



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, September 18, 2017
5:45 PM**

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

- A. Bill No. 3165 - P.Z. 09-2017 18385 Chesterfield Airport Rd.
(Chesterfield Hockey Association) (First Reading)**
- B. Bill No. 3166 – Chesterfield Hill Plat Four, Lot 47 and Chesterfield Hill
First Addition Plat Seven, Lots 300 & 301 (Boundary Adjustment Plat)
(First & Second Reading)**
- C. Proposed Resolution – Friendship Village Bond Issuance from St. Louis
County (Voice Vote)**
- D. Next Meeting – September 20, 2017 (5:45pm)**

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

- A. Proposed Resolution – St. Louis City/County Unification (Voice Vote)**

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

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

V. Report from the City Administrator – Mike Geisel

- A. 2017 Accessible Sidewalk Ramp Improvement Project (Voice Vote)**
- B. Assignment of Class Action Settlement Proceeds**

VI. Unfinished Business – Mayor Bob Nation

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, September 18, 2017
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – August 21, 2017
 - B. Executive Session Minutes** – August 21, 2017
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Wednesday, September 20, 2017** – Planning and Public Works (5:45pm)
 - B. Monday, September 25, 2017** – F&A Committee of the Whole Budget Workshop (5:30pm)
 - C. Monday, September 25, 2017** – Planning Commission (7pm)
 - D. Monday, October 2, 2017** – Next City Council meeting (7pm)

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3165 – P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association) (First Reading)**
- 2. Bill No. 3166 – Chesterfield Hill Plat Four, Lot 47 and Chesterfield Hill First Addition Plat Seven, Lots 300 & 301 (Boundary Adjustment Plat) (First & Second Reading)**
- 3. Proposed Resolution – Friendship Village Bond Issuance from St. Louis County (Voice Vote)**
- 4. Next Meeting – September 20, 2017 (5:45pm)**

B. Finance and Administration Committee – Chairperson Tom DeCampi, Ward IV

- 1. Proposed Resolution – St. Louis City/County Unification (Voice Vote)**

C. Parks, Recreation and Arts Committee – Chairperson Randy Logan, Ward III

D. Public Health and Safety Committee – Chairperson Barry Flachsbart, Ward I

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. 2017 Accessible Sidewalk Ramp Improvement Project (Voice Vote)

B. Assignment of Class Action Settlement Proceeds

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3165** – AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD {CHESTERFIELD HOCKEY ASSOCIATION} 17W640080).
(PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED) (FIRST READING)
- B. BILL NO. 3166** – AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 47 OF THE CHESTERFIELD HILL SUBDIVISION AND LOTS 300 AND 301 OF THE CHESTERFIELD HILL FIRST ADDITION TO CREATE A 35,923 SQUARE FOOT TRACT OF LAND, A 19,142 SQUARE FOOT TRACT OF LAND AND A 16,095 SQUARE FOOT TRACT OF LAND, ALL ZONED “R1A” RESIDENCE DISTRICT AND LOCATED ON THE NORTH SIDE OF HARLESTON VILLAGE DRIVE AT ITS INTERSECTION WITH CHALMERS DRIVE (19R220043, 19R220142, 19R220153).**(DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES RECOMMENDS APPROVAL) (FIRST & SECOND READING)**

XV. ADJOURNMENT

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

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



RECORD OF PROCEEDING

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

AUGUST 21, 2017

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

APPROVAL OF MINUTES

The minutes of the August 7, 2017 City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Ohley, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 7, 2017 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Jeannie Aumiller, McBride Homes, stated that she was available to answer questions related to Bill No. 3163 (P.Z. 02-2017 Fienup Farms [McBride & Son]) and Bill No. 3164 (P.Z. 03-2017 Fienup Farms [McBride & Son]).

Mr. David Altman, 30 Ridge Crest Drive, spoke in support of the River Valley Drive Closure.

Mr. Michael Christman, 6 River Bend Drive, spoke in support of the River Valley Drive Closure.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, September 6, 2017, at 7 p.m.

Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to suspend the rules in order to address Item X-C (Bid Recommendation – River Valley Drive Closure). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for the River Valley Drive Closure Project. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending that City Council accept the low bid as submitted by Krupp Construction and to authorize the City Administrator to enter into a contract for this work in an amount not to exceed \$178,000 for the River Valley Drive Closure Project. Funds in the correct amount have previously been transferred for this project. Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Tilman, Flachsbart, Ohley, Logan, Keathley, DeCampi, McGuinness and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to approve the proposed River Valley Drive Closure Gate Policy (Public Works Policy No. 37). This policy addresses the operation of the emergency access gate which provides the closure to through traffic. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

APPOINTMENTS

Mayor Nation nominated Mr. M. Peri Periasamy for appointment to the Finance & Administration Citizens Advisory Committee. Councilmember Logan made a motion, seconded by Councilmember Hurt, to appoint Mr. Periasamy to the Finance and Administration Citizens Advisory Committee for a term of three years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

[Councilmember McGuinness stepped out of the meeting at 7:26 p.m.]

Mayor Nation nominated Mr. Bud Gruchalla for re-appointment to the Architectural Review Board. Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to re-appoint Mr. Gruchalla to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mayor Nation nominated Mr. Doug DeLong for re-appointment to the Architectural Review Board. Councilmember Tilman made a motion, seconded by Councilmember Keathley, to re-appoint Mr. DeLong to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

[Councilmember McGuinness returned to the meeting at 7:28 p.m.]

Mayor Nation nominated Ms. Lauren Strutman for re-appointment to the Public Works Board of Variance. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to re-appoint Ms. Lauren Strutman to the Public Works Board of Variance for a term of five years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3163 (P.Z. 02-2017 Fienup Farms [McBride & Son]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman reported that Bill No. 3164 (P.Z. 03-2017 Fienup Farms [McBride & Son]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to grant a time extension of 18 months for 18626 Olive Street Rd (P.Z. 05-2014). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Tilman announced that the next meeting of this Committee has been scheduled for Thursday, August 24, at 5:45 p.m.

Finance and Administration Committee

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Randy Logan, Chairperson of the Parks, Recreation & Arts Committee, reported that art installation of “The Flow” is progressing at Central City Park, and should be complete soon.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that City Council has previously approved multiple contracts for the City’s capital street reconstruction program. As work has progressed throughout the year, one contractor has lagged and is willing to reduce their contractual scope of work such that it can be transferred to another existing City contract. Accordingly, Staff recommends that work be shifted from one contract to another, simply removing previously authorized street replacement from two contracts and adding that same amount of work to another approved contractor. Mr. Geisel joined with Director of Public Works/City Engineer Jim Eckrich in recommending that the existing contracts for street reconstruction be amended as follows: increase the existing contract with Amcon Municipal Concrete by \$550,000 and simultaneously reduce the contracts for E. Meier and Marschuetz Construction by \$350,000 and \$200,000 respectively. The proposed work will be completed within the aggregate contract amounts previously approved by City Council and there is no additional expenditure of City funds. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Tilman, Hurt, Flachsbart, Keathley, DeCampi, Ohley, Logan and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for professional engineering design services related to the replacement of the stone arch culvert on Old Chesterfield Road. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending that City Council authorize the City Administrator to execute a contract for professional engineering design services with Oates Associates, Incorporated in an amount not to exceed \$145,000. This project is fully funded by the ½ cent sales tax for Streets and Sidewalks. Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to approve this recommendation. A roll call vote was taken with the following results: Ayes – DeCampi, McGuinness, Ohley, Tilman, Hurt, Flachsbart, Keathley and Logan. Nays – None. Whereupon Mayor Nation declared the motion passed.

[Bid Recommendation for River Valley Drive Closure Project was discussed after “Introductory Remarks” portion of the agenda.]

Mr. Geisel reported that the 2017 budget contained funding for codification of the City’s ordinances. Staff has obtained a proposal from General Code, the company that currently administers, maintains, and publishes the City’s Code of Ordinances, for a Codification update. Mr. Geisel joined with City Clerk Vickie Hass and City Attorney Chris Graville in recommending that City Council accept the proposal for codification services as submitted by General Code and authorize the City Administrator to execute the contract for services at a cost not to exceed \$20,000. The 2017 Budget includes adequate funds for this effort. Councilmember Flachsbart made a motion, seconded by Councilmember Keathley, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Logan, Tilman, Keathley, Flachsbart, Ohley, Hurt, DeCampi and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that the City’s contract for services provided by Gamble & Schlemeier, Ltd. is set to expire on August 30, 2017. Mr. Geisel provided a proposed contract for the upcoming year and requested that City Council provide direction relative to the continuation of this contract. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to approve the contract extension with Gamble & Schlemeier, in an amount not to exceed \$40,000, and authorize a transfer in that amount from General Fund Fund Reserves. A roll call vote was taken with the following results: Ayes – Tilman, Ohley, Flachsbart, Logan, McGuinness, Keathley, Hurt and DeCampi. Nays – None. Whereupon Mayor Nation declared the motion passed.

UNFINISHED BUSINESS

Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to receive and file the CBIZ report for non-uniformed employees; incorporate the compensation adjustment for those individual employees who have been identified to be below market as described in the memorandum of July 26 from the City Administrator; and simultaneously direct Staff to prepare analysis and recommendations for the update and

revision of the City's Salary Administration policies for review and consideration by the F&A Committee of the Whole, and then by the entire City Council.

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to amend the motion by removing the incorporation of the compensation adjustment for those individual employees who have been identified to be below market until the report can be reviewed globally; and to direct Staff to prepare an analysis of the CBIZ Report, rather than providing recommendations. Discussion ensued. Councilmember Flachsbart called the question on the amendment, and the motion to call the question died due to lack of a second.

A roll call vote was taken on the amendment to remove the incorporation of the compensation adjustment for those individual employees who have been identified to be below market until the report can be reviewed globally; and to direct Staff to prepare an analysis of the CBIZ Report, rather than providing recommendations, with the following results: Ayes – DeCampi, Keathley and McGuinness. Nays – Flachsbart, Tilman, Ohley, Logan and Hurt. Whereupon Mayor Nation declared the motion to amend failed.

Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to amend the original motion by making the compensation adjustment for those individual employees identified to be below market, effective the first full pay period after September 1. A roll call vote was taken with the following results: Ayes – Hurt, Tilman, Flachsbart and Logan. Nays – Keathley, Ohley, McGuinness and DeCampi. Mayor Nation voted "Aye" to break the tie and declared the motion to amend passed.

A roll call vote was taken on the main motion as amended, to receive and file the CBIZ report for non-uniformed employees; incorporate the compensation adjustment for those individual employees who have been identified to be below market as described in the memorandum of July 26 from the City Administrator, effective the first full pay period after September 1; and simultaneously direct Staff to prepare recommendations for the update and revision of the City's Salary Administration policies for review and consideration by the F&A Committee, and then by the entire City Council, with the following results: Ayes – Logan, Flachsbart, Tilman and Hurt. Nays – McGuinness, Ohley, Keathley and DeCampi. Mayor Nation voted "Nay" to break the tie and declared the motion, as amended, failed.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to receive and file the CBIZ Report, refer it to the F&A Committee, and concurrently direct Staff to perform further analysis of the entire CBIZ data as it may be applicable to changes in administration of the City's pay plan.

Councilmember Logan made a motion, seconded by Councilmember Tilman, to amend the motion to refer the CBIZ Report to the F&A Committee-of-the Whole.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to suspend the rules and take up the “Legislation – Planning Commission” portion of the agenda before continuing the CBIZ discussion. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3163 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “E-1” ESTATE ONE ACRE DISTRICT FOR A 223.02 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD APPROXIMATELY 3,250 FEET EAST OF ITS INTERSECTION WITH KEHRS MILL ROAD AND 4,400 FEET WEST OF ITS INTERSECTION WITH BAXTER ROAD (P.Z. 02-2017 FIENUP FARMS {MCBRIDE & SON} 18U640049, 18U630028, 18U330454, 17U310093, 17U320070 & 17T110201) **(SECOND READING) (PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3163. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3163 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3163 with the following results: Ayes – Keathley, Tilman, Logan, McGuinness, Flachsbart, Ohley, Hurt and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3163 approved, passed it and it became **ORDINANCE NO. 2970**.

BILL NO. 3164 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “E-1” ESTATE ONE ACRE DISTRICT TO A “PUD” PLANNED UNIT DEVELOPMENT FOR A 223.02 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD APPROXIMATELY 3,250 FEET EAST OF ITS INTERSECTION WITH KEHRS MILL ROAD AND 4,400 FEET WEST OF ITS INTERSECTION WITH BAXTER ROAD (P.Z. 03-2017 FIENUP FARMS {MCBRIDE & SON} 18U640049, 18U630028, 18U330454, 17U310093, 17U320070, & 17T110201) **(SECOND READING) (PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Tilman made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3164. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3164 was read for the second time.

Councilmember Hurt made a motion, seconded by Councilmember Tilman, to approve the blue sheet amendment for Bill No. 3164. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A roll call vote was taken for the passage and approval of Bill No. 3164 with the following results: Ayes – Logan, DeCampi, Hurt, Keathley, Ohley, McGuinness, Tilman and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3164 approved, passed it and it became **ORDINANCE NO. 2971**.

[Returned to “Unfinished Business” to continue the CBIZ Report discussion.]

Councilmember McGuinness made a second motion to amend the motion to refer the CBIZ Report to the Council Committee-of-the-Whole, allowing Staff plenty of time to provide the information. The motion died due to lack of a second.

[Councilmember Flachsbart left the meeting at 8:59 p.m.]

A roll call vote was taken on the amendment to refer the CBIZ Report to the F&A Committee-of-the Whole, with the following results: Ayes – Hurt, McGuinness, DeCampi, Tilman, Keathley, Ohley and Logan. Nays – None. Whereupon Mayor Nation declared the motion to amend passed.

A roll call vote was taken on the main motion as amended, to receive and file the CBIZ Report, refer it to the F&A Committee-of-the-Whole, and concurrently direct Staff to perform further analysis and provide recommendations of the entire CBIZ data as it may be applicable to changes in administration of the City’s pay plan, with the following results: Ayes – DeCampi, Hurt, Keathley, McGuinness, Tilman, Logan and Ohley. Nays – None. Whereupon Mayor Nation declared the motion, as amended, passed.

NEW BUSINESS

Councilmember Ohley inquired about directing Staff to prepare a report that identifies issues and concerns related to the redevelopment of the Chesterfield Mall property and the impacts on the surrounding Chesterfield Village area. This should be considered by the City in anticipation of, and prior to, submission of any specific petition for redevelopment. Discussion ensued and it was determined that the intent of this request was to start a dialogue and have an overall concept of what uses may be appropriate for the Chesterfield Mall redevelopment. Mayor Nation instructed Staff to amend the upcoming Planning/Public Works Committee agenda to include this directive.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 9:35 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Wednesday, September 20, 2017** – Planning and Public Works (5:45pm)
- B. Monday, September 25, 2017** – F&A Committee of the Whole Budget Workshop (5:30pm)
- C. Monday, September 25, 2017** – Planning Commission (7pm)
- D. Monday, October 2, 2017** – Next City Council meeting (7pm)

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee met on Thursday, August 24th and September 7th which resulted in the following action items for the September 18, 2017 City Council meeting.

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

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

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

Green Sheet Amendment Provided

Proposed Resolution - Friendship Village Bond Issuance from St. Louis County (Voice Vote) PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL

RESOLUTION APPROVING A PROJECT FOR FRIENDSHIP VILLAGE OF WEST COUNTY TO BE FINANCED BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ST. LOUIS, MISSOURI

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

Bill No. 3166 - Chesterfield Hill Plat Four, Lot 47 and Chesterfield Hill First Addition Plat Seven, Lots 300 & 301 – Boundary Adjustment Plat

(First & Second Readings) DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES RECOMMENDS APPROVAL

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 47 OF THE CHESTERFIELD HILL SUBDIVISION AND LOTS 300 AND 301 OF THE CHESTERFIELD HILL FIRST ADDITION TO CREATE A 35,923 SQUARE FOOT TRACT OF LAND, A 19,142 SQUARE FOOT TRACT OF LAND AND A 16,095 SQUARE FOOT TRACT OF LAND, ALL ZONED "R1A" RESIDENCE DISTRICT AND LOCATED ON THE NORTH SIDE OF HARLESTON VILLAGE DRIVE AT ITS INTERSECTION WITH CHALMERS DRIVE (19R220043, 19R220142, 19R220153).

Next Meeting

The next meeting of the Planning and Public Works Committee is scheduled for Wednesday, September 20, 2017 at 5:45 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: Jessica Henry, Senior Planner *JH*
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 24, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 24, 2017 in Conference Room 101.

In attendance were: **Chair Guy Tilman** (Ward II), **Councilmember Barry Flachsbert** (Ward I), **Councilmember Dan Hurt** (Ward III), and **Councilmember Michelle Ohley** (Ward IV).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jessica Henry, Senior Planner; Cecilia Dvorak, Project Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the July 20, 2017 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of July 20, 2017. The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS - None

Councilmember Hurt made a motion to discuss New Business Item C first. Motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

III. NEW BUSINESS

C. Chesterfield Village and Chesterfield Mall Discussion (Ward 2) - Councilmember Ohley

Councilmember Ohley requested that Staff prepare a report to identify issues and concerns the City should consider in anticipation of, and prior to the submission of, any petition for re-development of the Chesterfield Mall property, including the impact on the surrounding Chesterfield Village.

DISCUSSION

Councilmember Hurt felt that this information would be advantageous to several members of the Council. He requested information on the history of Chesterfield Village including deed

restrictions, past and present owners of the mall, the current status of the mall, as well as future uses for the mall. He encouraged the formation of public committees to provide input into the future redevelopment of the mall.

Noting that a review of the Comprehensive Plan is upcoming, Councilmember Flachsbar recommended that Staff research the history of Chesterfield Village and Chesterfield Mall prior to any updates. He stated that Louis Sachs had a very specific vision for the area and it would be helpful to understand that vision. He also would like to see a complete history of the mall from its inception to its current status.

Councilmember Flachsbar made a motion directing Staff to prepare a complete historical analysis, from the creation to present day conditions, of the Chesterfield Village area with particular emphasis on Chesterfield Mall prior to reviewing the Comprehensive Plan. The motion was seconded by Councilmember Hurt and **passed** by a voice vote or 4-0.

Discussion after the motion

Planning Commission Chair Merrell Hansen spoke about Mr. Sachs' vision of the area and stated that Kathy Higgins, past-president of Sachs Properties, understood what he was trying to accomplish. Ms. Hansen felt that she may be willing to share this information with the Council. The Committee agreed and Ms. Hansen stated that she would try to contact Ms. Higgins.

Councilmember Hurt made a motion recommending that the Planning Commission and Staff consider forming public committees, with a committee specifically dedicated to Chesterfield Mall/Chesterfield Village, during the process of studying the Comprehensive Plan. The motion was seconded by Councilmember Flachsbar and **passed** by a voice vote of 4-0.

A. P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association):

A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for 17.85 acres located on the north side of Chesterfield Airport Road approximately 290 feet northeast of its intersection with Olive Street Road and 860 feet northwest of its intersection with Wings of Hope Boulevard (17W640080). (Ward 4)

STAFF REPORT

Cecilia Dvorak, Project Planner, presented the project request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District. The 17.85 acre parcel is located north of Chesterfield Airport Road, northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

A public hearing was held on July 10, 2017 at which time the following issues were raised:

1. Consistency of permitted uses with adjacent developments;
2. Hours of operation;
3. Need for a traffic study;
4. Cross access to adjacent developments; and
5. Potential impact on adjacent properties.

A subsequent vote meeting was held on August 14, 2017 during which substantial discussion took place regarding access from the site to the south and how it might be restricted once the Olive Street Road extension is complete. A motion was made to recommend approval of the petition subject to a restriction on access to the private road upon granting signalized access at Olive Street Road. The motion passed by a vote of 6-0 and Staff conferred with the City Attorney on the following language which has been incorporated into Section 1.7 of the Attachment A requirements:

Upon connection of the Olive Street Road extension to Chesterfield Airport Road, the interim access point connecting to the development to the south shall be converted to right-in right-out access only.

DISCUSSION

Access

Councilmember Hurt expressed concern about the proposed language regarding the interim access point because such language does not alleviate traffic concerns along Chesterfield Airport Road. Once the Olive Street Road extension is complete, he would like to see the cut-thru traffic eliminated along the private drive, which currently accesses the site. He clarified that the existing developments along the private road would still have access to this road.

During discussion, it was confirmed that: (1) the current property owner has agreed to allow the extension through their property; (2) the Petitioner would cover the cost of construction for their portion of the extension; and (3) the City has the ability to mandate abandonment of the temporary access.

Chair Tilman asked whether the road improvement would entail additional taxes to the property owner and asked Staff to research this issue.

After additional discussion, Councilmember Hurt made a motion that the following language be incorporated into the Attachment A requirements:

Upon connection of the Olive Street Road extension to Chesterfield Airport Road, the interim access point connecting to the development to the south shall be terminated at either its northern intersection with Olive Street Road, or restricted with no more than a right-in/right-out at its southern intersection with Chesterfield Airport Road.

The motion was seconded by Councilmember Flachsbar.

Discussion then ensued regarding the existing hotel and access to its site. It was noted that the hotel's access will have to be reconfigured in the future and be initiated by the hotel owner.

The vote on the above motion passed by a voice vote of 4 to 0.

Councilmember Ohley made a motion to forward P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4 to 0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the September 6, 2017 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association).]

B. UDC Updates to Articles 4, 6, and 10

STAFF REPORT

Jessica Henry, Senior Planner, stated that Staff is in the process of working on changes to the UDC to address architectural lighting, as directed by the PPW Committee. Staff has identified two other areas of the UDC that have fallen out of compliance with state and federal regulations. These two areas are as follows:

Article 06 Telecommunications Facilities Siting (TSP)

Ms. Henry stated that the state has passed legislation that drastically impacts the ability of municipalities to regulate TSPs - specifically with respect to fees, permits, the length of the permitting process, as well as what can be regulated. In response to Councilmember Hurt's question, Ms. Henry stated that the state legislation could impact the regulation of tower height and the process for reviewing changes to tower height. The specific impacts will be flushed out as part of the UDC revisions.

Article 04-05 Sign Requirements

Ms. Henry stated that the Supreme Court issued a decision which impacted municipal regulation of signage. Many municipalities throughout the St. Louis area have already adopted code updates and it is recommended that Chesterfield consider updating its Code. These regulations would impose drastic changes in the City's current regulations, however, the tangible effect would not be dramatically different. The changes deal with the way the City's Code frames things such as the way the City classifies signs and the type of things the City regulates.

In addition, Ms. Henry stated that Article 10 Definitions will also need to be updated to reflect the new terminology in other areas of the UDC.

Ms. Henry stated Staff is seeking formal direction from the Committee to review these areas of the Code and to bring them into compliance with state and federal law. Ms. Henry stated that Staff will be working with the City Attorney noting that the City only wishes to change what is necessary to comply with state and federal regulations, and that all changes would go through the formal process and would be brought back to the Committee for review and approval after receiving a recommendation from the Planning Commission.

Councilmember Hurt made a motion to direct Staff to update Article 06 Telecommunications Facilities Siting, Article 04-05 Sign Requirements and Article 10 Definitions of the UDC to comply with state and federal law. The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:37 p.m.

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 7, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 7, 2017 in Conference Room 101.

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

Also in attendance were: Libbey Tucker, Assistant City Administrator; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 24, 2017 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of **August 24, 2017**. The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

III. NEW BUSINESS

A. Resolution for Friendship Village Bond Issuance from St. Louis County

STAFF REPORT

Libbey Tucker, Assistant City Administrator, stated that whenever St. Louis County Industrial Development Authority (IDA) issues bonds for a project located within the boundaries of a city, state law requires that the city approve the project and the issuance of bonds. Friendship Village has been expanding for the past several years and currently has a project under review with the City. Therefore, Chesterfield must issue a Resolution before the County IDA can issue a bond to finance the renovations to the existing campus.

DISCUSSION

In response to Councilmember Flachsbart's question, Ms. Tucker stated the City has approved similar resolutions in the past.

Councilmember Flachsbart made a motion to forward to City Council a Resolution for the Friendship Village Bond Issuance from St. Louis County with a recommendation for approval. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

In response to Councilmember Hurt's questions, Justin Wyse, Director of Planning & Development Services, stated the proposed project has gone through the Architectural Review Board and will be presented to the Planning Commission once the petitioner finalizes all agency and staff comments. Mr. Wyse indicated that he did not foresee any conflict with the zoning process.

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

Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the September 18, 2017 City Council Meeting. See Resolution #

[Please see the attached report prepared by Libbey Tucker, Assistant City Administrator, for additional information on the Resolution for Friendship Village Bond Issuance.]

B. Proposed 2018 Planning & Public Works Committee Meeting Schedule

Councilmember Ohley, made a motion to approve the 2018 Planning & Public Works Committee meeting schedule. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.

IV. OTHER

Councilmember Hurt inquired about the status of the mobile home park since the Planning Commission failed to recommend approval of the rezoning. Justin Wyse, Director of Planning & Development Services, stated that the Petitioner has 18 calendar days to file an appeal. If the City receives an appeal by Friday, September 15, a public hearing must be held either before the City Council or the Planning & Public Works Committee. Six votes will be required at the City Council level for passage of the rezoning. According to Code, whenever an appeal is received, a public hearing must be held and all those who spoke in opposition to the project must be given written notice of such hearing. The City's standard public hearing notification process will be followed.

V. ADJOURNMENT

The meeting adjourned at 5:53 p.m.

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services *JW*
Date: August 25, 2017
CC Date: **September 6, 2017**

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

*See Bill #
3165*

Summary

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

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

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

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

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

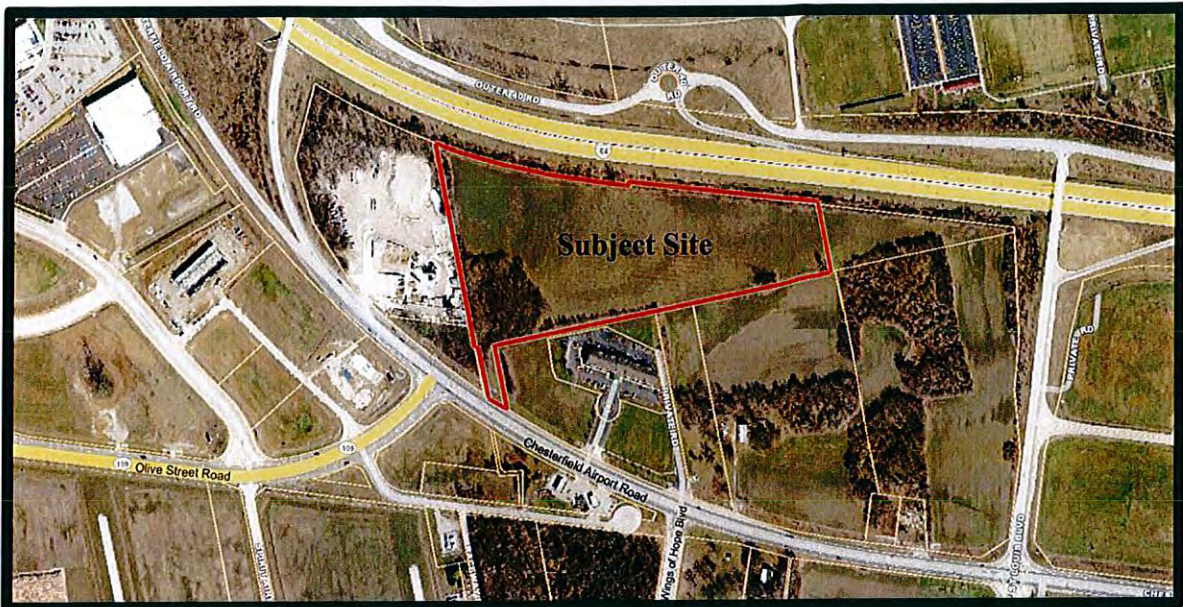


Figure 1. Aerial Photograph



MEMO

DATE: August 28, 2017

TO: Mike Geisel, City Administrator

FROM: Libbey Tucker *Libbey*
Assistant City Administrator

RE: Resolution for Friendship Village Bond Issuance from St. Louis County

Attached is a Resolution in support of the project in order to meet statutory requirements prior to the issuance of Industrial Revenue Bonds by St. Louis County's Industrial Development Authority. A municipal resolution is required in order for the issuance of the Industrial Revenue Bonds. Friendship Village is a retirement community within the City of Chesterfield, located at 15201 Olive Boulevard.

They have been expanding for the past several years and have additional plans for future growth. Friendship Village currently has a project under review in our Planning & Development Services Division for additional memory care, assisted living and skilled nursing. This \$70 million bond issuance with the Industrial Development Authority will finance renovations to the existing campuses of Friendship Village and will refund bonds previously issued in 2007 and 2012.

Whenever a County IDA issues bonds for a project located within the boundaries of a city, state law requires that the city approve the project and the issuance of bonds by the County IDA. A resolution similar to the resolution before the Council now was done in 2007 and also in 2015 for St. Andrews – The Willows at Brooking Park. The City also approved similar resolutions in 2007 and 2012 for Friendship Village. The resolution provides that the City is approving the project and the issuance of bonds by the County IDA solely as required by the specific state statute governing the issuance of bonds by the County IDA. *Such approval does not in any way obligate the City in any manner with respect to the repayment of the bonds or impact the required planning or permitting approvals of the City Council or Planning Commission related to construction.*

I am requesting that this resolution be placed on the September 7 Planning & Public Works Agenda since the Finance & Administration Committee does not have a regular meeting scheduled to discuss this item. Pending approval, I request that it then be placed on the City Council agenda for September 18 for final approval.

Should you have any questions, please let me know.

RESOLUTION NO. _____

RESOLUTION APPROVING A PROJECT FOR FRIENDSHIP VILLAGE OF WEST COUNTY TO BE FINANCED BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ST. LOUIS, MISSOURI

WHEREAS, The Industrial Development Authority of the County of St. Louis, Missouri (the "Authority") is proposing a project involving the issuance of not to exceed \$70,000,000 aggregate principal amount of bonds of the Authority for the purpose of making a loan to Friendship Village of South County and Friendship Village of West County, Missouri nonprofit corporations (the "Borrowers"), to (1) finance, refinance and reimburse the costs of acquiring, constructing, renovating, equipping and furnishing new and existing continuing care retirement facilities, and (2) refund the Authority's Senior Living Facilities Revenue Bonds (Friendship Village of West County), Series 2007A and Senior Living Facilities Revenue Bonds (Friendship Village Chesterfield), Series 2012, which were issued to finance and refinance capital improvements for the Borrowers' continuing care retirement facilities (collectively, the "Project"); and

WHEREAS, Section 349.010 of the Revised Statutes of Missouri requires that projects of an industrial development authority of a county must be located wholly within an unincorporated area of such county, except that such projects may be located within the corporate limits of a municipality within such county when approved by the governing body of the city;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chesterfield, Missouri, that the Project is hereby approved and the City Council grants its permission to the Authority to proceed with the issuance of not to exceed \$70,000,000 aggregate principal amount of bonds for the purposes described above.

PASSED by the City Council of the City of Chesterfield, Missouri, this _____ day of September, 2017.

CITY OF CHESTERFIELD, MISSOURI

By: _____
Mayor, Bob Nation

[SEAL]

ATTEST:

City Clerk, Vickie Hass

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

I, Vickie Hass, duly acting City Clerk within and for the City of Chesterfield, Missouri, do hereby certify that the foregoing constitutes a true and correct copy of a Resolution adopted by the City Council of the City of Chesterfield, Missouri, on September _____, 2017, and that the same remains on record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Chesterfield, Missouri, at my office in said City this _____ day of September, 2017.

Vickie Hass, City Clerk
City of Chesterfield, Missouri

[Seal]

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: September 6, 2017
CC Date: September 18, 2017

Re: **Chesterfield Hill Plat Four, Lot 47 and Chesterfield Hill First Addition Plat Seven, Lots 300 & 301 (Boundary Adjustment Plat)**: A Boundary Adjustment Plat for Lots 47 of Chesterfield Hill Plat Four and 300 & 301 of Chesterfield Hill First Addition Plat Seven, zoned "R1A" Residence District and located on the north side of Harleston Village Drive at its intersection with Chalmers Drive (19R220043, 19R220142, 19R220153).

See Bill #
3166

St. Louis County Surveying & Engineering, Inc., on behalf of David & Christina Schoemehl, has submitted for review and approval a Boundary Adjustment Plat for three parcels totaling 1.63 acres zoned "R1A" Residence District located at 14586 Ansonborough Court, and 14601 & 14597 Harleston Village Drive.

The purpose of said Boundary Adjustment Plat is to adjust the southern property line of 14586 Ansonborough Court.

Address	Before BAP	After BAP
14586 Ansonborough (Lot 47)	40,950 square feet	35,923 square feet
14601 Harleston Village Drive (Lot 300)	15,111 square feet	19,142 square feet
14597 Harleston Village Drive (Lot 301)	15,098 square feet	16,095 square feet

For your information, Boundary Adjustment Plats are only reviewed by City Council.

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.



FINANCE AND ADMINISTRATION COMMITTEE

The next meeting of the Finance and Administration Committee of the Whole is scheduled for Monday, September 25, 2017 at 5:30pm.

Proposed Resolution – St. Louis City/County Unification (Voice Vote)

RESOLUTION URGING THE ST. LOUIS COUNTY COUNCIL AND ST. LOUIS BOARD OF ALDERMEN TO OPPOSE ANY AND ALL LEGISLATION AUTHORIZING A STATEWIDE VOTE REGARDING OR MANDATING A CHANGE IN THE GOVERNMENT STRUCTURE OF ST. LOUIS CITY AND ST. LOUIS COUNTY AND THE MUNICIPALITIES THEREIN.

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

RESOLUTION NO. _____

**A RESOLUTION URGING THE ST. LOUIS COUNTY COUNCIL
AND ST. LOUIS BOARD OF ALDERMEN TO OPPOSE ANY AND ALL
LEGISLATION AUTHORIZING A STATEWIDE VOTE REGARDING OR
MANDATING A CHANGE IN THE
GOVERNMENT STRUCTURE OF ST. LOUIS CITY AND ST. LOUIS COUNTY
AND THE MUNICIPALITIES THEREIN.**

WHEREAS, certain legislators and other individuals seek to impose significant and potentially damaging changes to the governmental structure of St. Louis City and St. Louis County, including the municipalities in the County; and

WHEREAS, such persons believe that their scheme would not be favorably received by the voters of the City or the County; and

WHEREAS, such persons may seek a statewide vote on a constitutional amendment, or some form of legislative mandate, to accomplish their scheme and dilute the votes of or totally bypass the voters of the City and County; and

WHEREAS, the Missouri Constitution outlines a process for the residents of the City and County to vote on their governmental structure through the establishment of a Board of Freeholders by petition or appointment by the County Executive, Mayor of St. Louis and Governor of Missouri, and

WHEREAS, the officials of the member municipalities of the Municipal League of Metro St. Louis believe that all discussions and votes on any plans to change their local government structure should be held only by residents of the City and County; and

WHEREAS, the St. Louis County Council, which governs the largest County in the state of Missouri with nearly one million residents, and the Board of Aldermen of the City of St. Louis should have a major voice in all discussions of regional governance; and

WHEREAS, the governing bodies of all municipalities in St. Louis County should also have significant involvement in any such discussions to advance the best interests of their residents;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chesterfield hereby opposes any statewide vote or legislative mandate on governmental reorganization regarding the City of St. Louis and St. Louis County and the municipalities therein; and

BE IT FURTHER RESOLVED that the City Council urges the St. Louis County Council, and the St. Louis Board of Aldermen, on behalf of their respective residents, to pass a similar resolution opposing a statewide vote or legislative mandate; and

BE IT FURTHER RESOLVED that the City Council recommends local discussions and local votes on any reorganization or consolidation plan that may be developed through such discussions

**PASSED BY THE CITY COUNCIL OF CHESTERFIELD THIS
EIGHTEENTH DAY OF SEPTEMBER, 2017.**

Respectfully Submitted,

Presiding Officer

Bob Nation, Mayor

Attest:

Vickie Hass, City Clerk

PARKS RECREATION AND ARTS COMMITTEE

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

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

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

CITY ADMINISTRATOR'S REPORT

2017 Accessible Sidewalk Ramp Improvement Project

Staff recommends acceptance of the low bid, as submitted by Byrne and Jones Construction Company in the amount of \$35,397.84, with a funding authorization in an amount not to exceed \$41,900. This will allow construction of the Base Bid and a modest contingency should change orders become necessary. This entire project will be funded through the CDBG Program, and there will be no cost to the City of Chesterfield.

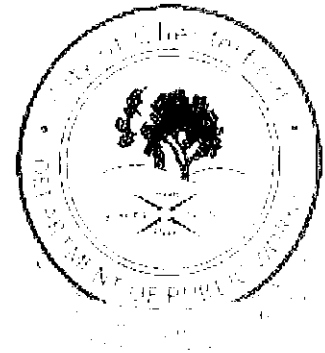
Assignment to the Missouri Municipal League or Municipal League of St. Louis.

The Council may discuss assigning a portion of a class action legal settlement.

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

Memorandum

Department of Public Works



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

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

DATE: August 16, 2017

RE: 2017 Accessible Sidewalk Ramp Improvement Project

On August 23, 2017 the Department of Public Works publicly opened bids for the 2017 Accessible Sidewalk Ramp Improvement Project. Four bids were received, as detailed in the attached memorandum from Project Manager Matt Dooley. The lowest bid was submitted by Byrne and Jones Construction Company. Byrne and Jones has successfully performed this type of work in the past, and is positively recommended by City Staff. This year the sidewalk ramp improvements will be constructed in the Sea Beauty Farms subdivision.

The City's annual sidewalk ramp improvement projects are funded through the Community Development Block Grant (CDBG) program administered by St. Louis County. In 2017 the City of Chesterfield is eligible for \$41,900 in CDBG funding. While there are a number of ways a city can use CDBG funds, we believe the sidewalk ramp improvement program is the most appropriate, as it not only benefits many residents, but it allows the City of Chesterfield to work toward compliance with the Americans with Disabilities Act.

I recommend acceptance of the low bid, as submitted by Byrne and Jones Construction Company in the amount of \$35,397.84, with a funding authorization in an amount not to exceed \$41,900. This will allow construction of the Base Bid and a modest contingency should change orders become necessary. This entire project will be funded through the CDBG Program, and there will be no cost to the City of Chesterfield.

Should you have any questions, or require additional information, please let me know.

UNFINISHED BUSINESS

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

NEW BUSINESS

LEGISLATION

LEGISLATION – PLANNING COMMISSION

- A. BILL NO.3165** – AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD {CHESTERFIELD HOCKEY ASSOCIATION} 17W640080). **(PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED) (FIRST READING)**
- B. BILL NO. 3166** – AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 47 OF THE CHESTERFIELD HILL SUBDIVISION AND LOTS 300 AND 301 OF THE CHESTERFIELD HILL FIRST ADDITION TO CREATE A 35,923 SQUARE FOOT TRACT OF LAND, A 19,142 SQUARE FOOT TRACT OF LAND AND A 16,095 SQUARE FOOT TRACT OF LAND, ALL ZONED “R1A” RESIDENCE DISTRICT AND LOCATED ON THE NORTH SIDE OF HARLESTON VILLAGE DRIVE AT ITS INTERSECTION WITH CHALMERS DRIVE (19R220043, 19R220142, 19R220153). **(DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES RECOMMENDS APPROVAL) (FIRST & SECOND READING)**

BILL NO. 3165

ORDINANCE NO. _____

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

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

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

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

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

WHEREAS, the City Council, having considered said request 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” Planned Commercial District for a 17.85 acre tract of land located at 18385 Chesterfield Airport Road and as described as follows:

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

BEGINNING AT A STONE IN THE SOUTH LINE OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE SAINT LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO GENEVIEVE E. SCHNARR, NORTH 12 DEGREES 15 MINUTES 59 SECONDS WEST, 823.42 FEET TO AN IRON ROD IN THE SOUTHERN LINE OF STATE HIGHWAY 40 (NOW KNOWN AS I-64) AS DESCRIBED IN CAUSE NO. 290860 OF THE CIRCUIT COURT OF SAINT LOUIS COUNTY, MISSOURI AND RECORDED IN DEED BOOK 6343, PAGE 824; THENCE ALONG SAID SOUTHERN LINE THE FOLLOWING: IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3014.79 FEET, AN ARC LENGTH OF 682.52 FEET, THE CHORD OF WHICH BEARS SOUTH 77 DEGREES 28 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 681.06 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, 122.32 FEET TO AN IRON ROD; THENCE NORTH 12 DEGREES 11 MINUTES 22 SECONDS WEST, 10.53 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, 722.60 FEET TO AN IRON ROD; THENCE LEAVING SAID SOUTHERN LINE SOUTH 12 DEGREES 01 MINUTES 29 SECONDS EAST, 270.42 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 3; THENCE ALONG SAID SOUTH LINE OF LOT 3 SOUTH 77 DEGREES 51 MINUTES 00 SECONDS WEST, 1384.86 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE OF LOT 3 SOUTH 12 DEGREES 06 MINUTES 25 SECONDS EAST, 259.87 FEET TO AN IRON ROD ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD, FORMERLY STATE HIGHWAY 40 T.R.; THENCE ALONG SAID NORTHERN LINE IN A WESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3901.54 FEET AN ARC LENGTH OF 114.13 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 00 MINUTES 03 SECONDS WEST, A CHORD DISTANCE OF 114.12 FEET TO AN IRON ROD; THENCE LEAVING SAID NORTHERN LINE NORTH 12 DEGREES 07 MINUTES 26 SECONDS WEST, 180.38 FEET TO A POINT OF BEGINNING AND CONTAINING 777,604 SQUARE FEET OR 17.851 ACRES MORE OR LESS AS PER A SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING THE MONTH OF APRIL 2017.

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

Section 3. The City Council, pursuant to the petition filed by Chesterfield Hockey Association in P.Z. 09-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of July 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 09/06/2017

AMENDMENTS:

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

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

7. Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west, to Spirit of St. Louis Blvd to the east, the interim access road connecting to the development to the south shall be restricted at either its northern (south side of the new Olive Street Road extension) or southern (north side of Chesterfield Airport Road) access point.

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

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

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

Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

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

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

C. SETBACKS

1. Structure Setbacks

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

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

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

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

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

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

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

I. ACCESS/ACCESS MANAGEMENT

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

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within thirty (30) days of the street pavement being placed.
4. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right of way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right of way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
7. Any work within MoDOT's right of way will require a MoDOT permit.
8. The petitioner shall provide adequate detention and / or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.
9. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management

Guidelines with detailed construction plans being received and approved by MoDOT.

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

K. TRAFFIC STUDY

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

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

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by

the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

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

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Public art work shall be provided and installed by the Developer in this development. General areas where public art may be placed shall be indicated on the appropriate Site Development Plan. The specific details for the public art, such as location, size, placement, type, etc., shall be approved by the City of Chesterfield.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
4. Road improvements and right of way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right

of way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

5. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
6. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
7. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.
8. Streetlights shall be required along public right of way frontage.

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

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

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

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

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

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

V. TRUST FUND CONTRIBUTION

- A.** The developer shall be required to contribute a Traffic Generation Assessment contribution to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

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

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

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

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

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

E. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$916.54 per

acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

F. STORM WATER

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

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

G. SANITARY SEWER

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

H. RECORDING

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

I. ENFORCEMENT

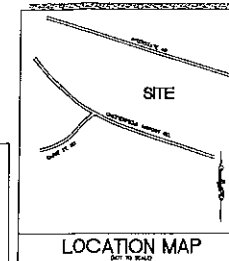
1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits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

CHESTERFIELD ICE AND SPORTS COMPLEX AND FUTURE DEVELOPMENT PRELIMINARY PLAN

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

CITY OF CHESTERFIELD

PLANNED DISTRICT ORDINANCE
ATTACHMENT B



PROPOSED ZONING: "PC" PLANNED COMMERCIAL

TOTAL TRACT = 17.851 AC

TRACT I = 6.586 AC

TRACT II = 10.850 AC

TRACT III = 0.364 AC

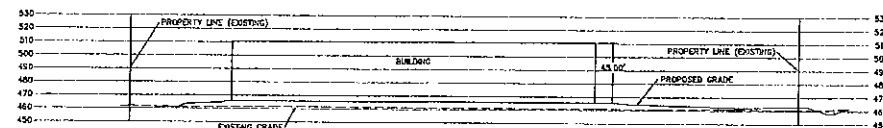
PARCEL II = 0.051 AC

INDEX

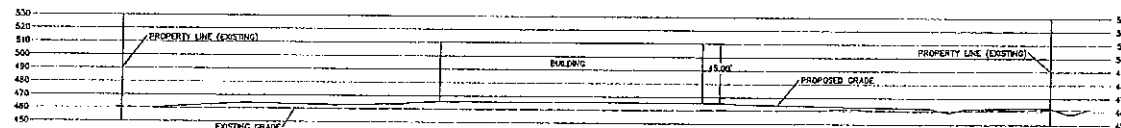
- C-1 COVER SHEET
- C-2 PRELIMINARY PLAN
- C-3 PRELIMINARY PLAN WITH AERIAL
- C-4 ALTA/MAPS LAND TITLE SURVEY
- TSD TREE STAND DELINEATION

GENERAL NOTES

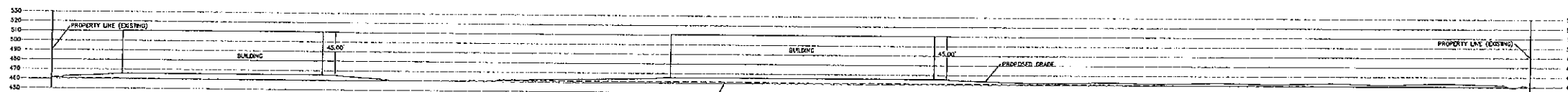
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER W.S.D., MOBOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SHROULDS ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOLOGICAL EXPLORATION.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- 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).
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY RIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE IMPROVED DISTINGUISHING ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRAULIC 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 REQUIRED 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 WORKMANSHIP ENDORSING 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 PRECISE 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 ON 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.
- A THIRTY (30) FOOT LANDSCAPE BUFFER WILL BE PROVIDED ALONG THE MAJOR ROADWAYS AS REQUIRED BY SECTION 04-02 OF THE UNITED DEVELOPMENT CODE.



SITE SECTION A-A
SCALE: 1"=50'



SITE SECTION B-B
SCALE: 1"=50'



SITE SECTION C-C
SCALE: 1"=50'

LEGEND

- ELECTRIC MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BENCHMARK
- EXISTING ELEVATION
- SPOT ELEVATION
- EXISTING UTILITIES
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED SANITARY SEWER
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROWN
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- DOH
- NOTES PARKING SPACES
- OUT WIRE
- POWER POLE
- WATER MANHOLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PHONE MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE
- ASPHALT
- PVC
- W/
- T
- SEWER
- MANHOLE
- FLUX LINE
- DRAINAGE CHANNEL
- SLT FENCE

ABBREVIATIONS

- A.C. - AIR CONDITIONER
- A.G. - ADJUST TO GRADE
- B.O. - BENCH MARK
- D.O. - DO NOT EXIST
- E.C. - ELEVATION
- F.L. - FLOOD LINE
- F.P. - FIRE PROTECTION
- F.S. - FLOOD SHED
- F.T. - FLOOD TANK
- F.V. - FLOOD VALVE
- F.W. - FLOOD WALL
- F.Y. - FLOOD YARD
- F.Z. - FLOOD ZONE
- F.1. - FLOOD 1
- F.2. - FLOOD 2
- F.3. - FLOOD 3
- F.4. - FLOOD 4
- F.5. - FLOOD 5
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- F.97. - FLOOD 97
- F.98. - FLOOD 98
- F.99. - FLOOD 99
- F.100. - FLOOD 100

SITE INFORMATION

PROPOSED SITE AREA: 17.851 ACRES
EXISTING ZONING: "PC" PLANNED COMMERCIAL
PROPOSED ZONING: "PC" PLANNED COMMERCIAL
CITY: CHESTERFIELD, MISSOURI
SITE ZIP CODE: 63005
SITE ADDRESS INFO: 18365 CHESTERFIELD AIRPORT ROAD
OWNER: CHESTERFIELD HOCKEY ASSOCIATION (OWNER UNDER CONTRACT)
PG 20, 17-AJ and 18-AJ
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED: MISSOURI RIVER
FLOOD MAP PANEL: FIRM 29186C0143M, EFFECTIVE FEB. 4, 2015
FIRE DISTRICT: MONARCH FIRE PROTECTION DIST.
17225 OLIVE BLVD.
CHESTERFIELD, MO 63017
WATER DISTRICT: MISSOURI AMERICAN WATER COMPANY

PROPOSED DESIGN CRITERIA

FLOOR AREA RATIO (F.A.R.) = 0.55
OPEN SPACE = 35%
STRUCTURE SETBACKS:
NORTH, SOUTH and EAST = 30 FEET
WEST = 10 FEET

PARKING SETBACKS:
NORTH, SOUTH and EAST = 30 FEET
WEST = 10 FEET
INTERNAL = 0 FEET

PROPERTY DESCRIPTION

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

SURVEYOR'S CERTIFICATION

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

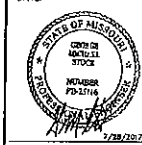
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-0

By: DANIEL EHLWANN, Missouri P.L.S. No. 2215

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

CHESTERFIELD, MISSOURI

DATE:

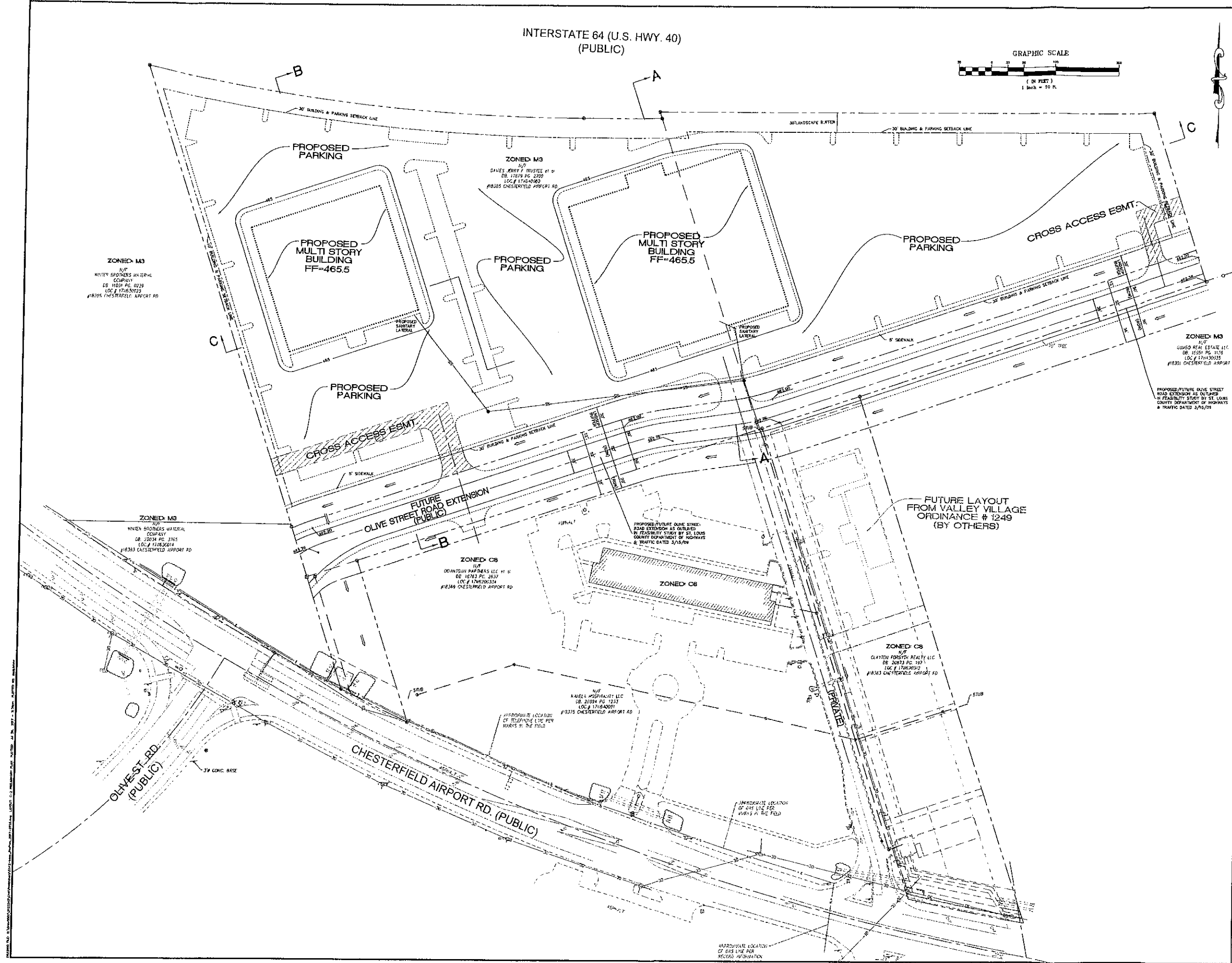


REVISIONS

- 2017-06-25 CITY COMMENTS
- 2017-07-25 REVISED PURSUANT TO CITY LETTER DATED 8/20/17 (ISSUES RAISED AT PUBLIC HEARING)
- 2017-07-28 CITY COMMENT LETTER DATED 07-27-17

DATE	D.P.B.	Q.A.S.
05/16/2017	DM	215-5542
05/16/2017	DM	215-5542
05/16/2017	DM	215-5542
05/16/2017	DM	215-5542

C-1



257 Chesterfield Business Parkway
St. Louis, MO 63103
P: (636) 538-8000
F: (636) 538-8001
E: info@stockandassociates.com
Web: www.stockandassociates.com

Stock & Associates
Consulting Engineers, Inc.

PREPARED BY:

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

CHESTERFIELD, MISSOURI

DATE: 7/25/2017

SEAL OF THE CITY OF MISSOURI
OFFICE OF THE CITY CLERK
RECEIVED
JUL 26 2017

SEAN S. STOKER, Esq.
CITY CLERK
OFFICE OF THE CITY CLERK
NUMBER: 000066

REVISIONS:

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

DATE	D.P.S.	DESIGNER	C.M.S.
05/16/2017		215-5542	
SCALE	1" = 50'	DATE	07/25/2017
SCALE	1" = 50'	DATE	07/25/2017
SCALE	1" = 50'	DATE	07/25/2017

SHEET TITLE:
PRELIMINARY PLAN

SHEET NO.:
C-2



207 Chesterfield Business Parkway
St. Louis, MO 63105
PH: (636) 530-3000
FAX: (636) 530-3000
www.stockandassociates.com
www.consultingengineers.com

Stock & Associates
Consulting Engineers, Inc.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

CHESTERFIELD, MISSOURI

DATE: 1/29/2017

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000094

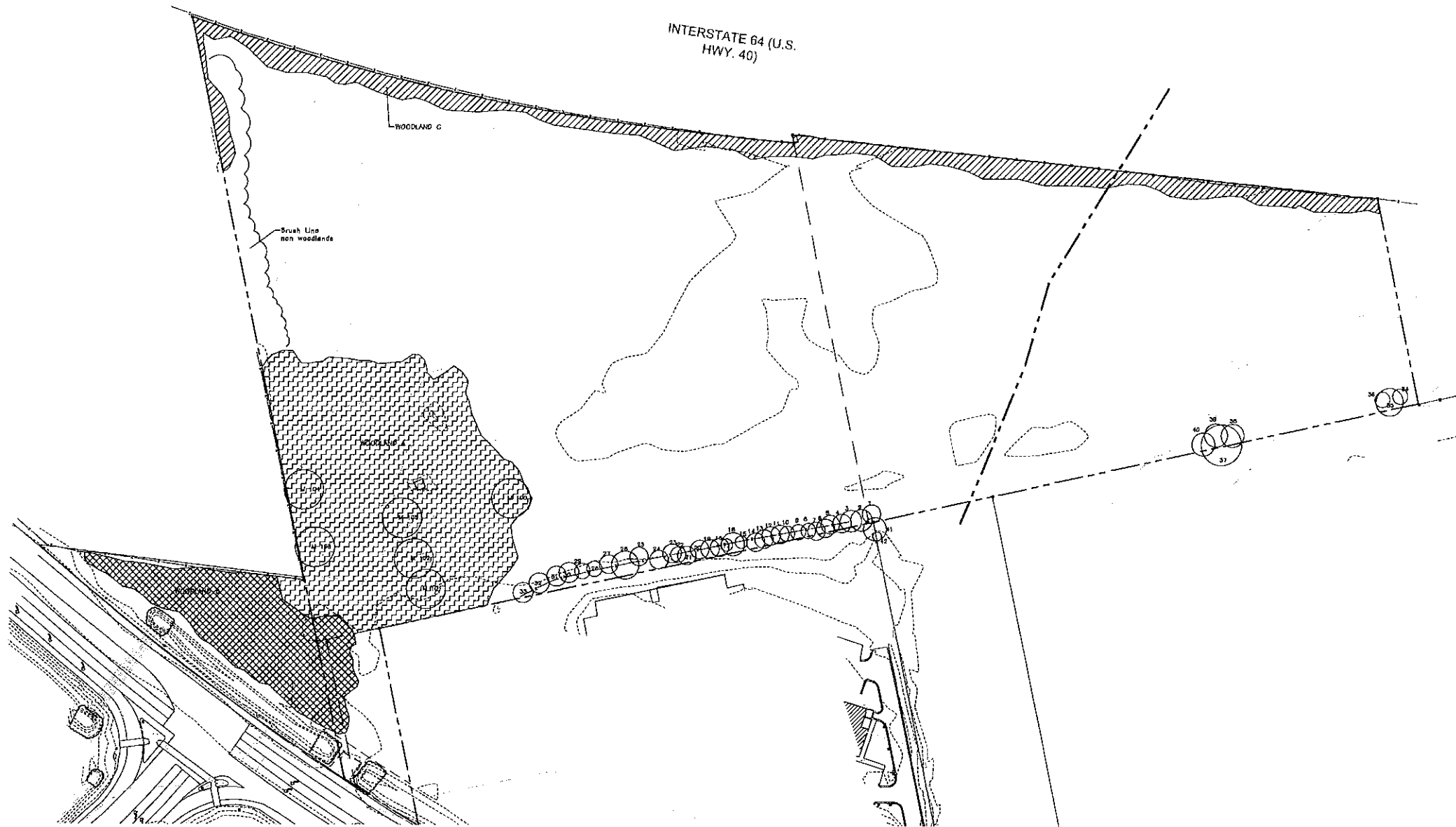
REVISIONS:

1.	2017-06-28	CITY COMMENTS
2.	2017-07-28	REVISED PURSUANT TO CITY LETTER DATED 6/29/17 (ISSUED BASED AT PUBLIC HEARING)
3.	2017-07-28	CITY COMMENT LETTER DATED 07-27-17

DESIGNED BY	D.P.R.	CHECKED BY	C.M.S.
DATE	05/16/2017	DATE	215-5542
SCALE	AS SHOWN	SCALE	AS SHOWN
SCALE	AS SHOWN	SCALE	AS SHOWN

SHEET TITLE:
**PRELIMINARY
PLAN
WITH AERIAL**

SHEET NO.:
C-3



Individual Tree List					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Boulder	5	452	3	
2	Bradford Pear	8	615	3	
3	Bradford Pear	5	452	3	multi Trunk
4	Bradford Pear	5	452	3	
5	Bradford Pear	5	452	3	
6	Elm	7	254	2	Broken Leader
7	Hickory	8	314	2	
8	Bradford Pear	6	314	3	
9	Sycamore	6	314	3	
10	Boulder	5	314	3	
11	Boulder	6	452	3	
12	Bradford Pear	8	452	3	
13	Elm	8	0	0	dead
14	Elm	8	452	3	
15	Boulder	5	200	3	
16	Sycamore	8	615	3	
17	Boulder	5	200	3	
18	Elm	9	615	3	
19	Elm	5	452	3	
20	Elm	5	452	3	
21	Bradford Pear	5	314	3	
22	Elm	7	452	3	
23	Elm	5	314	3	
24	Elm	5	452	3	
25	Elm	5	452	3	
26	Elm	9	1017	3	
27	Elm	5	452	3	
28	Elm	5	452	3	
29	Elm	5	314	3	Triple Trunk
30	Elm	7	378	3	
31	Elm	6	378	3	
32	Sycamore	5	452	3	
33	Sycamore	5	314	3	
34	Hickory	12	706	2	
35	Silver Maple	40	1255	2	
36	Hickory	20	706	2	
37	Cottonwood	20	1352	2	
38	Hickory	12	706	2	DB, trunk
39	Hickory	10	452	3	DB, trunk
40	Hickory	18	452	3	multi Trunk
41	Cottonwood	20	706	2	multi Trunk
42	Hickory	5	200	3	
TOTAL			20,712		

Tree Stand Delineation

SCALE 1" = 80'-0"

Monarch Tree List				
Number	Common Name	DBH Of Trunk	Condition Rating	Comments
100	Pecan	42	4	
101	Pecan	28	4	
102	Bur Oak	27	4	
103	Pecan	26	4	
104	Pecan	35	4	
105	Pecan	28	4	

LEGEND

- Location
- Reference Number
- Dead Tree

Tree Stand Delineation Narrative

May 8, 2017

The overall site comprises a total of 16.2 AC and has a total of 8.2 AC of Woodland. The delineated Tree Stand Delineation map was compiled by field inspection.

Woodland A: The woodland area is located along the western side of the property. The woodland canopy is oak, white oak, and pecan. The understory is made up of Blackberry, hickory, and Elm. The site ranges from 6" to 10" in diameter. There are several Monarch trees which have been identified in the field above.

Woodland B: The woodland area is located between the western side of the property and the 10th Street. The woodland canopy is oak, white oak, and pecan. The understory is made up of Blackberry, hickory, and Elm. The site ranges from 6" to 10" in diameter. There are several Monarch trees which have been identified in the field above.

Woodland C: The woodland area is located along the eastern side of the property. The woodland canopy is oak, white oak, and pecan. The understory is made up of Blackberry, hickory, and Elm. The site ranges from 6" to 10" in diameter. There are several Monarch trees which have been identified in the field above.

No state or federal rare trees were found on the site.

There is flood zone "A" on the parcel per FEMA map # 25185C0145 N

WOODLAND A = 2.11 AC (92,965 sq. ft.)
WOODLAND B = 0.72 AC (31,872 sq. ft.)
WOODLAND C = 0.19 AC (8,451 sq. ft.)
INDIVIDUAL TREES = 0.48 AC (20,712 sq. ft.)
Total Existing Canopy 4.51 AC (195,088 sq. ft.)

Tree Stand Delineation Plan Prepared by Douglas A. Delong
Certified Arborist MA-4826A

Douglas A. Delong
Base Map Provided by: Stoltz Associates

Douglas A. Delong, Landscape Architect L&L
Consultants

Chesterfield Ice and Sports Complex And Future Development

Chesterfield Hockey Association, Chesterfield, MO

Revisions:

Date	Description	No.

Drawn: BD
Checked: DD

Douglas A. Delong, L.L.C.
7620 West Boone Ave.
St. Louis, MO 63117
(314) 346-4866
delongda@gmail.com
Professional Seal: Certified Arborist MA-4826A

Sheet: Tree Stand
Delineation
Sheet No: TSD-1

Date: 05/15/2017
Job #: 176.001

BILL NO. 3166

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOT 47 OF THE CHESTERFIELD HILL SUBDIVISION AND LOTS 300 AND 301 OF THE CHESTERFIELD HILL FIRST ADDITION TO CREATE A 35,923 SQUARE FOOT TRACT OF LAND, A 19,142 SQUARE FOOT TRACT OF LAND AND A 16,095 SQUARE FOOT TRACT OF LAND, ALL ZONED "R1A" RESIDENCE DISTRICT AND LOCATED ON THE NORTH SIDE OF HARLESTON VILLAGE DRIVE AT ITS INTERSECTION WITH CHALMERS DRIVE (19R220043, 19R220142, 19R220153).

WHEREAS, St. Louis County Surveying & Engineering, Inc., on behalf of David & Christina Schoemehl, has submitted for review and approval a Boundary Adjustment Plat for three parcels totaling 1.63 acres, zoned "R1A" Residence District, and located at 14586 Ansonborough Court, 14601 Harleston Village Drive, and 14597 Harleston Village Drive; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust the southern property line of Chesterfield Hill Lot 47 to increase the size of Chesterfield Hill First Addition Lots 300 & 301; and,

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

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

Section 1. The Boundary Adjustment Plat for Lot 47 of the Chesterfield Hill Subdivision and Lots 300 and 301 of the Chesterfield Hill First Addition, 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 Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2017.

PRESIDING OFFICER

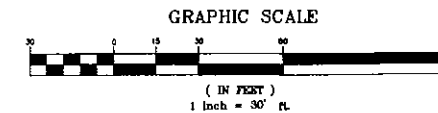
Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 09/18/2017

A BOUNDARY ADJUSTMENT OF LOT 47 OF CHESTERFIELD HILL PLAT FOUR AS RECORDED IN
PLAT BOOK 167 PAGES 8 & 9 AND LOTS 300 & 301 OF CHESTERFIELD HILL FIRST ADDITION
PLAT SEVEN AS RECORDED IN PLAT BOOK 173 PAGES 90 & 91 IN U.S. SURVEY 412 AND
FRACTIONAL SECTION 13, TOWNSHIP 45 NORTH, RANGE 4 EAST
IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



STATE OF MISSOURI
DAVID
J. MORTON
No. LS-2276
REGISTERED LAND SURVEYOR

DAVID J. MORTON
P.L.S. #2276
STATE OF MISSOURI

AND SURVEYING
CIVIL ENGINEERING

Wendell, Rm. A-10 70 St. Louis, Missouri, 63114.
Phone (314) 462-2722. Cvx (214) 462-6774

Prepared For:
DAVID & CHRISTINA
SSCHOEMEHL

REVISIONS					
DRAWN NO.	CITY COMMENTS	DATE	DESCRIPTION		
1	City Comments	8-3-17			
2	City Comments	9-6-17			
DRAWN <i>D.F.</i>			DATE 06-01-17		
CHECKED <i>D.J.M.</i>			DATE 06-01-17		
CHESTERFIELD HILL PLAT					
FOUR, LOT 47 AND					
CHESTERFIELD HILL FIRST					
ADDITION PLAT SEVEN, LOTS					
300 & 301					
BOUNDARY ADJUSTMENT PLAT					