ENFORCEMENT

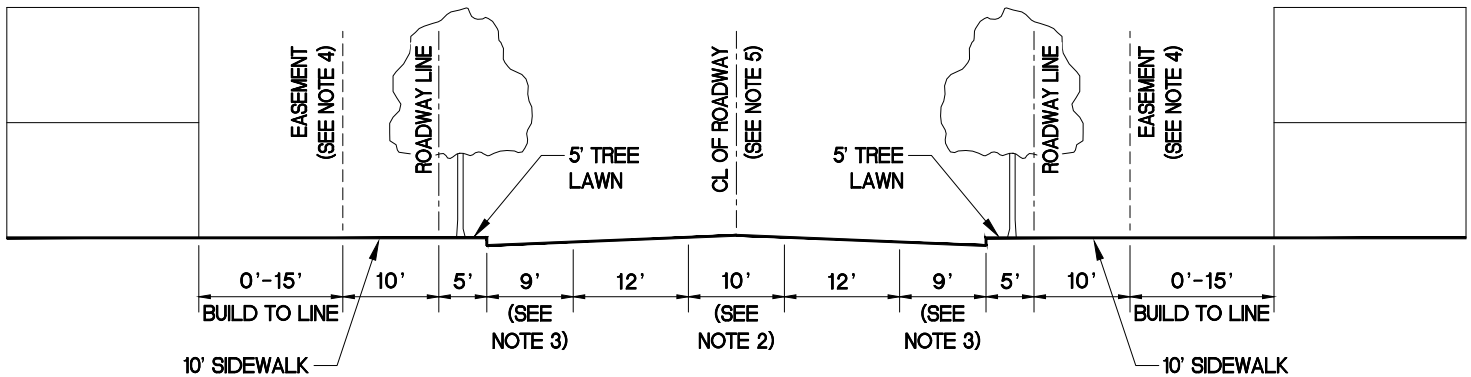
- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and Site Development Section Plans approved by the City of Chesterfield and the terms of this Attachment "A".
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing agencies and the City of Chesterfield.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute

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

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

STOCK & ASSOCIATES

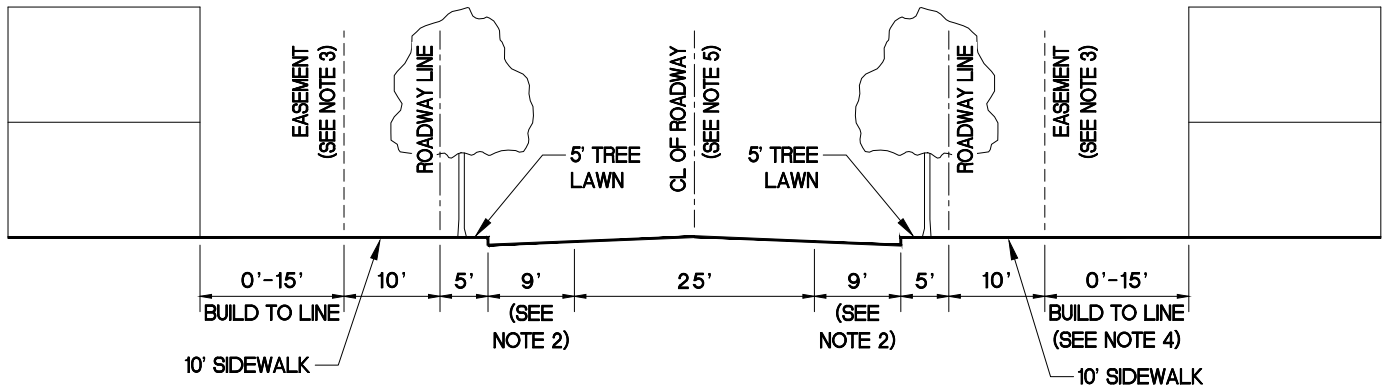
Consulting Engineers, Inc.



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

NOTES:

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



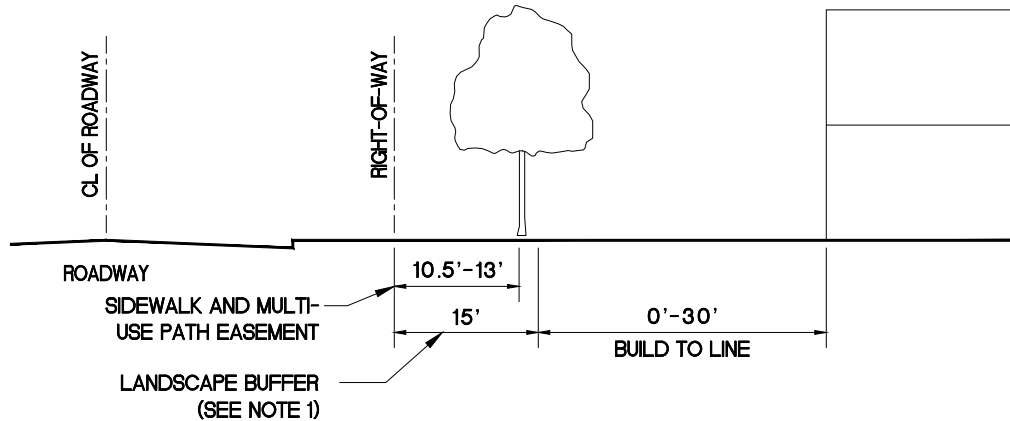
URBAN MIXED USE STREET (53'W)

NOTES:

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

STOCK & ASSOCIATES

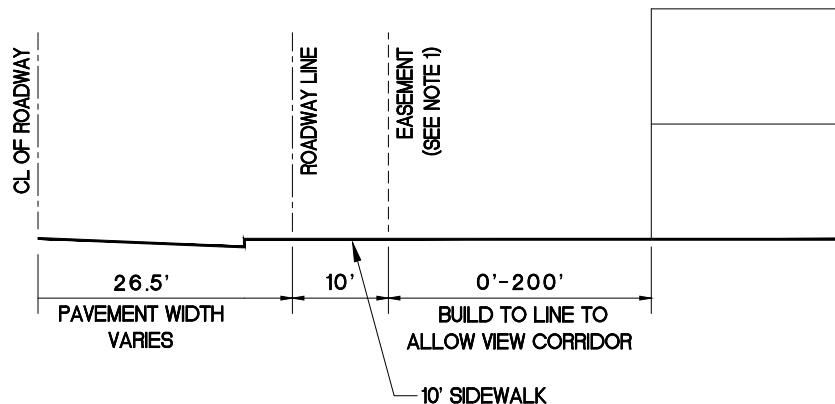
Consulting Engineers, Inc.



WILD HORSE CREEK ROAD AND CHESTERFIELD PARKWAY WEST (PUBLIC)

NOTES:

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



CONNECTOR STREET (53'W)

NOTES:

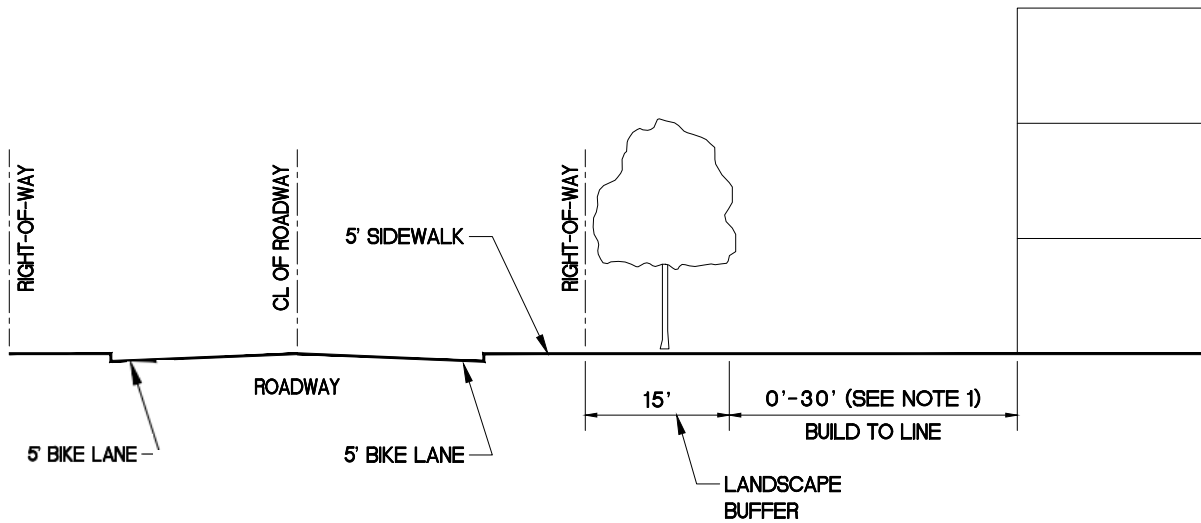
1. 10'W SIDEWALK AND UTILITY EASEMENT

EXHIBIT 1

(2 OF 3)

REV. 05/18/21

STOCK & ASSOCIATES
Consulting Engineers, Inc.



BURKHARDT PLACE
(PUBLIC)

NOTES:

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

EXHIBIT 1
(3 OF 3)

REV. 05/18/21

PRELIMINARY PLAN
WILDHORSE VILLAGE

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

AMENDED AREA 1

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

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GOWDIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS; NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.13 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF A ROADWAY DEDICATION AS RECORDED IN BOOK 8409 PAGE 1232 OF THE ST. ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO KERNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION, SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST, 6.30 FEET TO THE NORTHWEST CORNER OF ABOVE SAID ROADWAY DEDICATION; THENCE ALONG THE WESTERN LINE OF SAID DEDICATION, SOUTH 44 DEGREES 21 MINUTES 11 SECONDS EAST, 222.70 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID DEDICATION, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF ABOVE SAID TO KERNER PROPERTY HOLDING LLC TRACT; THENCE ALONG SAID EXTENSION SOUTH 45 DEGREES 14 MINUTES 26 SECONDS WEST, 8.04 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, VARIABLE WIDTH; SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 18 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 15 SECONDS EAST 289.13 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 47 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 607.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 204.65 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GOWDIN PROPERTY, AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 995.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.412 ACRES.

AREA 3

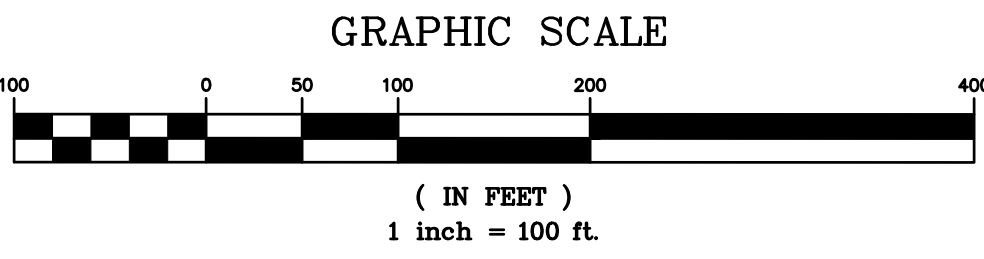
A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 130.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 39 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

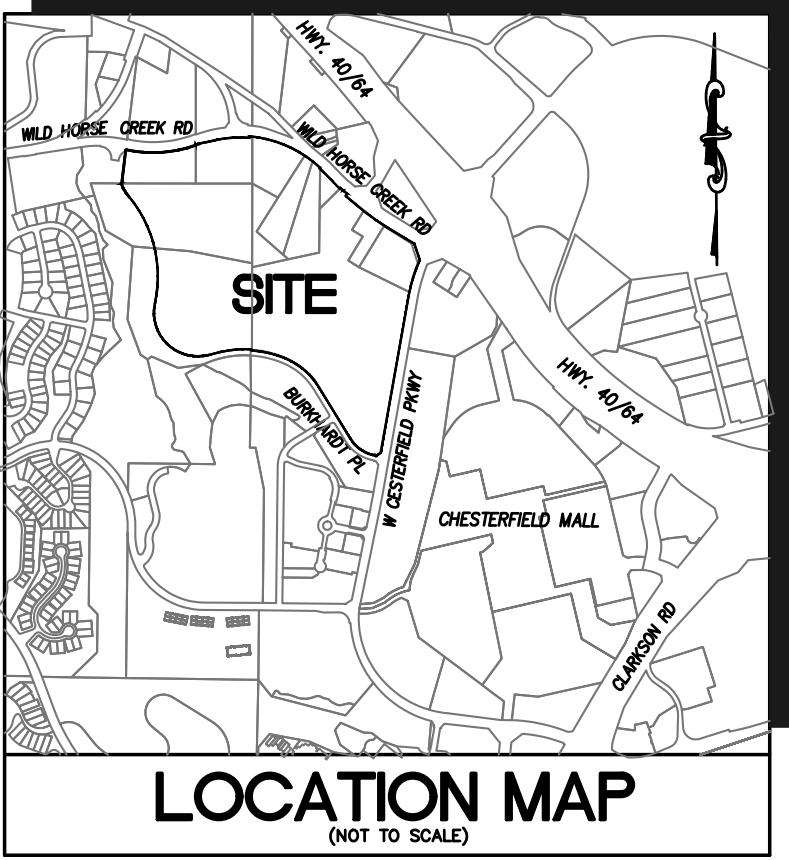
BURKHARDT PLACE (V W)
CITY OF CHESTERFIELD

WILD HORSE CREEK (V W)
CITY OF CHESTERFIELD

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



ATTACHMENT B



PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-1000 FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:

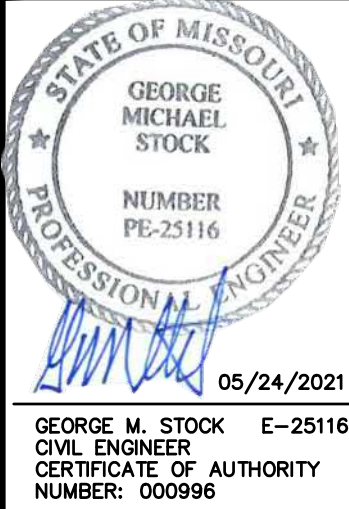
WILDHORSE VILLAGE

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

AMENDED AREA 2

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

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 05 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 50 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 05 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 50 SECONDS EAST 319.73 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 4.77 80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 536.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 126.95 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.88 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 08 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 08 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.91 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 49 SECONDS WEST OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 962.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.80, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 62 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.



REVISIONS:
1. 4/21/20 revised Amended Area 1 description
2. 6/10/2020 REVISED PER CITY COMMENTS
3. 6/15/2020 REVISED PER CITY COMMENTS
4. 5/24/2021 REVISED OWNERSHIP OF ADDED AREA

DRAWN BY: NFW
DATE: 3/1/20
M.S.D. P. #
SHEET NO. #
CHECKED BY: JWB
JOB NO: 218-0670
DATE W.P. #
HAT SUP. #
M.D.N.R. #

PRELIMINARY PLAN
SHEET NO.: C1.0

Surveyors Certification

This is to certify that at the request of Wildhorse Village LP, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the existing and proposed subdivision. This plan does not constitute a Property Boundary Survey.

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

By: Walter J. Pfeiffer, Missouri P.L.S. No. 2008728

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. 257 CHESTERFIELD BUSINESS PARKWAY, ST. LOUIS, MO 63105-1000
TELEPHONE: (636) 530-1000 FAX: (636) 530-9100
E-MAIL: GENERAL@STOCKASSOC.COM WEB: WWW.STOCKASSOC.COM

GREEN SHEET AMENDMENTS

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

AMENDMENT 1: (Red-line Page 5 of 21)

Section I. Specific Criteria, B.1

Remove the following language:

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, ~~2A-1, 2A-2~~, 2B, 2C, ~~5A, 5B, 5C~~, and 6 on the Preliminary Development Plan shall be 9-30 feet.

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

AMENDMENT 2: (Red-line Page 7 of 21)

Section I. Specific Criteria, B.2.

Remove the following language:

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, ~~2A-1, 2A-2~~, 2B, 2C, ~~5A, 5B, 5C~~, and 6 on the Preliminary Development Plan shall be 9-30 feet.

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

AMENDMENT 3: (Red-line Page 6 of 21)

Section I. Specific Criteria, B.1.

Add the following language:

Building function:

- Retail Commercial: Required on the first story of all buildings for a minimum of 100 linear feet of frontage on the north façade of the geographic area depicted as Lot 5A on the Preliminary Development Plan.

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

AMENDMENT 4: (Red-line Page 8 of 21)

Section I. Specific Criteria, B.2.

Add the following language:

Building function:

- Retail Commercial: Required on the first story of all buildings for a minimum of 100 linear feet of frontage on the north façade of the geographic area depicted as Lot 5A on the Preliminary Development Plan.

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

AMENDMENT 5: (Red-line Page 11 of 21)

Section I. Specific Criteria, G.

Add the following language:

5. Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.

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

AMENDMENT 6: (Red-line Page 13 of 21)

Section I. Specific Criteria, I.

Add the following language:

11. Provide a 12' wide shared use path along the frontage of Wild Horse Creek Road.

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

AMENDMENT 7: (Red-line Page 14 of 21)

Section I. Specific Criteria, K.

Remove and Add the following language:

~~The development shall adhere to the Power of Review requirements of the City of Chesterfield Unified Development Code.~~

The City Council shall have automatic power of review of all plans for development, as defined in Section 405.02.200 of the City Code for the subject development. The City Council will then take appropriate action relative to the proposal.

ATTACHMENT A (Green Sheet Red-Line)

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

I SPECIFIC CRITERIA

A. PERMITTED USES

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

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
6. Rental and leasing of new and used automobiles (including car sharing services) and necessary outdoor storage of said automobiles, provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
9. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles (provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted), are being offered for sale or hire to the general public on the premises. Service

facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, social services, and ride sharing. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.

OFFICE COMMERCIAL USES:

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

RESIDENTIAL USES:

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

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

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.

5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

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

PARK AND RECREATIONAL USES:

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

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

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

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

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

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
2. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.

3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications. All broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
8. Satellite dishes. All satellite dishes shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.

DENSITY LIMITATIONS:

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

B. CATEGORY STANDARDS

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

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6 - 125 feet if detached to accommodate substantial topographical challenges with the site and to allow view corridors from Wild Horse Creek Road, Chesterfield Parkway West, and Lake Front Street.

- Extra space between buildings is permitted for major walkways connecting to parking or open space, as approved on the Site Development Section Plan.

Building volume:

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

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, ~~2A-1, 2A-2~~, 2B, 2C, ~~5A, 5B, 5C~~, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

Projecting facade elements:

- Awnings & canopies: permitted

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

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted (to allow access from back of lot)

Building function:

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

Parking:

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

2. CATEGORY B - Urban Mixed Use Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.

- Space between buildings: attached or 6 - 20 feet if detached.

Building volume:

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

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, ~~2A-1, 2A-2~~, 2B, 2C, ~~5A, 5B, 5C~~, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted

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

Outdoor space:

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

Building function:

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

Parking:

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

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

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.

- Space between buildings: 15-30 feet if detached.

Building volume:

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

Building floor heights:

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

Projecting facade elements:

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

Outdoor space:

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

Building function:

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

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the afore-described calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the afore-described calculation.

- c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception:
 - a. The required landscape buffer along Chesterfield Parkway and Wild Horse Creek Road will be based on the approved streetscape and street cross-sections as shown on Exhibit 1.
2. Individual Landscape Plans shall be coordinated and consistent with a Landscape Concept Plan for the applicable category in accordance to Section I.P.5. of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen utility areas.
3. The geographic area shown as Lot 2A on the Preliminary Development Plan shall have a variable width landscape buffer that is a minimum of 60' in width for at least 60% of the frontage along Wild Horse Creek Rd., but at no point goes below the required 15' in width.
4. All medians within the development are required to be landscaped.

E. SIGN REQUIREMENTS

1. Individual sign packages shall be coordinated and consistent with a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

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

G. ARCHITECTURAL REQUIREMENTS

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

H. ACCESS/ACCESS MANAGEMENT

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

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

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

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

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

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

~~The development shall adhere to the Power of Review requirements of the City of Chesterfield Unified Development Code.~~

The City Council shall have automatic power of review of all Site Development Plans, Site Development Concept Plans, and Site Development Section Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. Lake III is an integral component of the Chesterfield Village Stormwater Master Plan and it provides detention, channel protection, and water quality for multiple adjacent properties. Modification to Lake III must be reviewed and approved by MSD and not compromise or limit the development of future properties' tributary to Lake III.
8. Detention may be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowed within the detention basin.

9. Treatment for water quality and channel protection shall be required in accordance with MSD regulations.
10. A flood plain (hydraulic study) study may be required.
11. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.

M. SANITARY SEWER

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

N. GEOTECHNICAL REPORT

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

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

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

and recommendation by Planning Commission will be forwarded to City Council for final approval.

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District will be installed underground.
2. An opportunity for recycling will be provided.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.
4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Sections Plans.
5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).
6. Public amenities including, but not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, a lake fountain and pocket parks shall be provided for this development as shown on the Preliminary Development Plan. Also a terraced plaza located between Lake Front Street and Lake III within the 300' wide view corridor shall be provided for this development as shown on the Preliminary Development Plan.
7. Lake III and the surrounding amenities as shown on the Preliminary Development Plan shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and Wildhorse Village, LP whereby the City accepts Lake III and the amenities or any portion of either as public. The City is under no obligation to enter into an agreement.
8. Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor. The view corridors on Wild Horse Creek Road shall have one with

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

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

Q. TRUST FUND CONTRIBUTION

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

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

- A. The developer shall submit a Site Development Concept Plan for the Category affected in accordance to Section I.P.5. of this ordinance within four (4) years of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan as provided for in Paragraph A in this section, the petitioner may submit a Site Development Plan for the Category affected in accordance to Section I.P.5 of this ordinance within four (4) years of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will require a new public hearing on any plan submittal.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.
- C. Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval.

IV GENERAL CRITERIA

The intent and purpose of the PC&R District is to have a mix of Commercial and Residential Uses within the District. At the time of the submittal of the Site Development Concept Plan or the Site Development Plan, a proposed standard for assuring the mix shall be submitted

and approval of the above plans shall be contingent on approval of the mix standard by a majority vote of the City Council. Council's vote on the mix standard may proceed concurrently with Council approval of the above plans. The mix standard shall be consistent with the purpose and intent of the PC&R District which is to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a "downtown" concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. Such standard shall be considered a Performance Standard as that term is used in the Planned Commercial and Residence District provisions in the Zoning Code of the City of Chesterfield. Such provisions specifically authorize the supplementation of the Performance Standards in this Attachment "A" when approving the Plan.

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

1. Any Site Development Concept Plan shall show all information required on a Preliminary Plat as required in the City of Chesterfield Code.
2. Include a Landscape Concept Plan for the applicable category in accordance to Section I.P.5 of this ordinance and in accordance with the City of Chesterfield Code.
3. Include a Lighting Concept Plan in accordance with the City of Chesterfield Code.
4. Include a Signage Concept Plan for the applicable category in accordance to Section I.P.5. of this ordinance.
5. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Spirit of St. Louis Airport, the Missouri Department of Transportation, and Metropolitan Sewer District.

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

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet. Provide a key plan sheet at a scale necessary to include the entire development with north oriented vertically to the top of the sheet.
2. Outboundary plat and legal description of property.
3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is a separate process.

6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.
9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
10. Floodplain boundaries.
11. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a Lighting Plan in accordance with the City of Chesterfield Code.
17. Comply with all Preliminary Plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V RECORDING

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

VI ENFORCEMENT

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

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore

Vice-Chair: Councilmember McGuinness

Bill No. 3358 – Salary Administration Manual – An ordinance to adopt and implement revisions to the City of Chesterfield employee salary administration manual. **(First Reading) Finance and Administration Committee recommends approval.**

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

Audit Services Recommendation – A recommendation to accept the professional services proposal as submitted by Schowalter & Jabouri for professional audit services and to execute an agreement for this purpose. Requests for proposals were sent to five auditing firms and three responded. These proposals were reviewed and scored, as more fully described in Finance Director Jeannette Kelly's memo dated August 26, 2021, included herein. Note, this agreement was reviewed in accordance with a qualifications-based process and is not a "bid by price" analysis. The recommended firm does not represent the lowest cost but provides the best value to the City. Again, the scoring criteria and analysis is described fully in Ms. Kelly's memorandum. **A roll call vote is required.**

American Rescue Plan Act Strategy – The Finance and Administration Committee reviewed and recommends approval of a strategy for use of the ARPA funds. The proposal includes a value and time chronology describing use of the Federal funds. This strategy, if approved, impacts the preparation of annual budgets and maximizes the benefits to the public. **A roll call vote is required.**

NEXT MEETING

The next meeting of the Finance and Administration Committee has not yet been scheduled.

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



Finance and Administration Committee Record of Proceeding August 31, 2021

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

Chairperson Michael Moore called the meeting to order at 5:32 p.m.

Approval of Minutes

The minutes of the August 3, 2021 Finance and Administration Committee Meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember McGuinness to approve the August 3, 2021 Finance and Administration Committee Meeting Minutes. The motion passed unanimously, 3-0 by voice vote and was declared passed. [Councilmember Gary Budoor Ward IV, was absent for vote]

Public Comment

David Stokes with the Show Me Institute was invited to speak to the committee however he declined the invitation.

Salary Administration Manual

City Administrator, Mike Geisel, recommended an amendment to the Salary Administration Manual to add a provision that the annual CPI adjustment of the entire compensation plan would be limited to a value that shall not exceed 75% of the merit pool approved by City Council. Councilmember Wahl made a motion, seconded by Councilmember Moore, to adopt the proposed amendment. The motion passed unanimously, 4-0 by voice vote and was declared passed. [Councilmember Gary Budoor joined the meeting at 5:41pm]

Pay Plan Administration – F&A Policy #20 update

City Administrator, Mike Geisel, requested a motion to apply the amendment as previously discussed for the Salary Administration manual limiting the annual CPI compensation plan adjustment to a value that shall not exceed 75% of the merit pool approved by City Council to F&A Policy # 20.

Councilmember Moore made a motion, seconded by Councilmember McGuinness to approve the revisions. The motion passed unanimously, 4-0 by voice vote and was declared passed.

RFQ For Planning Services

Director of Planning, Justin Wyse, discussed a Request for Qualifications to obtain proposals from qualified consultants to provide review, analysis, and recommendations for redevelopment of the Southwest Quadrant of Chesterfield Village. Councilmember Moore made a motion, seconded by Councilmember Wahl to approve the Request for Qualifications as submitted. The motion passed unanimously, 4-0 by voice vote and was declared passed.

Use Tax Ordinance

City Administrator, Mike Geisel, recommended placing the Use Tax Ordinance on the April 5th, 2022 ballot for approval by Chesterfield residents.

Councilmember Wahl made a motion, seconded by Councilmember Moore to approve the recommended ordinance. The motion passed with an affirmative result (3-1) with Councilmember McGuinness voting opposed and was declared passed.

American Recovery Plan Act

City Administrator, Mike Geisel, provided a brief history of the American Recovery Plan Act (ARPA) and the Federal requirements related thereto. He explained staff's recommended strategy on how to manage the Federal funds received from the American Recovery Plan Act and presented to the Committee a list of recommended estimated expenditures. City Administrator Geisel and Finance Director Kelly discussed the administration and reporting requirements associated with the program. They also reminded the Committee that the strategy, as described in Staff's recommendation, reflected the "net results" for the use of the funds, recognizing that there were complex accounting and fund transfer actions required to track, report, and maintain the integrity of the program. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to recommend and endorse the proposed strategy to the full City Council. The motion passed unanimously, 4-0 by voice vote and was declared passed.

Financial Update

Director of Finance, Jeannette Kelly, provided a financial update.

City Activities, Meetings, Programs and Other Functions

City Administrator, Mike Geisel, requested direction from the Committee on scheduling City activities, meetings and other programs on major Jewish holidays. Councilmember McGuinness recommended further research into the discussion and revisiting at the next Finance and Administration meeting. Staff was directed to consider the Committee's concerns as expressed during the Committee meeting and to develop a proposed policy for the Committee's review at their next meeting.

Adjournment

The meeting was adjourned at 7:31 p.m.

Respectfully submitted:

Jeannette Kelly
Finance Director

Molly Taylor
Deputy City Clerk

Approved: _____

BILL NO. 3358

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

Passed and approved this_____day of_____, 2021.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

CHAPTER I
INTRODUCTION

The City of Chesterfield Salary Administration Manual described herein has been established to meet the following objectives and goals:

- A. To promote economy and effectiveness in the personnel services rendered to the City of Chesterfield.
- B. To establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service.
- C. To ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures.
- D. To provide a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness.
- E. To make the City of Chesterfield an attractive employer and to encourage each employee to render their best service to the City of Chesterfield.
- F. To guide managers and supervisors administering the salary administration program and to assist them in the administration of the program so that it is fair and consistent to individual employees and the City of Chesterfield.

CHAPTER II

DEFINITIONS

Words used in this manual in the present tense include the future as well as the present, the singular includes the plural; and the plural includes the singular. The following words have the significance attached to them in this section, unless otherwise apparent from the context of the section in which they appear.

CITY - City of Chesterfield, Missouri

CITY ADMINISTRATOR - The Chief Administrative officer of the City of Chesterfield.

DEPARTMENT HEADS - The recognized Department Heads of the City of Chesterfield.

FULL-TIME EMPLOYEE - An employee who is scheduled to work forty (40) hours per week on a regular basis.

MAY - Is permissive or optional.

SHALL - Is mandatory

SUPERVISOR OR MANAGER - A person having the responsibility of assigning work, guiding and disciplining employees

FRATERNAL ORDER OF POLICE (FOP) – Reference to those employees within the Police Department represented by the Eastern Missouri Coalition of Police, Fraternal Order of Police, Lodge 15 and the Chesterfield Police Officers Association.

CHAPTER III

COMPENSATION CLASSIFICATION AND ASSIGNMENT POLICIES

Section 1. Compensation Classification - Description and Purpose

The Compensation Classification plan is comprised of a list of compensation classifications for positions supported by written specifications (i.e., job descriptions) setting forth the duties and responsibilities within each class of positions. The purpose of the classification plan shall be to:

- A. Provide similar pay for similar work.
- B. Establish qualification standards for recruiting purposes.
- C. Provide a means of analyzing work distribution, areas of responsibility, lines of authority, and other relationships between positions.
- D. Assist in determining budget requirements.
- E. Provide a basis for developing standard work performance.
- F. Establish lines of promotion and career growth.
- G. Indicate training needs.
- H. Provide uniform titles for positions.

All full-time employees of the City of Chesterfield shall be included in a position classification plan with the exception of the City Administrator, who shall remain a non-classified employee. Commissioned law enforcement employees will be addressed in a separate volume.

Section 2. Compensation Classes

Compensation classifications shall consist of one or more positions that are similar in the basic character of their duties and responsibilities so that the same pay level, title and qualification requirements can be applied and the positions can be treated fairly and equitably under like conditions.

Section 3. Job Descriptions

Job descriptions are concise, written documents summarizing accountability, nature and scope, duties, qualifications, contacts, complexity and working conditions associated with a position. Job descriptions are important sources of information for developing

performance standards, evaluating jobs in the marketplace, and training employees.

Current job descriptions will be maintained for all positions in the position classification plan. The format and definition of terms used in the job descriptions will be as follows:

- A. Identification - This section will list the position title, the department which the associated position is assigned and the immediate supervisor.
- B. Position Summary - This section shall broadly explain the kind and level of work which characterizes the position and thereby distinguishes it from other classes. It may include references to such factors as level of responsibility, independence of action, areas of expertise, and supervision exercised.
- C. Principal Duties and Responsibilities - This section shall list a variety of duties and responsibilities which will customarily be performed by the associated position. This section may not be construed as setting forth all the specific responsibilities and duties, nor shall it limit or modify the right of any appointing authority to assign, direct, and control the work of employees. All job descriptions shall include the phrase "performs all other related work as required," to provide flexibility in assigning employees as necessary.
- D. Skills, Knowledge and Abilities - This part of the job description shall set forth the special skills, knowledge and abilities which are required of new employees at the time of their appointment.
- E. Minimum Education, Certification, and Experience Requirements - This section shall present a general statement of the minimum experience, education and other additional training/certifications which would ordinarily provide adequate preparation for a position and for successful performance of the work characteristics of the position.

Section 4. Maintenance of Job Descriptions

It will be the responsibility of each Department Head to review the job description of each position in their department regularly. Appropriate revisions and recommendations shall be submitted to the City Administrator for review and approval. The City Administrator may require revisions prior to approval. The Human Resources Manager shall maintain copies of each currently approved job description.

Section 5. New Job Descriptions

If a new job position is created, the Department Head is responsible for developing a description. The new job description shall be submitted for review and approval by the City Administrator. Under no circumstances shall a salary action be taken until such process is completed.

Section 6. Position Evaluation

Position evaluation is the process of determining the value of a position and assigning it to the appropriate compensation classification level. It shall be the responsibility of the City Administrator to assign each job title to its appropriate group by function and then by positions which are substantially similar with respect to difficulty, responsibility, and character of work. Such similar positions shall require generally the same amount of training and experience for proper performance to merit approximately equal pay.

Section 7. Position Evaluation Reviews

It shall be the responsibility of the Department Head to re-evaluate job positions for which revised position descriptions have been submitted; evaluate new positions for which position descriptions have been submitted; and submit all position evaluations and re-evaluations to the City Administrator for approval.

CHAPTER IV

THE PAY PLAN AND SALARY ADMINISTRATION POLICIES

Section 1. Pay Plan Structure

The City of Chesterfield pay plan structure consists of forty-six (46) individual compensation positions. Each compensation classification position consists of an alpha-numeric identifier (e.g. D4), a compensation minimum, midpoint and maximum, and is characterized by a defined “spread”, which is the percentage difference between the maximum and minimum compensation levels. The compensation classifications are designed to include values for each civilian job position within the City of Chesterfield. The compensation classifications are designed to uniformly increase at four (4%) percent between each successive position. The pay plan structure is generally designed with 30% spread between the minimum and maximum compensation for each classification. However, there are a number of specific positions that have been identified as “critical” positions, and those positions have been designed with 40% spread of compensation values.

- A. A sufficient number of pay levels were included to capture the full range of job values represented in the city administration and the full range of job values anticipated in the future.
- B. Each pay level was made wide enough (30% - 40%) to allow employees to earn merit increases while performing their responsibilities.
- C. The distance between pay levels (4%) was made large enough to reflect actual differences in relative values of jobs in each pay level.
- D. Each position was assigned to the pay level which best represented its combined internal value to the City and external value in the marketplace.

Section 2. Annual Adjustment of Compensation Classification Ranges for Non-FOP employees

An annual uniform adjustment will be made to the compensation classification ranges based upon the All Urban Consumers (CPI-U) <https://data.bls.gov/cgi-bin/surveymost?cu>, Midwest region, All items CUUR0200SA0, not seasonally adjusted, one-year recorded percent index

change over the previous year, as reported for June in the prior calendar year. To ensure that the minimum and maximum value of the pay levels reflect the current market value of city jobs and the movement of salaries in comparable labor markets, the compensation plan ranges shall be adjusted annually, in January, immediately after distribution of the annual merit increases, if applicable. ~~This adjustment to the salary ranges will be applied the following January after merit increases (if awarded) have been applied.~~ Individual salary increases will not occur as a result of this range adjustment process, unless the salary of an employee is beneath the minimum salary for his/her position after any merit increase has been awarded. In any year where the CPI is zero or less, there will be no adjustment to salary ranges the following year. However, in any given year, the annual compensation plan adjustment is limited to a value that shall not exceed 75% of the merit pool approved by City Council. This limitation is essential to preserve separation between existing employees and new hires.

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

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

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

- A) A percentage stipulated and approved by City Council based upon CPI, economic factors, and revenues available to the City.
- B) Actual salaries of all current and eligible employees who were on the payroll as of September 1 of current year. This will exclude the salaries of employees who are at the maximum of the range for their job position, but may include a dollar sum adjustment to account for employees who may be near the maximum salary for their respective

range and otherwise eligible for less than the approved percentage that has been allocated to the annual budget.

- C) It is anticipated that any merit increase dollars not used for employees who may have left the payroll prior to September 1 of the following year will be sufficient to allow and award partial year increases for those employees who may join the payroll after September 1 of the current year.
- D) There will be no allocation made for vacant positions as of September 1st of the current year or positions that are forecast to be vacant or eliminated.

A dollar figure will be calculated based upon the above criteria, and this amount will be forwarded to the City Council as a recommended value to be included in the proposed budget.

Section 4. Compensation Below Assigned Pay Level

In no event shall a probationary employee's compensation be increased as a result of the annual CPI-U compensation plan adjustment. A probationary employee may temporarily be compensated below grade, until they have successfully completed their probationary period and received their first annual merit increase, at which time their compensation shall be adjusted to ensure they are within the appropriate pay grade.

If an employee's salary is too low to coincide with the position classification plan, the compensation will be increased to the minimum value of the newly assigned pay level.

Section 5. Compensation Above Assigned Pay Level

As a result of a compensation classification adjustment and/or the re-evaluation and reassignment of certain positions in the position classification plan, individual salaries may be above the maximum value of the appropriate pay level.

If an employee's salary is too high, they shall not receive merit increases until such time as they are "recaptured" by the appropriate pay level. Once the employee's salary falls within the appropriate salary level, they will once again be eligible for merit increases.

Section 6. Compensation Levels For New Hires

The salary level for a new employee will depend upon the employee's qualifications. As a rule, new employees will be hired at the minimum amount of their pay level. Any hires above the minimum pay level up to the established maximum salaries described in the previous paragraph, may not occur without a written recommendation by the Department Head to the City Administrator stating why the candidate exceeds the minimum qualifications for the position. New employees may be hired at a compensation level not more than ten percent (10%) above the minimum pay for their job classification with the expressed approval of the Department Head. When job or market conditions necessitate, new employees may be hired at a compensation level up to the job classification midpoint only with the written permission of the City Administrator.

If at any time, acute competition, demonstrated exceptional qualifications of a candidate and/or labor shortages in the labor market create an unusually difficult situation for hiring personnel, the City Administrator may request that the Finance and Administration Committee so declare such situation and provide exemptions from the hiring salary limitation.

Section 7. Compensation Actions

The following types of compensation action may occur and affect the placement of any employee in the merit pay plan:

- A. Promotions - A promotion is the assignment of an employee from one position to another position having a higher maximum salary. When an employee is promoted to a position in a higher classification, the employee's salary shall be increased to not less than the minimum rate for the higher classification or to another point in salary range, whichever provides the employee with a salary increase of at least five percent (5%) above their current rate of pay. This action should be distinguished from a reclassification of a position which is assigned to a higher pay level.
- B. Demotions - A demotion is the involuntary assignment of an employee from one position to another position having a lower maximum salary. When an employee is involuntarily demoted to an assignment in a classification having a lower maximum rate than the salary received at the time of reassignment, then the employee shall receive the maximum rate established for the classification to which the employee

is being demoted; otherwise, the employee shall receive their present rate if that rate is lower than the maximum rate of the classification to which they are being demoted.

- C. Separations - Separations shall include resignation, dismissal, retirement, lay-off, disability or death. No salary actions shall be taken as a result of an employee's separation, unless such action is specified by ordinance or an employee contract.
- D. Transfer - A transfer is the voluntary assignment of an employee from one position to another position having either a lower or higher maximum salary. An employee who voluntarily transfers to another position will be subject to the pay level of the position being accepted and will start at a salary most equivalent to their salary in the previous position but not to exceed the maximum rate of the new range or fall below the minimum rate of the new range.
- E. Performance - Performance is the carrying out of required action and displayed patterns of behavior. Performance evaluations shall determine performance levels and the assigned merit increases according to performance.
- F. Overtime - All full-time non-exempt employees covered by the Fair Labor Standards Act must be compensated at the rate of 1-1/2 times the number of hours worked over forty (40) in a seven (7) day work week or over an established work period or receive compensatory time off. The work week for purposes of this section shall be defined as beginning at 12:01 a.m. Sunday morning and proceeding for seven (7) full continuous days until midnight the following Saturday night. Authorized absences with pay during the work week or work period because of vacation, holidays, military training leave, or compensatory time off shall be considered authorized work for the purposes of calculating overtime. The City reserves the right to change work schedules during the work week or work period to reduce overtime liability.
- G. Overtime/Callouts on Holidays and Vacation - Any non-exempt employees covered by the Fair Labor Standards Act, who are called to work on a holiday or while on vacation shall be paid at the rate of one

(1) times the employee's hourly rate for all hours worked. Such overtime compensation shall be in addition to regular pay received for the holiday. Both the holiday hours and the hours worked on the holiday shall be included in the calculation of all hours worked for the work week.

- H. Call-Outs - If an employee is called back to work outside of a normally scheduled work day or is called back to work after having completed a regularly scheduled work day, the City shall compensate the employee a minimum of two (2) hours.
- I. Approval of Overtime - The City shall not be obligated to pay overtime not expressly authorized in advance by a direct supervisor. Employees who perform unauthorized overtime work shall not receive payment. All overtime should be recorded and claimed in the appropriate pay period and on the appropriate time sheet.
- J. Scheduling of Overtime - When scheduling overtime, supervisors shall attempt to equitably distribute overtime among all qualified employees and it shall be assigned to the most appropriate position classification which can perform the work.

Supervisors shall when possible, give employees reasonable advance notice of overtime work. When sufficient personnel with appropriate skills are not available on a voluntary basis to perform required overtime, employees who refuse to work assigned overtime or who fail to report upon notice for overtime work may be subject to appropriate disciplinary action.

- K. Compensatory Time Off - All employees covered by the Fair Labor Standards Act are eligible for compensatory time off in lieu of overtime pay when work hours exceed forty (40) hours in a seven (7) day work week or their work period hours. Employees cannot receive both compensatory time and overtime as compensation for the same excess hours worked. The city will grant compensatory time off in lieu of overtime unless the operations of the city would be unduly disrupted by the employee's absence from work.

Accrual of compensatory time shall be limited to a maximum of forty (40) hours for all covered employees except those employees responding to an emergency or significant event. In this event, compensatory time may be temporarily accrued up to eighty (80) hours.

Compensatory time shall be accrued at a rate of one and one-half (1-1/2) hours for each excess hour worked. All compensatory time accrual as well as compensatory time taken, must be approved by the employee's supervisor and reviewed by his Department Head. Employees will be compensated for unused accrued compensatory time remaining at the time of separation from employment.

CHAPTER V

PERFORMANCE APPRAISAL PROGRAM

Section 1. Objectives

The objectives of the City of Chesterfield Performance Appraisal Program are to optimize each employee's job performance by providing good information to an employee in regard to established performance standards. Employees must be compared to their job description and work performance and not to their co-workers. The Performance Appraisal Program also provides managers and supervisors with a more acceptable tool for employee compensation decision-making.

Section 2. Policy

To accomplish the objectives of the Performance Appraisal Program, it is important that both managers and employees view the process as a positive tool to produce more effective working relationships and work ethic. This is more likely to occur when employees understand their job responsibilities, receive feedback on their performance against specific job standards and are given the opportunity to develop useful action plans to improve performance when deficiencies exist.

Section 3. Performance Appraisal Schedule

The City of Chesterfield Performance Appraisal Schedule shall be as follows:

- A. All new employees shall be evaluated after six (6) months of service from their date of hire. They shall be evaluated again after twelve (12) months of service from their date of hire.
- B. After the six (6) month and twelve (12) month evaluations, all employees shall be evaluated annually prior to January 1. If a new employee received their twelve (12) month service evaluation after January 1 and prior to April 1 of any given year, they shall be added to the next annual evaluation cycle with all other employees on November 1. If a new employee has received his twelve (12) month service evaluation on or after April 1 and prior to January 1, they shall not be required to be evaluated during the next regular annual evaluation cycle. They shall, however, be eligible for a pro-rata merit increase effective the first full pay period after January 1st, based upon

the percentage amount included in the fiscal year budget for merit increases. From that date forward, the employee shall be included in the regular January 1st evaluation cycle.

- C. Following the successful completion of the twelve (12) month probationary evaluation and the annual evaluation thereafter, an employee shall be eligible for a merit based increase in compensation as determined in conjunction with the compensation plan in effect at the time of the evaluation. The total dollars budgeted for salary increases shall be determined each year by the City Council during the annual budget process.

Section 4. Performance Appraisal Evaluation

All evaluations completed by subordinate supervisors must be approved by each level of supervision in the department including the Department Head. The City Administrator shall evaluate all Department Heads and Executive staff.

The Department Head will forward their recommendations for merit awards to the Finance Director, who shall review them and forward them to the City Administrator for final approval.

Prior to the six (6) month or twelve (12) month service date or January 1, the Department Heads shall review all performance evaluations with the individual employees in their respective department. Employees shall sign their evaluation forms and all original evaluation forms shall be returned to the Personnel Office to be filed permanently in the employee's personnel file. At a different meeting, the Department Head shall conduct the salary discussion and communicate the merit increase.

Section 5. Performance Appraisal Appeal

If employees do not agree with the performance evaluation they receive, they may appeal the review to their Department Head. Signature on the evaluation form shall not signify acceptance of the evaluation. It shall merely be acknowledgement of the review with the employee by the Department Head. The appeal shall be filed separately. Employees can access forms on CCNET. All appeals must be filed within seven (7) days of the evaluation. Failure to do so will be regarded as acceptance of the evaluation, and the right to further appeal will be forfeited. Appeals must be filed in duplicate with the Department Head and the Human Resources

Manager. The Human Resources Manager shall notify the City Administrator of all performance evaluation appeals.

Following receipt of an appeal, the Department Head must review and decide on the appeal within seven (7) days. The Department Head shall notify the employee and Human Resources Manager of the decision. If the employee is unwilling to accept the determination of their Department Head, they may request the appeal be reviewed by the City Administrator. The City Administrator must review and decide on the appeal within fourteen (14) days. The decision of the City Administrator shall be final.

The performance appraisal appeal shall not be confused with the appeals process for the administration of discipline for employees. Disciplinary actions involving dismissal, suspension, or demotion shall be separately provided for in the grievance procedure described in the City of Chesterfield Personnel Rules and Regulations.

The appropriate form for a performance appraisal appeal may be obtained from the Human Resources Manager or on CCNET.

CHAPTER VI COMPENSATION DECISION-MAKING

Section 1. Objective

It is the City of Chesterfield's objective to develop a fair and equitable linkage between the performance appraisal system and the merit pay plan. The compensation plan approved by the City Council shall be used for this purpose.

Section 2. Policy

All compensation decisions shall follow the performance appraisal process and the overall performance ratings for each employee shall be individually reviewed and awarded. All decisions regarding compensation should be made without the influence of issues which bear no relationship to the review of work performance.

Section 3. Merit Increases

A merit increase is the total payment granted an employee as a result of his overall performance rating. A merit increase cannot be granted which would result in any employee exceeding the maximum compensation assigned for their specific job title.

Section 4. Procedure to Determine Compensation

The following procedure shall be used in compensation decision-making:

- A. The Finance Director shall inform the Department Heads of the actual payroll and total dollars available for merit increases. The Finance Director shall also provide information relative to the current compensation classifications.
- B. The Performance Appraisal Program shall have specific guidelines for assisting Department Heads in tying the percent merit increase to the work performance score. When there are multiple employees within a single job title, the merit award assigned to each employee should reflect their relative performance ranking. In no circumstance, should an employee with a lesser performance ranking receive a superior merit increase as compared to a peer having the same job title, with a lower performance rank.

- C. The Department Head shall prepare Personnel Action Forms to affect all salary changes. After all signatures are affixed to the Personnel Action Form, and the Finance Director receives a copy, all salary changes shall be entered into the payroll system. Department Heads shall be responsible for informing their respective employees of increases to be received. Additionally, the Finance Director shall prepare statements for each employee affected by either the minimum salary adjustment or the conversion onto the annual review cycle.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION	NO.	20
SUBJECT Pay Plan Administration	INDEX	FA
DATE 7/18/02	DATE	10/19/17
ISSUED	REVISED	<u>8/31/21</u>

POLICY:

As **reflected in Resolution #443 and as provided in the City's Salary Administration Manual.**

Annual Adjustment of Compensation Classification Ranges for Non-FOP employees

An annual uniform adjustment will be made to the compensation classification ranges based upon the ~~Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, All Urban Consumers (CPI-U) <https://data.bls.gov/cgi-bin/surveymost?cu>, Midwest region, All items CUUR0200SA0, not seasonally adjusted~~, one-year recorded percent index change over the previous year, as reported for ~~July-June~~ in the prior calendar year. To ensure that the minimum and maximum value of the pay levels reflect the current market value of city jobs and the movement of salaries in comparable labor markets, the compensation plan ranges shall be adjusted annually, ~~on July 1st~~ in January, immediately after distribution of the annual merit increases, if applicable. ~~An annual uniform adjustment will be made to the compensation classification ranges based upon the Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, one-year recorded percent index change over the previous year, as reported for June in the prior calendar year. This adjustment to the salary ranges will be applied the following July 1st after merit increases (if awarded) have been applied.~~ Individual salary increases will not occur as a result of this range adjustment process, unless the salary of an employee is beneath the minimum salary for his/her position after any merit increase has been awarded. In any year where the CPI is zero or less, there will be no adjustment to salary ranges the following year. However, in any given year, the annual compensation plan adjustment is limited to a value that shall not exceed 75% of the merit pool approved by City Council. This limitation is essential to preserve separation between existing employees and new hires.

Determination of Annual Budget for Performance Based (Merit) Increases

The Finance and Administration Committee of Council will annually make a

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

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

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

A dollar figure will be calculated based upon the above criteria, and this amount will be forwarded to the City Council as a recommended value to be included in the proposed budget.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

BILL NO. 3361

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

☐ Yes

☐ No

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

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

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

Passed and approved this _____ day of _____, 2021.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

FIRST READING HELD ____ / ____ / 2021



Finance Director
636-537-4726

M E M O

DATE: August 26, 2021
TO: Mike Geisel, City Administrator
FROM: Jeannette Kelly, Finance Director *JS Kelly*
RE: Audit Services Recommendation

The Finance Department publicly requested proposals for the Audit Services for the City of Chesterfield and the Chesterfield Valley Transportation District on July 23, 2021. We solicited proposals from qualified firms of certified public accountants to annually audit financial statements for the fiscal years ending December 31, 2021, through 2025, with the option of annually auditing the financial statements for each of the three subsequent fiscal years. The selected firm would also perform the Single Audit for federal grants as required.

Seven firms reviewed the RFP posted on our public website with three firms submitting proposals.

Botz, Deal & Co, P.C.	Declined
Clifton Larson Allen	Declined
Daniel Jones	Proposal Received
KEB	Proposal Received
Rubin Brown	Declined
Schowalter & Jabouri, P.C.	Proposal Received
Sikich	Declined

These proposals were reviewed and evaluated by staff on the following technical characteristics:

- Past / comparable experience
- Quality of personnel
- Quality of management support
- CAFR experience
- Single Audit experience
- Peer Review evaluations
- References
- Audit approach

After reviewing the technical qualifications, expertise, experience, and adequacy of proposed staffing plan for the various segments of the engagement, Staff recommends we award the audit services including report preparation to Schowalter & Jabouri, P.C. Their proposal shows their commitment to dedicate the necessary resources to provide a quality financial audit, single audit, and prepare the annual comprehensive financial report while preserving client-auditor independence.

The audit services proposals are summarized in the attached. Should you have questions or require additional information, please let me know.

MEMORANDUM

DATE: August 26, 2021
TO: Jeannette Kelly, Finance Director
FROM: John Hughes, Assistant Finance Director
SUBJECT: 2021 Audit Services RFP Responses



In response to the RFP we recently issued for Audit Services, we received three bids, all of which seem capable of doing the job. The RFP explains that we do not select the winning bid based on pricing only. Rather, we require separate packages for the technical and pricing portions of the bid. We review the technical portion first, then the pricing, before selecting the winning bid.

To oversimplify my analysis of the three technical bids, we had one bid from Schowalter & Jabouri that “knocked it out of the park,” another bid from KEB that seemed to disregard our required detailed requests for information, and the third from Daniel Jones fell somewhere in the middle. I have had experience with firms that are larger, appear overconfident, and ultimately underperform expectations. I prefer to avoid that situation.

The pricing portion of the bids was surprising. The larger firm (KEB) had the lowest priced bid. Daniel Jones, who opted out of performing the work to do the report preparation, falls in the middle, even after adjusting for another firm to prepare the reports. The highest bid price was from Schowalter & Jabouri.

My first impression was that KEB will not provide the level of service we requested in the RFP, based upon their technical portion of the bid. After analyzing further, we determined that the time that would be devoted to our work was significantly less than the other two firms.

Daniel Jones’ bid was adequate, but opted out of report preparation, and the pricing was significantly higher than what we have been paying them historically.

The bid from Schowalter & Jabouri seems like their firm is more able to provide the services we desire, especially inasmuch as providing technical support throughout the year from staff that will not be on our audit/report preparation team, thus maintaining their independence. Although they are the highest priced bid, they anticipate the most time committed to our work, and their average hourly price is less than the other two bids.

As we discussed, it seems the best value for the taxpayers' dollar would be Schowalter & Jabouri. Based on that value, the fact that they are willing to prepare the reports, and the desire to avoid underperformance by their competitors, I recommend we select Schowalter & Jabouri as the winning bidder.

Audit Services Criteria	Daniel Jones	KEB	Schowalter & Jabouri
Mandatory Elements	x	x	x
Technical characteristics:			
(75 points starting)	75	75	75
Deductions			
Past / comparable experience	-	-	-
Quality of personnel	-	-	-
Quality of management support	-	-	-
CAFR experience	-	-	-
Single Audit experience	-	-	-
Peer Review	-	-	-
References	-	-	-
Audit approach	-	(10)	-
Total Quality points	75	65	75
Price (lowest gets 25)	15 *	25	20
	90	90	95
* Daniel Jones proposal does not include report preparation			
KEB's time devoted to audit is less than we expect for a quality audit			
Audit approach (hours in field)			
Interim and year end (F1-F5)	238	188	310
Report preparation (F1-F5)	0	32	79
Single audit (F6-F10)		42	27
Estimated date for draft			
Estimated date for final report			
Cost (FY 2021):			
Audit	\$ 31,900	\$ 23,530	\$ 25,800
Report	\$ -	\$ 2,880	\$ 7,000
Single Audit	\$ 2,000	\$ 5,000	\$ 2,400
Total Cost Proposed	\$ 33,900	\$ 31,410	\$ 35,200 *
* does not include efficiency discount for contracting all services			
Avg Hourly rate - Audit	\$ 142	\$ 125	\$ 83
Avg Hourly rate - Report		\$ 90	\$ 89
Avg Hourly rate - Single Audit	incl	\$ 119	\$ 89
Avg Hourly rate - Total	\$ 142	\$ 120	\$ 85
TDD			
Audit approach (hours in field)			
TDD audit hours (F11-F15)	50	48	84
Report prep hours (F11-F15)	-	10	25
Cost (FY 2021):			
Audit	\$ 7,000	\$ 5,450	\$ 7,200
Report	\$ -	\$ 920	\$ 2,200
Total Cost	\$ 7,000	\$ 6,370	\$ 9,400 *
* does not include efficiency discount for contracting all services			
Avg Hourly rate - Audit	\$ 140	\$ 114	\$ 86
Avg Hourly rate - Report		\$ 92	\$ 88
Avg Hourly rate - Total	\$ 140	\$ 110	\$ 86

Daniel Jones & Assoc. (current audit firm)						
	2021	2022	2023	2024	2025	
Financial Audit	\$31,900	\$31,900	\$31,900	\$31,900	\$31,900	no disc
Single Audit	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	no disc
ACFR Prep	\$0	\$0	\$0	\$0	\$0	declined
TDD Audit	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	no disc
TDD ACFR Prep	\$0	\$0	\$0	\$0	\$0	declined
City Total	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$169,500
TDD Total	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$35,000
Total (City & TDD):	\$40,900	\$40,900	\$40,900	\$40,900	\$40,900	
5-Year Total:	does not include Report Preparation					\$204,500
Average Hourly Rate						\$142

Kerber, Eck & Braeckel						
	2021	2022	2023	2024	2025	
Financial Audit	\$23,530	\$24,226	\$24,922	\$25,618	\$26,314	19% disc
Single Audit	\$5,000	\$5,398	\$5,546	\$5,694	\$5,842	19% disc
ACFR Prep	\$2,880	\$2,968	\$3,056	\$3,144	\$3,232	20% disc
TDD Audit	\$5,450	\$5,602	\$5,754	\$5,906	\$6,058	15% disc
TDD ACFR Prep	\$920	\$948	\$976	\$1,004	\$1,032	20% disc
City Total	\$31,410	\$32,592	\$33,524	\$34,456	\$35,388	\$167,370
TDD Total	\$6,370	\$6,550	\$6,730	\$6,910	\$7,090	\$33,650
Total (City & TDD):	\$37,780	\$39,142	\$40,254	\$41,366	\$42,478	
5-Year Total:						\$201,020
Average Hourly Rate						\$118

Schowalter & Jabouri						
	2021	2022	2023	2024	2025	
Financial Audit	\$25,800	\$26,550	\$27,300	\$28,050	\$28,800	52% disc
Single Audit	\$2,400	\$2,400	\$2,500	\$2,500	\$2,600	53% disc
ACFR Prep	\$7,000	\$7,100	\$7,200	\$7,300	\$7,400	41% disc
Efficiency Discount	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	
TDD Audit	\$7,200	\$7,350	\$7,500	\$7,650	\$7,800	53% disc
TDD ACFR Prep	\$2,200	\$2,275	\$2,350	\$2,425	\$2,500	42% disc
Efficiency Discount	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	
City Total	\$34,000	\$34,850	\$35,800	\$36,650	\$37,600	\$178,900
TDD Total	\$8,900	\$9,125	\$9,350	\$9,575	\$9,800	\$46,750
Total (City & TDD):	\$42,900	\$43,975	\$45,150	\$46,225	\$47,400	
5-Year Total:						\$225,650
Average Hourly Rate						\$85

ASKING TO APPROVE A STRATEGY HAS A DIRECT IMPACT ON THE BUDGET PREPARATION

Funds provided to each municipality, must be spent by the end of calendar year 2024.

Funds have to be expended in accordance with the conditions and restrictions provided in the act, or the recipient must refund the Federal government.

- A) Support public health expenditures, by, for example, funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff
 - B) Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector
 - C) Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic
 - D) Provide premium pay for essential workers, offering additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors
 - E) Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.
- Funds cannot be used to directly or indirectly to offset tax reductions or delay a tax or tax increase;
 - Funds cannot be deposited into any pension fund.
 - Eligible uses cannot include contributions to rainy day funds, financial reserves, or similar funds.
 - Eligible uses cannot include payment of interest or principal on outstanding debt instruments, or other debt service costs.
 - Eligible uses cannot include satisfaction of any obligation arising under or pursuant to a settlement agreement, judgement, consent decree, or judicially confirmed debt restructuring.

Revenue replacement is an eligible category, once the funding has been “claimed” for that purpose, the NEU must still use that revenue for an eligible governmental purpose, albeit somewhat less stringent.

The City of Chesterfield will be able to meet the revenue loss criteria for the full amount of Chesterfield’s allocation, based on revenue losses in 2020 and 2021.

Distributed in two tranches, half in 2021 and half in 2022

Chesterfield allocation is \$9,592,482.51 and the first tranche payment (\$4,796,241) has already been deposited in Chesterfield's account.

For reporting, tracking, and transparency, it is critically important that the City identify a strategy to comply with the ARPA requirements, while concurrently maximizing the benefit to the City.

It should also be understood that while the strategy outcomes described herein are intended to fully describe and communicate the net, end result; the internal processes and fund accounting necessary to achieve the end goal are much more complicated and would require further, separate communication. Fund accounting will involve multiple fund transfers, several of which will have offset other budgetary allocations.

RECOMMENDED STRATEGY:

All expenses must meet the ARPA eligibility criteria.

Receipt of ARPA funds occurs in the first two years (2021-2022)

Expenditures must be incurred prior to December 31st, 2024.

THREE DIMENSIONAL strategy

MONEY IN, MONEY OUT, TIMING OF EXPENDITURES OVER FOUR YEARS

- 1) Establish a new, segregated fund for receipts and expenditures of ARPA transactions, where all Federal ARPA receipts and expenses are deposited and accounted for.
 - a. This segregates the funding from the four primary funds
 - b. This provides for continued annual comparisons of the four primary funds without having to explain large spikes in both revenues and expenditures.

- 2) Fund those programs which otherwise would be funded by the General Fund – Fund Reserves, due to Loss of Public Revenue: NOTE: these are items that will have to be addressed, not necessarily now, or tomorrow, but will have to be funded in the relatively near future **\$7,245,125 76%**

\$4 million of the total ARPA allocation towards the public safety fund for the purpose of funding Police Officer Compensation over the eligible period. This in turn, directly reduces the otherwise necessary subsidy from the General Fund – Fund Reserve due to inadequate Public Safety fund revenues. Police compensation, REDUCE GF SUBSIDY

Fund those essential, unfunded programs that are not included in the annual budget. (E.g. \$1.685 million for the Eberwein Trail reconstruction, Emerald Ash Borer program, and the Snow Removal Reimbursement program)

- 3) Fund governmental operations that have been sacrificed, reduced, delayed, or otherwise deferred due to Loss of Public Revenues associated with the Pandemic. **\$2,275,500 24%**

The public was impacted by the pandemic by reduced access to facilities, programs, and events; Fund new, municipal programs, activities, facilities, and improvements that directly benefit the public who have experienced the loss of services, programs, and facilities due to the pandemic response, loss of revenue, and health restrictions.

Pickleball courts, Fall festival, Holiday lighting, Fourth of July, Senior programs, Archery range, Entertainment Plaza furnishings

Fund deferred maintenance, repair, and replacement of public assets that have been sacrificed due to limited revenues and the pandemic response. Utilize the one-time funding for allowable governmental expenditures, that have been deferred, delayed, or otherwise were not funded due to the City's financial constraints. Physical improvement additions

- 4) Complete and File the required accounting and reporting documents as defined by ARPA.

Four-year time component embedded in this strategy

Conservative budget estimates

Roughly \$72k under allocation

Does not include estimated \$100k interest earnings over period

Spending the Federal funds in this way

- Benefits the public with new and enhanced programs, facilities, and events.
- Provides funding for necessary deferred or deleted capital equipment and facilities.
- Protects fund reserves and debt pre-payment accounts by funding select programs and activities that would otherwise require use of fund reserves or further deferrals or deletions.
- Provides additional flexibility to City Council during the 2022 – 2024 budget years, while recognizing that the parks fund debt service is scheduled to decrease substantially in 2026. EVERY DOLLAR SHIFTED TO PRE-PAY DEBT, CREATES AN ADDITIONAL DOLLAR IN THE ANNUAL BUDGET.

- IN EACH OF THE LAST SEVERAL YEARS, COUNCIL HAS PUT A PORTION OF EXCESS REVENUES (BUDGET SURPLUS AT END OF YEAR), INTO DEBT PRE-PAY.
- EACH DOLLAR PUT IN DEBT PRE-PAY, IS THE EQUIVALENT TO AN EXTRA DOLLAR OF REVENUE.
- SO, IF YOU HAVE A WAY OF REDUCING THE EXPENSES THAT COME OUT OF THE GENERAL FUND, CAPITAL PROJECTS FUND, OR PARKS FUND, YOU INCREASE THE BUDGET SURPLUSES THAT CAN BE USED FOR DEBT PRE-PAY OR OTHER.
- COUNCIL ALWAYS HAS THE ABILITY TO TRANSFER THESE FUNDS BACK IF THEY SO DESIRE.

Effective Debt Service:			
	Principal & Interest		
	General Fund - City Hall Debt	General Fund - Land Acquisition	Parks Sales Tax Fund
2021	\$0	\$531,664	\$2,799,053
2022	\$0	\$531,664	\$2,799,053
2023	\$0	\$531,664	\$2,799,053
2024	\$0	\$531,664	\$2,799,053
2025	\$0	\$531,664	\$2,799,053
2026	\$0	\$531,664	\$1,291,851
2027	\$0	\$531,664	\$1,291,851
2028	\$0	\$531,664	\$1,291,851
2029	\$0	\$0	\$1,291,852
	\$0	\$4,253,312	\$19,162,670
	TOTAL	\$23,415,982	
		18.16%	81.84%
		General Fund	Parks Fund
	\$4,000,000		
		\$726,566	\$3,273,434
Reduce debt service through 2025			
divided by # years:			
	4	\$1,000,000	
	2022-2025	\$181,641	\$818,359

New	New		UNMET NEEDS					
PUBLIC FACING ADDITIONS	FACILITY ADDITIONS & IMPROVE.	ITEMS THAT HAVE TO OR WOULD OTHERWISE BE FUNDED	UNMET NEEDS					
12.6%	11.3%	76.1%	100.0%	Total Planned	First Year	Second Year	Third Year	Fourth Year
\$1,203,000	\$1,072,500	\$7,245,125	76.1%	Expenditure	2021	2022	2023	2024
		\$4,000,000	Fund Public Safety Labor costs	\$4,000,000	\$2,000,000	\$1,000,000	\$1,000,000	
		\$600,000	Eberwein Park - Trails	\$600,000		\$600,000		
		\$575,000	Final year of EAB	\$575,000		\$575,000		
		\$510,000	Private Street reimbursement - 3 years	\$510,000		\$170,000	\$170,000	\$170,000
		\$120,000	Backhoe Replacement - PW	\$120,000		\$120,000		
		\$140,000	Holiday Festival Central Park	\$140,000	\$35,000	\$35,000	\$35,000	\$35,000
		\$25,000	Upgrade Firewall Appliance - One Time	\$25,000	\$25,000			
		\$10,000	Upgrade network infrastructure at City Hall	\$10,000	\$10,000			
		\$150,000	Upgrade AV infrastructure	\$150,000		\$150,000		
		\$32,000	3/4 ton Parks Maintenance truck	\$32,000		\$32,000		
		\$60,000	1 ton Parks Maintenance Flat bed	\$60,000		\$60,000		
		\$60,000	1 ton Parks Maintenance Flat bed	\$60,000		\$60,000		
		\$45,000	1/2 ton Park Maintenance Truck	\$45,000		\$45,000		
		\$28,000	Parks Chevy Equinox	\$28,000		\$28,000		
		\$25,000	Security Camera system replacements	\$25,000		\$25,000		
		\$50,000	Beautification area vegetation replacement	\$50,000		\$50,000		
		\$25,000	Leisure Pool Painting	\$25,000		\$25,000		
		\$5,500	Parks Trailer replacement PK301	\$5,500		\$5,500		
		\$5,500	Parks Trailer replacement PK303	\$5,500		\$5,500		
		\$5,500	Parks Trailer replacement PK305	\$5,500		\$5,500		
		\$480,000	City Hall flooring and shade structures; removing solar units; elevator upgrades	\$480,000		\$240,000	\$240,000	
		\$66,000	CVAC Concessions HVAC replacement	\$66,000		\$66,000		
		\$23,000	CVAC Concessions Water Heaters	\$23,000		\$23,000		
		\$14,000	City Hall Exterior Painting	\$14,000		\$14,000		
		\$19,000	Dredging\Sediment removal - City Hall Ponds	\$19,000		\$19,000		
		\$11,000	Repair City Hall Fire Suppression System	\$11,000		\$11,000		
		\$35,625	Load Bearing Vests	\$35,625	\$35,625			
		\$125,000	City Hall landscaping	\$125,000		\$125,000		
\$300,000			Pickle ball courts (6)	\$300,000		\$300,000		
	\$17,000		F Quad Fencing	\$17,000	\$17,000			
\$160,000			Fall Festival (Saturday October 16, 11am-6 pm)	\$160,000	\$40,000	\$40,000	\$40,000	\$40,000
\$75,000			Enhanced Independence Day event - 3 years	\$75,000		\$25,000	\$25,000	\$25,000
	\$500,000		Synthetic Turf Infield(s)	\$500,000		\$500,000		
\$8,000			Entertainment plaza tables /shade and lights	\$8,000	\$8,000			
	\$8,500		2 portable metal detectors for security	\$8,500	\$8,500			
\$450,000			New Restroom\concessions at CP\Amph.	\$450,000		\$450,000		
	\$25,000		Entertainment Plaza synthetic turf	\$25,000		\$25,000		
	\$375,000		Back of House enhancements - Amph	\$375,000		\$375,000		
\$165,000			Senior center at the Mall 3 year program	\$165,000		\$55,000	\$55,000	\$55,000
\$45,000			Archery range with 6-8 bays	\$45,000		\$45,000		
	\$37,000		Generator for CVAC	\$37,000		\$37,000		
	\$50,000		Firearms Simulator for Training Room	\$50,000			\$50,000	
	\$10,000		Workout Equipment/Fitness Center	\$10,000		\$10,000		
	\$50,000		Replica software - 4 years	\$50,000	\$12,500	\$12,500	\$12,500	\$12,500
				\$9,520,625	\$2,191,625	\$5,364,000	\$1,627,500	\$337,500
					First Year	Second Year	Third Year	Fourth Year
					2021	2022	2023	2024
						\$9,520,625		
				Anticipated ARPA Revenues				
				\$9,592,483				
				Net Difference			Net Difference	
				\$71,858			\$71,858	

Mike Geisel
City Administrator




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Phone 636-537-4711
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OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council
Date: August 25, 2021
RE: American Rescue Plan Act.

The American Rescue Plan Act (ARPA) was signed by President Biden on March 11th, 2021. It is the stated purpose of this legislation to support the immediate pandemic response, bring back jobs, and lay the groundwork for a strong and equitable recovery. Cities, towns and villages across America will receive \$65.1 billion under the bill. \$1.272 billion will be distributed to Missouri municipalities. Cities designated as "metro" or "entitlement" (generally over 50,000 population) will receive their payments direct from U.S. Treasury. Municipalities, like the City of Chesterfield, with populations under 50,000 are to receive their ARPA payment from the State of Missouri. ARPA refers to these municipalities under 50,000 as NEU's - non-entitlement units of government. The information provided herein is intended to summarize the important components and issues specifically impacting the City of Chesterfield. This is not intended to be a full analysis of the legislation, guidance, and strategies related to ARPA.

Since the passage of the act, Staff has worked aggressively to define at least three critical issues related to this funding;

- 1) How much will the City of Chesterfield receive?
- 2) What can these funds be used for and are there any restrictions on the use of the funds?
- 3) What is the timing and reporting requirements for these funds?

Metropolitan cities with populations over 50,000 have already received partial funding directly from the Federal Government. However, for cities with populations of less than 50,000 (Non-Entitlement Units - NEU's), the Federal Government is distributing funds through each State, who then are required to pass those funds through to each NEU based on each agency's per-capita share. The State is responsible for distributing the entire allocation for NEU's after they have determined the cumulative total population of all Missouri NEU's.

Chesterfield staff has already updated and submitted documents anticipated to be required prior to the State distributing the NEU pro-rata share.

The Missouri Office of Administration has notified us (see attached e mail dated 8/19/2021) that the Chesterfield allocation is \$9,592,482.51 and the first tranche payment (\$4,796,241) has already been deposited in Chesterfield's account.

Funds provided to each municipality, must be spent by the end of calendar year 2024. Local NEU governments will receive their distribution in two tranches, with 50% provided in 2021 and the balance delivered approximately 12 months later. The City will deposit these funds in a separate, segregated, interest bearing account. It is important to recognize that although these funds will be distributed in two tranches, half in 2021 and half in 2022, the funds have to be expended in accordance with the conditions and restrictions provided in the act, or the recipient must refund the Federal government.

Although the act was signed in March, the Department of Treasury was tasked with providing guidance for the use of these funds, under the following legislated categories of uses:

The Act provides a substantial infusion of resources to meet pandemic response needs and rebuild a stronger, and more equitable economy as the country recovers. Recipients may use these funds for the following purposes:

A) Support public health expenditures, by, for example, funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff

B) Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector

C) Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic

D) Provide premium pay for essential workers, offering additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors

E) Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

There were also, specifically prohibited uses of these funds:

- Funds cannot be used to directly or indirectly to offset tax reductions or delay a tax or tax increase;
- Funds cannot be deposited into any pension fund.
- Eligible uses cannot include contributions to rainy day funds, financial reserves, or similar funds.
- Eligible uses cannot include payment of interest or principal on outstanding debt instruments, or other debt service costs.
- Eligible uses cannot include satisfaction of any obligation arising under or pursuant to a settlement agreement, judgement, consent decree, or judicially confirmed debt restructuring.

In addition to researching and reviewing the legislation, including multiple versions of Department of Treasury guidance documents, Staff has also participated intensely in multiple informational and educational forums, as well as participating actively in our respective peer professional associations.

It should be obvious, that eligible categories A & B are of little value to the City. Due to the demographics of our community and since the City does not operate either a water or sewer utility, there are few opportunities in Category E. However, Category E does provide for upgrading the City's aging technology, thereby expanding broadband access within the governmental operation. As such, in order for the City to maximize the benefit of the ARPA funds and to be able to establish qualified eligibility for these funds, our path leads us through Category C, Replace Public Sector Revenue Loss. However, please understand that although revenue replacement is an eligible category, once the funding has been "claimed" for that purpose, the NEU must still use that revenue for an eligible governmental purpose, albeit somewhat less stringent.

Finance Director Jeannette Kelly has developed a high level of confidence, that the City of Chesterfield will be able to meet the revenue loss criteria for the full amount of Chesterfield's allocation, based on revenue losses in 2020 and 2021. It is our belief and understanding that once Chesterfield has documented that the funds are qualified under the Federally defined process for calculating revenue losses, those funds still have to be used for legitimate "governmental purposes". The prohibitions against their direct use for the four previously described uses remain in effect.

For reporting, tracking, and transparency, it is critically important that the City identify a strategy to comply with the ARPA requirements, while concurrently maximizing the benefit to the City. It should also be understood that while the strategy outcomes described herein are intended to fully describe and communicate the net, end result; the internal processes and fund accounting necessary to achieve the end goal are much more complicated and would require

further, separate communication. Fund accounting will involve multiple fund transfers, several of which will have offset other budgetary allocations.

Strategy:

It must be understood that all expenses must meet the ARPA eligibility criteria. Receipt of ARPA funds occurs in the first two consecutive years and all expenditures must be incurred prior to December 31st, 2024. Accordingly, the receipt of revenues and timing of expenditures must also be coordinated.

- 1) Establish a new, segregated fund for receipts and expenditures of ARPA transactions, where all Federal ARPA receipts and expenses are deposited and accounted for.
 - a. This segregates the funding from the four primary funds
 - b. This provides for continued annual comparisons of the four primary funds without having to explain large spikes in both revenues and expenditures.
- 2) Fund those programs which otherwise would be funded by the General Fund – Fund Reserves, due to Loss of Public Revenue: \$5,635,000.
 - a. Direct \$4 million of the total ARPA allocation towards the public safety fund for the purpose of funding Police Officer Compensation over the eligible period. This in turn, directly reduces the otherwise necessary subsidy from the General Fund – Fund Reserve due to inadequate Public Safety fund revenues.
 - b. Fund those essential, unfunded programs that are not included in the annual budget. (E.g. \$1.635 million for the Eberwein Trail reconstruction, Emerald Ash Borer program, and the Snow Removal Reimbursement program)
- 3) Fund governmental operations that have been sacrificed, reduced, delayed, or otherwise deferred due to Loss of Public Revenues associated with the Pandemic.
 - a. Recognizing that the public was impacted by the pandemic by reduced access to facilities, programs, and events; Fund new, municipal programs, activities, facilities, and improvements that directly benefit the public who have experienced the loss of services, programs, and facilities due to the pandemic response, loss of revenue, and health restrictions.
 - b. Fund deferred maintenance, repair, and replacement of public assets that have been sacrificed due to limited revenues and the pandemic response. Utilize the one-time funding for allowable governmental expenditures, that have been deferred, delayed, or otherwise were not funded due to the City's financial constraints.
- 4) Complete and File the required accounting and reporting documents as defined by ARPA.

There is a four-year time component embedded in this strategy, which creates an additional dimension and is described in a separate spreadsheet, provided as an exhibit attached hereto. A list of the recommended estimated expenditures is provided below:

Fund \$4 M transfer to Public safety Fund – PD Labor cost	\$4,000,000
Fund full reconstruction of Eberwein Park Walking Trails	\$600,000
Construct pickle ball courts	\$300,000
Add F Quad fencing to prevent vandalism and promote safety	\$17,000
Fund Fall Festival (4 years)	\$160,000
Fund final year of EAB	\$575,000
Fund three years of snow removal reimbursement	\$510,000
Fund Enhanced Independence Day event – (3 years)	\$75,000
Additional synthetic infields (hope to leverage)	\$500,000
Entertainment Plaza tables/shade and lights	\$8,000
Backhoe replacement	\$120,000
Portable metal detectors for event security	\$8,500
New Restroom\Concessions @ CP-Amphitheater	\$450,000
Entertainment Plaza artificial turf	\$25,000
Back of house improvements at Amphitheater	\$375,000
Mall space, seniors, youth, events 3 years	\$165,000
Construct public archery range	\$45,000
Holiday Festival, Tree Lighting @ Central Park (4 years)	\$140,000
Replace and Upgrade Network firewall	\$25,000
Network infrastructure, expand broadband capacity	\$10,000
Update Audio-visual technology	\$150,000
Parks Vehicle Replacement (vehicles exceed replacement policy)	\$225,000
¾ ton Parks Maintenance truck	
2 – 1 ton Parks Maintenance Flat-bed truck	
½ ton Parks Maintenance truck	
Parks SUV	
Parks Security Camera Replacements	\$25,000
Beautification Area vegetative replacements	\$75,000
CVAC Generator	\$37,000
Leisure Pool Painting	\$25,000
Park equipment trailer replacements 3 @ \$5,500 each	\$16,500
City Hall flooring, shades, remove solar & elevator upgrades	\$480,000
CVAC Concessions HVAC replacement	\$66,000
CVAC Concessions Water Heaters	\$23,000
City Hall Exterior Painting	\$14,000
Dredging\Sediment removal, City Hall Ponds	\$19,000
City Hall Fire Suppression Repair – Sprinklers	\$11,000
Load Bearing Vests	\$35,625
Firearms Training Simulator	\$50,000
Fitness Equipment replacement	\$10,000
City Hall Landscaping, irrigation, and tree replacements	\$125,000

Replica Software, 4-year subscription

\$50,000

Preliminary total

\$9,520,625

It should be re-stated, that the Federal spending limitations are somewhat amorphous and the Treasury Department guidance continues to evolve. As such, when conditions or assumptions change, it may be necessary to review the afore-stated strategy.

The described strategy meets our stated goals. Spending the Federal funds in this way directly benefits the public with new and enhanced programs, facilities, and events. The strategy provides funding for necessary deferred or deleted capital equipment and facilities. The strategy protects fund reserves and debt pre-payment accounts by funding select programs and activities that would otherwise require use of fund reserves or further deferrals or deletions. Finally, this strategy provides additional flexibility to City Council during the 2022 – 2024 budget years, while recognizing that the parks fund debt service is scheduled to decrease substantially in 2026.

I look forward to discussing this with the F&A Committee at our next meeting, at which time Staff requests further direction from City Council. If the F&A Committee finds the described strategy acceptable, a favorable recommendation would be forwarded to City Council for approval by the full Council. Ultimately, these decisions impact our annual budget preparation and all efforts that stem from the budget as a policy document.



Coronavirus State and Local Fiscal Recovery Funds

The American Rescue Plan will deliver \$350 billion for state, local, territorial, and Tribal governments to respond to the COVID-19 emergency and bring back jobs.

The Coronavirus State and Local Fiscal Recovery Funds provide a substantial infusion of resources to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Funding Objectives

- **Support urgent COVID-19 response efforts** to continue to decrease spread of the virus and bring the pandemic under control
- **Replace lost public sector revenue** to strengthen support for vital public services and help retain jobs
- **Support immediate economic stabilization** for households and businesses
- **Address systemic public health and economic challenges** that have contributed to the inequal impact of the pandemic

Eligible Jurisdictions & Allocations

Direct Recipients

- States and District of Columbia (\$195.3 billion)
- Counties (\$65.1 billion)
- Metropolitan cities (\$45.6 billion)
- Tribal governments (\$20.0 billion)
- Territories (\$4.5 billion)

Indirect Recipients

- Non-entitlement units (\$19.5 billion)



Support Public Health Response

Fund COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff



Address Negative Economic Impacts

Respond to economic harms to workers, families, small businesses, impacted industries, and the public sector



Replace Public Sector Revenue Loss

Use funds to provide government services to the extent of the reduction in revenue experienced due to the pandemic



Premium Pay for Essential Workers

Offer additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors



Water and Sewer Infrastructure

Make necessary investments to improve access to clean drinking water and invest in wastewater and stormwater infrastructure



Broadband Infrastructure

Make necessary investments to provide unserved or underserved locations with new or expanded broadband access



For More Information: Please visit www.treasury.gov/SLFRP

For Media Inquiries: Please contact the U.S. Treasury Press Office at (202) 622-2960

For General Inquiries: Please email SLFRP@treasury.gov for additional information



Example Uses of Funds



Support Public Health Response

- **Services to contain and mitigate the spread of COVID-19**, including vaccination, medical expenses, testing, contact tracing, quarantine costs, capacity enhancements, and many related activities
- **Behavioral healthcare services**, including mental health or substance misuse treatment, crisis intervention, and related services
- **Payroll and covered benefits** for public health, healthcare, human services, and public safety staff to the extent that they work on the COVID-19 response



Replace Public Sector Revenue Loss

- **Ensure continuity of vital government services** by filling budget shortfalls
- **Revenue loss is calculated** relative to the expected trend, beginning with the last full fiscal year pre-pandemic and adjusted annually for growth
- **Recipients may re-calculate revenue loss** at multiple points during the program, supporting those entities that experience revenue loss with a lag



Water & Sewer Infrastructure

- **Includes improvements to infrastructure**, such as building or upgrading facilities and transmission, distribution, and storage systems
- **Eligible uses aligned to Environmental Protection Agency project categories** for the Clean Water State Revolving Fund and Drinking Water State Revolving Fund



Equity-Focused Services

- **Additional flexibility for the hardest-hit communities and families** to address health disparities, invest in housing, address educational disparities, and promote healthy childhood environments
- **Broadly applicable** to Qualified Census Tracts, other disproportionately impacted areas, and when provided by Tribal governments



Address Negative Economic Impacts

- **Deliver assistance to workers and families**, including support for unemployed workers, aid to households, and survivor's benefits for families of COVID-19 victims
- **Support small businesses** with loans, grants, in-kind assistance, and counseling programs
- **Speed the recovery of impacted industries**, including the tourism, travel, and hospitality sectors
- **Rebuild public sector capacity** by rehiring staff, replenishing state unemployment insurance funds, and implementing economic relief programs



Premium Pay for Essential Workers

- **Provide premium pay to essential workers**, both directly and through grants to third-party employers
- **Prioritize low- and moderate-income workers**, who face the greatest mismatch between employment-related health risks and compensation
- **Key sectors include** healthcare, grocery and food services, education, childcare, sanitation, and transit
- **Must be fully additive** to a worker's wages



Broadband Infrastructure

- **Focus on households and businesses** without access to broadband and those with connections that do not provide minimally acceptable speeds
- **Fund projects that deliver reliable service** with minimum 100 Mbps download / 100 Mbps upload speeds unless impracticable
- **Complement broadband investments** made through the Capital Projects Fund



Ineligible Uses

- **Changes that reduce net tax revenue** must not be offset with American Rescue Plan funds
- **Extraordinary payments into a pension fund** are a prohibited use of this funding
- **Other restrictions apply** to eligible uses

The examples listed in this document are non-exhaustive, do not describe all terms and conditions associated with the use of this funding, and do not describe all the restrictions on use that may apply. The U.S. Department of the Treasury provides this document, the State and Local contact channels, and other resources for informational purposes. Although efforts have been made to ensure the accuracy of the information provided, the information is subject to change or correction. Any Coronavirus State and Local Fiscal Recovery Funds received will be subject to the terms and conditions of the agreement entered into by Treasury and the respective jurisdiction, which shall incorporate the provisions of the Interim Final Rule and/or Final Rule that implements this program.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mastorakos

Vice Chair: Councilmember Budoor.

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

NEXT MEETING

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember DeCampi

Vice Chair: Councilmember Wahl

There are no Public Health and Safety Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

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

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

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

Bid Recommendation - 2021 City Hall Parking Deck Sealing Project

Recommendation to accept the low bid, as submitted by Keely Restoration Services, and to authorize the City Administrator to enter into an Agreement with Keely Restoration Services in an amount not to exceed \$73,000. The 2021 Budget includes \$67,000 for this project in Account 120-079-5470. While the recommended expenditure is above the budgeted amount, a Budget Amendment is NOT necessary due to under-runs within the same account. **(Roll Call Vote) Department of Public Works recommends approval.**

Liquor License Request – Westchester (127 Chesterfield Towne Center) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed by both the Police Department and the Department of Planning and found to meet all the City’s requirements. **(Voice Vote) Police and Planning Department recommends approval.**

Liquor License Request – Shake Shack (17312 Chesterfield Airport Road) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. This application was reviewed by both the Police Department and the Department of Planning and found to meet all the City’s requirements. **(Voice Vote) Police and Planning Department recommends approval.**

Memorandum

Department of Public Works



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

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

DATE: September 3, 2021

RE: City Hall Parking Deck Sealing Project

The Department of Public Works publicly opened bids for the sealing of the parking deck at City Hall on August 31, 2021. The results of the bid opening are detailed in the attached memorandum from Building Maintenance Supervisor Barry Johnson. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Keeley Restoration Services, in an amount not to exceed \$73,000. This includes the low bid amount (\$70,899) and a modest contingency to account for change orders which may become necessary during construction of the project. City Staff has checked references for Keeley Restoration Services and confirmed that they are capable of successfully performing this type of project.

The parking deck at City Hall was constructed in 2002. It is in overall good condition, but must be sealed every six to seven years to prolong its life and avoid water infiltrating the concrete and rusting the interior steel. The 2021 Budget includes \$67,000 for this project in Account 120-079-5470. While the recommended expenditure is above the budgeted amount, a Budget Amendment is NOT necessary due to under-runs within the same account.

If you have questions or require additional information on this project, please let me know.

Concurrence:

J. Kelly
Jeannette Kelly, Finance Director

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Keely Restoration Services in an amount not to exceed \$73,000.

Memorandum

Department of Public Works



TO: James A. Eckrich, PE
Public Works Director / City Engineer

FROM: Barry Johnson,
Building Maintenance Supervisor

DATE: September 2, 2021

RE: 2021 City Hall Parking Deck Sealing, 2021-PW-11

As you are aware, the Department of Public Works opened bids for the above referenced project on August 31, 2021. Three bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Concrete Strategies	\$129,910.00
Keeley Restoration Services	\$70,898.55
Tarlton Corp.	\$76,800.00

The low bidder, Keeley Restoration Services has not performed work in the past for the City of Chesterfield. However, I have checked references and confirmed that they are recognized by Polytuff Systems as an approved applicator and their work will be fully covered by warranty. **Accordingly, I recommend acceptance of the low bid of \$70,898.55 submitted by Keeley Restoration Services and request authorization of work up to the amount of \$73,000.** While this is \$6,000 over the budgeted amount of \$67,000 in Account 120-079-5470, a Budget Adjustment will NOT be required due to a previous under-run of \$6,070 in this account.

A copy of the lowest and best bid is attached for the Department of Finance and Administration's use in preparing a purchase order for the project. Should you require additional information, please advise.

EXHIBIT A**BID FORM**

BID TIME: 10:00 a.m.

BID DATE: Tuesday, August 31, 2021

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda N/A through N/A, for the

City Hall Parking Deck Sealing
2021-PW-06

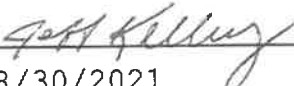
being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of all work necessary to resurface, seal, and restripe approximately 1,815 square yards of concrete parking deck.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:Company Name: Keeley Restoration ServicesAddress: 4245 Papin StCity, State St. Louis, MO 63110Phone number: 314-427-2437 Fax: _____E-mail address: jkelley@keeleyrs.com

Type of Firm: Sole Partnership _____ Partnership X
Corporation _____ Other _____

Officer Jeff KelleyTitle PresidentSignature Date 8/30/2021

**ITEMIZED BID
CITY OF CHESTERFIELD
2021 CITY HALL PARKING DECK SEALING PROJECT
2021-PW-06**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
2.01	PREPARATION	SY	1,815	\$2.85	\$5,172.75
3.01	APPLICATION	SY	1,815	\$33.28	\$60,403.2
4.01	TRAFFIC CONTROL	LS	1	\$1,056.79	\$1,056.79
5.01	PAVEMENT STRIPING AND PARKING STOPS	LS	1	\$4,265.81	\$4,265.81
TOTAL BID					\$70,898.55



BID TABULATION
2021 PARKING DECK SEALING PROJECT
2021-PW-06
August 31, 2021

ITEM #	DESCRIPTION	UNITS	QUANTITY	Keeley Restoration Services		Tarlton Corporation		Concrete Strategies	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
2.01	Preparation	Sq.Yd.	1,815	\$2.85	\$5,172.75	\$4.00	\$7,260.00	\$8.00	\$14,520.00
3.01	Application of Deck Sealant and Materials	Sq.Yd.	1,815	\$33.28	\$60,403.20	\$36.00	\$65,340.00	\$56.00	\$101,640.00
4.01	Traffic Control	L.S.	1	\$1,056.79	\$1,056.79	\$500.00	\$500.00	\$1,600.00	\$1,600.00
5.01	Pavement Striping and Parking Stops	L.S.	1	\$4,265.81	\$4,265.81	\$3,700.00	\$3,700.00	\$12,150.00	\$12,150.00
TOTAL BID					\$70,898.55		\$76,800.00		\$129,910.00



MEMORANDUM

DATE: August 25, 2021

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST – WESTCHESTER**

WESTCHESTER (restaurant/bar) – 127 Chesterfield Towne Center (formerly The Hangar Grill) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Mr. John Cowling is the Managing Officer.

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

With City Council approval at the Monday, September 20, 2021 City Council meeting, I will immediately issue this license.



MEMORANDUM

DATE: August 25, 2021

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST – SHAKE SHACK**

SHAKE SHACK – 17312 Chesterfield Airport Road (formerly Steak N Shake) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Ms. Lorene Williams is the Managing Officer.

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

With City Council approval at the Monday, September 20, 2021 City Council meeting, I will immediately issue this license.

OTHER LEGISLATION

Bill No. 3357 – An Ordinance amending Chapter 600 of the City’s Municipal Code regarding the hours intoxicating liquor may be sold. The City Attorney has recommended adoption of the propose ordinance due to revisions to Missouri Statutes, related to Senate Bill 126 which takes effective August 28, 2021 which expands the hours in which packaged liquor and liquor by the drink may be sold on Sundays from 9 a.m. to midnight to 6 a.m. to 1:30 a.m. Monday. **(Second Reading, The City Attorney recommends approval)**

Bill No. 3360 - Walnut Hill Farm (Lot 1) Lot Split Plat

An ordinance providing for the approval of a Lot Split Plat for Lot 1 of the Walnut Hill Farm Subdivision, zoned NU Non-Urban District and located west of Wilson Avenue and south of Wild Horse Creek Road (18T120146). **(First & Second Readings)**
Department of Planning recommends approval.

UNFINISHED BUSINESS

NEW BUSINESS

BILL NO. 3357

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHESTERFIELD AMENDING CHAPTER 600 OF THE MUNICIPAL CODE REGARDING THE HOURS INTOXICATING LIQUOR MAY BE SOLD

WHEREAS, Chapter 600 of the City's Municipal Code regulates the hours of sale of intoxicating liquor and currently limits the sale of intoxicating liquor on Sundays from 9 a.m. to midnight; and

WHEREAS, on July 7, 2021 the Governor signed Senate Bill 126 which, effective August 28, 2021, amends RSMo 311.200 such that the hours in which packaged liquor and liquor by the drink may be sold on Sundays are expanded from 9 a.m. to midnight, to 6 a.m. to 1:30 a.m. Monday; and

WHEREAS, the City Council of the City desire to amend the Municipal Code to reflect the changes made in state law;

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

SECTION ONE: Section 600.020 of the City Municipal Code shall be amended as follows with language to be added underlined and language to be deleted ~~stricken~~:

Section 600.020 **License Required – Classes of Licenses.**

- A.** No person shall sell or offer for sale intoxicating liquor in the City of Chesterfield without a currently valid liquor license issued by the City. A separate liquor license shall be required for each of the categories and subcategories of liquor sales in which the licensee desires to engage as set forth herein.
- B.** General Licenses. Any person possessing the qualifications and meeting the requirements of this Chapter may apply for the following licenses to sell intoxicating liquor:
 - 1.** Package Liquor — Malt Liquor Only. Sales of malt liquor at retail by grocers and other merchants and dealers for sale in the original package direct to consumers but not for resale and not for consumption on the premises where sold. This license may include Sunday sales from 6:00 A.M. to 1:30 A.M. Monday ~~9:00 A.M. to 12:00 Midnight.~~

2. Package Liquor — All Kinds. Sales of all kinds of intoxicating liquors in the original package at retail not for consumption on the premises where sold, including sales as set forth in Subsection (B)(1) of this Section.
 3. Liquor By The Drink — Malt Liquor/Light Wine Only. Sales of malt liquor and light wines at retail by the drink for consumption on the premises where sold, including sales as set forth in Subsection (B)(1) and (4) of this Section.
 4. Malt Liquor By The Drink. Sales of malt liquor at retail by the drink for consumption on the premises. This license may include Sunday sales from 6:00 A.M. to 1:30 A.M. Monday ~~9:00 A.M. to 12:00 Midnight~~.
 5. Liquor By The Drink — All Kinds. Sales of intoxicating liquor of all kinds at retail by the drink for consumption on the premises where sold, including package sales as set forth in Subsection (B)(2) of this Section.
- C. Sunday Sales.** Except for any establishment that may apply for a license under Section 311.089, RSMo., any person possessing the qualifications and meeting the requirements of this Chapter, who is licensed to sell intoxicating liquor at retail may apply to the City for a special license to sell intoxicating liquor at retail between the hours of 6:00 A.M. on Sunday to 1:30 A.M. Monday ~~9:00 A.M. and 12:00 Midnight on Sundays~~.
- D. Permits.**
1. Temporary Permit For Sale By Drink. Any person who possesses the qualifications, meets the requirements and complies with the provisions of Section 600.030(B) below may apply for a special permit to sell intoxicating liquor for consumption on premises where sold.
 2. Tasting Permit — Retailers. Any person who is licensed to sell intoxicating liquor in the original package at retail under Subsections (B)(2) and (C) of this Section above may apply for a special permit to conduct wine, malt beverage and distilled spirit tastings on the licensed premises; however, nothing in this Section shall be construed to permit the licensee to sell wine, malt beverages or distilled spirits for on-premises consumption.
 3. Tasting Permit — Winery, Distiller, Manufacturer, Etc.
 - a. Any winery, distiller, manufacturer, wholesaler, or brewer or designated employee may provide and pour distilled spirits,

wine, or malt beverage samples off a licensed retail premises for tasting purposes provided no sales transactions take place. For purposes of this Subsection (D)(3), a "sales transaction" shall mean an actual and immediate exchange of monetary consideration for the immediate delivery of goods at the tasting site.

b. Notwithstanding any other provisions of this Chapter to the contrary, any winery, distiller, manufacturer, wholesaler, or brewer or designated employee may provide, furnish, or pour distilled spirits, wine, or malt beverage samples for customer tasting purposes on any temporary licensed retail premises as described in Sections 311.218, 311.482, 311.485, 311.486, or 311.487, RSMo., or on any tax-exempt organization's licensed premises as described in Section 311.090, RSMo.

c. Any Winery, Distiller, Etc., May Provide Or Furnish Distilled Spirits, Wine Or Malt Beverage Samples On A Licensed Retail Premises — When.

(1). Notwithstanding any other provisions of this Chapter to the contrary, any winery, distiller, manufacturer, wholesaler, or brewer or designated employee may provide or furnish distilled spirits, wine or malt beverage samples on a licensed retail premises for customer tasting purposes so long as the winery, distiller, manufacturer, wholesaler, or brewer or designated employee has permission from the person holding the retail license. The retail licensed premises where such product tasting is provided shall maintain a special permit in accordance with Section 311.294, RSMo., or hold a by the drink for consumption on the premises where sold retail license. No money or anything of value shall be given to the retailers for the privilege or opportunity of conducting the on-the-premises product tasting.

(2). Distilled spirits, wine, or malt beverage samples may be dispensed by an employee of the retailer, winery, distiller, manufacturer or brewer or by a sampling retained by the retailer, winery, distiller, manufacturer or brewer. All sampling service employees that provide and pour intoxicating liquor samples on a licensed retail premises shall be required to complete a server training program approved by the Division of Alcohol and Tobacco Control.

- (3). Any distilled spirits, wine, or malt beverage sample provided by the retailer, winery, distiller, manufacturer, wholesaler, or brewer remaining after the tasting shall be returned to the retailer, winery, distiller, manufacturer, wholesaler, or brewer.

SECTION TWO: Section 600.030 of the City Municipal Code shall be amended as follows with language to be added underlined and language to be deleted ~~stricken~~:

Section 600.030 **License Regulations.**

- A. Package Sales, Limitations.** No license shall be issued for the sale of intoxicating liquor in the original package, not to be consumed upon the premises where sold, except to a person engaged in, and to be used in connection with, the operation of one (1) or more of the following businesses: a drugstore, a cigar and tobacco store, a grocery store, a general merchandise store, a confectionery or delicatessen store, nor to any such person who does not have and keep in his/her store a stock of goods having a value according to invoices of at least one thousand dollars (\$1,000.00), exclusive of fixtures and intoxicating liquors. Under such license, no intoxicating liquor shall be consumed on the premises where sold nor shall any original package be opened on the premises of the vendor except as otherwise provided in this Chapter or law.
- B. Temporary Permit For Sale By Drink — Certain Organizations.**
 1. Notwithstanding any other provision of this Chapter, a permit for the sale of all kinds of intoxicating liquor, including intoxicating liquor in the original package, at retail by the drink for consumption on the premises of the licensee may be issued to any church, school, civic, service, fraternal, veteran, political or charitable club or organization for the sale of such intoxicating liquor at a picnic, bazaar, fair or similar gathering. The permit shall be issued only for the day or days named therein and it shall not authorize the sale of intoxicating liquor for more than seven (7) days by any such club or organization.
 2. If the event will be held on a Sunday, the permit shall authorize the sale of intoxicating liquor on that day beginning at 6:00 A.M.
 3. At the same time that an applicant applies for a permit under the provisions of this Subsection, the applicant shall notify the Director of Revenue of the holding of the event by certified mail and by such notification shall accept responsibility for the collection and payment of any applicable sales tax.

4. No provision of law or rule or regulation of the City shall be interpreted as preventing any wholesaler or distributor from providing customary storage, cooling or dispensing equipment for use by the permit holder at such picnic, bazaar, fair or similar gathering.

C. Operating Hours, Days.

1. No person having a license issued pursuant to this Chapter nor any employee of such person shall sell, give away, or permit the consumption of any intoxicating liquor in any quantity between the hours of 1:30 A.M. and 6:00 A.M. on weekdays and between the hours of 1:30 A.M. on Sunday and 6:00 A.M. on Monday except as otherwise authorized and licensed for Sunday sales, and if said person has a license to sell intoxicating liquor by the drink, his/her premises shall be and remain a closed place as defined in Section 600.010 of this Chapter and between the hours of 1:30 A.M. and 6:00 A.M. on weekdays and 1:30 A.M. on Sunday and 6:00 A.M. on Monday. Where such licenses authorizing the sale of intoxicating liquor by the drink are held by clubs, hotels, or bowling alleys, this Section shall apply only to the room or rooms in which intoxicating liquor is dispensed; and where such licenses are held by restaurants or bowling alleys whose business is conducted in one room only, then the licensee shall keep securely locked during the hours and on the days herein specified all refrigerators, cabinets, cases, boxes and taps from which intoxicating liquor is dispensed.
2. When January 1, March 17, July 4 or December 31 falls on Sunday, and on the Sundays prior to Memorial Day and Labor Day and on the Sunday on which the national championship game of the National Football League is played, commonly known as "Super Bowl Sunday," any person having a license to sell intoxicating liquor by the drink may be open for business and sell intoxicating liquor by the drink under the provisions of his/her license on that day from the time and until the time which would be lawful on another day of the week, notwithstanding any provisions of this Chapter to the contrary.

D. General License Regulations.

1. Each license issued hereunder shall be conspicuously posted on the premises for which the license has been issued.
2. A separate license shall be required for each place of business. Every license issued under the provisions of this Chapter shall particularly describe the premises at which intoxicating liquor may be sold

thereunder, and such license shall not be deemed to authorize or permit the sale of intoxicating liquor at any place other than that described therein.

3. No license issued under this Chapter shall be transferable or assignable except as herein provided. In the event of the death of the licensee, the widow or widower or the next of kin of such deceased licensee, who shall meet the other requirements of this Chapter, may make application and the Clerk may transfer such license to permit the operation of the business of the deceased for the remainder of the period for which a license fee has been paid by the deceased. Whenever one (1) or more members of a partnership withdraws from the partnership, the Clerk, upon being requested, shall permit the remaining partner or partners originally licensed to continue to operate for the remainder of the period for which the license fee has been paid without obtaining a new license.
4. In the event any licensee desires to change the location of his/her place of business in the City, it shall be necessary for him/her to file an application in the same manner as herein provided for an original application, except that no additional fee shall be charged and the amended license, describing the new location, shall be issued immediately upon the approval of the application by the City Council. Any change of location of the enterprise prior to issuance of such an amended license shall constitute a violation of this Section.
5. Every licensee shall keep displayed prominently at all times on its licensed premises any City license designating the premises as a place licensed by the City to sell intoxicating liquors. Nonetheless, no application shall be disapproved by the Supervisor of Alcohol and Tobacco Control for failure to possess a City license when making application for a license. Within ten (10) days from the issuance of said City license, the licensee shall file with the Supervisor of Alcohol and Tobacco Control a copy of such City license.

SECTION THREE: The Mayor and City Council are hereby authorized and directed to approve the amendments on behalf of the City.

SECTION FOUR: All ordinances or parts of ordinance in conflict with this Ordinance and hereby repealed and replaced.

SECTION FIVE: This Ordinance shall be in full force and effect both from and after its passage and approval by the Mayor and City Council.

Passed and approved this_____day of_____, 2021.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

FIRST READING HELD:

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: September 20, 2021

RE: **Walnut Hill Farm (Lot 1) Lot Split Plat:** A Lot Split Plat for an 8.2 acre tract of land zoned NU Non-Urban District, and located at 16121 Walnut Hill Farm Drive (18T120146).



Donald A. Flower has submitted for review and approval a Lot Split Plat for a parcel totaling 8.2 acres, zoned NU Non-Urban District, and located at 16121 Walnut Hill Farm Drive.

The purpose of said Lot Split Plat is to create two lots; the first Lot 1A at 4.2 acres and the second Lot 1B at 4 acres of land.

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

For your information, Lot Split Plats are only reviewed by City Council.

Attached to the legislation, please find a copy of the Lot Split Plat.



Figure 1: Aerial Image of Subject Site

BILL NO. 3360

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 1 OF THE WALNUT HILL FARM SUBDIVISION, ZONED NU NON-URBAN DISTRICT AND LOCATED WEST OF WILSON AVENUE AND SOUTH OF WILD HORSE CREEK ROAD (18T120146).

WHEREAS, Donald A. Flower has submitted for review and approval a Lot Split Plat for a parcel totaling 8.2 acres, zoned NU Non-Urban District, and located at 16121 Walnut Hill Farm Drive; and,

WHEREAS, the purpose of said Lot Split Plat is to create two lots; the first Lot 1A at 4.2 acres and the second Lot 1B at 4 acres of land; and,

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

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

Section 1. The Lot Split Plat for Lot 1 of the Walnut Hill Farm Subdivision, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

Passed and approved this _____ day of _____, 2021.

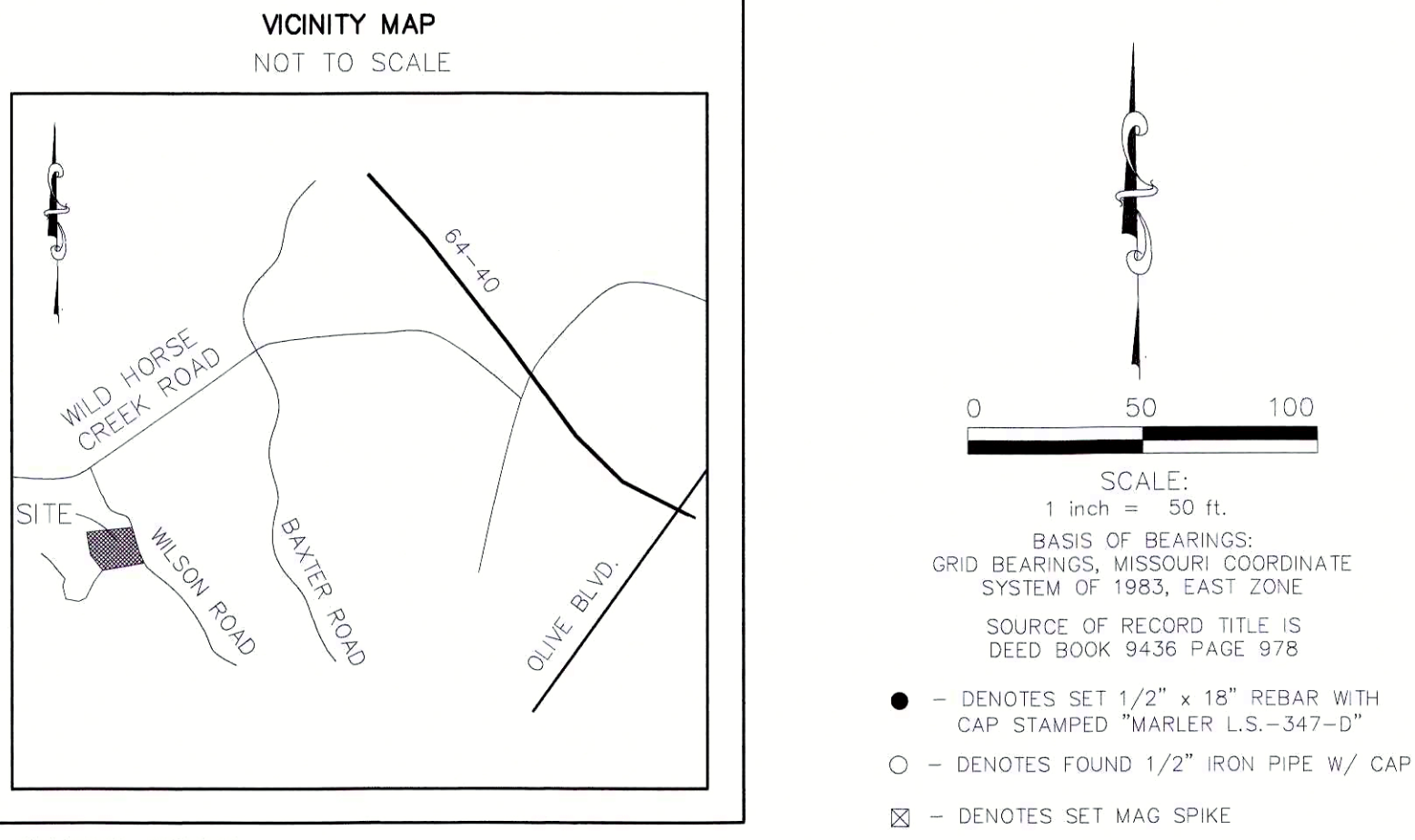
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 09/20/2021



GENERAL NOTES

1) THIS PLAT CONTAINS 8.19 +/- ACRES.

2) LOCATOR #181T20146, CHRIS P. & JEAN A. PAULI, 16121 WALNUT HILL FARM DRIVE, CHESTERFIELD, MO. 63005

3) ADDITIONAL EASEMENTS PROVIDED BY CLIENT:
EASEMENT FOR WATER PIPE RECORDED IN BOOK 6687 PAGE 1494. (LOCATED IN 50' WIDE ROAD EASEMENT AS SHOWN).
EASEMENT TO LACLEDE GAS COMPANY DEED BOOK 6685 PAGE 1964 (LOCATED IN, UNDER AND ACROSS THE 50' WIDE ROAD
EASEMENT, ALL COURTS AND CUL-DE-SACS AS SHOWN)

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY HILLSBORO TITLE COMPANY COMMITMENT NO. H57515, DATED
FEBRUARY 3, 2021.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

14. EASEMENTS AND DEDICATIONS, ACCORDING TO THE ROAD EASEMENT PLAT RECORDED IN PLAT BOOK 147 PAGE 53. (SHOWN
ON SURVEY)

15. BUILDING LINES, EASEMENTS, DEDICATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, ACCORDING TO
INSTRUMENT RECORDED IN BOOK 6629 PAGE 90. (NOT A PLOTTABLE ITEM)

NOTE: RELATIVE TO THE ABOVE, WE FIND OF RECORD, AMENDMENT TO INDENTURE ("AMENDMENT") RECORDED IN BOOK 10957
PAGE 2408, SAID AMENDMENT WAS ORDERED, ADJUDGED AND DECREED INVALID AND VOID PURSUANT TO CONSENT JUDGMENT
FILED OCTOBER 17, 2018 UNDER CAUSE NO. 1 BSL-CC02427 IN THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, AND
RECORDED IN BOOK 23243 PAGE 72.

16. EASEMENT GRANTED TO FRED W. AHLEMEIER, II, DAVID M. ALBERS, AND KENNETH J. LANDOLT, TRUSTEES UNDER
AGREEMENT DATED OCTOBER 30, 1972, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6629 PAGE 104 AND RE RECORDED IN
BOOK 6632 PAGE 1279. (NOT A PLOTTABLE ITEM)

17. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6731
PAGE 972. (BENEFITED PARENT TRACT, A ROD LENGTH IN WIDTH PARALLEL AND ADJACENT TO WILSON ROAD AS TRAVELED,
NOT SHOWN ON SURVEY)

18. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6746
PAGE 1827. (BENEFITS SUBJECT PROPERTY, EASEMENT OVER FINAL INSTALLATION OF CONDUIT, NOT SHOWN ON SURVEY)

19. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK
7491 PAGE 1613. (SHOWN ON SURVEY)

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY HILLSBORO TITLE COMPANY COMMITMENT NO. H57515, DATED
FEBRUARY 3, 2021.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

14. EASEMENTS AND DEDICATIONS, ACCORDING TO THE ROAD EASEMENT PLAT RECORDED IN PLAT BOOK 147 PAGE 53. (SHOWN
ON SURVEY)

15. BUILDING LINES, EASEMENTS, DEDICATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, ACCORDING TO
INSTRUMENT RECORDED IN BOOK 6629 PAGE 90. (NOT A PLOTTABLE ITEM)

NOTE: RELATIVE TO THE ABOVE, WE FIND OF RECORD, AMENDMENT TO INDENTURE ("AMENDMENT") RECORDED IN BOOK 10957
PAGE 2408, SAID AMENDMENT WAS ORDERED, ADJUDGED AND DECREED INVALID AND VOID PURSUANT TO CONSENT JUDGMENT
FILED OCTOBER 17, 2018 UNDER CAUSE NO. 1 BSL-CC02427 IN THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, AND
RECORDED IN BOOK 23243 PAGE 72.

16. EASEMENT GRANTED TO FRED W. AHLEMEIER, II, DAVID M. ALBERS, AND KENNETH J. LANDOLT, TRUSTEES UNDER
AGREEMENT DATED OCTOBER 30, 1972, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6629 PAGE 104 AND RE RECORDED IN
BOOK 6632 PAGE 1279. (NOT A PLOTTABLE ITEM)

17. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6731
PAGE 972. (BENEFITED PARENT TRACT, A ROD LENGTH IN WIDTH PARALLEL AND ADJACENT TO WILSON ROAD AS TRAVELED,
NOT SHOWN ON SURVEY)

18. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6746
PAGE 1827. (BENEFITS SUBJECT PROPERTY, EASEMENT OVER FINAL INSTALLATION OF CONDUIT, NOT SHOWN ON SURVEY)

19. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK
7491 PAGE 1613. (SHOWN ON SURVEY)

LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

A TRACT OF LAND IN U.S. SURVEY 2760, TOWNSHIP FORTY-FIVE (45) NORTH, RANGE FOUR (4) EAST, ST. LOUIS
COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

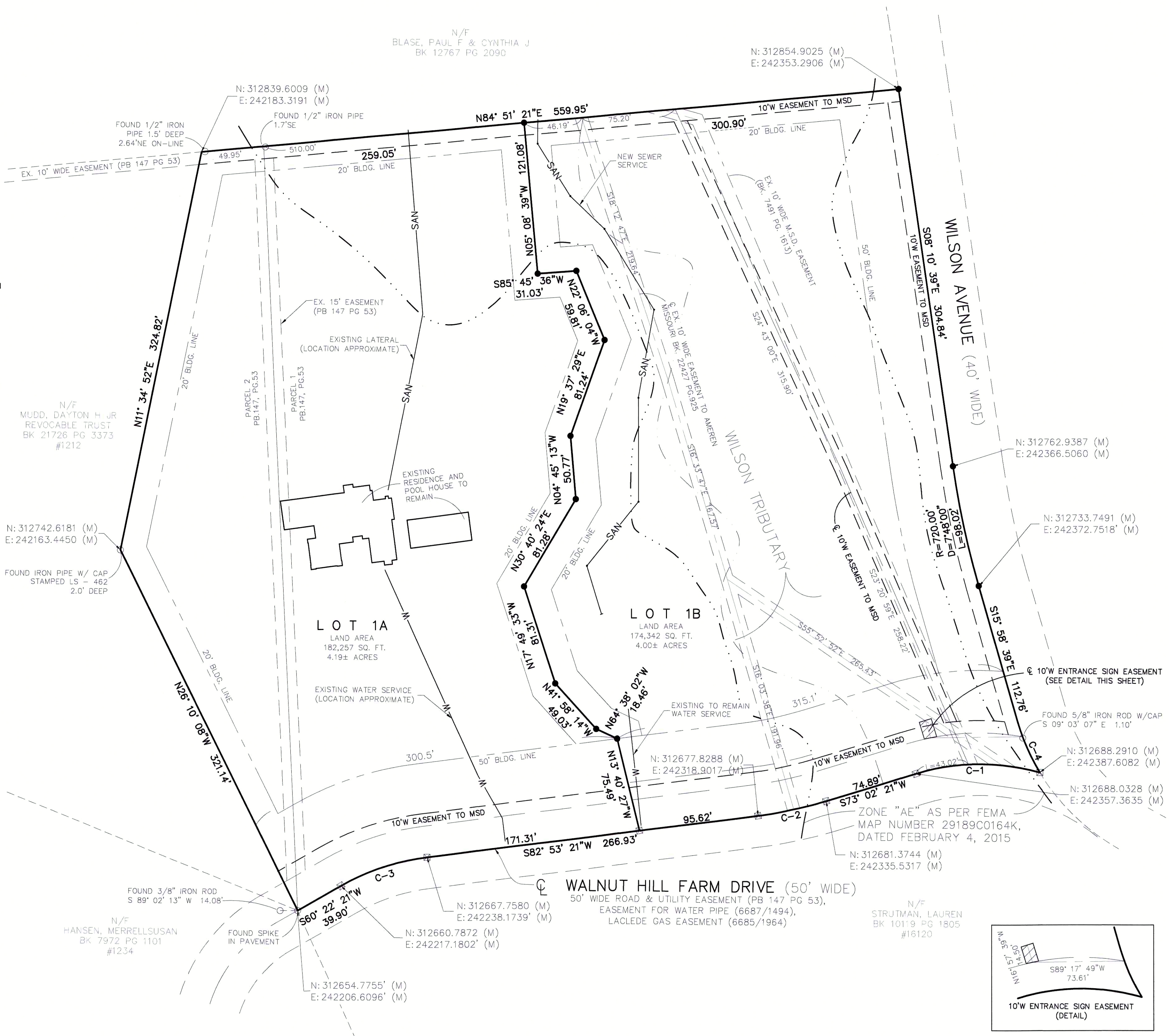
BEGINNING AT A POINT IN THE SOUTHWEST LINE OF WILSON ROAD, 40 FEET WIDE, AND THE NORTHEAST CORNER OF
PROPERTY CONVEYED TO MILFORD B. SEABAUGH BY DEED RECORDED IN BOOK 5629 PAGE 475 OF THE ST. LOUIS
COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF PROPERTY CONVEYED TO MILFORD B. SEABAUGH AS AFORESAID
THE FOLLOWING COURSES AND DISTANCES: SOUTH 15 DEGREES 25 MINUTES 42 SECONDS WEST 100.62 FEET; SOUTH
72 DEGREES 29 MINUTES WEST 74.89 FEET; THENCE ALONG A CURVE TO THE RIGHT 55.86 FEET; THENCE SOUTH 82
DEGREES 20 MINUTES WEST 266.93 FEET; THENCE ALONG A CURVE TO THE LEFT 73.05 FEET; THENCE SOUTH 59
DEGREES 49 MINUTES WEST 39.90 FEET TO A POINT IN THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO JAMES
SAVENS AND WIFE BY DEED RECORDED IN BOOK 6760 PAGE 1478 OF THE ST. LOUIS COUNTY RECORDS; THENCE
ALONG THE EASTERN LINE OF PROPERTY CONVEYED TO WALTER PARKER AND WIFE BY DEED RECORDED IN BOOK 6640
PAGE 372 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF
PROPERTY CONVEYED TO J. WALTER PARKER AND WIFE AS AFORESAID NORTH 84 DEGREES 20 MINUTES 34 SECONDS
EAST 580.00 FEET TO A POINT IN THE SOUTH LINE OF SAID WATSON ROAD; THENCE SOUTHWARDY ALONG THE
SOUTHWEST LINE OF SAID WILSON ROAD, SOUTH 8 DEGREES 44 MINUTES EAST 304.86 FEET TO A POINT OF CURVE TO
THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT 98.02 FEET TO A POINT; THENCE SOUTH 16 DEGREES 32
MINUTES EAST 112.75 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT 44.55
FEET TO THE POINT OF BEGINNING.

LOT 1A

A TRACT OF LAND IN U.S. SURVEY 2760 TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND
DESCRIBED AS: BEGINNING AT A POINT IN THE WEST LINE OF WILSON ROAD (40-FOOT WIDE) AND THE CENTERLINE OF
WALNUT HILL FARM DRIVE (50-FOOT WIDE); THENCE ALONG SAID CENTERLINE OF WALNUT HILL FARM DRIVE (50-FOOT
WIDE) THE FOLLOWING COURSES AND DISTANCES: WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH AN ARC
LENGTH OF 100.62 FEET, A RADIUS OF 175.00 FEET WITH A CHORD BEARING OF SOUTH 89 DEGREES 30 MINUTES 39
SECONDS WEST AND A CHORD LENGTH OF 99.24 FEET; SOUTH 73 DEGREES 02 MINUTES 21 SECONDS WEST A DISTANCE
OF 74.89 FEET TO A POINT OF CURVATURE; WESTERLY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 55.86
FEET, A RADIUS OF 324.94 FEET WITH A CHORD BEARING OF SOUTH 77 DEGREES 57 MINUTES 51 SECONDS WEST AND A
CHORD LENGTH OF 55.79 FEET; SOUTH 82 DEGREES 53 MINUTES 21 SECONDS WEST A DISTANCE OF 95.62 FEET TO THE
POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE OF WALNUT HILL FARM DRIVE (50-FOOT WIDE) SOUTH
82 DEGREES 53 MINUTES 21 SECONDS WEST A DISTANCE OF 171.31 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY
ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 73.05 FEET, A RADIUS OF 185.87 FEET WITH A CHORD BEARING
OF SOUTH 71 DEGREES 37 MINUTES 51 SECONDS WEST AND A CHORD LENGTH OF 72.58 FEET; SOUTH 60 DEGREES 22
MINUTES 21 SECONDS WEST A DISTANCE OF 39.90 FEET TO THE EAST LINE OF DAYTON H. MUDD JR. AS DESCRIBED IN
BOOK 21726 PAGE 3373 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID DAYTON H. MUDD JR. THE
FOLLOWING COURSES AND DISTANCES: NORTH 26 DEGREES 10 MINUTES 08 SECONDS WEST A DISTANCE OF 321.14 FEET;
NORTH 11 DEGREES 34 MINUTES 52 SECONDS EAST A DISTANCE OF 324.82 FEET TO THE SOUTH LINE OF PAUL F. BLASE
AS DESCRIBED IN BOOK 12767 PAGE 2090 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE OF
PAUL F. BLASE NORTH 84 DEGREES 51 MINUTES 21 SECONDS EAST A DISTANCE OF 259.05 FEET; THENCE DEPARTING
SAID SOUTH LINE OF PAUL F. BLASE SOUTH 05 DEGREES 08 MINUTES 39 SECONDS EAST A DISTANCE OF 121.08 FEET;
THENCE NORTH 88 DEGREES 45 MINUTES 36 SECONDS EAST A DISTANCE OF 31.03 FEET; THENCE SOUTH 22 DEGREES
06 MINUTES 04 SECONDS EAST A DISTANCE OF 59.81 FEET; THENCE SOUTH 19 DEGREES 17 DEGREES 29 SECONDS WEST
A DISTANCE OF 81.24 FEET; THENCE SOUTH 04 DEGREES 45 MINUTES 13 SECONDS EAST A DISTANCE OF 50.77 FEET;
THENCE SOUTH 30 DEGREES 40 MINUTES 24 SECONDS WEST A DISTANCE OF 81.28 FEET; THENCE SOUTH 17 DEGREES 49
MINUTES 33 SECONDS EAST A DISTANCE OF 81.31 FEET; THENCE SOUTH 41 DEGREES 58 MINUTES 14 SECONDS EAST A
DISTANCE OF 49.03 FEET; THENCE SOUTH 64 DEGREES 38 MINUTES 02 SECONDS EAST A DISTANCE OF 18.46; THENCE
SOUTH 13 DEGREES 40 MINUTES 27 SECONDS 75.49 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF
182,257 SQUARE FEET OR 4.19 ACRES, MORE OR LESS.

LOT 1B

A TRACT OF LAND IN U.S. SURVEY 2760 TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND
DESCRIBED AS: BEGINNING AT A POINT IN THE WEST LINE OF WILSON ROAD (40-FOOT WIDE) AND THE CENTERLINE OF
WALNUT HILL FARM DRIVE (50-FOOT WIDE); THENCE ALONG SAID CENTERLINE OF WALNUT HILL FARM DRIVE (50-FOOT
WIDE) THE FOLLOWING COURSES AND DISTANCES: WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH AN ARC LENGTH OF
100.62 FEET, A RADIUS OF 175.00 FEET WITH A CHORD BEARING OF SOUTH 89 DEGREES 30 MINUTES 39 SECONDS WEST
AND A CHORD LENGTH OF 99.24 FEET; SOUTH 73 DEGREES 02 MINUTES 21 SECONDS WEST A DISTANCE OF 74.89 FEET TO
A POINT OF CURVATURE; WESTERLY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 55.86 FEET, A RADIUS OF
324.94 FEET WITH A CHORD BEARING OF SOUTH 77 DEGREES 57 MINUTES 51 SECONDS WEST AND A CHORD LENGTH OF
55.79 FEET; SOUTH 82 DEGREES 53 MINUTES 21 SECONDS WEST A DISTANCE OF 95.62 FEET; THENCE DEPARTING SAID
CENTERLINE OF WALNUT HILL FARM DRIVE (50-FOOT WIDE) NORTH 13 DEGREES 40 MINUTES 27 SECONDS WEST A DISTANCE
OF 75.49 FEET; THENCE NORTH 64 DEGREES 38 MINUTES 02 SECONDS WEST A DISTANCE OF 18.46 FEET; THENCE NORTH
41 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 49.03 FEET; THENCE NORTH 17 DEGREES 49 MINUTES 33
SECONDS WEST A DISTANCE OF 81.31; THENCE NORTH 30 DEGREES 40 MINUTES 24 SECONDS EAST A DISTANCE OF 81.28 FEET;
THENCE NORTH 04 DEGREES 45 MINUTES 13 SECONDS WEST A DISTANCE OF 50.77 FEET; THENCE NORTH 19 DEGREES 37
MINUTES 29 SECONDS EAST A DISTANCE OF 81.24 FEET; THENCE NORTH 22 DEGREES 06 MINUTES 04 SECONDS WEST A
DISTANCE OF 59.81 FEET; THENCE SOUTH 85 DEGREES 45 MINUTES 36 SECONDS WEST A DISTANCE OF 31.03 FEET; THENCE
NORTH 05 DEGREES 08 MINUTES 39 SECONDS WEST A DISTANCE OF 121.08 FEET TO THE SOUTH LINE OF PAUL F. BLASE
AS DESCRIBED IN BOOK 12767 PAGE 2090 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE OF PAUL
F. BLASE NORTH 84 DEGREES 51 MINUTES 21 SECONDS EAST A DISTANCE OF 300.90 FEET TO THE AFORESAID WEST LINE
OF WILSON ROAD (40-FOOT WIDE); THENCE ALONG SAID WEST LINE OF WILSON ROAD (40-FOOT WIDE) THE FOLLOWING
COURSES AND DISTANCES: SOUTH 08 DEGREES 10 MINUTES 39 SECONDS EAST A DISTANCE OF 304.84 FEET TO A POINT
OF CURVATURE; SOUTHERLY ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 98.02 FEET, A RADIUS OF 720.00
FEET WITH A CHORD BEARING OF SOUTH 12 DEGREES 04 MINUTES 39 SECONDS EAST AND WITH A CHORD LENGTH OF
97.94 FEET; SOUTH 15 DEGREES 58 MINUTES 39 SECONDS EAST A DISTANCE OF 112.76 FEET TO A POINT OF CURVATURE;
SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 44.56 FEET, A RADIUS OF 170.00 FEET, A CHORD
BEARING OF SOUTH 23 DEGREES 29 MINUTES 12 SECONDS EAST WITH A CHORD LENGTH OF 44.43 FEET TO THE POINT OF
BEGINNING AND HAVING AN AREA OF 174,342 SQUARE FEET OR 4.00 ACRES, MORE OR LESS.



CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	100.62'	175.00'	32°56'36"
C2	55.86'	324.94'	09°50'59"
C3	73.05'	185.87'	22°31'05"
C4	44.56'	170.00'	15°01'06"

STATE PLANE COORDINATES	
THE STATE PLANE COORDINATES WERE DERIVED USING A MODEL P6 GPS RECEIVER FROM TRIMBLE AND THE MODOT GNSS NETWORK BROADCASTING NAD83 (2011) POSITIONS EPOCH 2010.00 FROM THE GEOGRAPHIC REFERENCE SYSTEM STATION MOSI (LAT: 38 33 44.23061 N AND (LON: 90 27 40.90237 W) WITH A GRID FACTOR OF 0.99991538.	

OWNER'S SCRIPT

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR STATEMENT HAVE CAUSED THE SAME TO BE ADJUSTED, WHICH SHALL HEREAFTER BE KNOWN AS **"WALNUT HILL FARM LOT SPLIT"**.

THE 10' WIDE HATCHED EASEMENT IS DEDICATED TO THE WALNUT HILL FARM HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE OF THE EXISTING ENTRANCE SIGN.

ALL EASEMENTS CREATED BY THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO MISSOURI AMERICAN WATER COMPANY, AMEREN UE COMPANY, LACLEDE GAS COMPANY, AT&T CORPORATION, METROPOLITAN ST. LOUIS SEWER DISTRICT, (CABLE COMPANY OF CONCERN), THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

CHRIS H. PAULI _____ DATE _____

JEAN MARIE A. PAULI _____ DATE _____

NOTARY SCRIPT

STATE OF _____) SS

COUNTY OF _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED CHRIS H. PAULI AND JEAN MARIE A. PAULI, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS PLAT OF **"WALNUT HILL FARM LOT SPLIT"**.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____, 2021.

(PRINTED NAME/TITLE) _____ (SIGNATURE) _____

STATE OF MISSOURI } SS.

ST. LOUIS COUNTY }

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____ OF _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY CLERK'S SCRIPT

THIS IS TO CERTIFY THAT THIS PLAT OF **"WALNUT HILL FARM LOT SPLIT"** WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD BY ORDINANCE NUMBER _____ ON _____, 2021 AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

ATTEST:

BOB NATION, MAYOR _____ VICKIE McGOWND, CITY CLERK _____

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF **CHRIS H. PAULI AND JEAN MARIE A. PAULI**, WE HAVE DURING THE MONTH OF JANUARY 2019, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS AND EASEMENTS OF A TRACT OF LAND IN U.S. SURVEY 2760, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, AS RECORDED IN DEED BOOK 9436 PAGE 978 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND SUBSEQUENTLY DURING THE MONTH OF NOVEMBER 2019, CAUSED THE SAME TO BE ADJUSTED AND SHALL HEREAFTER BE KNOWN AS **"WALNUT HILL FARM LOT SPLIT"**, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING.

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 2030 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 16 (20 CSR 2030-16.030), (20 CSR 2030-16.040), AND (20 CSR 2030-16.060), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER 31, 2019. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 26th DAY OF August, 2021.

MARTY L. MARLER
REGISTERED LAND SURVEYOR
NUMBER LS-2501

By: Marty L. Marler
MARTY L. MARLER
MISSOURI P.L.S. 2001

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PROJECT NAME: WALNUT HILL FARM LOT SPLIT SHEET 1 OF 1

ADDRESS: 16121 WALNUT HILL FARM DR. CITY OF CHESTERFIELD, MISSOURI

DATE: 11/04/2019 REVISION DATES

SCALE: 1" = 50'

DRAWN BY: M.S.B.

CHECKED BY: M.L.M.

DWG. No.: 1911-003

DEPUTY: T.M.

11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 MH. (573) 860-8606 FAX
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