AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, September 4, 2019
6:30 pm

I. Communication and Petitions

A. Blue Planet Green Challenge

II. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

A. Bill No. 3253 - P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. [P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) 17W530101]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

B. Bill No. 3257 - P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu) An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to an "E-1/2AC" Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road. [P.Z. 11-2018 15750 Old Clarkson Rd, Kumara S. Vadivelu (NU To E-1/2AC) 19S130015]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

C. Next Meeting – September 19, 2019 (5:30pm)

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

IV. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

V. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

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

VII. Other Legislation

A. Bill No. 3258 - Wild Horse Heights – Boundary Adjustment Plat An ordinance providing for the approval of a Boundary Adjustment Plat for the consolidation of three parcels totaling 10.15 acres, with all parcels zoned "NU" Non-Urban District (18W310289, 18W310267, 18W310366). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

B. Bill No. 3259 - Old Clarkson Forest – Boundary Adjustment Plat An ordinance providing for the approval of a Boundary Adjustment Plat for Lots 55 and 56 of Old Clarkson Forest Subdivision to create a 0.55 acre tract of land and a 0.55 acre tract of land, zoned "R1A" Residence District **(20S430104, 20S430113). (First & Second Readings) Department of Planning & Development Services recommends approval.**

VIII. Unfinished Business – Mayor Bob Nation

IX. New Business – Mayor Bob Nation

X. Adjourn –

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

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

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

AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, September 4, 2019
7:00PM

I. CALL TO ORDER – Mayor Bob Nation

II. PLEDGE OF ALLEGIANCE – Mayor Bob Nation

III. MOMENT OF SILENT PRAYER – Mayor Bob Nation

IV. ROLL CALL – City Clerk Vickie McGownd

V. APPROVAL OF MINUTES – Mayor Bob Nation

A. City Council Meeting Minutes – August 19, 2019

B. Executive Session Minutes – August 19, 2019

VI. INTRODUCTORY REMARKS (items not requiring action by City Council) – Mayor Bob Nation

A. Monday, September 9, 2019 – Planning Commission (7pm)

B. Monday, September 16, 2019 – Next City Council Meeting (7pm)

C. Thursday, September 19, 2019 – Planning & Public Works Committee (5:30pm)

D. Tuesday, October 1, 2019 – Finance & Administration Committee Meeting of the Whole Budget Workshop (#2) (5:30pm)

VII. COMMUNICATIONS AND PETITIONS

A. Blue Planet Green Challenge

VIII. APPOINTMENTS – Mayor Bob Nation

IX. STANDING COMMITTEE OF COUNCIL COMMITTEE REPORTS & ASSOCIATED LEGISLATION

A. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

1. Bill No. 3253 - P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. [P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) 17W530101]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

2. Bill No. 3257 - P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu) An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to an "E-1/2AC" Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road. [P.Z. 11-2018 15750 Old Clarkson Rd, Kumara S. Vadivelu (NU To E-1/2AC) 19S130015]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

3. Next Meeting – September 19, 2019 (5:30pm)

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

C. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

D. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

X. REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL – Mike Geisel

XI. OTHER LEGISLATION

A. Bill No. 3258 - Wild Horse Heights – Boundary Adjustment Plat An ordinance providing for the approval of a Boundary Adjustment Plat for the consolidation of three parcels totaling 10.15 acres, with all parcels zoned "NU" Non-Urban District (18W310289, 18W310267, 18W310366). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

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XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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

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RECORD OF PROCEEDING

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

AUGUST 19, 2019

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

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

A roll call was taken with the following results:

PRESENT	ABSENT
Mayor Bob Nation	
Councilmember Mary Monachella	
Councilmember Barbara McGuinness	
Councilmember Ben Keathley	
Councilmember Mary Ann Mastorakos	
Councilmember Dan Hurt	
Councilmember Michael Moore	
Councilmember Tom DeCampi	
Councilmember Michelle Ohley	

APPROVAL OF MINUTES

The minutes of the August 5, 2019 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Mastorakos, to approve the August 5, 2019 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 5, 2019 Executive Session were submitted for approval. Councilmember Keathley made a motion, seconded by Councilmember Moore, to approve the August 5, 2019 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that a Finance & Administration Committee of the Whole Budget Workshop will be held Tuesday, September 3, at 5:30 p.m.

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

COMMUNICATIONS AND PETITIONS

The Citizens Committee for the Environment recognized two individuals for their contributions to the community relative to sustainability and environmental preservation. Ms. Sue Blandford, St. Louis Teachers' Recycle Center/Van Go, was recognized as the 63rd Green Team recipient. Ms. Sandra Townsend, Chesterfield UPS, was recognized as the 64th Green Team recipient.

Mr. Ed Ernstrom, 908 Doresay Lane, spoke in favor of digital billboards in the City of Chesterfield.

Mr. Tim Hayes, attorney for Mr. & Mrs. Rombach, spoke in support of the green sheet amendments for Bill No. 3253 (P.Z. 09-2018 18633 Olive Street Road [Herman & Connie Grimes]).

Mr. Chip Rombach, 18639 Olive Street Road, spoke in favor of the green sheet amendments for Bill No. 3253 (P.Z. 09-2018 18633 Olive Street Road [Herman & Connie Grimes]).

Mr. Dan Hayes, 101 S. Hanley, announced he was available to answer questions pertaining to Bill No. 3253 (P.Z. 09-2018 18633 Olive Street Road [Herman & Connie Grimes]).

Mr. Mike Daming, attorney for Herman and Connie Grimes, spoke in opposition to the green sheet amendments for Bill No. 3253 (P.Z. 09-2018 18633 Olive Street Road [Herman & Connie Grimes]). They are in favor of the original petition.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3253 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way [P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) 17W530101] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Petitioner had requested to hold at the August 5th meeting. Green Sheet Amendments recommended by the PPW Committee. The green sheet amendments are generally: 1) Require cross access to all adjacent properties, and 2) Remove the proposed uses: d. Commercial Services Facility, and w. Warehouse, general**

Councilmember Mary Ann Mastorakos, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3253.

Councilmember Mastorakos made a motion, seconded by Councilmember Ohley, to incorporate the green sheet amendments as recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken for the first reading of Bill No. 3253, as amended, with a unanimous affirmative result and the motion was declared passed. Bill No. 3253 was read for the first time.

Bill No. 3254 Amends Article 04-05 Sign Requirements of the Unified Development Code {P.Z. 08-2019 City of Chesterfield (Unified Development Code – Article 4)} **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Blue Sheet Amendment recommended by City Attorney**

Councilmember Mastorakos made a motion, seconded by Councilmember DeCampi, to amend Bill No. 3254 by incorporating the blue sheet language as recommended by City Attorney Graville. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Mastorakos, to further amend Bill No. 3254 by including an additional 1,000 foot restriction from arterial intersections. A voice vote was taken with a unanimous affirmative result and the second amendment was declared passed.

Councilmember Hurt stated that he would not bring forward his initially proposed amendment to create a further restriction within 4,000 feet of the City's boundary, at this time.

Councilmember Keathley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3254, as amended. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3254 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3254 with the following results: Ayes – Moore, Mastorakos, McGuinness, Monachella, Keathley, Ohley and DeCampi. Nays – Hurt. Whereupon Mayor Nation declared Bill No. 3254 approved as amended, passed it and it became **ORDINANCE NO. 3060.**

Councilmember Mastorakos announced that the next meeting of this Committee is scheduled for Thursday, August 22, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Mastorakos, to approve the St. Louis Metro Municipal League Annual Dues payment in the amount of $7,122. A roll call vote was taken with the following results: Ayes – Mastorakos, Monachella, Moore, McGuinness, DeCampi, Hurt, Keathley and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Ohley, to approve the proposed budget workshop meeting calendar for 2019 (Tuesday, September 3; Tuesday, October 1; and Tuesday, October 29 at 5:30 p.m.). A voice vote was taken with a unanimous affirmative result and the motion as declared passed.

Councilmember Moore made a motion, seconded by Councilmember Ohley, to receive and file the 2018 Consolidated Annual Financial Report. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Moore made a motion, seconded by Councilmember Hurt, to direct Staff to work with the City's retirement plan advisors and the retirement board of trustees to review the plan contribution provisions in an effort to improve participation in the 457 Program, and report back to the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Moore made a motion, seconded by Councilmember McGuinness, to approve elimination of the one-year deferral of 401 retirement plan contributions.

Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to amend the original motion by eliminating the one-year deferral, continuing with the five year vesting, and fully funding said contribution with funds from forfeitures. A voice vote was taken with a unanimous negative result and the motion to amend was declared failed.

Councilmember Keathley made a motion, seconded by Councilmember Ohley, to amend the motion by eliminating the one year delay in contributions, and reducing new employees' retirement contributions from 8% to 6.4% during their first five years of employment, in an effort to make the contribution fiscally neutral. Once employees are fully vested after five years, the contribution would return to 8%. A roll call vote was taken with the following results: Ayes – Ohley, Keathley and DeCampi. Nays – Monachella, Moore, Mastorakos, McGuinness and Hurt. Whereupon Mayor Nation declared the motion to amend failed.

A roll call vote was taken on the original motion to approve elimination of the one-year deferral of 401 retirement plan contributions, with the following results: Ayes – McGuinness, Moore, Keathley, DeCampi, Mastorakos and Monachella. Nays – Hurt and Ohley. Whereupon Mayor Nation declared the original motion passed.

Parks, Recreation & Arts Committee

Councilmember Tom DeCampi, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember DeCampi, to approve the Deer Culling Policy as recommended by the Public Health and Safety Committee.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to amend the original motion by eliminating elected officials from the permitted list of hunters on City property. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A roll call vote was taken on the original motion as amended, with the following results: Ayes – Keathley, DeCampi, Moore, Hurt, McGuinness and Monachella. Nays – Mastorakos and Ohley. Whereupon Mayor Nation declared the motion, as amended, passed.

REPORT FROM THE CITY ADMINISTRATOR

Bill No. 3255 Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials **(Second Reading)**

Councilmember Moore made a motion, seconded by Councilmember McGuinness, for the second reading of Bill No. 3255. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3255 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3255 with the following results: Ayes – Keathley, Mastorakos, Moore, DeCampi, McGuinness, Ohley, Monachella and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3255 approved, passed it and it became **ORDINANCE NO. 3061.**

Mr. Geisel reported that Chesterfield Hockey Association, located at 18383 Chesterfield Airport Road, has requested a new liquor license, for retail sale of all kinds of liquor by the drink, to be consumed on premise, packaged, and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Keathley made a motion, seconded by Councilmember Hurt, to approve issuance of a new liquor license to Chesterfield Hockey Association. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Hotel Equities Group dba Spring Hill Suites, located at 1065 E. Chesterfield Parkway, has requested a new liquor license for retail sale of all kinds of liquor by the drink, to be consumed on premise, packaged, and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Moore made a motion, seconded by Councilmember Keathley, to approve issuance of a new liquor license to Hotel Equities Group dba Spring Hill Suites. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:38 p.m.

_____
Mayor Bob Nation

ATTEST:

_____
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

AGENDA REVIEW – Wednesday 9/04/2019 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 pm, on Wednesday, September 4, 2019**.

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

UPCOMING MEETINGS/EVENTS

A. **Monday, September 9, 2019** – Planning Commission (7pm)

B. **Monday, September 16, 2019** – Next City Council Meeting (7pm)

C. **Thursday, September 19, 2019** – Planning & Public Works Committee (5:30pm)

D. **Tuesday, October 1, 2019** – Finance & Administration Committee Meeting of the Whole Budget Workshop (#2) (5:30pm)

COMMUNICATIONS AND PETITIONS

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Director of Parks, Recreation & Arts
Date: 8/28/2019

Re: Blue Planet Green Challenge Award

The Citizens Committee for the Environment would like to present Rutvick Sriperumbudoor with the Certification of Distinction for Completing his Chesterfield Good Neighbor Pledge towards his Blue Planet Green Challenge program. This is a program that works with applicants to better understand environmental issues that we are dealing with currently and requires several steps and many volunteer hours on their part to get through the application process. Attached is Rutvick's application. The CCE Committee voted unanimously to approve Rutvick's application and would like to acknowledge him with the **Mayor** presenting him his certificate at the podium at the September 4th City Council meeting. There will be no presentations other than an introduction by Darcy, the Chair of the CCE Committee. This should take less than two minutes.

City of Chesterfield

The City of Chesterfield
Citizens Committee for the Environment

proudly recognizes

Rutvick Sriperumbudoor

for completion of The Blue Planet GREEN Challenge Secondary Edition
Honored this Wednesday, September 4th ,2019

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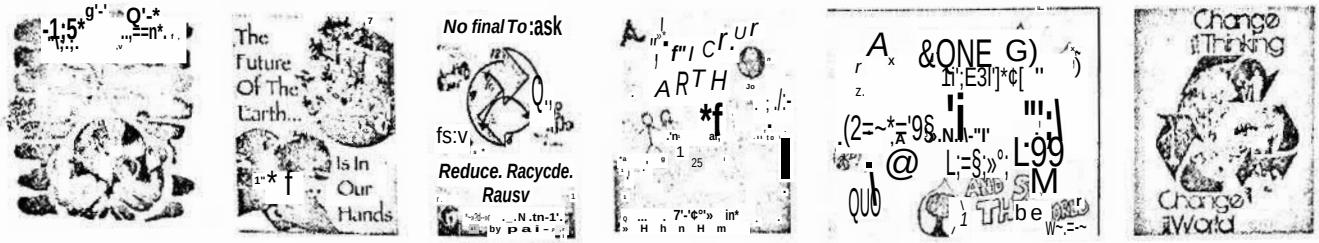
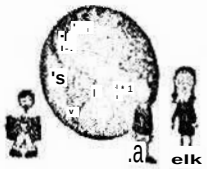
Mayor Bob Nation

Certificate No. 1





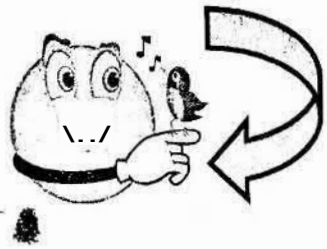
Our Blue Plane's's GREEN Challenge to you!

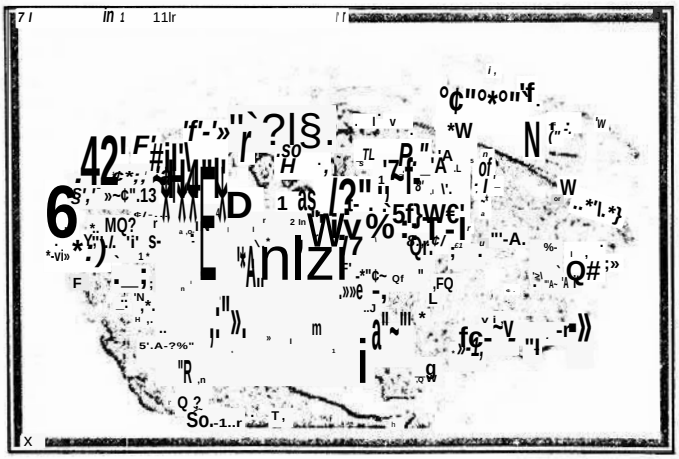
Elementary Edition

Don't stop thinking about 'romorrow...Seasori(1l shifts...Climclte and Weather chc1riges...Energy factors...Economic considerc1Tions...Sustoiriobility and Conservation - All big problems !

Severe weather - warmer winters - hotter summers - water shortage - sound familiar?

But YOU can HELP - making a measurable difference!





Three easy things YOU can do 10 help -

h HELP taking some simple actions in your home - such as switching To compact fluorescent light bulbs, adjusting your thermostat, running dishwashers only when full, recycling - and you'll became part of the solution. HELP rethinking the conservation of our native, natural and energy resources! Small actions can make o big impact

Take this pledge and become an official

"Chesterfield Good neighbor"

Today !

Citizens Committee for the Environment - City of Chesterfield

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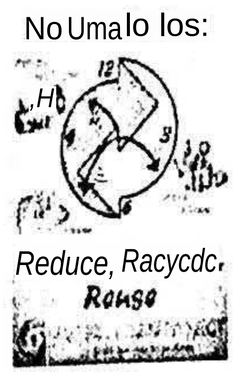
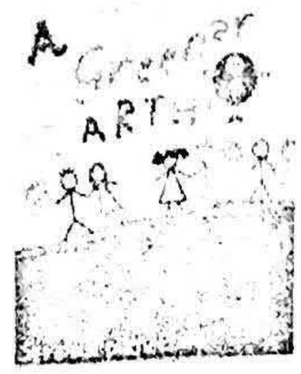
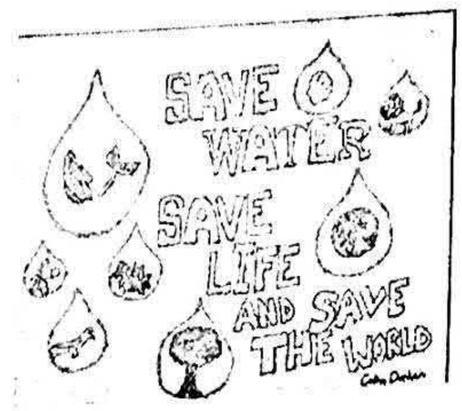
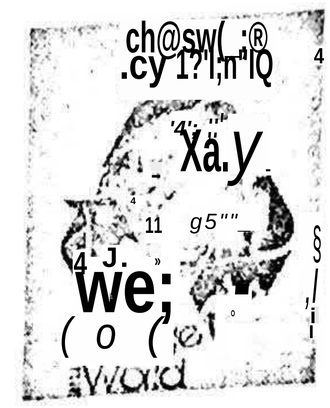
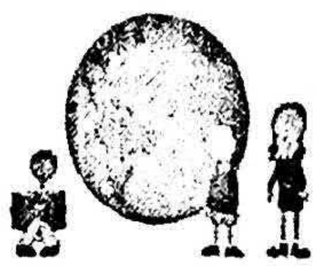










Our Blue Plane's's GREEN Challenge to you!

I take the **"Chester{r§e\d Good Nei§flDor" pledge** today _ supported by **my family**

To cool the WORLD - one home at a time

Name: Rutvick Sriperumbudoor

Address: 16640 BENTON 1 AlIL@l& 63622131E

Phone: 9.02>»S'I8-§sLl»1' __ Email: garybudoore gmail.com

Date submitted: OLD -all -2-O i 9 Stellar Green Youth Team Project: Yes ☑ No E]

Signature: [signature] Date: 04-24 -:Loci

Parents'/guardians' signature: S. [signature]

(if youth is under 18 years of age)

Date: 04-24-9-of?

If you answered YES to 8 or more questions, You qualify!

Turn this completed application form in to the Chesterfield Citizens Committee tor tile Environment (CCE) at Chesterfield /City **Hall for** recognition.

City of Chesterfield

Citizens Committee for the Environment - City of Chesterfield

Saving Energy In Your Home - Easy "Green" Steps:

Our Blue Planet's GREEN Challenge; Take the *"Che5'cerHefd* Good Neighbor pledge"

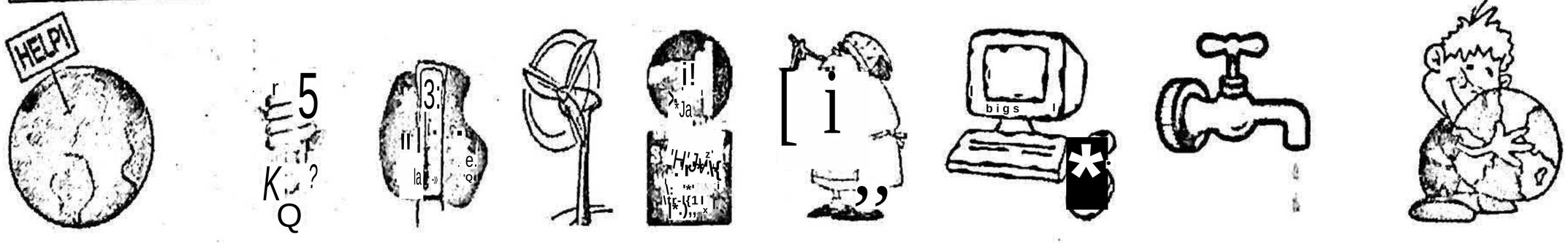
1	Turn off the lights that you are not using.	Yes ☐ No ☐
2	Turn off the fans that you are not using.	Yes ☐ No ☐
3	Turn off the tele iisnons and the game stations when you are not using.	Yes No
4	Turn off your computers at night when these will not be used for long time.	Yes No
5	Ask your parents to buy .Impact _Eluorescent _Light (CFL) bulbs. It uses less electricity. Change at least one regular light bulb (incandescent bulb) with a CFL bulb. First change the bulbs that are used most in your home as they burn out. CFL Bulbs — Regular light bulb — Your goal	Yes No
6	Ask your parents if you can dry your clothes on a clothesline - outdoors (in summer) or indoors (in winter). Indoors, you can use the shower curtain rod and hang clothes on it with hangers to dry. Take a picture of your '-'clothesline'»»* and show it to your friends.	Yes No
7	Use a microwave, not an oven, range or toaster oven if possible for heating your foods.	Yes No
8	In winter, ask people at your home if they can wear slippers and lig.ht sweaters so you can lower the temperature a few degrees at your home. This will save energy and **money.**	Yes No

Saving Energy In Your Home - Easy "Green" Steps:

And save some water roof

Our Blue Plane"c's GREEN Challenge: Take the *"Ches'cerHeld* Good Neighbor pledge"

9	In summer, use the fans before you use the air conditioners. This will cool you down faster. It will make you feel cooler than the actual temperature. Fans use less energy than an air conditioner.	Yes nod]
10	In summer, close shades, drapes and blinds during the day to keep your home cool.	Yes No N
11	In summer, as*k your parents to set the air-conditioner thermostat at 78 degrees or higher **to save energy.**	Yes No **SI**
12	Go out walking through your neighborhood or on Chesterfield's park trai s wit your parents instead of a trip by car.	Yes No
13	Turn on the water faucets only when you are using them. Turn o e wa or auce when you are not using it, like when you are brushing your teeth.	Yes al No
14	Learn to ride a bicycle so that you will not need to use a car or visiting neighborhood friends.	Yes 11 No
15	Learn to swim so that you can cool down during summer and have fun at Chesterfield's swimming pools or any other swimming pools.	Yes II No ☐



PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Mastorakos
Vice Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items for the September 4, 2019 City Council Meeting.

Bill No. 3253 - P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes)
An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. [P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) 17W530101].
(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.

Bill No. 3257 - P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu)
An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to an "E-1/2AC" Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road. [P.Z. 11-2018 15750 Old Clarkson Rd, Kumara S. Vadivelu (NU To E-1/2AC) 19S130015].
(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

NEXT MEETING
The next meeting of the Planning & Public Works Committee is scheduled for Thursday, September 19, 2019. *(September 5th meeting has been canceled.)*

If you have any questions, please contact Director of Planning and Development Services Justin Wyse, or me prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 22, 2019

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 22, 2019 in Conference Room 101.

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

Also in attendance were: Councilmember Michael Moore, Ward III; Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning & Development Services; Andrew Stanislav, Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the July 18, 2019 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of July 18, 2019. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 3-0** with Councilmember Ohley abstaining.

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

A. P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu): A request for a zoning map amendment from the "NU" Non-Urban District to the "E-1/2AC" Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015) (Ward 3).

STAFF PRESENTATION

Andrew Stanislav, Planner, explained that the request is for a change in zoning from a "NU" Non-Urban District to the "E-1/2AC" Estate Half Acre District. He then summarized the review process as follows:

- A Public Hearing was held on November 14, 2018. Applicant requested to establish a new "R-2" Residence District.
- Applicant returned to Planning Commission on May 13, 2019 in order to remain active in accordance with the Unified Development Code (UDC).

DRAFT

- A second Public Hearing was held June 12, 2019. Applicant requested to amend the petition to the "E-1/2AC" Estate Half Acre District.
- Planning Commission approved the rezoning by a vote of 9-0 at their August 12, 2019 meeting.

Mr. Stanislav stated that there is no Attachment A or preliminary plan required for the rezoning. Any future development would be required to comply with all "E-1/2AC" District requirements and UDC requirements.

Councilmember Hurt made a motion to forward P.Z. 11-2018 15750 Old Clarkson Road (Kumara S. Vadivelu) to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley.

DISCUSSION

There was general discussion regarding the number of proposed homes and access to the site. It was determined that these issues would be addressed at the site plan and preliminary plan review phases. Councilmember Hurt requested that the site plan come back to the PPW Committee for review.

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

Note: One Bill, as recommended by the Planning Commission, will be needed for the September 4, 2019 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. 11-2018 15750 Old Clarkson Road (Kumara S. Vadivelu).]

B. Proposed 2020 Meeting Schedule

Chair Mastorakos made a motion to approve the 2020 Planning & Public Works meeting schedule. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

IV. OTHER - none

V. ADJOURNMENT

The meeting adjourned at 5:38 p.m.

DRAFT

BILL NO. 3253 **ORDINANCE NO.**_____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE "NU" NON-URBAN DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 3.1 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD WEST OF ITS INTERSECTION WITH PREMIUM WAY. [P.Z. 09-2018 18633 OLIVE STREET RD (HERMAN & CONNIE GRIMES) 17W530101].

WHEREAS, the petitioner, Herman and Connie Grimes, has requested a zoning map amendment from the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way; and

WHEREAS, a Public Hearing was held before the Planning Commission on November 14, 2018; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning request by a vote of 5-3; and

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for 3.1 acres located on the north side of Olive Street Road west of its intersection with Premium Way and as described as follows:

Part of Lot 1 of the Amelia Boisselier Estate in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, according to survey and Subdivision thereof made by Richard Elbring Surveyor, recorded in Plat Book 16 page 27 of the St. Louis County Records and described as:

Beginning at a point in the North line of Olive Street Road, distant 140.0 feet North 82 degrees 44 minutes West from the Southeast corner of said Lot 1; thence North 11 degrees 43 minutes West 626 feet to a point; thence North 82 degrees 44 minutes West parallel with the North line of Olive Street Road 228 feet to a point 25 feet east from the center line of Shell Pipe Line Right-of-Way; thence South 11 degrees 43 minutes East from the center line of Shell Pipe Line Right-of-way, passing an angle in said pipe line and continuing on

the same course, South 11 degrees 43 minutes East 626 feet to the North line of Olive Street Road; thence along road line South 82 degrees 44 minutes East 228 feet to the place of beginning. Containing approximately 3.3 acres.

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

Section 3. The City Council, pursuant to the petition filed by Herman and Connie Grimes in P.Z. 09-2018, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a Public Hearing, held by the Planning Commission on the 14th day of November 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2019.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: 8/19/2019

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. Bakery
   b. Brewpub
   c. Coffee Shop, drive-through
   d. Drugstore and pharmacy, with drive-through
   e. Filling station and convenience store with pump stations
   f. Financial institution, with drive-through
   g. Grocery, community
   h. Grocery, neighborhood
   i. Hotel and motel
   j. Hotel and motel, extended stay
   k. Laboratory-professional, scientific
   l. Office, general
   m. Office, medical
   n. Professional and technical service facility
   o. Recreation facility
   p. Research laboratory and facility
   q. Restaurant, fast-food
   r. Restaurant, sit-down

s. Retail sales establishment, community

t. Retail sales establishment, neighborhood

u. Retail sales establishment, regional

2. All outdoor storage and/or outdoor sales activity shall be prohibited within this development.

3. Overnight parking of commercial vehicles is prohibited within this development.

4. Hours of Operation.

   a. Retail sales will be limited from 7 a.m. to 11 p.m. Hours of operation for retail sales 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. Hours of operation for all other uses in this "PC" District shall not be restricted.

5. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height

   a. The maximum height of the building, exclusive of roof screening, shall not exceed 40 feet.

   b. Notwithstanding the limitation set forth in subsection B.1.a., the maximum height of the building for uses "i" and "j" above, exclusive of roof screening, shall not exceed 65 feet.

2. Building Requirements

   a. A minimum of 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, boundary walls, retaining walls, fences, or flag poles will be located within the following setbacks:

   a. Fifty (50) feet from the right-of-way of Olive Street Road.

   b. Fifteen (15) feet from the proposed right-of-way of the Blue Valley Avenue extension as shown on the Preliminary Development Plan.

   c. Ten (10) feet from the proposed right-of-way of the North/South roadway as shown on the Preliminary Development Plan.

   d. Fifteen (15) feet from the western boundary of this "PC" 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 right-of-way of Olive Street Road.

   b. Fifteen (15) feet from the proposed right-of-way of the Blue Valley Avenue extension as shown on the Preliminary Development Plan.

   c. Ten (10) feet from the proposed right-of-way of the North/South roadway as shown on the Preliminary Development Plan.

   d. Fifteen (15) feet from the western boundary of this "PC" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Olive Street Road shall be located opposite Spirit Valley East Drive and constructed to Saint Louis County Standards as directed by Saint Louis County Department of Transportation and the City of Chesterfield. The proposed right of way and Blue Valley Avenue Extension shall be as shown on the preliminary plan.

2. A cross access easement shall be provided to all adjacent properties.

3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The proposed right of way located within this development shall be privately maintained until a connection to Blue Valley Avenue is constructed and approved by the City of Chesterfield. After that time, the developer may request the City of Chesterfield to accept the streets for maintenance.

2. 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.

3. 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.

4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the project frontage of Olive Street Road and along both sides of the proposed rights of way as shown on the preliminary plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

5. Obtain applicable permits from the City of Chesterfield and the Saint Louis County Department of Transportation as necessary for locations of proposed and removals of existing access points, and roadway improvements.

6. Additional right-of-way and road improvements shall be provided, as required by the Saint Louis County Department of Transportation and the City of Chesterfield.

K. TRAFFIC STUDY

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

regional issues shall be addressed as directed by the City of Chesterfield.

2. 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 St. Louis County 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 seventy-two (72) 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, 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 an adequate piped system. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

2. Water Quality Features are to be provided as required by the Metropolitan Saint Louis Sewer District. The location and types of storm water management facilities shall be identified on all Site Development Plans and Improvement Plans and must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

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. 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.

5. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

6. 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.

7. 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.

N. SANITARY SEWER

Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

3. 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.

4. 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.

5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a 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 for specific requirements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

A. The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.

B. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

C. 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.

D. Where due cause is shown by the developer, the City Council may extend the period to submit a 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 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 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 Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTIONS

Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROAD IMPROVEMENTS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) 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:

Type of Development	Required Contribution
General Retail	$2,319.85/parking space
General Office	$773.24/parking space

(Parking Space as required by the site-specific ordinance.)

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

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

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

2. As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

3. Road Improvement Traffic Generation Assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by 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, St. Louis County.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $915.62 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 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, St. Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on $2,905.08 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 St. 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, St. Louis County.

D. SANITARY SEWER

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

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

E. TRAFFIC GENERATION ASSESSMENT RATES

1. The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2020, 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.

2. 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.

3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

VI. RECORDING

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

VII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

May 15, 2019

Via Email(astanislav@chesterfield.mo.us / iwyse@chesterfield.mo.us & Hand Delivery)

City of Chesterfield
690 Chesterfield Pkwy W,
Chesterfield, MO 63017

Attention: Mr. Justin Wyss – Director of Community Development
Mr, Andrew Stanislav - Project Planner

Re: P.Z. 09-2018 18633 Olive Street Road (Herman & Connie Grimes).
(Stock Project No. 218-6387)

Dear Justin & Andrew,

Pursuant to our meeting on April 26, 2019, following the Planning Commission meeting OD 4/22/19, we are pleased to offer the following additional information.

1.) We have field located the Marathon pipeline, by surveying three (3) markers which exist on the southside of Olive St. Road, the northside of Olive St Road and on their structure within the site. In addition, numerous paint marldngs & flags located on the Marathon Pipeline Property. The attached Preliminary Plan includes photos of the Pipeline Markers & the location of the Gas Main, in ¢eGl-©cDn

The Existing Pipeline from the proposed building will be approximately 41 feet. (See Preliminary Plan)

2.) The proposed building location has been slid east to provide a Fifteen (15) foot setback from die West Property line which is contiguous to the Marathon Pipeline Property. The proposed building separation Hom existing residences to the west is approximately 160 feet and from the east is approximately 189 feet. This compares to BlueVal]ey Future Building of approximately 110 feet from the Residence.

3.) Regarding comparison in height of buildings and number of uses requested in OUI petition, dle following is a comparison to the tbxee (3) adjoining Planned Developments

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

	Current Petition PZ. 09-2018	(Stock JN 3652) BlueVaI1ey Old. No. 2805	(Stock JN. 3923, 4080, 6221) Spirit Valley Business Park Old. No. 3002	**(Stock JN 5262,) 1826 Olive St. Rd. Old. No. 28]8**
1.)Height	40 EL Except Hotel 65 ft.	4 Stories / 65 Feet Plus 3 Parcels 6 Stories / 75 Feet	40 Ft. Except Lots *8 &* 9B, 65 Ft.	40 Ft.
2.)Permitted **Uses**	23	54	104	57

4.) **Architecture:**

Attached are photos of several buildings within the BIueValley Development: Burlington, BP Gas, Cavender's, **Town** Place Suites, Premium Outlet at Blue Valley. In addition, photos of numerous buildings widiin the Spirit Valley Business Park. The proposed architecture for this petition would mimic the existing Architecture on the East & South Sides of this development.

5.) Our Preliminary Plan shows the existing remaining residences to the East 85 West. The Scoff and Kurt Rombach Residence which is located on the subject property would be demolished once the purchaser closes with the Rombach's.

6.) This petition "as reflected" Of] die Preliminary Plan furthers the goals & objectives of the City's Comprehensive Plan by Constructing Public Road & Public Stormwater Infrastructure Improvements. Similar to the Blue Valley Development this project incorporates the extension of Blue Valley Ave. (East-West) and the Master Drainage Channel (East-West)

Along **with** this exhibit are the approved Concept Plans and Preliminary Plan associated with Ordinances 2805, 2818, & 3002. These drawings are included to demonstrate consistency with future building locations relative existing residence and building location relative to the Marathon Pipeline. Lastly, they show consistency with the Road & Stormwaters Improvements previously described.

7.) Proposed Use-

The only issue before the Planning & Zoning Commission at this point is whether or not to rezone this area to PC. As staff has acknowledged, such a rezoning is much more consistent with the Comprehensive Plan than the current zoning. The current owners of the site, Scott Rombach and Kurt Rornbach, are in 11111 support, as reflected in the attached letters.

The Commission will have the opportunity after this rezoning to separately review and approve the proposed site plan, but in the interest of transparency, the Applicant at this time envisions two potential uses: hotel or a new corporate headquarters for its drain cleaning business. If the **hotel** is the ultimate use, the Applicant requests a 65" height limitation; if the headquarters is the ultimate use, the Applicant has DO problem with a 40" height limitation.

The Applicant acknowledges that certain members of the Commission expressed concerns with

the fatter, corporate headquarters proposal. It is very important to the Applicant to convey the fact that should the corporate headquarters option be the ultimate use, the construction will be first-class, consistent with adjscent architecture, and worthy of being located in the City of Chesterfield. With respect to this potential use, the Applicant envisions that, generally, only a receptionist type person would be on site at the subject property. This person would take calls/dispatch service technicians Hom their houses for sewer or drain cleaning work. The service technician would likely first visit the project site, assess the situation and needed equipment, and then retrieve the sewer or drain cleaning equipment in need from the headquarters or address the situation with the equipment on their work trucks **(maintained at their residences rather than the** subject **property).**

No retail sales would OCCl.ll` at the subject propeNd and 110 repair service would occur at the subj e t property. The equipment used by the service technician would not be warehoused (i.e. permanently stored without active use) at the subject property, but rather used 'Ln the course of the services as dispatched per the description above. **Trucks would not be stored outside the building or cleaned on site, and the Applicant has H0 problem with an express liinnitation to this effect.**

Hopefully, the above Narrative along with supplemental Drawings, Adjoining Property Ordinances, & Photo information address the questions raised by the Planning Commission.

Lastly, we have enclosed letters of support from Scott and Kun Rombach who are the owners and sellers of the subject properly.

Should you have any questions or comments please do not hesitate to call.

Sincerely,

George M. Stock, P.E.
Prcsiaent

Enclosures

CC: Mr. Chuck Hulse, P.E., PLS (Charles.hL1Ise@stockassoc.com) w/attachments
Mrs. Kate Stock-Gitto, E.I. (kate.gitto@stockassoc.com) w/ attachments
Mr. Michael Daring (mdamin,<z@wasin2erdaming.com) w/attachments
Mrs. Connie Grimes (cg@grimestax.com) w/attachments

LEVINA BOONE PROJECT NARRATIVE

Our proposal is to invest in the property 18633 Olive Street Road, which contains 3.1 +/- acres, and then market the property to appropriate investors. We would keep the architecture to blend nicely with the existing outlet mall, which is located near this acreage.

The proposed uses for the property are:

- Commercial Service Facility
- Grocery, community
- Grocery, neighborhood
- Office, general
- Office - medical
- Bakery
- Brewpub
- Coffee Shop, drive-through
- Filling station and convenience store with pump stations
- Laboratory - Professional Scientific
- Professional & Technical Service Facility
- Recreation facility
- Research Laboratory Facility
- Restaurant sit down
- Restaurant fast food
- Retail sales establishment-community
- Retail sales establishment-neighborhood
- Retail sales establishment-regional
- Drugstore and pharmacy with drive-through
- Financial institution with drive through
- Hotel and motel
- Hotel and motel, extended stay
- Warehouse, general

We want to do an environmental clean-up of the gas tank and pump located on the property as soon as closing, as well as proper disposal of the asbestos in the home, if any. We are also aware of the Chesterfield Tree Manual, and the Tree Stand Delineation requirement. We have four trees and have already been in contact with an arborist to do an evaluation of these trees. We have also been made aware of TownPlace Suites, and the trees that will line Olive Street Road on their property, and will conform to that standard.

We are not requesting any variations or exceptions from the requirement of the zoning ordinances. We are assuming that the neighboring homes are not considered in a residential district, as they are also zoned NU.

We are aware of the 50' easement for flood control, and it is our understanding that could be shared with the adjoining property. We are also aware of the request of the City of Chesterfield to extend connecting roadways through our property, and have hired George Stock and Associates to analyze the property, and put forward a plan that would be consistent with neighboring properties and the City of Chesterfield.

Hours of Operation: Unrestricted (Except Retail Sales Limited to 7:00 AM to 11:00 PM)

No proposed outside storage of materials and goods.

Commercial Vehicles will not be parked outside overnight.

Proposed Design Standards:

F.A.R. 0.55 MAX

Maximum Building Ht. 65 feet

Open Space: 35% Min.

Proposed Setbacks:

Parking/Access Drives:

30’ from Olive Street Rd

15’ from Blue Valley Avenue

10’ from North/South Street

15’ from West property line

Building:

50’ from Olive Street Rd

15’ from Blue Valley Avenue

10’ from North/South Street

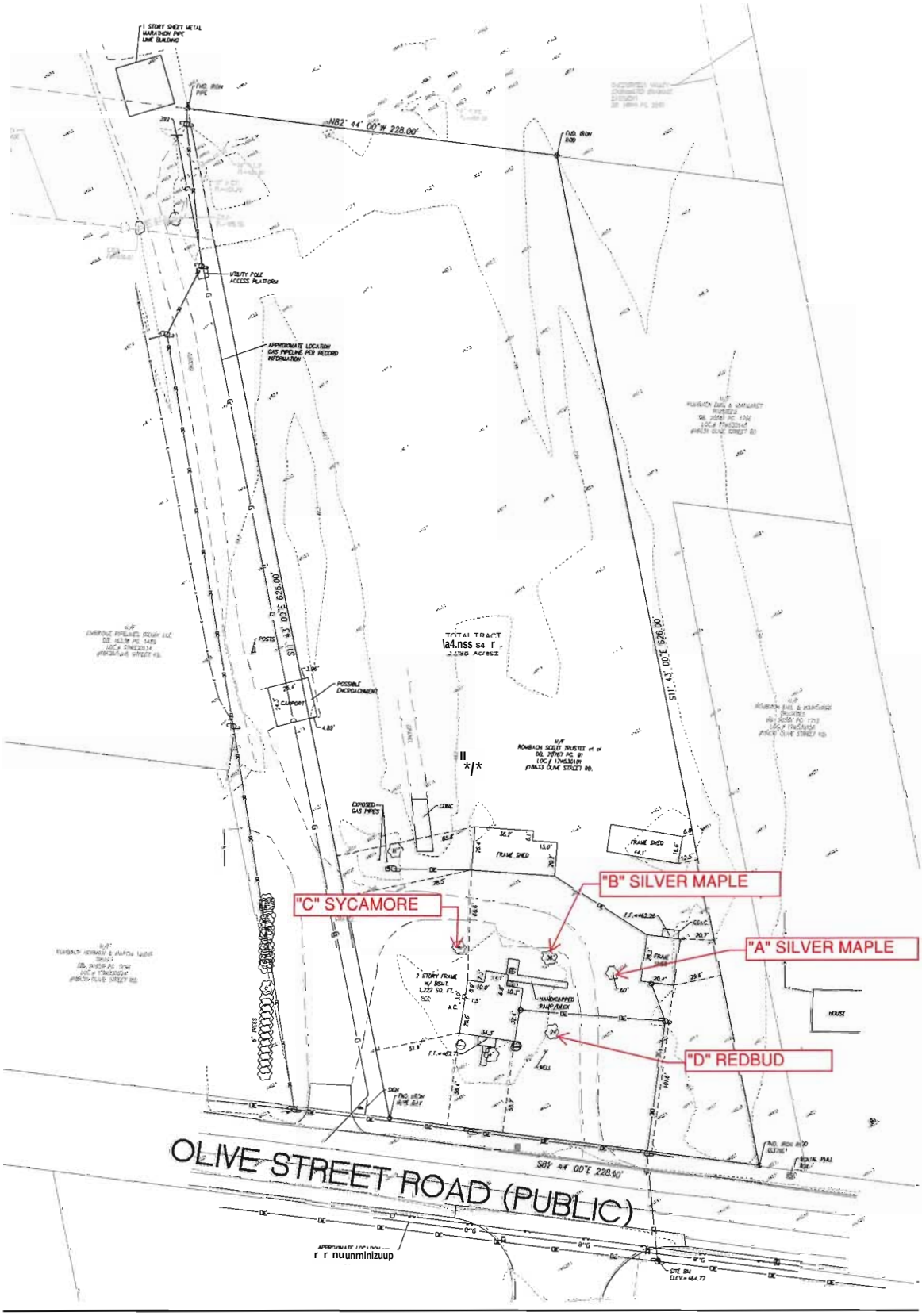
15’ from West property line

TREE STAND DELINEATION REPORT
18633 Olive Street Road
Chesterfield Mo 63005

Prepared by:
Zachary D Hall
ISA Certified Arborist
MW-4833 A

SPECIMENTREE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments
A	Silver Maple	Acer saccharinum	180	Poor	Topped, Severe Decay Through Out Branch Wood
B	Silver Maple	Acer saccharinum	120	Fair	Topped, Decay Through Out Branch *Wood*
C	Sycamore	Plata nus occidentals	142	Poor	Topped, 40-50% Decline
D	Redbud	Cercis canadensis	32,25,29	Fair	Codominant Stems, 10-15% Decline



TREE STAND DELINEATION EXHIBIT

18633 OLIVE STREET ROAD
CHESTERFIELD. **MO** 63005

LETTERS FROM PROPERTY OWNERS:

1.) SCOTT ROMBACH 12/4/18

2.) **KURT ROMBACH 12/5/18**

D'.,W 4' QDJP1

My name is Scott Rombach.
My brother and I are co-owners
of the Rombach farm property at
9
/PM aM;».,» 〉 2, 5,I7mL/,WM
Zb3&o§T Ale are in favor of 501-e
rezoning of the 3 acre property
being purchased by Herman and
C~@m»£.@ btfnifmo .at "/$035 &Q;¢» -We-
Kmwl, 7773. /53005

Scott Rombach

11-6-Q 2»@*l)ww

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/l-5-B

A.) PHOTOS (5/14/19) OF MARATHON PIPELINE MARKER

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SPN 638? Field Date 5-14-19

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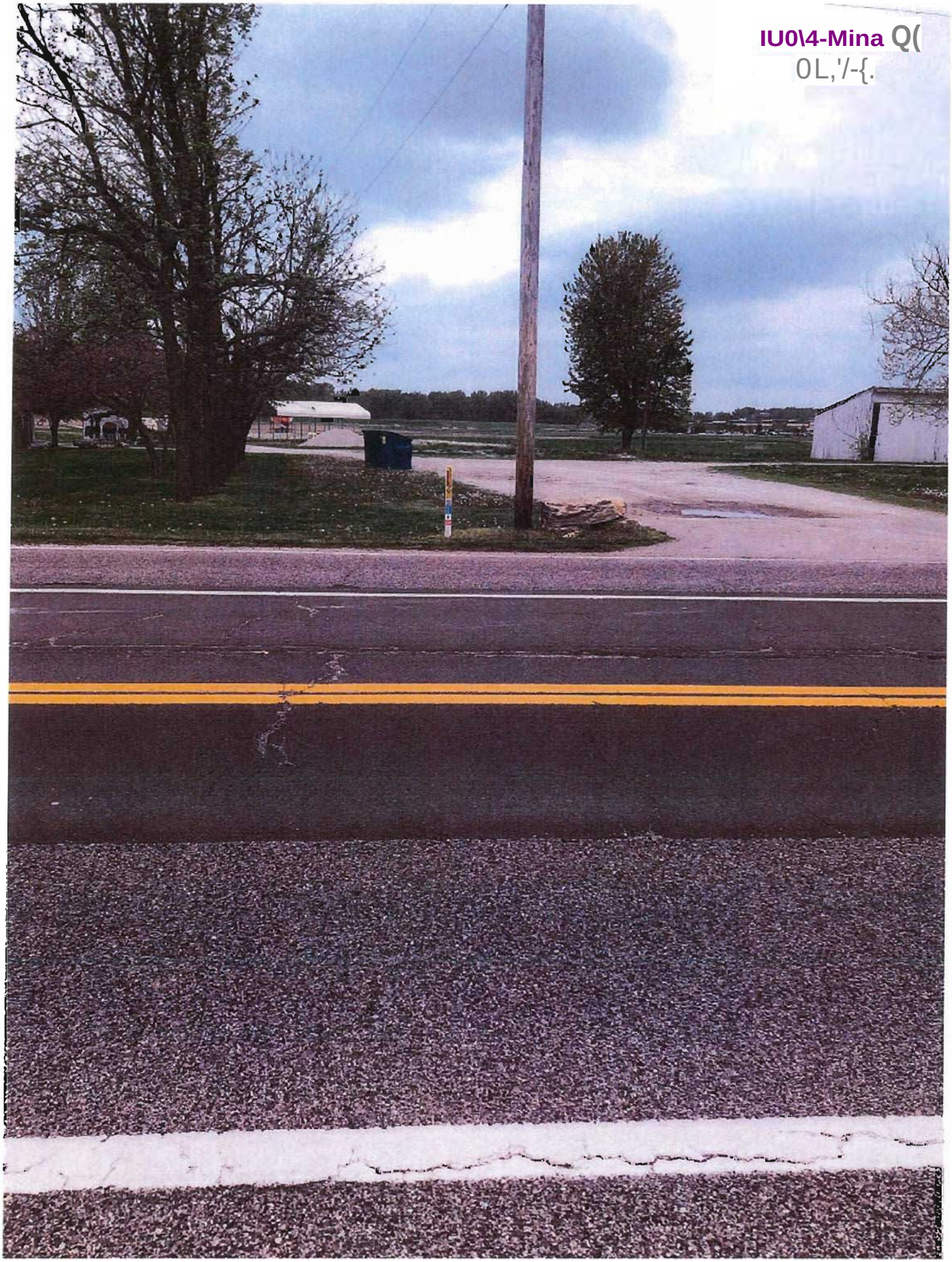
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SPN 6387 Field Date 5-14-19

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1-8

B.) BLUEVALLEY DEVELOPMENT

ORD. N() 2805

-PERMITTED USES

- HEIGHT

- CONCEPT PLAN

- PHOTOS

Planning Coinlmlssion May 28, 2014
Planning **and Public Works Conunulttiee June 12, 2014**
City Council July 21, 2014 and August 4, 2014

BLUEVALLEY

ORD. 2805

ATTACHMENT A

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

1. spncnrlc CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

a. Adinninisizative office for educational or religious facility
b- Arno serpent park
C. Animal grooming service
d. *Arena and stadium*
e. Art gallery
£ Art studio
g. Auditorium
h. Automatic vending facility
i. AutomObile sales, new
j. Automobile sales, used
k. Automotive retail supply
1. Bakery
m. Bar
11. Barber or beauty shop
o. Botanical garden
p. Bowling center
q. Brewpub
r. Broadcasting studio
s. Cafeteria for employees and guests only
t. Car wash
u. *Car wash,* self service
v. Cemetery
w. Check cashing 'facility
X. Church and other place of worship
y. Club
Z. Codee shop
as. Coffee shop, drive-thru
bb. Commercial service facility

cc.	Community center
do.	Day care center, adult
ee.	Day care center, child
0f.	Device for energy generation
g0.	Donalion collection bin
hh.	Drug store and pharmacy
ii.	Drug store and pharmacy, drive-thru
ii,	Dry cleaning establishment
kk.	Dry cleaning establishment, drive-thru
11.	Dwelling, employee
mm.	Education facility- specialized private schools
DD.	Education facility- vocational **school**
oo.	Educational facility- college/university
PP-	Educational facility- lcindergaurten or nursery school
qq.	Fairground
ii.	Farmers market
ss •	Filling station **and** convenience stole with pump stations
Ct.	Film drop-off and pick-up station
uu.	Film processing plant
vv.	Financial institution
ww.	Financial institution, drive-thru
xx.	Golf course
yy.	Grocery- community
zz.	Grocery- neighborhood
aaa.	Grocery- sUpercenter
bbb.	Gymnasium
ccc.	Heliport- public and private
ddd.	Hospice
see.	Hospital
fat	Hotel and motel
ggg.	Hotel **and motel, extended stay**
hhh.	Individual **sewage** treatment facility
iii.	Kennel, boarding
jjj.	Laundromat
kkLk.	Library

Ill.	Local public utility facility- over 60 feet in height
mum.	Lodge
man.	Mortuary
coo.	Museum
PPP.	Newspaper stand
qqq.	Nursing home
rrr.	Office, dental
sss.	Office, general
rtf;	Odice, medical
uuu.	Oil changéfacilitjr
vw.	Park
www.	Parking area, including garages, for automobiles
xxx.	Professional and technical service facility
yyy.	Public safety facility
buzz.	Reading room
aaaa.	Recreationfacility
bbbb.	Research 'facility
cccc.	Restaurant, fast food
dddd.	Restaurant, outdoor customer dining area
eeee.	Restaurant, sit down
ffff.	Restaurant, take out
gggg.	Restaurant, with drive-thru window
hhlih.	Retail sales establishment, community
iiii.	Retail sales establishment, neighborhood
jjjj.	Retail sales establishment, regional
kkkk.	Retail sales, outdoor
l]IL	Riding stable
minim.	Sales yard operated by a church, school, or other not for profit organization
nnnn.	Satellite dish
oooo.	Tackle and.bait shop
PPPP.	Tattoo parlor / body piercing studio
qqqq	Teleccunmunications structure
ITIT.	Telecommunications tower' or facility
ssss.	Theater, indpor

tttif. Theater, outdoor

uuuu. Transit *transfer* station

ww. Union halls and Hiring **halls**

wwww. Vehicle repair and services facility

zacrx. Veterinaury **clinic**

yyyy. Zoological **garden**

zzzz. Light Industrial Type Uses: Laboratory-Professional, scientific.

2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:

   a. Outdoor **sales** shall be limited **to** an aggregate area not to exceed 'twenty percent (20%) of the total development to be shown on all Site Plans and must not be visible from roadways exterior to the development.

   b. A maximum of seven (7) drive-thru or drive-up facilities shall be permitted for this development **with** a maximum of two (2) such uses per building.

   c. Review of the impact on trdtic and site circulation by assembly-type uses, i.e. uses d., g,, oo., and seas., will be conducted prior to approval of any Site Development Plan or Site Development Section Plan for the site.

   d. A maximum of two (2} lots in the development **shall** be developed with use ss.

3. **Hours of** OperatiOn.

   a. Hours of operation for this "PC" District shall not be restricted.

4. Ancillary uses for the above referenced permitted uses shall be as follows:

   a. Associated **Work** and storage areas required by a business, arm, or service to carry on business operations.

   b. Automatic vending facilities for:
      (i) Ice and solid carbon dioxide (dry ice);
      (ii) Beverages;
      (iii) Confections .

   c. Cafeterias for employees and guests only.

   d. Fishing **tackle** and bait shops. Open storage and display are prohibited.

S. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield United Development **Code Section 06.**

B. FLOOR ARE.'M HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area

   a. Total building floor area shall not exceed 1,400,000 square feet.

2. Height

   a. E* Hiéxinnum height of the buildings 'm this development shall be foLL (4) stories or sixty-6ve (65) feet as measured froraexisdng grade, whichever is less; *with the exception that three* (3) parcels shall be permitted *to maintain a* mazdruum height of six (6) stories or seventy-ve (75) feet as measured from existing grade, whichever is less.

3. Building Requirements

   a. A minimum of thirty percent (30%) open space is required for this development.

   The developer shall construct a one halt' (1/2}' acre park which shall be maintained and operated by the land developer. Said park is to be located in the southern portion of the site along Olive Street Road and shall include the forty seven (47) 'meh Pecan Tree as shown on the 'Hee Stand Delineation, Speciiibs regarding the park design shall be provided during site development plan review.

   b. This development shall have a maximum F'A.R of 0.55.

C. SETBACKS

1. S11'L1ct'ure Setbacks

   No building or structure, other than: a freestanding project identification sign, light stalnciards, or Bag poles will be located vrithiin the following setbacks:

   8.. Fifty (50) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Coinaiunercial District.

   b. Structures which are six (6) stories in height shall be DO closer Than three hundred (300) feet from the right-of-way of Olive Street Road.

   c. One hundred {100) feet from the northern botmdaxy of the "PC" District N34°00'30"E.

   d. Thistly (30) feet iron; the eastern boundary of the "PC" District.

   e. Twenty (20) feet from any interior road.

   f. Stl-'uctures exceeding t1-,my (30) feet in height which adjoin "NU" Non-Urban, "PS" Park and Scenic or an "R" Residence District shad be set back 811 additional one (1) foot for every two [2] feet in height above dirty (30) feet.

   g. St1nlctLlres which are six (6) stories 'm height shall be no closer than one hundred 6555' (150) feet from the paved portion of 1-64.

GRAPHIC SCALE

LOCATION MAP

10

457

P.B. 362

Pg. 457 - 460

outlot

3RD AMENDED SITE DEVELOPMENT CONCEPT PLAN

A tract of land being Lots 2 through 5 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 258-260 and the Remainder of Lot 7 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 72-73 located in Township 45 North, Range 5 East of the 5th Principal Meridian,
City of Chesterfield, St. Louis County, Missouri

OWNER/DEVELOPER:
CHESTERFIELD BLUE VALLEY, L.L.C.
[illegible] WARNOCK AVENUE, SUITE 200
CLAYTON, MISSOURI 63105
ATTN: MR. DEAN WOLFE

CHESTERFIELD BLUE VALLEY, LLC

3RD AMENDED SITE DEVELOPMENT CONCEPT PLAN

STOCK & ASSOCIATES Consulting Engineers, Inc.

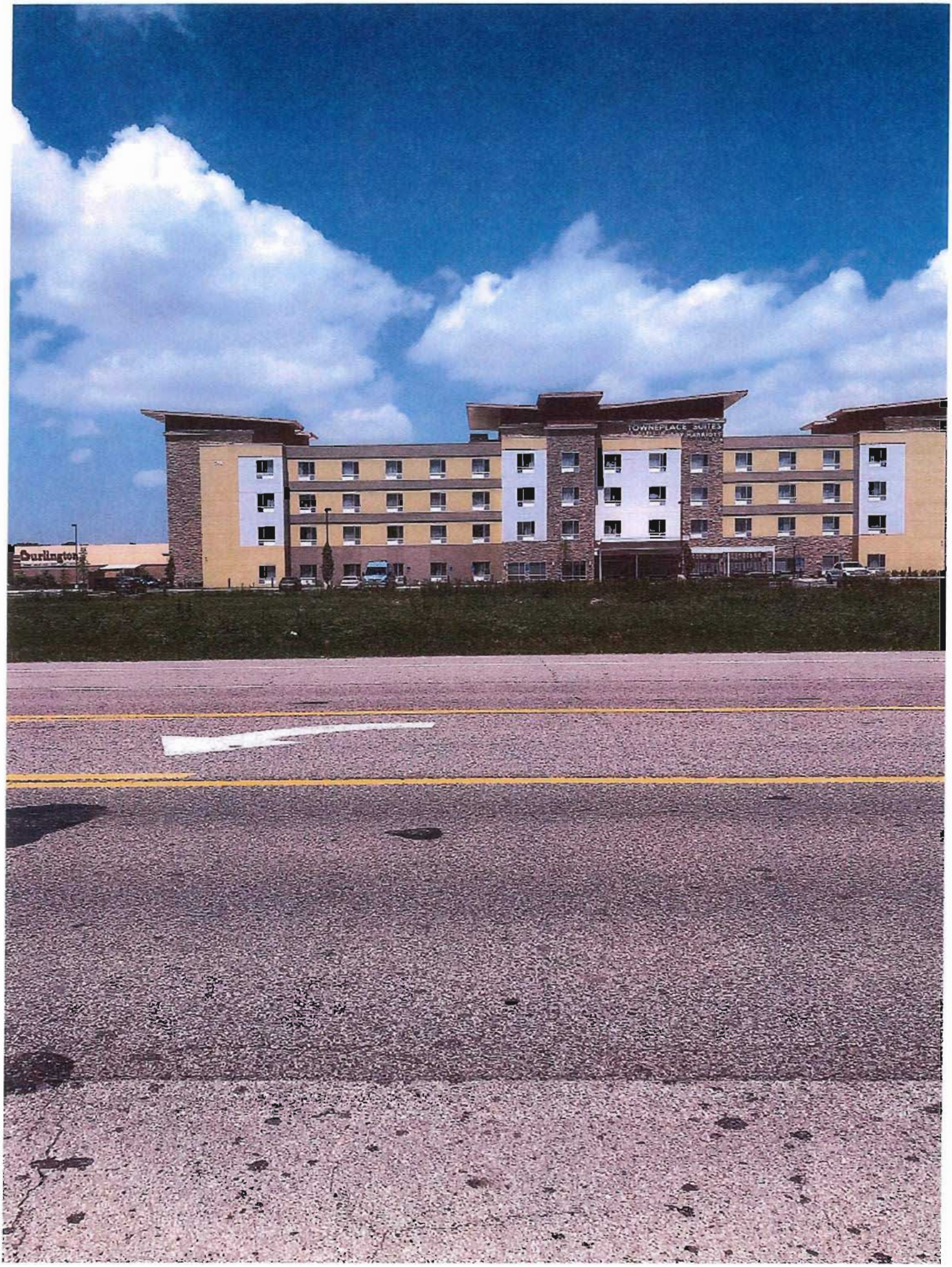
205-3652.24

O.P.B. 8/11/05 G.M.E.

1 of 4

STOP

Burlington
LADIES • MENS • KIDS • BABY • HOME • COATS


TOWNEPLACE SUITES
Burlington

C.) SIMON WOODS DEVELOPMENT
ORD. NO 2813
1826 OLIVE ST. ROAD
- PERMITTED USES
- HEIGHT
-PRELMINARY PLAN

ORD. 2813

ATTACHMENTA

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:
   a. Administral:ive office for educational or religious facility.
   b. Animal grooming service.
   C. Automatic vending'facility.
   d. Automotive detailing shop.
   e. Automotive retail supply.
   f. Bakery.
   g. Bar.
   h. Brewery.
   i. Brewpub.
   İ. Broadcasting studio.
   k. Car wash.
   l. Car wash, industrial.
   m. Car wash, self-service.
   n. Check cashing facility.
   o. Club.
   p. **Commercial** service facility.
   q. Cultivation **and** sale of **plant** crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
   r. Day care center, adult.
   s. Day care center, child.
   t. Dry cleaning establishment.
   u. Dry cleaning establishment, drive-thru.
   v. Educational Facility - Specialized private schools.
   w. Educational Facility - Vocational school.

x. Educational Facility - Vocational school, outdoor training.

y. Farmers market.

z. Filling station and convenience store with pump stations.

aa. Financial institution.

bb. Financial institution. drive-thru.

cc. Gymnasium.

dd. Industrial sales, service, and storage.

be. Kennel, boarding.

ff. Kennel, private.

gg. Laboratories - professional, scientific.

hh. Laundromat.

ii. Local public utility facility.

ll~ Lodge.

kk. Mail order sale warehouse.

ll. Manufacturing. fabrication, assembly, processing, or packaging facility,

mm. Office, dental.

on. Office, general.

oo. Oflice. medical.

pp. Oil change facility..

qq. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.

ii. Professional and technical service facility.

ss. Public safety facility.

to Research faclmy.

uu. Restaurant, fast food.

w. Restaurant, take out.

ww. Self-storage facility.

xx. Sheet metal shop.

yy. Shooting range, indoor.

zz. Substance abuse facilities-outpatient.

aaa. Substance abuse facilities-inpatient.

bbb. Trucks, trailer construction equipment, agricultural equipment sales, rental, leasing, outdoor storage.

CCC. Vehicle repair and services facility.

ddd. Veterinary clinic,

eee. Warehouse, general.

2. All permitted uses in this "Pl" Dfetrict that include outdoor storage and/or outdoor activity shall be adequately screened as required by the City of Chesterfield.
3. Hours of Operation

a. Hours of operation for all uses in this "Pl" Distrlct shall be limited to 7:00 AM to 11100 PM.

b. All deliveries and trash pick-.ups shall be llmlted.to 7:00 AM_to 11:09 PM..

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

1. HEIGHT

a. The maximum height of the buildings, exclusive of roof screening, shall not exceed forty (40) feet.

2. BUILDING REQUIREMENTS

a. A minimum of thirty percent (30%) openspace wil! be required for this development.

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. Fifty (50) feet from the right-of-way of Olive Street Road.

b. Fifty (50) feet'from the easter boundary of this district.

c. Fifty (50) feet from the southern boundary of this district.

d. Twenty (20) feet from the western boundary of this district.

PRELIMINARY PLAN

18626 **OLWB** STREET RIOIAD

Attachment~B

cnnvurc scam

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FIRE DISTRICT	= uouawa O'IETWIE.D
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CABLE SERVICE	= cwunm CDHMLNIGAHDDJS

GENERAL NOTES

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LEGAL DESCRIPTION

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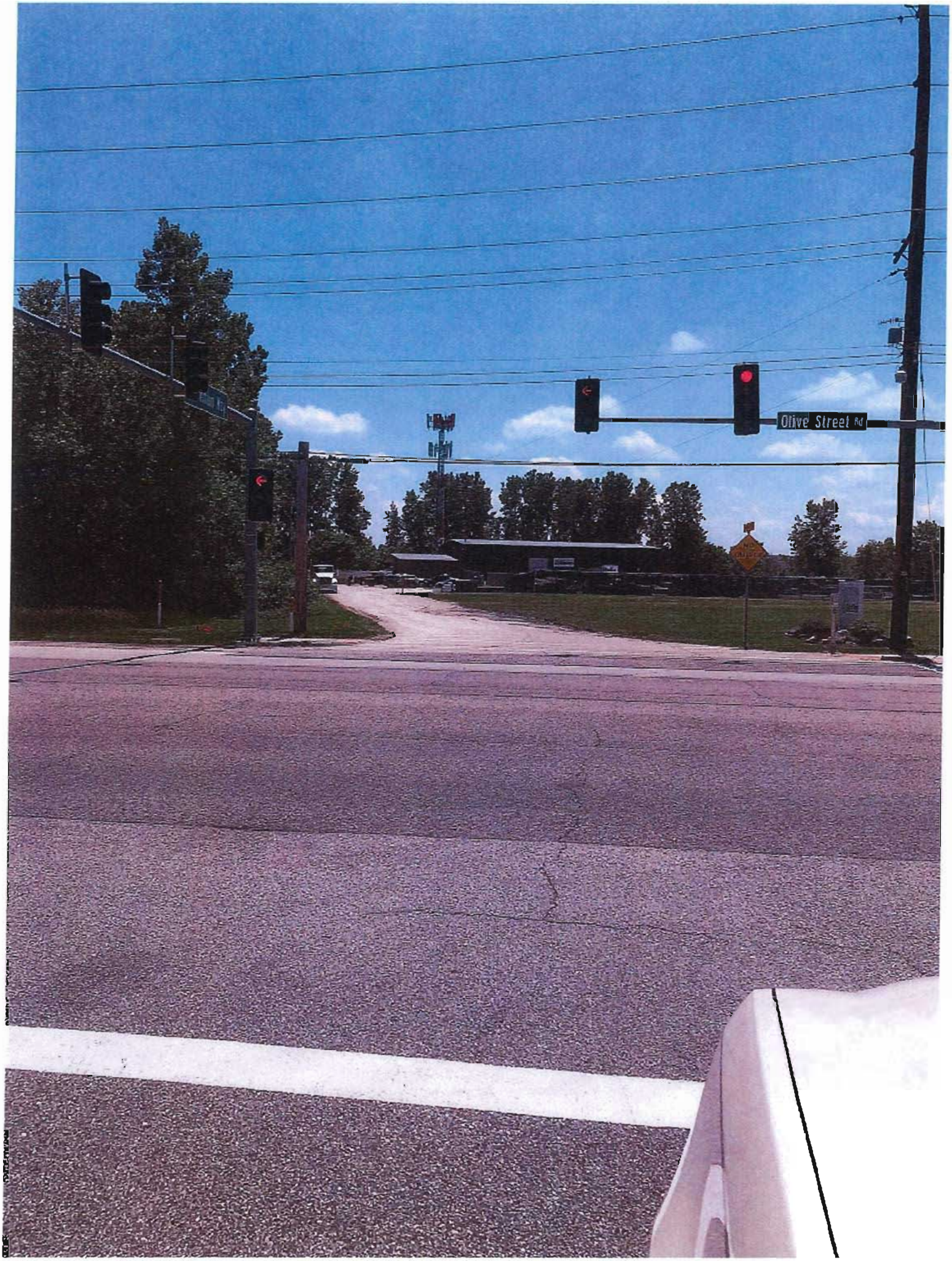

Olive Street Rd

D.) SPIRIT VALLEY BUSINESS PARK ORD. NO 3002

- **PERMITTED** USES
- **HEIGHT**
- **PRELIMINARY PLAN & CONCEPT PLAN**

ord. 3002

ATTACHMENT A

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

1. spEc1Frc CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:

   a. Animal hospitals, veterinary clinics, and kennels.

   b. Meat packing facilities.

   c. Broadcasting studios for radio and television.

   d. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.

   e. Business, professional, and technical training schools.

   f. Business service establishments.

   g. Cafeterias for employees and guests only.

   h. Churches shall be allowed on tracts of land of at least one (1). acre in size.

   i. Financial institutions.

   j. Filling stations, including emergency towing and repair services.

   k. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private}.

   1. Storage *and charter* of boats on land, repair facilities for boats, and sale of fuel and other supplies for marine use.

   rn. Highway department garages.

   n. Hotels and motels.

   o. Laundries and did cleaning plants, not including personal and individual drop-off and pick-up service.

   p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

      (i) Adequately screened with landscaping, fencing or walls, or any combination thereof, or

      (ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement. the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Planning and Development Services Division for review. No building permit or installation permit sl'i8.l] be issued until these plans have been approved by the Planning and Development Services Division.

q. Mail order sale warehouses.

r. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except'

(i) Facilities producing or processing explosives or flammable gases or liquids;

(ii) Facilities for animal slaughtering or rendering;

(iii) Sulphur plants, rubber reclamation plants, or cement plants, and

(iv) Steel mills, foundries, or smelters.

s. Medical and dental offices.

L Office or office buildings.

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

v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

w. Police, tire, and postal stations.

x. Printing and duplicating services.

y. Public utility facilities.

z. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

as. Restaurants, *fast* food.

bb. Restaurants, sit **down.**

cc. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

dd. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

be. Service facilities, studios, or work areas, for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music *teachers,* dance teachers, typists, and stenographers, including cabinet makers, film processors. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

0f. *Storage* and repair garages for public mass transit vehicles.

go. Storage yards for lumber, coal, and construction materials.

he. Stores, shops, markets, service facilities, and automotive vending facilities in which goods or services of any kind, including sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

ii. Union halls and hiring halls.

ii. Vehicle repair facilities.

kg. Vehicle service centers.

11. Welding, sheet metal, and blacksmith shops.

rnm. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

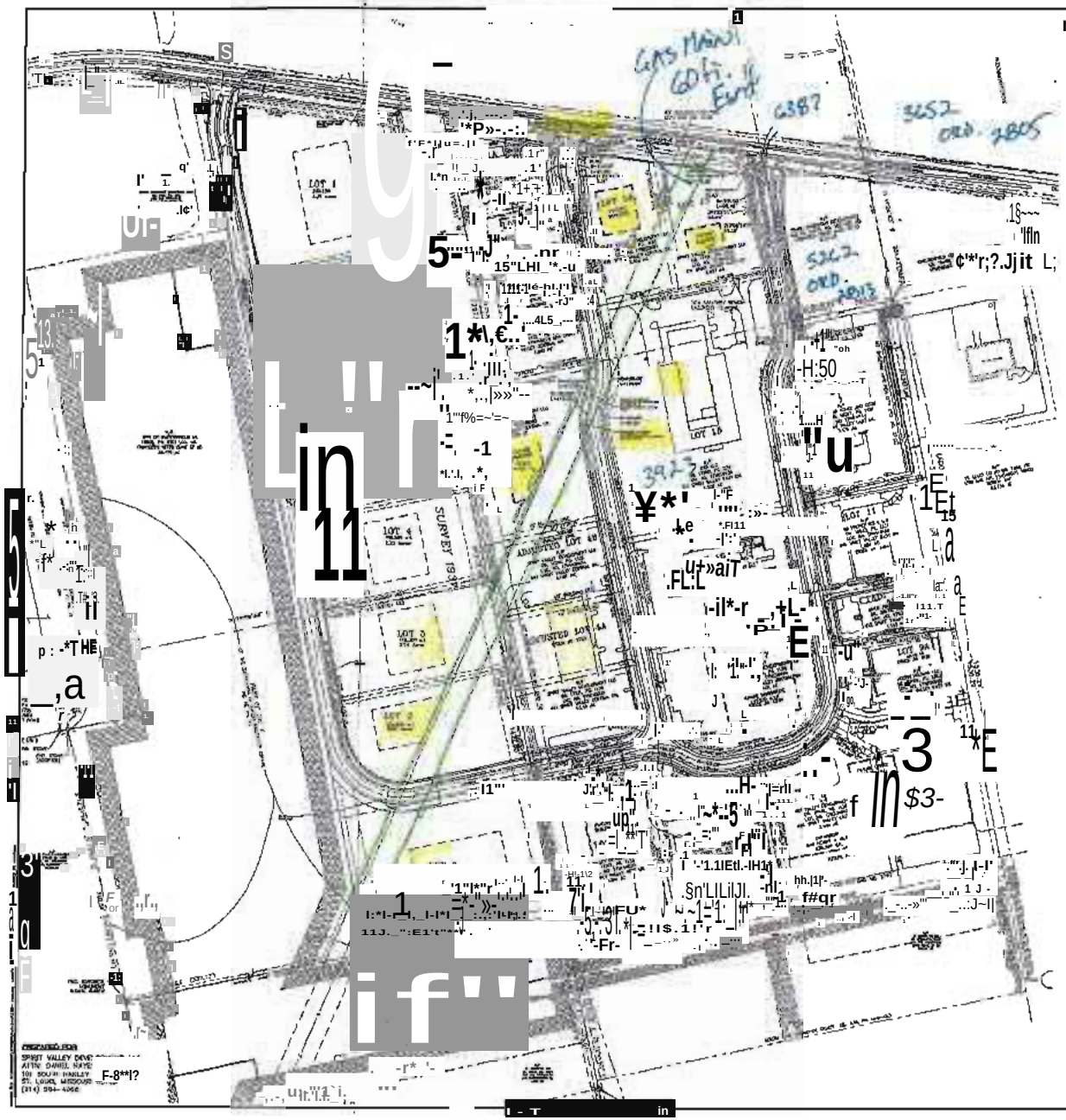
on. Warehousing, storage, or wholesajjng of manufactured commodities.

2. The following Ancillary Uses shall be permitted:
   a. Automatic vending facilities for:
      (1) [ce and solid carbon dioxide (dry ice),
      (ii) Beverages;
      {iii)Confections.

3. Hours of Operation
   a. Hours of operation are unrestricted.

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

1. HEIGHT
   a. TheTma.ximum height of the hangars on Lots 8 &. 9B shall not exceed sixty-fwe (65) feet.
   b. The mandmum height of al other build , exclusive of roof screening, shall not exceed for



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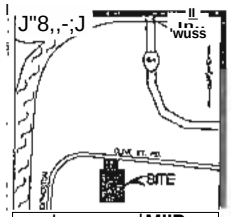

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Association w/ ordinance 3002

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STREET ROAD
CHESTERFIELD
MISSOURI, 63005

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PRELIMINARY PLAN

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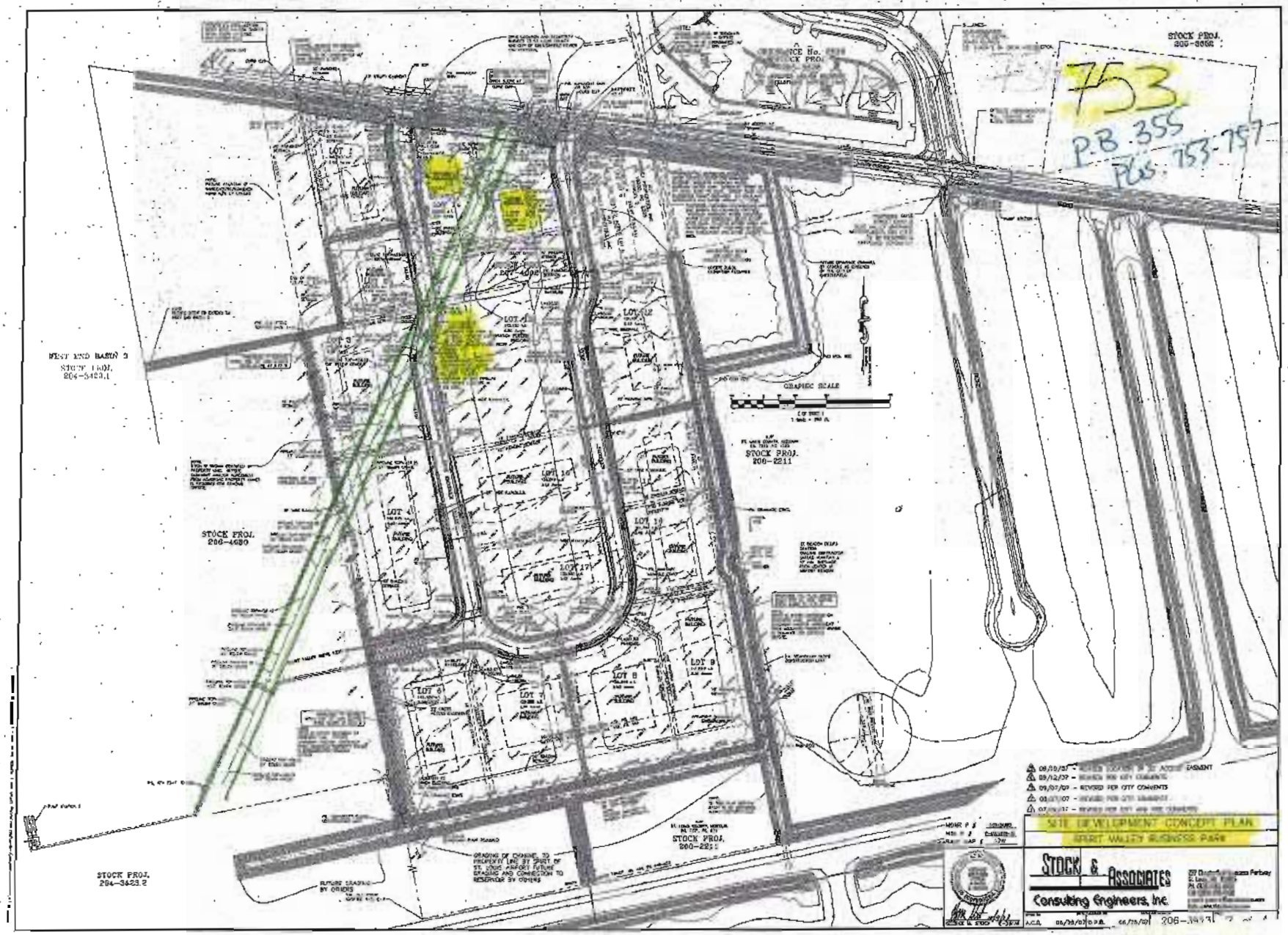
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STOCK PROJ.
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GRAPHIC SCALE
LOT 1
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LOT 10
LOT 11
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09/12/07 - REVISED PER CITY COMMENTS
09/07/07 - REVISED PER CITY COMMENTS
SITE DEVELOPMENT CONCEPT PLAN
SPIRIT VALLEY BUSINESS PARK
STOCK & ASSOCIATES
Consulting Engineers, Inc.
206-3423

Vermeer

CHESTERFIELD
FENCE & DECK

ELFOR

FRESH
AIR
HEATING
COOLING

Orkatron Products, Inc.

New Age

PRELIMINARY PLAN
18633 OLIVE STREET ROAD

A TRACT OF LAND BEING AS RECORDED IN LOT 1 OF AMELIA BOISSELIER ESTATE AND BEING LOCATED IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORIR-I, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CR'Y OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SI'I'E INFORMATION

ADDRESS	= 1863.3 OLIVE STREET RD. CHESTERFIELD, MO 63005
SITE AREA	= 3.098 ACRES
OWNER	= ROMBACH SCOTT TRUSTEE et GI
CITY	= CITY OF CHESTERFIELD
FLOOD MAP	= 291B9C0120H
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH CHESTERFIELD
SCHOOL DISTRICT	= ROCKWOOD R 6
ELECTRIC SERVICE	= AMEREN U.E.
GAS SERVICE	= LACLEDE GAS
PHONE SERVICE	= SWBT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS

GENERAL NOTES=

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5. ALL pROposcO UTIUITIES S4ALL BE CONSTRUCTED TO THE CITY OF C ESIERFIELD STAND DS.
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8. ALL U IITIES WILL BE INSTALLED unDERGROUND. THE dEVELopMsnr OF THIS P RCEL WILL COORDINATE THE INS AILATION OF ALL UTIUTES IN CONJU CTION wm-I THE CONSTRUCTION OF ANY ROADWA .

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ALL PROJECT ELEVATIONS ARE BASED ON THE PUBLISHED D.N.R VALUES FOR SL 40 UTIUZING GPS TECHNOLOGY. THE SAME BENCHMARK PUBLISHED BY ST. COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM IS BM 11 108. TO CONVERT PROJECT ELEVATIONS FROM SL 40 TO THE ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM BM 11 0a, ADD TWENTY SEVEN HUNDREDTHS OF A FOOT (0.27') TO OBTAIN A ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC ELEVATION.

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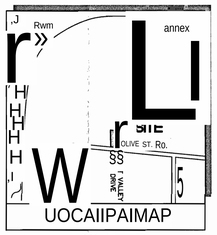

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c-p-2 PRELIMINARY SITE SECTIONS

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PRELIMINARY PLAN

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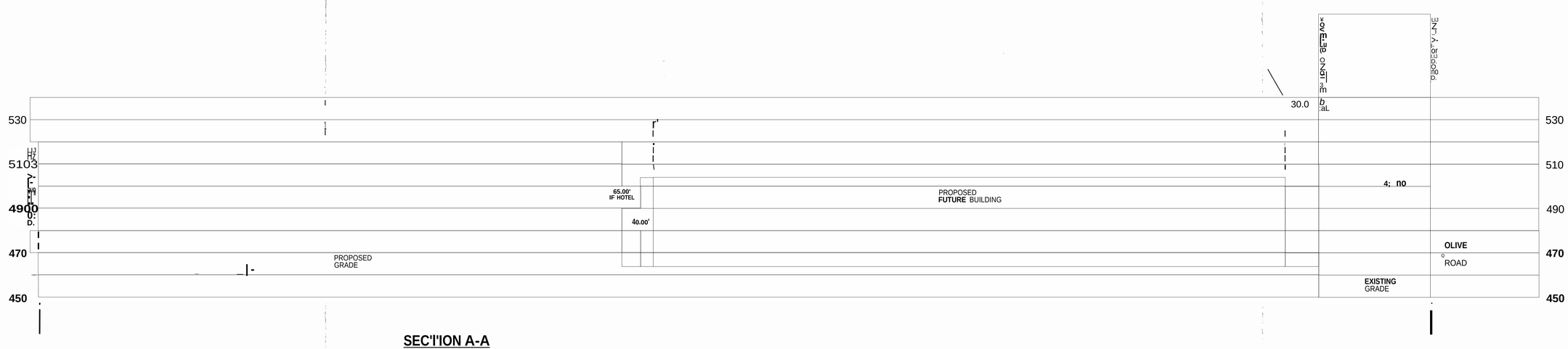

SEC'I'ION A-A

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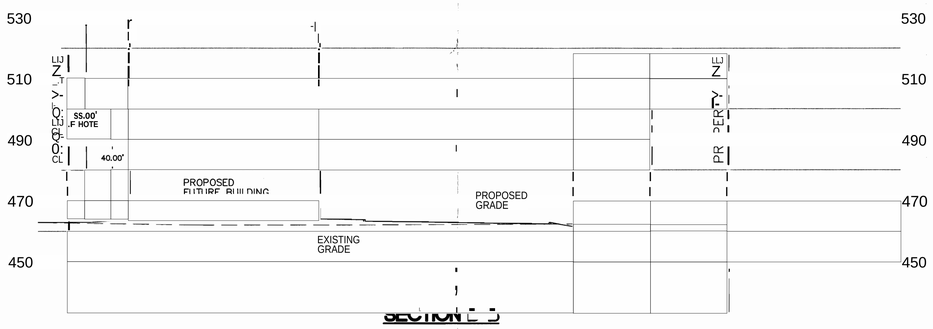

SECTION B-B

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PRELIMINARY SITE SECTIONS

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C-P-2

Memorandum
Department of Planning & Development Services

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: September 4, 2019

RE: **P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu):** A request for a zoning map amendment from the "NU" Non-Urban District to the "E-1/2AC" Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015)(Ward 3).

Summary

Kumara S. Vadivelu of Azack Construction submitted a request in October 2018 for a zoning map amendment from "NU" Non-Urban District to an "R-2" Residence (15,000 square feet) District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road. The Petitioner has stated that they intend to develop the subject site into single-family dwellings.

Following a Public Hearing held on November 14, 2018, the Petitioner submitted a request to amend the original change of zoning petition to request a change of zoning from the existing "NU" Non-Urban District to the now proposed "E-1/2AC" Estate Half Acre District.

Petition number P.Z. 11-2018 returned to the Planning Commission on May 13, 2019 in accordance with the Unified Development Code (UDC), which requires petitions to return to the Commission within six (6) months of the Public Hearing date before the petition becomes inactive. It was noted at this meeting that the Petitioner has been meeting with residents of the adjacent Old Clarkson Forest neighborhood in an attempt to address their concerns and has also been working on further engineering of the site and contacting external agencies for additional comments on the proposal separate from the City's Code.

A new Public Hearing was held for P.Z. 11-2018 for the amended change of zoning request to the "E-1/2AC" Estate Half Acre District on June 12, 2019. A representative of the Old Clarkson Forest neighborhood noted at this meeting that most residents would have no objection to the "E-1/2AC" District as long as all development regulations and standards are followed.

The Planning Commission considered this petition at their August 12, 2019 meeting at which time a motion to approve the request was passed unanimously by a vote of 9 to 0.

On August 22, 2019 the Planning and Public Works Committee met and discussed the petition. A motion to recommend approval of the "E-1/2AC" Estate Half Acre District was passed by a vote of 4-0.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If the request is approved, the subject site will be required to adhere to the permitted uses and district regulations of the "E-1/2AC" Estate Half Acre District as well as all applicable code requirements.

Attached to this report, please find the draft legislation, outboundary survey, and tree stand delineation.

Attachments: Legislation
Outboundary Survey
Tree Stand Delineation

Figure 1: Subject Site Aerial

BILL NO. 3257 **ORDINANCE NO.**_____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE "NU" NON-URBAN DISTRICT TO AN "E-1/2AC" ESTATE HALF ACRE DISTRICT FOR A 4.76 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLD CLARKSON ROAD APPROXIMATELY 900 FEET FROM ITS INTERSECTION WITH BAXTER ROAD. [P.Z. 11-2018 15750 OLD CLARKSON RD, KUMARA S. VADIVELU (NU TO E-1/2AC) 19S130015].

WHEREAS, the petitioner, Kumara S. Vadivelu of Azack Construction, has requested a change in zoning from the "NU" Non-Urban District to an "E-1/2AC" Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on May 13, 2019; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 9-0; and,

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an "E-1/2AC" Estate Half Acre District designation for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road and as described as follows:

A tract of land in U.S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point in the Southern line of U.S. Survey 2002 at the intersection with the line dividing Fractional Sections 15 and 16, Township 45 North, Range 4 East, and being the Northwest corner of Lot 29 of The Villages at Baxter Ridge Plat One as recorded in Plat Book 232 Page 9, and being the Northeast corner of Lot 4 of Old Clarkson Forest Plat Two as recorded in Plat Book 154 Pages 98 & 99 of the St. Louis County, Missouri Records; thence along the Southern line of said U.S. Survey 2002 and the Northern line of said Old Clarkson Forest Plat Two and the Northern line of Old Clarkson Forest Plat One as recorded in Plat Book 154 Pages 96 & 97 of the said County Records, South 57°15'00" West, 895.70 feet to the Eastern line of Old Clarkson Road (variable width); thence along said road line the following courses, North 11°44'52" East, 40.05 feet to a point; thence North 00°31'00" East, 271.14 feet to a point; thence North 13°55'00" East, 182.04 feet to a point; thence North 35°56'00" East, 48.71 feet to a point of curvature; thence along a curve to the right having a radius of 135.00 feet, an arc distance of 160.02 feet, a chord of which bears North 69°53'30" East, a chord distance of 150.82 feet to a point of tangency; thence South 76°09'00" East, 297.74 feet to a point of curvature; thence along a curve to the left having a radius of 475.00 feet, an arc distance of 172.02 feet, a chord of which bears South 86°31'30" East, a chord distance of 171.09 feet to a point of tangency; thence North 83°06'00" East, 18.89 feet to a point of curvature; thence along a curve to the left having a radius of 475.00 feet, an arc distance of 115.37 feet, a chord of which bears North 76°08'31" East, a chord distance of 115.09 feet to a point; thence leaving said road line, South 55°44'36" West, 74.55 feet back to the Point of Beginning and containing 207,516 square feet or 4.76 acres more or less.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Kumara S. Vadivelu of Azack Construction in P.Z. 11-2018, requesting the rezoning

embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of May 2019, 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 _____, 2019

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

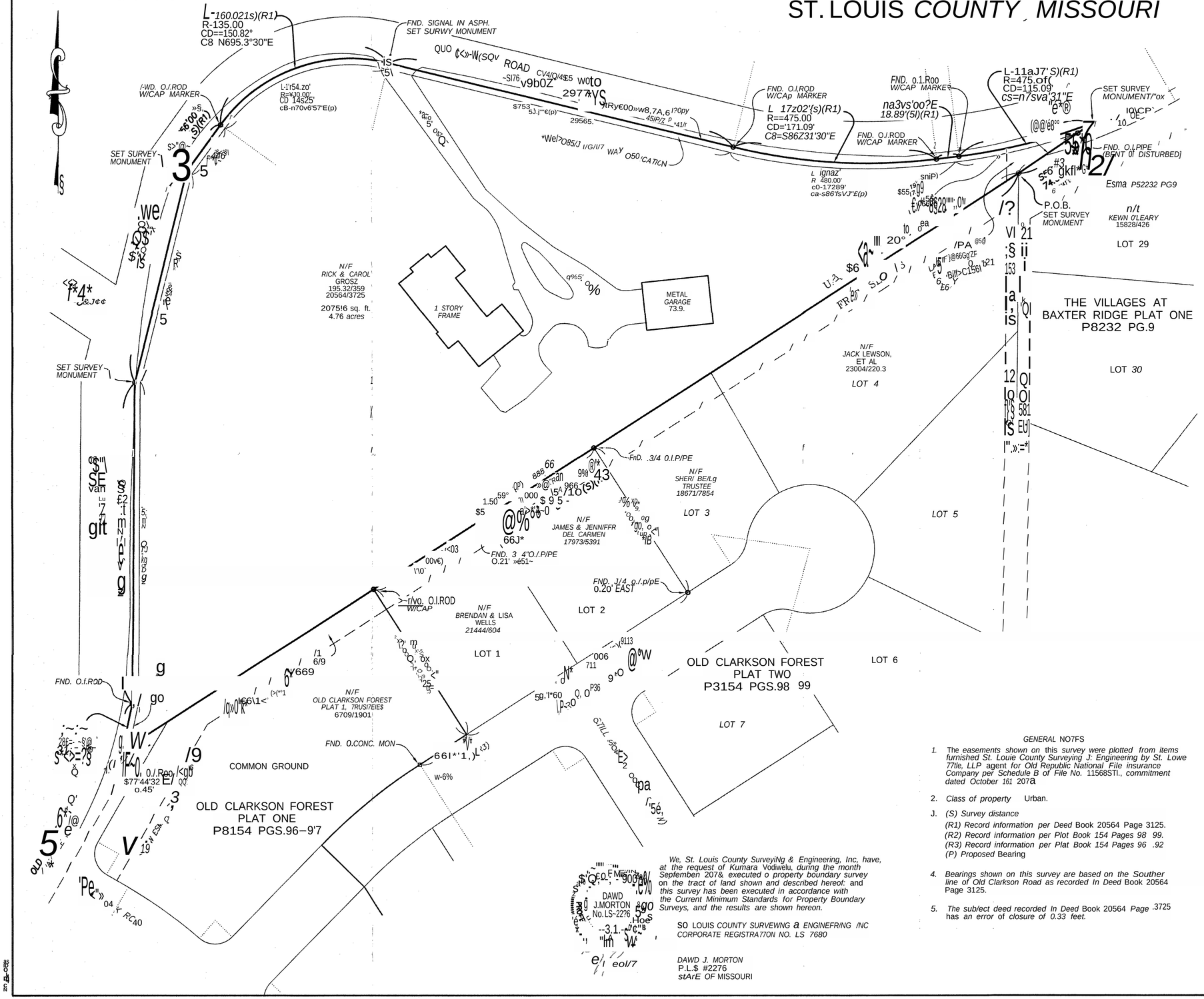
Vickie McGownd, CITY CLERK

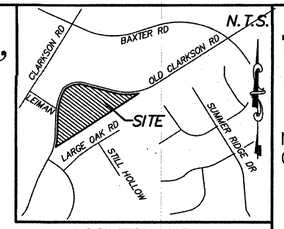
FIRST READING HELD: __09/04/2019_____

A TRACT OF *LAND BEING* PART OF U.S. SURVEY 2002, TOWNSHIP *45 NORTH, RANGE 4* EAST, ST. LOUIS *COUNTY, MISSOURI*

GRAPHIC SCALE

(INFEET) 1inCh'40 't.





LOCA77ON *MAP*

SURVEY DESCR/P77ON

A tract of land in U.S. Survey 2002, Township 45 Norfn, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a paint in the Southern /Me of U.S. Survey 2002 of the intersection with the line dividing Fractional Sections 15 and 16, Township 45 North, Range 4 East, and being the Northwest corner of Lot 29 of The Wlloges at Baxter Ridge Plat One as recorded In Plat Eook 2.32 Page 9, and being the Northeast corner of Lot 4 of Old Clarkson Forest Plat Two as recorded in P/af Book 154 Pages 98 J: 99 of the St. Louis County, Missouri Records; thence along the Southern line of said U.S. Survey 2002 and the Northern line of said Old Clarkson Forest Plot Two and the Northern line of Old Clarkson Forest Plot One as recorded in Plat Book 154 Pages 96 & 97 of the sold County Records, South 5775'OO" West, 895.70 feet to the Eastern line of Old Clarkson Road (variable width); thence along said road line the following courses, North 11'4452 East, 40.05 feet to a point; thence North 00',31'OO East, 271.14 feet to a point; thence North 1.3155'00 East, 182.04 feet to a point; thence North 3556730 East, 4&71 feet to a point of curvature; thence along a curve to the right having o radius of 135.00 feet, on arc distance of 160.02 feet, a chord of which bears North 695230 East, o chord distance of 150.82 feet to o point of tangency thence South 76'09'00 East, 297.74 feet to a point of curvature; thence along a curve to the left having a radius of 475.00 feet, an arc distance of 172.02 feet, o chord of which bears South 8613130 East, o chord distance of 171.09 feet to a point of tangency thence North 8.306'00" East, 18.89 feet to o point of curvature; thence along a curve to the left having o radius of 475.00 feet, an arc distance of 115.57 feet, a chord of which bears North 76'08'.31" East, a chord distance of 115.09 feet to o point; thence leaving said road line, Soutn 55'44236" West, 74.55 feet back to the Point of Beginning and containing 20Z516 square feet or 4.76 acres more or less.

SCHEDULE A
EXHIBIT "A DESCRIPTION

A tract of land in U.SZ Survey 2002, Townsh&> 45 North, Range 4 last, /it St. Louis County, Missouri and described as follows:

BegiNning at an old stone in the Southern line of U.S. Survey 2002 at the intersection refth the line dividing Fractional Sections 15 and 16, Township 45 North, Range 4 East, thence along the Southern line of said Survey, South 57 degrees 15 minutes West 895.70 feet to the Eastern line of Clarkson Road .30 feet wide; thence along said road line North 11 degrees 49 minutes East 40.41 feet to a point, North O degrees .31 minutes East 271.14 feet to o point, North 1.3 degrees 55 minutes East 182.04 feet to a point; North .35 degrees 56 minutes East 48.71 feet to a point of curve; thence along a curve to the right having a radius of 1.35 feet, a distance of 160.02 feet to o point; thence South 76 degrees O9 minutes East 29274 feet to a point of curve; thence along o curve to the left having a radius of 475 feet, a distance of 172.02 feet to a point; thence North 83 degrees O6 minutes East 18.89 feet to o point of curve; thence along o curve to the left having a radius of 475 feet, a distance of 115.37 feet to on iron pipe; thence leaving said road line and running South 55 degrees 41 minutes West 74.55 feet to the place of beginning.

OLD REPUBLIC NA77ONAL 71rLE INSURANCE COMPANY
$7_ LOUIS 777L51 LLC
FILE N0.11568SI7Z.
COMMITMENT DA7F OCTOBER 16, 2018
REWSION CARE NOVEMBER 24, 2018

SCHEDULE B II

Items 7 2 Standard *exceptions.*

/tem 5 *Not a survey related item.*

/tem 4 *Easement granted to Loc/ede Gas Company by the instrument recorded in* Book 6695 Page 796. *(plotted)*

/tem 5 *Easement granted to Southwestern Bell Tdepnone Company by the instrument recorded in Book 6756 Page 321 (plotted)*

/tem 6 *Subject to to/ms and provisions of Acknowledgement of City Right of Way and Agreement to Hold City of Chesterfield Harmless (re ordi/ti the possible encroachment of /own irrigation system by t e instrument recorded in Book 19449 Page 2575. (not of o plottob/e nature)*

Items 7 9 *Not survey related items.*

GENERAL NO7FS

1. The *easements shown on* this *survey were plotted from items furnished St. Louie County Surveying J: Engineering by St. Lowe 77tle, LLP* agent *for Old Republic National File Insurance Company per Schedule B of File No.* 11568STl., *commitment dated October 161* 207a
2. *Class of property* Urban.
3. *(S) Survey distance*
   (R1) Record information per Deed Book 20564 Page 3125.
   (R2) Record information per Plot Book 154 Pages 98 99.
   (R3) Record information per Plat Book 154 Pages 96 .92
   (P) Proposed Bearing
4. *Bearings shown on this survey are based on the Souther line of Old Clarkson Road as recorded In Deed* Book 20564 Page 3125.
5. *The sub/ect deed recorded In Deed* Book 20564 *Page* .3725 has *an error* of *closure of 0.33 feet.*

We, St. Louis County SurveyiNg & Engineering, Inc, have, at the request of Kumara Vodiwelu, during the month Sepfemben 207& executed o property boundary survey on *the tract of land shown and described hereof:* and *this survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, and the results are shown hereon.*

SO LOUIS *COUNTY SURVEWNG a ENGINEFR/NG /NC CORPORATE REGISTRA77ON NO. LS 7680*

DAWD J. MORTON
P.L.$ #2276
stArE OF MISSOURI

DAWD J.MORTON No.LS-2276

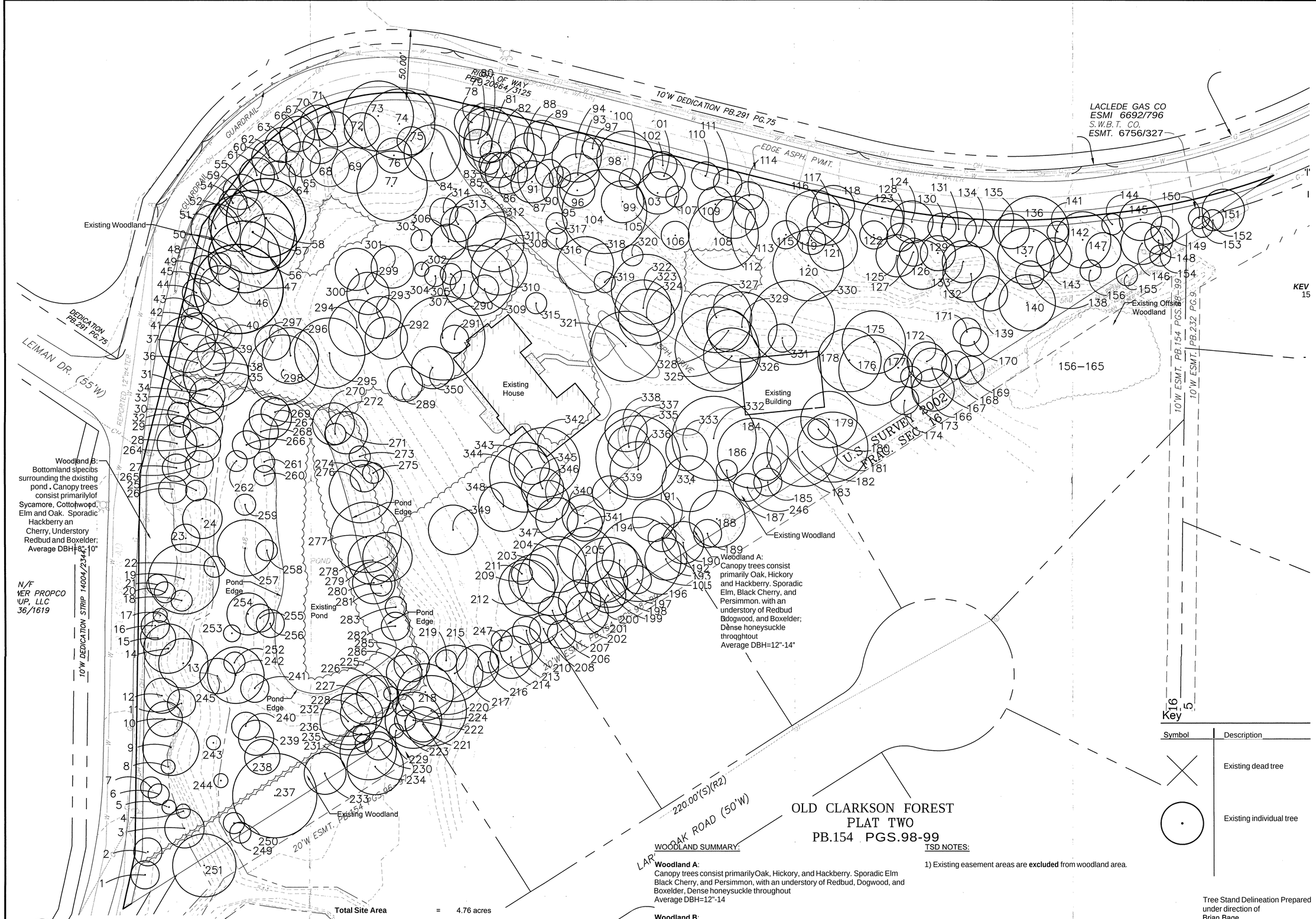
DRAWN	DATE
VED.S	O9 25 18
CHECKED	DATE
D../M	O9 26 18

PROJECT NAME
15750 *OLD CLARKSON RD*

Jon # **2078-O59**

PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1



"Tree Stand Délirfeation

SCALE 1"=30'

Total Site Area = 4.76 acres

Woodland Area = 181,453 s.f. (4.17 acres)

Total Existing Canopy = **181,453** s.f. (4.17 acres)

WOODLAND SUMMARY:

Woodland A:
Canopy trees consist primarilyOak, Hickory, and Hackberry. Sporadic Elm Black Cherry, and Persimmon, with an understory of Redbud, Dogwood, and Boxelder, Dense honeysuckle throughout
Average DBH=12"-14

Woodland B:
Bottomland species surrounding the existing pond . Canopy trees consist primarily of Sycamore, Cottonwood, Elm and Oak. Sporadic Hackberry and Black Cherry, Understory of Redbud and Boxelder,
Average DBH=8"-10"

TSD NOTES:

1) Existing easement areas are **excluded** from woodland area.

Key

Symbol	Description
	Existing dead tree
	Existing individual tree

Tree Stand Delineation Prepared under direction of
Brian Bage
Certified Arborist MW- 5033A

Jerald Saunders - Landscape Architect
MO License # L#-007

Consultants:

Revisions:

Date	Description	No.
11/16/18	Client Comments	
11/29/18	Client Comments	
4/8/19	Plan Changes	
4/16/19	Plan Changes	
4/23/19	Plan Changes	
5/31/19	Plan Changes	
6/28/19	Ci Comments	
7/18/19	City Comments	

Drawn: KP
Checked: RS

Sheet Title: Tree Stand Delineation

Sheet No: TSD-1

Date: 9/24/18
Job #: 972.002

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Redbud	6	20	3	
2	Hickory	10	20	3	
3	Boxelder	10	30	2	x3
4	Hickory	5	10	3	
5	Hackberry	7	10	2	
6	Hackberry	8	15	2	
7	Hackberry	8	15	2	
8	Hackberry	7	10	2	
9	Hickory	10	40	3	
10	Hickory	12	25	2	
11	Oak	24	35	1	power lines
12	Hackberry	12	25	2	
13	Oak	28	35	1	power lines
14	Black Cherry	14	35	2	
15	Hickory	12	25	2	
16	Hickory	8	20	2	
17	Hickory	6	10	1	
18	Elm	8	15	2	
19	IMliie Oak	28	50	2	
20	Hickory	6	15	2	
21	Redbud	5	50	2	
22	Red Oak	24	15	3	
23	Boxelder	10	20	2	
24	Hackberry	14	30	2	
25	Hackberry	8	15	2	
26	Hackberry	10	20	2	
27	Elm	12	20	1	power lines
28	Hickory	18	30	2	ı ı wer lines
29	Elm	7	15	2	power lires
30	Hiekory	8	15	2	power lines
31	Dogwood	5	20	2	
32	HiGkory	10	30	2	
33	Hickory	8	25	2	
34	Hickory	8	25	2	
35	White Oak	28	50	2	
36	White Oak	24	40	2	power lines
37	White Oak	24	40	2	power lines
38	Hackberry	8	20	2	
39	Elm	10	30	2	
40	Hackberry	10	30	2	
41	IMlite Oak	18	30	1	
42	Boxelder	8	15	1	power lines
43	White Oak	12	15	1	power lines
44	Red Oak	12	20	2	power lires
45	Vvhiie Oak	16	30	2	
46	Vhiine Oak	24	50	2	
47	Hickory	8	10	3	
48	Hickory	8	IS	2	
49	Hickory	6	20	2	
50	Red Oak	22	50	2	
51	Hickory	16	35	2	power lines
52	Oak	18	40	1	
53			1		
54	Elm	8	20	2	
55	Hackberry	6	20	2	
56	Red Oak	1	40	2	
57	White Oak	22	60	3	
58	Vvhite Oak	22	60	3	
59	Hickory	8	20	3	
60	Red Oak	10	25	2	
61	Boxelder	8	20	2	
62	Boxelder	8	20	2	
63	Ash	10	15	1	power lines
64	Ash	10	15	1	power lines
65	Hickory	8	25	3	
66	Boxelder	8	15	1	power lines
67	Hickory	8	25	3	
68	Hickory	12	30	3	
69	Hickory	12	30	3	
70	Hackberry	5	15	2	
71	Ash	10	15	1	
72	Hickory	8	25	2	
73	White Oak	24	50	2	
74	White Oak	20	50	2	
75	Elm	10	20	1	
76	Vlhiie Oak	12	25	2	
77	White Oak	18	50	3	
78	Baldc ı less	18	25	3	
79	Hickory	10	20	2	
80	Ash	16	40	2	
81	Red Oak	5	15	3	
82	Hickory	30	SG	1	
83	Hackberry	8	15	2	
84	White Oak	16	40	2	
85	Hickory	8	25	2	
86	Ash	16	30	2	
87	White Oak	16	25	2	
88	Hickory	16	25	2	
89	Hickory	16	25	2	
90	Hickory	8	20	2	
91	Hackberry	12	30	3	
92					
93	Elm	14	30	2	
94	Hickory	18	35	3	
95	Elm	8	15	2	
96	Hickory	10	25	3	
97	Hackberry	7	15	2	
98	Hickory	18	40	3	
99	Ash	16	30	1	

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
100	Boxelder	6	15	2	
10?	Hickory	10	30	3	
102	Hickory	8	20	2	
103	Hickory	10	30	2	
104	VlMite Oak	28	60	2	
105	White Oak	28	-	0	dead
106	Hackberry	5	20	3	
107	Hickory	5	15	2	
108	While Oak	24	50	2	
109	Hackberry	12	25	2	
110	Boxelder	8	20	2	
111	Boxelder	8	20	2	
112	Elm	10	30	2	
113	Hickory	12	25	2	
114	Oak	8	20	2	
115	Hickory	8	20	3	
116	Ash	24	40	2	
117	Hackberry	12	30	2	
118	Boxelder	12	30	3	
119	Sugar Maple	6	20	2	
120	White Oak	18	50	2	
121	While Oak	24	35	2	severe lean
122	S ı ar Maple	8	20	2	
123	Hackberry	12	30	2	
124	Hickory	12	30	2	
125	Boxelder	6	15	2	
126	Hackberry	16	35	2	
127	Hackberry	10	20	2	
128	Hackberry	12	20	2	
129	Hickory	10	25	3	
130	IM'lite Oak	8	20	2	
131	Elm	8	25	2	
132	Hackberry	18	40	2	x2
133	Elm	8	30	3	
134	Red Oak	6	20	2	
135	Hickory	10	25	2	
136	White Oak	26	50	2	
137	White Oak	22	40	2	
138	IMlite Oak	22	20	1	
139	Hackberry	10	25	2	
140	IMlite Oak	18	40	2	
141	Elm	6	15	2	
142	Red Oak	28	40	2	hea prunin
143	Sycamore	6	25	3	
144	Elm	10	15	2	
145	Oak	30	30	2	hea prunin
146	Oak	14	30	2	
147	Black Cherry	10	25	2	
148	Persimmon	6	20	3	
149	Oak	6	20	2	
150	Redbud	8	15	2	
151	Boxelder	16	30	2	
152	Pine	5	15	2	offsite
153	Pine	5	15	2	offsite
154	Pine	5	15	2	offsite
155	Pine	8	15	2	offsite
156	Boxelder	5	15	2	offsite
157	Black Cherry	10	20	2	offsite
158	Black Cherry	10	20	2	offsite
159	Elm	6	15	2	offsite
160	Vlkmite Oak	24	50	2	offsite
161	White Oak	18	40	2	offsite
162	Red Oak	10	25	2	offsite
163	White Oak	20	50	3	offsite
164	White Oak	12	30	2	offsite
165	Vlmite Oak	16	40	2	offsite
166	White Oak	20	40	2	
167	Hackberry	8	25	2	
168	Elm	6	20	2	
169	Hickory	12	20	2	
170	Hackberry	12	20	2	
171	Hickory	5	20	3	
172	Hackberry	12	25	2	lean
173	Hickory	6	15	2	
174	Hackberry	8	20	2	
175	Wnite Oak	22	40	2	
176	Red Oak	28	45	1	
177	Hickory	10	20	2	
178	Hickory	14	50	3	
179	White Oak	20	45	3	.
180	Hackberry	8	15	2	
181	White Oak	24	50	3	
182	VlMite Oak	24	50	3	
183	Mite Oak	24	50	0	dead
184	Elm	10	15	2	
185	Hackberry	5	12	2	
186	\Mlite Oak	22	50	3	
187	Hickory	6	15	2	
188	INhite Oak	24	45	3	
189	Hickory	18	40	3	
190	Hickory	16	35	3	
191	white Oak	24	40	0	dead
192	Hickory	6	20	2	
193	Hackberry	12	30	3	
194	While Oak	12	30	2	
195	White Oak	24	60	2	
196	Hackberry	8	20	2	
197	Hickory	12	25	3	
198	Vlknite Oak	18	50	3	
199	Hickory	12	30	2	

Tree Inventory

ID	Tree Name	DBH	Canoov Diam.	Condition Rating	Comment
200	Hickory	12	25	3	
201	Hickory	14	30	3	
202	Hickory	12	30	3	
203	White Oak	22	50	3	
204	White Oak	14	40	2	
205	Vwiite Oak	18	40	2	
206	Hickory	12	20	2	
207	Hickory	12	20	2	
208	Hickory	6	20	3	
209	Vi/'hite Oak	24	35	3	
210	Hackberry	10	20	3	
211	Vi/hite Oak	8	15	3	
212	I/wlite Oak	30	40	1	
213	I/wlite Oak	20	30	2	
214	White Oak	24	30	2	
215	\hite Oak	24	40	2	
216	Hickory	8	15	2	
217	white Oak	16	30	3	
218	Sycamore	24	40	3	
219	Black Cherry	8	15	2	
220	Cottonwood	28	50	3	
221	Hickory	12	25	2	offsite
222	Cottonwood	24	40	2	
223	Elm	12	15	1	
224	Black Cherry	10	15	2	
225	Elm	10	10	1	
226	Cottonwood	22	30	2	
227	Sycamore	22	35	3	
228	Elm	18	30	2	
229	Elm	5	10	2	
230	White Oak	18	-	0	
231	White Oak	20	40	2	
232	Cottonwood	24	40	3	
233	Hackberry	14	30	3	
234	White Oak	24	40	2	offsite
235	Elm	5	12	3	
236	Elm	5	12	3	
237	Red Oak	30	60	3	
238	Hackberry	14	25	2	
239	Hickory	10	25	2	
240	Hickory	8	20	3	
241	Hackberry	14	20	1	
242	Hackberry	24	40	3	
243	Red Oak	4	10	2	
244	Hickory	6	10	2	
245	Hackberry	14	25	2	
246	Black Walnut	8	20	2	
247	Hackberry	10	15	2	
248					
249					
250	Hickory	6	15	3	o§si€e
251	Hackberry	28	45	2	
252	Hackberry	8	15	2	
253	Hackberry	6	12	2	
254	Hickory	10	30	3	
255	Hickory	8	20	3	
256	Hickory	7	20	3	
257	Cottonwood	26	40	2	
258	Hickory	7	15	2	
259	Elm	6	15	2	
260	Hickory	8	15	3	
261	Sycamore	8	15	3	
262	Hickory	8	15	3	
263					
264	Hickory	12	25	3	
265	Hickory	12	20	2	
266	Hickory	8	20	3	
267	Elm	t2	30	2	
268	Hickory	10	25	2	
269	Cottonwood	10	20	2	
270	Sycamore	12	30	3	
271	Hackberry	12	30	3	
272	Elm	8	15	2	
273	Hickory	8	15	2	
274	Hickory	14	20	2	
275	Hickory	14	15	2	
276	White Oak	28	45	3	
277	Red Oak	36	50	2	
278	White Oak	24	35	2	
279	Vlmite Oak	24	35	3	
280	Red Oak	12	30	3	
281	Hackberry	12	15	2	
282	Hickory	12	20	2	
283	Hickory	5	15	3	
284					
285	Hackberry	14	25	2	
286	Hackberry	12	25	2	
289	Spruce	12	25	4	
290	Red Oak	28	60	3	
291	Hickory	10	20	4	
292	White Oak	10	30	2	
293	White Oak	10	30	3	
294	Red Oak	24	40	2	
295	Red Oak	24	50	2	
296	Red Oak	18	40	3	
297	Hickory	18	25	3	
298	\M'lite Oak	10	50	3	severe lean
299	White Oak	14	30	3	

Tree Inventory

ID	Tree Name	DEH	Canopy Diam.	Condition Rating	Comment
300	INhite Oak	14	30	2	
301	Red Oak	24	30	2	
302	Dogwood	5	10	2	
303	Hickory	8	15	2	
304	Hickory	6	15	3	
305	White Oak	20	15	1	
306	Red Oak	16	25	3	
307	White Oak	8	20	2	
SOS	Red Oak	28	50	2	
309	Hickory	8	20	3	
310	white Oak	16	40	3	
311	White Oak	16	40	2	
312	White Oak	18	40	3	
313	Vi/hite Oak	14	25	1	
314	White Oak	10	20	2	
315	Cedar	8	15	2	
316	Hickory	8	15	2	
317	Black Cherry	8	15	3	
318	Elm	12	45	2	
319	Elm	6	15	2	
320	Hackberry	6	15	3	
321	Red Oak	30	50	2	
322	White Oak	22	50	3	
323	White Oak	22	40	3	
324	White Oak	16	40	1	
325	White Oak	14	40	2	
326	White Oak	30	60	3	
327	Red Oak	24	50	1	
328	White Oak	12	30	2	
329	IMlite Oak	18	50	3	
330	Red oak	30	60	1	
331	Elm	8	20	1	fallen on bldu
332	White Oak	24	60	3	
333	Red Oak	12	30	1	
334	White Oak	14	40	3	
335	White Oak	20	60	3	
336	White Oak	16	40	2	
337	White Oak	14	30	2	
338	White Oak	12	30	2	
339	Hickory	12	25	3	
340	Red Oak	14	30	3	
341	White Oak	10	25	2	
342	White Oak	24	50	2	
343	Hickory	10	25	2	
344	White Oak	18	50	3	
345	White Oak	12	30	3	
346	White Oak	14	30	2	
347	White Oak	14	30	2	
348	Ash	16	35	2	
349	White Oak	16	35	3	
350	Pear	10	30	2	

Tree Condition Rating:
1 = In Decline
2 = Poor Quality
3 = Average Quality
4 = **Good** Quality
5 = Excellent Quality

Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
7/18/19

Jerald Saunders / Landscape Architect
MO License # LA-007

Consultants:

Revisions:

Date	Description	No.
11/16/18	Client Comments	
11/29/18	Client Comments	
4/8/19	Plan Changes	
4/16/19	Plan Changes	
4/23/19	Plan Changes	
5/31/19	Plan Changes	
6/28/19	City Comments	
7/18/19	City Comments	

Drawn: KP
Checked: RS

Sheet Title: Tree Stand Delineation

Sheet No: TSD-2

Date: 9/17/18
Job #: 972.002

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore
Vice-Chair: Councilmember Keathley

The Finance and Administration Committee of the Whole met Tuesday, September 3rd at 5:30pm to discuss the first budget workshop.

The next meeting as a Committee of the Whole will be Tuesday, October 1st, to discuss the second Budget Workshop.

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember DeCampi
Vice Chair: Councilmember Monachella

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Monachella
Vice Chair: Michael Moore

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

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

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

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

OTHER LEGISLATION

Bill No. 3258 - Wild Horse Heights – Boundary Adjustment Plat
An ordinance providing for the approval of a Boundary Adjustment Plat for the consolidation of three parcels totaling 10.15 acres, with all parcels zoned "NU" Non-Urban District (18W310289, 18W310267, 18W310366).
(First & Second Readings) Department of Planning & Development Services recommends approval.

Bill No. 3529 - Old Clarkson Forest – Boundary Adjustment Plat
An ordinance providing for the approval of a Boundary Adjustment Plat for Lots 55 and 56 of Old Clarkson Forest Subdivision to create a 0.55 acre tract of land and a 0.55 acre tract of land, zoned "R1A" Residence District (20S430104**,** 20S430113).
(First & Second Readings) Department of Planning & Development Services recommends approval.

UNFINISHED BUSINESS

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

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

NEW BUSINESS

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

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

Memorandum
Department of Planning & Development Services

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: September 4, 2019

RE: **Wild Horse Heights, Lots 3, 4, and 5 BAP:** A Boundary Adjustment Plat for three parcels totaling 10.15 acres, with all parcels zoned "NU" Non-Urban District (18W310289, 18W310267, 18W310366).

Marler Surveying Company, Inc has submitted for review and approval a Boundary Adjustment Plat for three parcels totaling 10.15 acres with all parcels zoned "NU" Non-Urban District located at 218, 226, and 234 Fick Farm Road.

The purpose of said Boundary Adjustment Plat is to adjust lot lines between three properties all zoned "NU" Non-Urban District and consolidate into one parcel zoned "NU" Non-Urban District, to be known as Adjusted Lot 1A.

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.

Figure 1. Aerial Photograph

BILL NO. 3258 **ORDINANCE NO._____**

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE CONSOLIDATION OF THREE PARCELS TOTALING 10.15 ACRES, WITH ALL PARCELS ZONED "NU" NON-URBAN DISTRICT (18W310289, 18W310267, 18W310366).

WHEREAS, Marler Surveying Company, INC has submitted for review and approval a Boundary Adjustment Plat for three parcels totaling 10.15 acres, with all parcels zoned "NU" Non-Urban District; and,

WHEREAS, the purpose of this Boundary Adjustment Plat is to adjust lot lines between three properties to create one parcel to be known as Adjusted Lot 1A; 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 three parcels totaling 10.15 acres on Fick Farm Road, 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 _____, 2019.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: 09/04/2019

BOUNDARY ADJUSTMENT PLAT
WILDHORSE CONSOLIDATION

A BOUNDARY ADJUSTMENT PLAT OF THE READJUSTED LOT 3 OF "BOUNOARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 364 PAGE 230, ADJUSTED LOT 4 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 336 PAGE 27 AND LOT 5 OF "WILDHORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 HEIGHTS"

CITY OF CHESTERFIELD. ST. LOUIS COUNTY, MISSOURI

ZONING: NU -. NON URBAN DISTRICT

CITY OF CHESTERFIELD

EXHIBIT 1

f:FNPRAI~ NOTFS

1, THIS PLAT CONTAINS 10.15 +/- ACRES.

2. BASIS OF BEARING IS PLAT BOOK 336 PAGE 27 OF THE ST. LOUIS COUNTY LAND RECORDS.

3. A TITLE COMMITMENT WAS NOT PROVIDED TO THE LAND SURVEYOR AT TIME OF SURVEY

0WNER°S SCRIPT

WE, THE UNDERSIGNED, **OWNERS** OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR STATEMENT HAVE CAUSED THE SAME TO BE ADJUSTED. WHICH SHALL HEREAFTER BE KNOWN AS **"WILDHORSE CONS0LIDATI0N"**

_____ _____
CODY. MICHAEL DAVIS DATE

_____ _____
CODY. JENNIFER CATHRYN DATE

NQTARY SCRIPT

STATE 0F)
)ss
COUNTY 0F)
ON THIS DAY up 20_ BEFORE ME PERSONALLY APPEARED MICRAEL DAVIS CODY AND JENNIFER CATHRYN CODY, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WH0 EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE ACT AND DEED

IN TESTIMONY WHEREOF. I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

Qmr QLERK'S SCRIPT

THIS IS TO CERTIFY THAT THIS PLAT OF **"WILDHORSE consouDATIon" WAS** APPROVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD BY ORDINANCE NUMBER ON 2019 AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

ATTEST:

_____ _____
BOB NATION. MAYOR VICKIE **HASS.** CITY CLERK

ORIGINAL LAND DESCRIPTI0N$

PARCEL 1: LOT 3 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OP THE WILD HORSE HEIGHTS, A SUBDIVISION IN ST, LOUIS COUNTY, MISSOURI, ACCORDING TO THE FIAT THEREOF RECORDED IN PLAT BOOK 536 PAGE 27 OF THE ST. LOUIS COUNIT RECORDS.

PARCEL 2: LOT 4 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF WELD HORSE HEIGHTS, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 336 PACE 27 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 3: LOT 5 OF WILD HORSE HEIGHTS, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN MAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS.

ADJUSTED LOT 1A LAND DESCRIPTION.

ADJUSTED LOT 1A LAND DESCRIPTION READJUSTED LOT 3 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 364 PAGE 230. ADJUSTED LOT 4 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF WILD HORSE HEI@HTS" AS RECORDED IN PLAT BOOK 336 PAGE 27 AND LOT 5 OF "WILDHORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 ALL OF THE ST. LOUIS COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST CORNER COMMON TO ADJUSTED LOT 2 AND READJUSTED LOT 3 OF "BOUNOARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF WILD HORSE HEIGHTS" ON THE SOUTH LINE OF ST. LOUIS SOUTHWESTERN RAILROAD (100-FEET WIDE);

THENCE ALONG THE LINE COMMON TO SAID ADJUSTED LOT 2 AND READJUSTED LOT 3 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 06 DEGREES 58 MINUTES 57 SECONDS EAST A DISTANCE OF 395.00 FEET:

SOUTH 01 DEGREES 31 MINUTES 01 SECONDS EAST A DISTANCE OF 104.99 FEET:

SOUTH 21 DEGREES 48 MINUTES 46 SECONDS EAST A DISTANCE OF 39.07 FEET:

SOUTH 06 DEGREES 58 MINUTES 57 SECONDS EAST A DISTANCE OF 125.01 FEET TO THE CENTERLINE OF FICK FARM ROAD (50-FEET wIDE);

THENCE ALONG SAID CENTERLINE OF FICK FARM ROAD (50-FEET WIDE) THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 41 MINUTES 17 SECONDS WEST A DISTANCE OF 270.00 FEET:

SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 360.00 FEET'

NORTH 11 DEGREES 26 MINUTES 23 SECONDS WEST A DISTANCE OF 96.97 FEET:

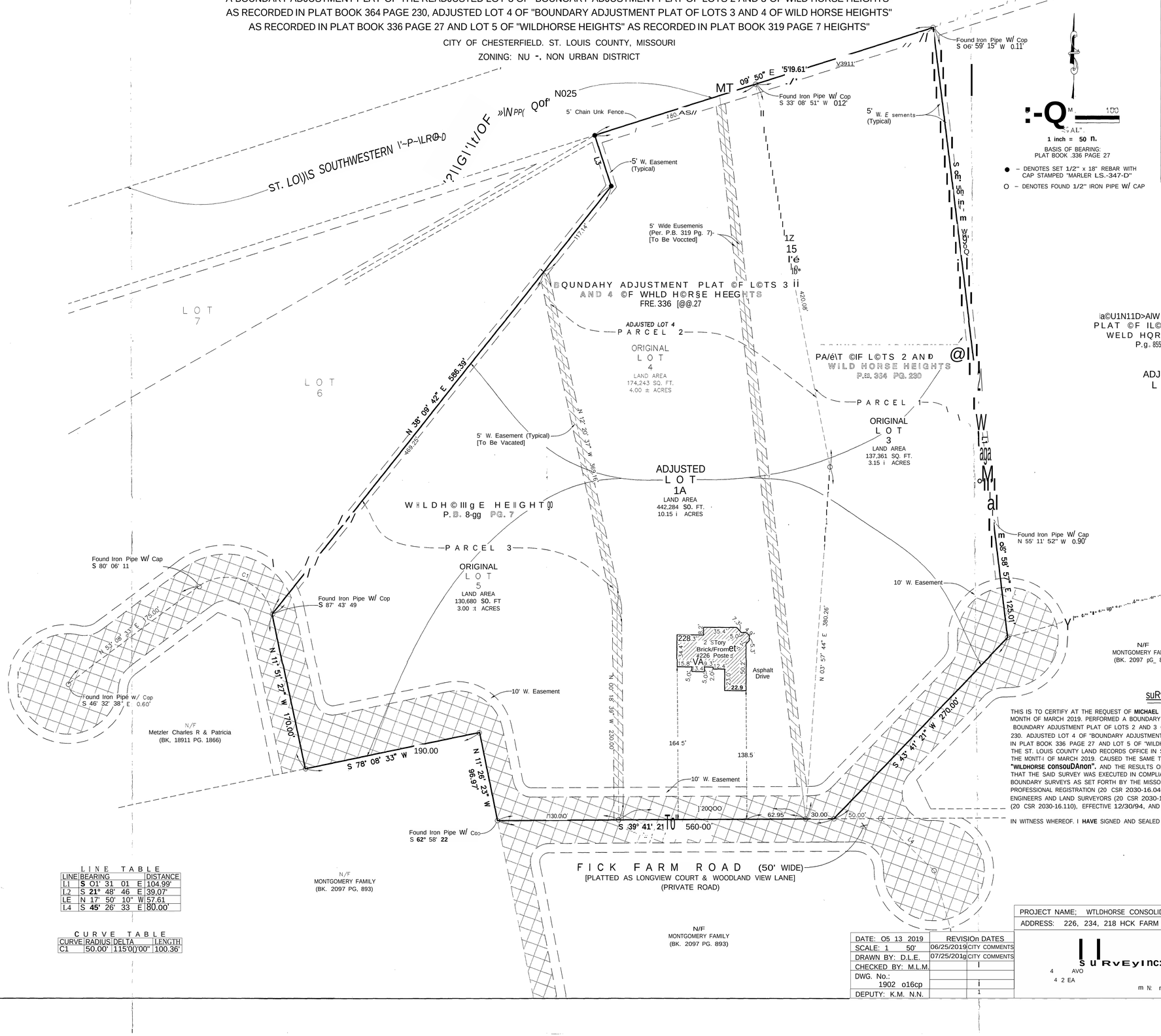
SOUTH 78 DEGREES O8 MINUTES 33 SECONDS WEST A DISTANCE OF 190.00 FEET:

NORTH 11 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 170.00 FEET TO THE LINE COMMON TO LOTS 5 AND 6 OF THE AFORESAID WILDHORSE HEIGHTS:

THENCE ALONG SAID LINE COMMON TO LOTS 5 AND 6 THE FOLLOWING COURSES AND DISTANCESI NORTH 38 DEGREES O9 MINUTES 42 SECONDS EAST A DISTANCE OF 586.39 FEET;

NORTH 17 DEGREES 50 MINUTES 10 SECONDS WEST A DISTANCE OF 57,61 FEET TO THE AFORESAID SOUTH LINE OF ST. LOUIS SOUTHWESTERN RAILROAD (100-FEET wIDE);

THENCE ALONG SAID SOUTH LINE OF ST. LOUIS SOUTHWESTERN RAILROAD (100-FEET WIDE) NORTH 72 DEGREES 09 MINUTES 50 SECONDS EAST A DISTANCE OF 379.67 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 442.284 SQUARE FEET OR 10.15 ACRES. MORE OR LESS.



RECEIVED
JUL 29 2019
City of Chesterfield
Ogzmdment of Public Services

LINE TABLE

LINE	BEARING	DISTANCE
L1	S O1' 31 01 E	104.99'
L2	S 21° 48' 46 E	39,07'
LE	N 17' 50' 10" W	57.61
L4	S 45' 26' 33 E	80.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	50.00'	115'0()'00"	100.36'

suRvEyoR's STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF **MICHAEL DAVIS CODY AND JENNIFER CATHRYN** CODY. WE HAVE DURING THE MONTH OF MARCH 2019. PERFORMED A BOUNDARY RESURVEY AND LOCATION OF THE READJUSTED LOT 3 OF BOUNDARY ADJUSTMENT PLAT OF LOTS 2 AND 3 OF WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 364 PAGE 230. ADJUSTED LOT 4 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 336 PAGE 27 AND LOT 5 OF "WILDHORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. CLAYTON. MISSOURI, MISSOURI, AND SUBSEQUENTLY DURING THE MONTH OF MARCH 2019. CAUSED THE SAME TO BE ADJUSTED HEREON AND SHALL HEREAFTER BE KNOWN AS **"WILDHORSE consouDAnon",** AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE. FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.0400 AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY OF 2017. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF. I **HAVE** SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____ 2019.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. no. L.S. 347-D

By _____
MARTY L. MARLER
MISSOURI p.L.S. 2501

PROJECT NAME; WTLDHORSE CONSOLIDATION	SHEET 1 OF 1
ADDRESS: 226, 234, 218 HCK FARM RD.	CITY OF CHESTERFIELD, MISSOURI

	REVISIOn DATES	
DATE: O5 13 2019		
SCALE: 1 50'	06/25/2019	CITY COMMENTS
DRAWN BY: D.L.E.	07/25/201g	CITY COMMENTS
CHECKED BY: M.L.M.		
DWG. No.: 1902 o16cp		
DEPUTY: K.M. N.N.		

S u R V E Y I N C:S COMr=»ANY,
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4 2 EA 06 FAX
m N: m I r@murle

City Council Memorandum
Department of Planning & Development Services

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services JAI

Date: September 4, 2019

CC Date: September 4, 2019

Re: **Old Clarkson Forest, Adjusted Lot 55 & Lot 56 (Boundary Adjustment Plat)**: A Boundary Adjustment Plat for Adjusted Lot 55 & 56 of Old Clarkson Forest, zoned "R1A" Residence District located on the west side of Rustic Oak Road, south of Clarkson Road (20S430104, 20S430113).

THD Design Group, on behalf of property owners Vicky J. and John H. Hammond, has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 1.10 acres; Lot 55 zoned "R1A" Residence District located at 1927 Rustic Oak Road and Lot 56 zoned "R1A" Residence District at 1917 Rustic Oak Road.

The purpose of said Boundary Adjustment Plat is to adjust the shared property line between 1927 and 1917 Rustic Oak Road while maintaining the existing size of each parcel.

Address		

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

Existing
Property Line
Lot 56
Proposed
Property Line
Lot 55

BILL NO. 3259 **ORDINANCE NO._____**

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR ADJUSTED LOTS 55 AND 56 OF OLD CLARKSON FOREST SUBDIVISION TO CREATE A 0.55 ACRE TRACT OF LAND AND A 0.55 ACRE TRACT OF LAND, ZONED "R-1A" RESIDENCE DISTRICT (20S430104, 20S430113).

WHEREAS, THD Design Group, on behalf of property owners Vicky J. and John H. Hammond has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 1.10 acres, zoned "R-1A" Residence District, and located at 1917 and 1927 Rustic Oak Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust the shared property line between Old Clarkson Forest Lot 55 and Lot 56 while maintaining existing lot sizes; 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 Adjusted Lot 55 and Lot 56 of Old Clarkson Forest Subdivision, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said 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 _____, 2019.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

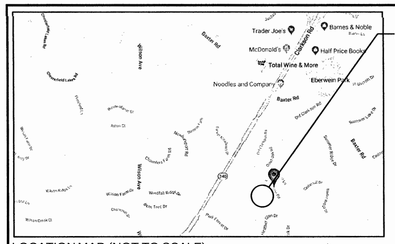
_____

Vickie McGownd, CITY CLERK

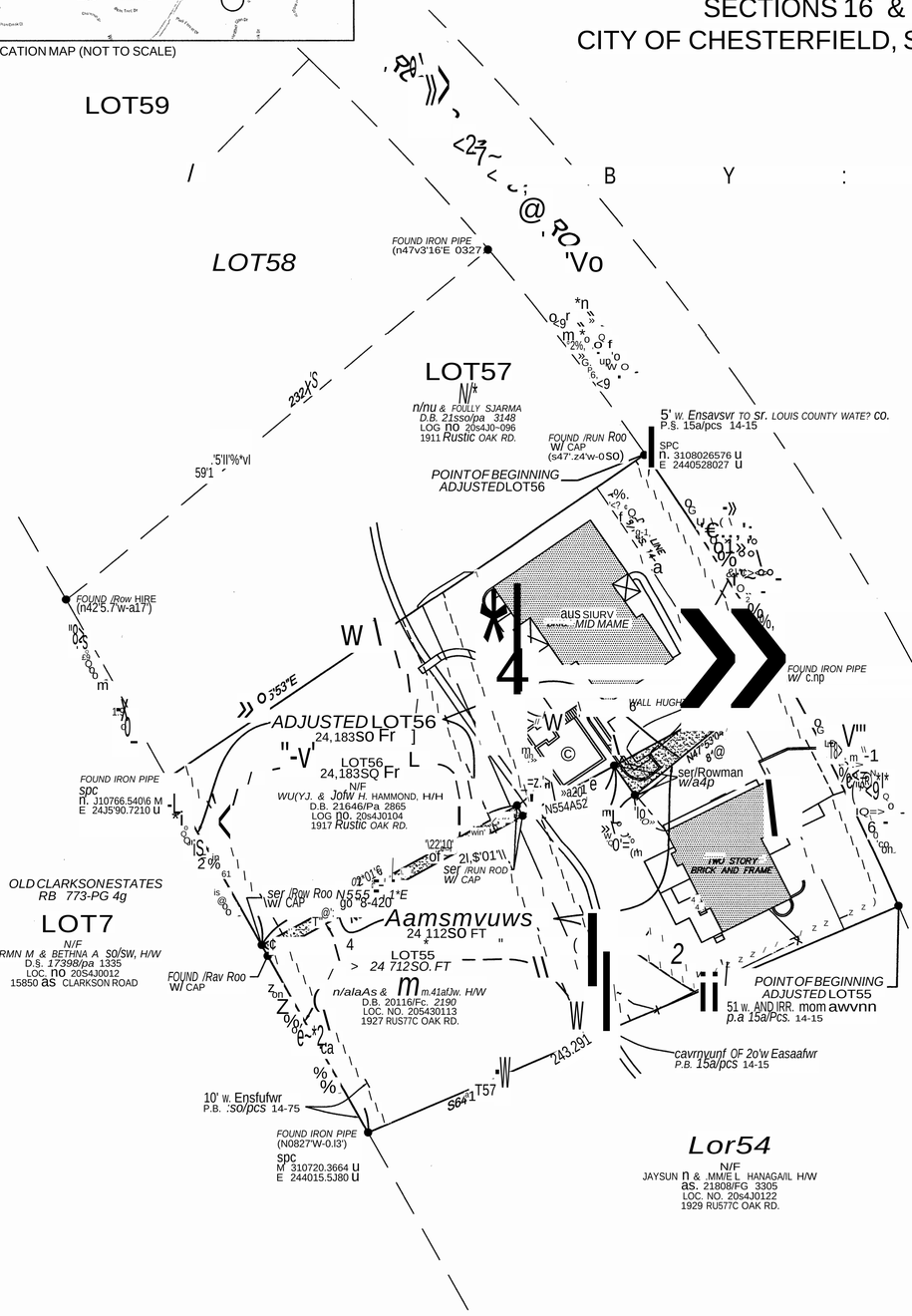
FIRST READING HELD: 09/04/2019

LOT 55 AND 56 OF
OLD CLARKSON FOREST, AMENDED PLAT 3
BOUNDARY ADJUSTMENT PLAT

LOTS 55 AND 56 OF OLD CLARKSON FOREST, AMENDED PLAT THREE
A SUBDIVISION RECORDED IN PLAT BOOK 158, PAGES 14-15,
SECTIONS 16 & 21, T. 45 N. " R. 4 E.,
CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI



LOCATION MAP (NOT TO SCALE)



LEGEND
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sEIrAärLUvE

IAND DESCIUFTIONS=

ORIGINAL LOT 55:
LOT 55 OF OLD 'LArz»@on FOREST, AMENDED FIAT 3, A 6UBDIVISION AS RECORDED IN FLAT BOOK 158, PAGES 14-15 OF THE ST, LOUI5 COUNTY, MISSOURI RECORDS.

ORIGINAL LOT 56:
LOT 5G OF OLD CLARESON FOREST, AMENDED FIAT 3, A SUBDIVISION A5 RECORDED IN FIAT $000(156. PAGES 14-15 OF THE ST. LOUIS COUNTY. MISSOURI RECORDS.

ADJU5TM LOT 55:
PART OF LOTS 55 AND 56 OF OLD CLARRSON FOREST, AMENDED FIAT 3, A SUBDIVISION RECORDED IN FLAT BOOK I55. PAGES 14-15, SECTIONS 16 ¢ 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE FARTICUIARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND IRON ROD WITH CAP, I.OCATED AT THE INTERSECTION OF THE NORTHERLY UNE OF LOT 54 OF SAID OID CLAR»Q5ON FOREST, AMENDED FIAT 3, WITH ITIE WESTERLY UNE OF RUSTIC OAR (50 FOQT WIDE) ROAD;
THENCE SOUTH 64 DEGREE 17 MINLrIES 57 SECONDS W.ST ALONG TT1E NORTHERLY UNE OF SA1D LOT 54, A DISTANCE OF 243.29 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE, WITH THE EASTERLY LINE OF LOT 7 OF OLD CIARLGON STA75, AS RECORDED IN FIAT B00n(I 13, PAGE 49 OF THE ST. LOUIS COUNIIY, MISSOURI RECORDS, FROM WI1ICH A FOUND IRON PIPE BEARS NORTH OF DEGREES 21 MINUTE WEST FOR A DISTANCE OF 0.13 FEET;
THENCE NORTH 31 DEGREES 36 MINUTES 30 SECONDS WEST, ALONG THE EASTERLY UNE OF SAID LOT 7 OF OLD CIARLSON EGTAT5, A DISTANCE OF 91.04 FEET TO A SET IRON ROD WITH CAP;
THENCE LEAVING THE EASTERLY LINE OF SAID LOT 7 OF OLD CLAR»<5ON ESTATES. norm 58 DEGREES 42 MINUTE O7 SECONDS EAST, A DISTANCE OF I 22.7O FEar TO A SET IRON ROD WITH CAF;
THENCE SOUTH 31 DEGREES 17 MINUTES 53 SECONDS $15T. A DISTANCE OF 5.04 FEET TO A SFT IRON ROD WITH GAF ON THE UNE DIVIDING SAID LOTS 55 AND 56 OF OLD CIARIQEON FOREST. AMENDED FIAT 3;
THENCE NORTH 58 DEGREES 42 MINUTES O7 SECONDS EAST, ALONG me UNE DIVIDING SAID LOTS 55 AND 56 OF OLD CLARKSON FOREST, AMENDED FIAT 3, A DISTANCE OF 44. I2 FEET TO A SET IRON ROD WITH CAP;
N-IENCE LEAVING THE UNE DIVIDING SAID LOTS 55 AND 56 OF OLD CLARKSON FoResT, AMENDED FLAT 3, SOUTH 37 DEGREES 20 MINUTES 15 SECONDS EAST, A DISTANCE OF I 5.30 FEET TO A SET IRON ROD WITH CAF;
MENCE NORTH 47 DEGREE 53 MINUTES O4 SECONDS EAST, A DISTANCE OF 61.OG FEET TO A FOUND IRON PIPE WITH CAF ON THE AFOREMENTIONED WESTERLY UNE OF RUSTIC OA»(ROAD;
THENCE ALONG THE WESTERLY UNE OF SAID RUSTIC OAK RoAn AND A CURVE TO THE RIGHT, HAVING A RADIUS OF I 125.00 FEET. THE CHORD OF WHICH BEARS SOUTH 25 DEGREES 29 MINUTES 55 SECONDS EAST FOR A DISTANCE OF I09.66 FEET, AN ARC LENGTH OF I09.9O FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 24,112 SQUARE FEET, MORE OR LISS, AS SURVEYED AND CALCULATED BY THD DESIGN GROUP, INC. DURING DECEMBER 20 ia.

ADJUSTED LOT 5G=
PART OF LOTS 55 AND 56 OF OLD CLARIQSON rOREST, AMENDED FIAT 3. A SUBDIVISION RECORDED IN FLAT BOOK 158, PAGES 14-15, SECTIONS IG ¢ 21, TOWNSHIP 45 NORTH. RANGE 4 EAST. CITY OF CHETERFIELD, ST. LOUIS county, MISSOURI, AND BEING MORE PARTICUARLY DESCRIBED AS FOuDw5=
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 57 OF SAID OLD CLARIGON FOREST, AMENDED FLAT 3. WITH THE WI5TERLY UNE OF Rustic OAR (50 FOOT wIDE) ROAD, FROM WHICH A FOUND IRON ROD WITH CAP BEARS SOUTH 47 DEGREES 34 MINLrIES WEST FOR A DISTANCE OF O.G3 FEFI;
THENCE AIONG THE WESTERLY LINE OF SAID RUSTIC OAK ROAD AND A CURVE TO THE RIGHT, HAVING A RADIUS OF I I 25.00 FEET, THE CHORD OF WHICH BEARS SOUTH 34 DEGREE" OG MINUTES 00 SECONDS EAST FOR A DISTANCE OF IO9.99 FEET, AN ARC LENGTH OF I 10.03 FET TO A FOUND IRON ROD WITH CAP:
THENCE LEAVING THE WESTERLY UNE OF SAID RUSTIC OAR ROAD, SOUTH 47 DEGREE 53 MINUTE O4 SECONDS WEST. A DISTANCE OF 51.OG FEET TO A SET IRON ROD WITH CAF;
THENCE NORTH 37 DEGREES 20 MINUTES 18 sEconDs WEET. A DISTANCE OF I5.3O FEET TO A SET IRON ROD WITH CAF ON THE UNE DIVIDING SAID LOTS 55 AND SG OF OLD CIARKSON FOREST, AMENDED FLAT 3;
THENCE SOUTH 55 DEGREES 42 MINUTE O7 SECONDS WEST, ALONG THE LINE DIVIDING SAID LOTS 55 AND SG OF OLD CLARRSON FOREST, AMENDED FLAT 3, A DISTANCE OF 44. I2 FEET TO A SFI' IRON ROD WITH CAP;
THENCE LEAVING THE LINE DIVIDING SAID LOT5 55 AND 56 OF OLD CIARRSON FOREST, AMENDED FLAT 3. NORTH 31 DEGREES 17 MINUTES 53 SECONDS WEST, A DISTANCE OF 5.04 FEET TO A SET IRON ROD WITH CAP;
THENCE SOUTH 55 DEGREES 42 MINUTES O7 SECONDS WET, A DISTANCE OF I 22.7O FEEI TO A SET IRON ROD WITH CAP ON THE EASTERLY LINE OF LOT 7 OF OLD CLARRSON ESTATES, AS RECORDED IN FLAT Boon(I 13, PAGE 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;
THENCE NORTH 31 DEGREES 38 MINUTES 30 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 3 OF OLD CLARKSON ESTATES. A DISTANCE OF 50.96 FEFI TO A FOUND IRON PIFE AT ITIE INTERSECHON OF SAID EASTERLY UNE WITH THE SOUTHERLY LINE OF IDT 57 OF SAID OLD CLARRSON FOREST, AMENDED FLAT 3;
THENCE NORTH 53 DEGREES O5 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY UNE OF SAID LOT 57 OF OLD CIARKSON FOREST, AMENDED FLAT 3, A DISTANCE OF 244.32 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 24, 153 SQUARE FEET. MORE OR LESS, AS SURVEYED AND CALCULATED BY THD DESIGN GROUP, INC. DURING DECEMBER 20 I e.

OWNERS CERTIFICATE

THE UNNEI16IGNEO OWNER OF THE LAND DESCRIBED IN THE FOREGOING 5URVE"TOR'S CERTIFICATE. HA5 CAUSED SAID TRACT OF LAND TO BE ADJUSTED AND 5HOWN ON THIS FLAT WHICH FIAT 5HALL HEREAFTER BE KNOWN A'S 'LOT 55 AND 56 OF OLD CIARIGON FOREST, AMENDED PLAT 3, BOUNDARY ADJUSTMENT PLAT'.

Au EASEMENTS OF RECORD ARE SHOWN.

ALL mAXES WHICH ARE DUE AND PAYABle AGAINST TTI15 PROPERTY HAVE BEEN PAID IN FULL.

IN W1TNESS WHEREOF, THE unit:lesIsnED HAVE SET THEIR HANDS THIS _____ DAY OF _____ 20 ___.

LOT 55

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

LOT 56

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

owNE11¢» NOTARY

5TATE OF MISSOURI)
_____ OF ST. LOUIS)6S

ON THI5 _____ DAY OF _____, 20 ___. BEFORE ME, THE UNDER%IGNED NOTARY PUBLIC APPEARED _____, PROVED TO ME THROUGH SATISFACTORY EVIDENCE OF IDENTIFICATION, WHICH WERE _____ TO BE THE PERSON WHO SIGNED ON THIS DOCUMENT IN MY PRESENCE.

NOTARV FUBUC: _____

PRINT NAME: _____

MY TERM EXPIRES= _____

OWNERS NOTARY

5TATE OF MISSOURI)
_____ OF 5T. LOUIS)55

on THI5 _____ DAY OF _____, 20 _____. BEFORE ME. THE unnfl6IGnEo NOTARY PUBUC AFFEARED _____, PROVED TO ME THROUGH SATISFACTORY EVIDENCE OF IDENTIFICATION, WHICH WERE _____ TO BE THE PERSOn WHO SIGNED ON THIS DOCUMENT IN MY PRESENCE.

NOTARY PUBUC: _____

PRJNT NAME: _____

MY TERM sPIRES= _____

UEN HOLDER CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTE5 SEC RED BY A DEED RECORDED IN BOOK _____, PAGE _____ OF THE 5T Louis CITY RECORDS HEREBY JOIN5 IN AND APPROVE IN EVERY DETAIL. THIS LOT BOUNDARY ADJUSTMENT FIAT. SAID HOLDER OR LEGAL OWNER HAS 5IGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 20 ___.

LENDER: _____

_____

PRINT NAME: _____

TITLE: _____

UEN HOLDERS NOTARY

STATE OF _____)
COUNIIY OF _____)55

ON THIS _____ DAY OF _____, 20 ___, BEFORE ME. APPEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE 15 THE _____ OF _____, A CORPORATIOn DULY ORGANIZED AND EXISTING UNDER THE IAWS OF THE STATE OF _____, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMEnT I5 THE CORPORATE SE»L OF SAID CORPORATION AND THAT THE 5AID INSTRUMENT WAS SIGNED AND MEALED ON BEHALF OE SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID _____, DECLARED SAID INSTRUMENT TO BE ITIE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IAST ABOVE WRITTEN. IN THE 5TATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM B(FIR5; _____

LIEN HOLDER CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOIES SEC RED BY A DEED RECORDED IN BOOK _____, PAGE _____ OF THE ST LOUI5 COUNTY RECORDS HEREBY JOINT IN AND APPROVE IN EVERY DETAIL HIS BOUNDARY ADJUSTMENT FLAT. SAID HOLDER OR LEGAL OWNER HA5 SIGNED AND SEALED THI5 SUBDIVISION FLAT THI5 _____ DAY OF _____, 20 _____.

LENDER: _____

BY: _____

PRINT NAME: _____

TITLE: _____

UEN HOLDERS NOTARY

STATE OF _____)
COUNTY OF _____)is

ON THIS _____ DAY OF _____, 20 ___, BEFORE ME; AFFEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/5H: IS THE _____ OF _____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF _____, AND THAT THE SEAL, AFFIXED TO THE FOREGOING INSTRUMENT 15 THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEAIID ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID _____, DECLARED SAID INSTRUMEM TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TEsTIMONY WHEREOF, I HAVE HEREUNTO SEr MY HAND ÂM? AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IA5T ABOVE WR11TEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

CITY OF ct-IEsTERIIEu9, MISSOUH SCRIpT

THI5 15 TO CERTIFY THAT THIS BOUNDARY ADJUSTMENT FIAT OF 'LOT 55 AND 56 OF OID CIARKSON FORET, AMENDED FLAT 3, BOUNDARY ADJUSTMENT FIAT', WAS APPROVED BY THE cry COUNCIL FOX THE CNY OF CHESTERFIEID BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20 _____, AND HEREBY AUTHORI2E5 THE RECORDING OF THIS FLAT WIm THE OFFICEs OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

_____
BOB NATION, MAYOR

_____
VICKIE McGOWND, CITY CIERK

5TATE PIANE COORD1NA7E5

COORDINATE5 SHOWN AT B(TERIOR CORNER5 OF PROJECT.

DERIVED FROM GPS OB5ERVATION TO MODOT VRS-GP5 NETWORK. VALUES ARE BASED ON NAD'63 (201 I) MISSOURI STATE PIANE DATUM, EAST 2ONE.

VALUES NORTWEAAST ARE SHOWN IN METERS

GRID FACTOR 0.9999074

TO MATCH BEARINGS SHOWN ON DRAWING TO GRID ea=.RING, ROTATE UNE CLOCKWISE BY 0.9256 DEGREES.

GENERAL NOTE5.

I. THE BEARINGS ARE BASED ON THE FIAT OF 'OLD CIAR1(5ON FORe5T, AMENDED FIAT 3. AS RECORDED IN FLAT BOOK I 55, PAGES I4~I5 OF THE 5T. LOUI5 COUN7Y. MISSOURI RECORDS.

2. THIS FLAT CONTAINS I.I I ACRES OR 45,291 5.F., MORE OR U55.

3. THIS FLAT I5 ZONED: R-I AI RESIDENCE DISTRICT IMTH A DENSITY DEVELOPMENT PROCEDURE, FER CITY OF CrIE5TERFIELD, mo ZONING ORDINANCE,

4. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED TO THE LAND SURVEYOR EASEMENTS AND BUILDING UNE SHOWN ARE AS PER THE RECORD FLAT.

5. BUILDING SETBACK PER ZONING REQUIREMENTS.

G. CURRENT OWNERS OF LOT 55 AND 56 ARE AS SHOWN ON mE PLAT.

SURVEYORS CERTIFICATE.

THIS 15 TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUET AND FOR THE USE OF JAY HAMMOND, DURING THE MONTH OF DECEMBER 2OIN, EXECUTED A BOUNDARY SURVEY AND a.ASED UpON SAID SURVEY, DURING THE MONTH OF DECEMBER 20 IN, PREPARED A BOUNDARY ADJSUTMENT PLAT IN ACCORDANCE WITH CHAPTER 16 MI55OURI MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (4C5R30 |6.0)O-I 6. I IO)" THIS SUAVEr 15 BASED ON RECORD 5OURCE5_ THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS. Ra6ULT5 OF 5AID SURVEY ARE SHOWN ON THE PLAT HEREON.

_____
BRIAr J. FISCHER, p.L.5.
MISSOURI #2554

K_CE\\.'E\J
AUS - 7 2018
Department of Planning & Development Services

BRIANJ H56-/Ek
M/55OUR/ELS. #2564
771D DE5/GN GROUP, /NC

N

SCALE: 1" = 30'
a 15 30

1 OF 1