



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
VIRTUAL MEETING VIA ZOOM
MONDAY, AUGUST 17, 2020
6:30PM**

Due to the recommendations of the President, the Governor, and the CDC, we will be conducting the meeting virtually. We invite you to join the virtual meeting <https://zoom.us/j/99023543020> or call (312) 626-6799 and enter Webinar ID: 990 2354 3020

I. Appointments

A. Re-appointment, John Walters – Police Personnel Board

B. Re-Appointment, Howard Curtis – Police Personnel Board

II. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

A. Bill No. 3311 - P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP.) An ordinance amending City of Chesterfield Ordinance 3023 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2020 Downtown Chesterfield [Wild Horse Village, LP] - 18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

B. Bill No. 3312 - P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions) An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an “M3” Planned Industrial District to a “PI” Planned Industrial District for a 1.212 acre tract of land at 234 Chesterfield Industrial Boulevard, located south of the intersection of Edison Avenue and Chesterfield Industrial Boulevard. (P.Z. 04-2020 {Success Promotions} 18U430158) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

C. Bill No. 3313 - P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4) An ordinance amending Article 04-03 Lighting Standards of the Unified Development Code {P.Z. 05-2020 City of Chesterfield (Unified

Development Code – Article 4)} **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

D. Next Meeting – August 20, 2020 (5:30pm)

III. Finance and Administration Committee – Chairperson Barb McGuinness, Ward I

IV. Parks, Recreation and Arts Committee – Chairperson Michelle Ohley, Ward IV

A. Day Tripper Grant Application (information only)

V. Public Health and Safety Committee – Chairperson Ben Keathley, Ward II

A. Crime Prevention Strategy – Voice Vote, Public Health and Safety Committee recommends approval.

B. ALPRS funding reinstatement (automated license plate reader) - Roll Call Vote, Public Health and Safety Committee recommends approval.

C. Memorandum of Understanding, Maryville University - Voice Vote, Public Health and Safety Committee recommends approval.

D. Memorandum of Understanding, Lafayette Area Police Agencies – Voice Vote, Public Health and Safety Committee recommends approval

E. Bill No. 3314 - An ordinance repealing Ordinance 50 (1988) of the municipal code of the City of Chesterfield pertaining to the requiring of protective headgear for the operation and passenger of a motorcycle or motortricycle. **(First Reading) Public Health and Safety Committee recommends approval.**

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

VII. Other Legislation

VIII. Unfinished Business – Mayor Bob Nation

IX. New Business – Mayor Bob Nation

X. 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.*



**AGENDA
CITY COUNCIL MEETING
VIRTUAL MEETING VIA ZOOM
MONDAY, AUGUST 17, 2020
7:00PM**

Due to the recommendations of the President, the Governor, and the CDC, we will be conducting the meeting virtually. We invite you to join the virtual meeting at <https://zoom.us/j/96615486128> or call (312) 626-6799 and enter Webinar ID: 966 1548 6128

- 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 3, 2020
 - B. Executive Session Meeting Minutes** – August 3, 2020
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, August 20, 2020 – Planning & Public Works**
 - B. Monday, August 24, 2020 – Planning Commission (7pm)**
 - C. Wednesday, September 9, 2020 – City Council (7pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

VIII. APPOINTMENTS – Mayor Bob Nation

A. Statutory Committee Member Reappointments

- **Re-appointment, John Walters – Police Personnel Board**
- **Re-appointment, Howard Curtis – Police Personnel Board**

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

- 1. Bill No. 3311 - P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP.)** An ordinance amending City of Chesterfield Ordinance 3023 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2020 Downtown Chesterfield [Wild Horse Village, LP] - 18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**
- 2. Bill No. 3312 - P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions)** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an “M3” Planned Industrial District to a “PI” Planned Industrial District for a 1.212 acre tract of land at 234 Chesterfield Industrial Boulevard, located south of the intersection of Edison Avenue and Chesterfield Industrial Boulevard. (P.Z. 04-2020 {Success Promotions} 18U430158) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 3. Bill No. 3313 - P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4)** An ordinance amending Article 04-03 Lighting Standards of the Unified Development Code {P.Z. 05-2020 City of Chesterfield (Unified Development Code – Article 4)} **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 4. Next Meeting – August 20, 2020 (5:30pm)**

B. Finance and Administration Committee – Chairperson Barb McGuinness, Ward I

C. Parks, Recreation and Arts Committee – Chairperson Michelle Ohley, Ward IV

1. **Day Tripper Grant Application** (information only)

D. Public Health and Safety Committee – Chairperson Ben Keathley, Ward

1. **Crime Prevention Strategy – Voice Vote, Public Health and Safety Committee recommends approval.**
2. **ALPRS funding reinstatement (automated license plate reader) - Roll Call Vote, Public Health and Safety Committee recommends approval.**
3. **Memorandum of Understanding, Maryville University - Voice Vote, Public Health and Safety Committee recommends approval.**
4. **Memorandum of Understanding, Lafayette Area Police Agencies – Voice Vote, Public Health and Safety Committee recommends approval**
5. **Bill No. 3314** - An ordinance repealing Ordinance 50 (1988) of the municipal code of the City of Chesterfield pertaining to the requiring of protective headgear for the operation and passenger of a motorcycle or motortricycle. **(First Reading) Public Health and Safety Committee recommends approval.**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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

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

AGENDA REVIEW – MONDAY 8/17/2020 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 PM, on Monday, August 17th, 2020.**

Please note:

As we have for recent meetings, the Monday, August 17th meeting(s) will be conducted virtually. **There are two separate meetings, each of which will require a separate login and each will have distinct, different login invitations.** This is necessary in order to provide full and complete transparency for both meetings.

We will have to initially log in to our Work Session meeting at 6:30 p.m. After conducting the routine work session per our normal processes, we will close that meeting and then log into our regular meeting prior to 7 PM. These meetings generally allow users to log in up to 15 minutes prior to the actual meeting.

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



RECORD OF PROCEEDING

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

AUGUST 3, 2020

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 July 20, 2020 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the July 20, 2020 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, August 17, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Susan Piazza, Republic Services, stated that she was available to answer questions pertaining to the Solid Waste Agreement.

Mr. Ray Bosenbecker, 1920 Lanchester Court, representing Citizens for Developing Downtown Chesterfield, made comments pertaining to Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

Ms. Kelli Unnerstall, 14649 Summer Blossom Lane, representing Citizens for Developing Downtown Chesterfield, made comments pertaining to Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

Mr. George Stock, 257 Chesterfield Business Parkway, stated that he was available to answer questions pertaining to Bill No. 3297 (P.Z. 19-2019 Briarcliffe Villas [13987 & 14001 Olive Blvd.]), Bill No. 3298 (P.Z. 20-2019 Briarcliffe Villas [14001 Olive Blvd.]), Bill No. 3312 (P.Z. 04-2020 234 Chesterfield Industrial Boulevard [Success Promotions]), and Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

Mr. Jeff Tegethoff, Wildhorse Village LP, stated that he was available to answer questions pertaining to Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

Mr. Rob Kilo, 16734 Benton Taylor Drive, made comments pertaining to Bill No. 3311 (P.Z. 03-2020 Downtown Chesterfield [Wildhorse Village LP]).

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3297	Repeals City of Chesterfield Ordinance Number 2213 creating a Planned Environment Unit Procedure within an “R-3” Residence District for two (2) tracts of land totaling 29.4 acres located on Olive Boulevard (P.Z. 19-2019 Briarcliffe Villas {13987 & 14001 Olive Blvd} 16R340207 & 16R340151) (First Reading) Planning
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Commission recommends approval. Planning & Public Works Committee recommends approval. Held at July 20, 2020 meeting at Petitioner's request

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Monachella, to accept the petitioner's request to withdraw Bill No. 3297. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3298 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an "R-3" Residence District to a "PUD" Planned Unit Development for a 29.4 acre tract of land located on the north side of Olive Boulevard (P.Z. 20-2019 Briarcliffe Villas {14001 Olive Blvd} 16R340151) **(First Reading)**
Planning Commission recommends approval. Planning & Public Works Committee recommends denial. Held at July 20, 2020 meeting at Petitioner's request

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to accept the petitioner's request to withdraw Bill No. 3298. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3300 Adopts and enacts the Building, Existing Building, Mechanical, Residential, Electrical, Plumbing, Property Maintenance, Swimming Pool and Spa, and Explosives Codes of the City of Chesterfield, Missouri **(Second Reading)**
Planning & Public Works Committee recommends approval

Councilmember Hurt made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3300. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3300 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3300 with the following results: Ayes – DeCampi, Monachella, McGuinness, Hurt, Ohley, Mastorakos, Moore and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3300 approved, passed it and it became **ORDINANCE NO. 3112.**

Bill No. 3312 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an "M3" Planned Industrial District to a "PI" Planned Industrial District for a 1.212 acre tract of land at 234 Chesterfield Industrial Boulevard, located south of the intersection of Edison Avenue and Chesterfield Industrial Boulevard (P.Z. 04-2020 {Success Promotions} 18U430158) **(First Reading)**
Planning Commission recommends approval. Planning & Public Works Committee recommends approval

Councilmember Hurt made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3312. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3312 was read for the first time.

Bill No. 3313 Amends Article 04-03 Lighting Standards of the Unified Development Code {P.Z. 05-2020 City of Chesterfield (Unified Development Code – Article 4)} **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3313. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3313 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to approve a two year time extension for 805 Chesterfield Center (Shelbourne Senior Living); a two year time extension for 17971 North Outer Forty Road (Breckenridge Material); and an eighteen month time extension for P.Z. 14-2016 (18331, 18333 & 18335 Chesterfield Airport Rd.) (LSL I, LLC and LSL II, LLC) as recommended by the Planning & Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Ohley, to approve the Planning & Public Works Committee recommendation to initiate negotiations with Republic Services for solid waste services. A voice vote was taken with an affirmative result (Councilmembers Hurt and DeCampi voted “Nay”) and the motion was declared passed.

Bill No. 3311 Amends City of Chesterfield Ordinance 3023 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2020 Downtown Chesterfield [Wild Horse Village, LP] - 18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments recommended by PPW Committee**

Councilmember Hurt made a motion, seconded by Councilmember Moore, to amend Green Sheet Amendment Nos. 1-2 (page 1 of the green sheet), by changing the height limitation from fifty feet to a maximum of three stories. 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 Moore, for the first reading of Bill No. 3311.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to approve Green Sheet Amendment Nos. 1-21 (pages 1-7 of the green sheet). A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment Nos. 1-21 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to accept Pink Sheet Amendment Nos. 1-2 (page 1 of the pink sheet). A voice vote was taken with a unanimous affirmative result and the motion to accept Pink Sheet Amendment Nos. 1-2 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Mastorakos, to accept Pink Sheet Amendment Nos. 3-4 (page 2 of the pink sheet). A voice vote was taken with a unanimous affirmative result and the motion to accept Pink Sheet Amendment Nos. 3-4 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to accept Pink Sheet Amendment Nos. 5-6 (page 3 of the pink sheet) impacting only the two buildings shown to be restaurants, and does not preclude walk-outs, basements or roof-top seating. A voice vote was taken with a unanimous affirmative result and the motion to accept Pink Sheet Amendment Nos. 5-6 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to accept Pink Sheet Amendment Nos. 7-8 (page 4 of the pink sheet). A voice vote was taken with a unanimous affirmative result and the motion to accept Pink Sheet Amendment Nos. 7-8 was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to accept Green Sheet Amendment Nos. 22-23 (page 8 of the green sheet), with amended language to read: "Maximum building height for Lot 5D residential buildings: 110 feet at grade of adjacent roadway exclusive of mechanical units." A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment Nos. 22-23 as amended was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to accept Green Sheet Amendment Nos. 24-25 (page 9 of the green sheet), with an amendment providing a five story maximum height for buildings fronting Wildhorse Creek Road between the I-64 off-ramp and intersection of Chesterfield Parkway West (proposed Lot 3A). A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment Nos. 24-25 as amended was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to accept Green Sheet Amendment No. 26 (page 10 of the green sheet), with an amendment to requirements for the view corridor, changing the dimension from twenty-five feet to seventy-five feet. A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment No. 26 as amended was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to accept Green Sheet Amendment No. 27 (page 10 of the green sheet), with an amendment stating that any rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design. A voice vote was taken with a unanimous affirmative result and the motion to accept Green Sheet Amendment No. 27 as amended was declared passed.

A voice vote was taken on the original motion for first reading of Bill No. 3311 with a unanimous affirmative result and the motion, as amended, was declared passed. Bill No. 3311 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, August 20, at 5:30 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that she had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Michelle Ohley, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Monday, August 10, at 5:00 p.m.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is scheduled for Tuesday, August 11, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that he had no report this evening.

OTHER LEGISLATION

Bill No. 3309	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)
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Councilmember Ohley made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3309. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3309 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3309 with the following results: Ayes – Monachella, Ohley, Moore, McGuinness, Keathley, Hurt, DeCampi and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3309 approved, passed it and it became **ORDINANCE NO. 3113**.

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 8:58 p.m.

Mayor Bob Nation

ATTEST:

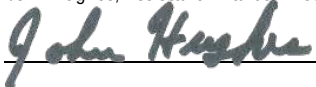
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

City of Chesterfield
Excess Checks (=> \$5,000)
July 2020

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
7/2/2020	45883	G. R. ROBINSON SEED	STOBE 50 WG, STROBE & PROPICONAZOLE	\$ 8,997.00	119
7/2/2020	45891	MISSOURI MACHINERY	REPLACE HYDROMATIC PUMP	12,731.45	119
7/9/2020	45916	SITE ONE LANDSCAPE SUPPLY, LLC	CONTROLLER STATION & CONNECTORS, COPPER SULFATE, SOLENOID ASSEMBLY(2), RAIN BIRD, BASELINE DIRECT BURIAL BICODER VALVE, PVC EXPANSION COUPLING/40PVC COUPLING(2)/40PVC 90DEGREE ELBOW SO	5,148.49	119
7/16/2020	45925	GAME 7 BASEBALL	REFUND FOR BASEBALL TOURNAMENT	5,800.00	119
7/16/2020	45928	JOHN DEERE CO.	INFIELD GROOMER	13,571.83	119
7/24/2020	45960	BYRNE & JONES	ARTIFICIAL TURF INFIELDS	341,701.20	119
7/24/2020	45978	MISSOURI AMERICAN WATER COMPANY	17925 N OUTER 40, ACCT #1017-210013295212	5,118.33	119
7/2/2020	61135	AMERICA'S PARKING REMARKING INC	2020 PAVEMENT STRIPING	46,525.20	001
7/2/2020	61140	BAYWOOD VILLAGES CONDOMINIUMS	2019-2020 SNOW REIMBURSEMENT PROGRAM	6,440.00	001
7/2/2020	61146	EAGLE AUTOMOTIVE	R1234-YF FREON RECYCLING UNIT/DATA KIT, PK-208 REPAIR, A/C FLUSH(2)/OIL, PK-313 REPAIR, TAPER BEAR(2), PD-19 REPAIR, ROTOR(2)/PAD KIT,FRT DISC, PD-16 REPAIR-PRIMARY WI/HVY DUTY ATO INL,	6,977.55	001
7/2/2020	61173	ST. LOUIS AREA INSURANCE TRUST	WORK COMP/WC PREMIUM TAX CONTRIBUTION/WC SIF/GEN LIABILITY/AUTO	280,885.00	001
7/2/2020	61174	THOMPSON COBURN LLP	DOORACK V CHESTERFIELD SETTLEMENT	50,000.00	001
7/2/2020	61177	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS - JUNE	16,260.38	121
7/9/2020	61183	AMCON MUNICIPAL CONCRETE, LLC	2020 SELECTIVE SLAB REPLACEMENT PROJECT A	342,027.67	120
7/9/2020	61187	BAZAN PAINTING CO.	SEALING OF THE FOUNTAIN-CITY HALL	20,214.00	001
7/9/2020	61191	ENERGY PETROLEUM CO.	#2 ULTRA LS DIESEL -NO LEAD 87 OCT RFG -NL PLUS 89 OCT RFG-PARKS	11,513.78	001
7/9/2020	61199	J. M. MARSCHUETZ	BRANDYWINE NID PROJECT	176,833.48	120
7/9/2020	61200	J. M. MARSCHUETZ	2020 SELECTIVE SLAB REPLACEMENT PROJECT B	385,177.61	120
7/16/2020	61215	CONTEGRA CONSTRUCTION CO LLC	GRADING SURETY RELEASE-SPIRIT OF ST LOUIS AIRPARK, LOT 19	7,690.00	808
7/16/2020	61225	REJIS COMMISSION	REJIS CONTRACTUAL FEES	7,217.69	121
7/24/2020	61237	AMCON MUNICIPAL CONCRETE, LLC	2020 SIDEWALK REPLACEMENT-B	58,227.02	120
7/24/2020	61244	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	15,916.59	001
7/24/2020	61256	DELTA DENTAL OF MISSOURI	JULY 2020 DENTAL INSURANCE-HIGH & LOW	7,439.50	001
7/24/2020	61271	GAMMA TREE EXPERTS	2019 STUMP GRINDING	7,167.75	120
7/24/2020	61273	GERSHENSON CONSTRUCTION	OLD CHESTERFIELD ROAD CULVERT REPLACEMENT	215,607.33	120
7/24/2020	61274	GERSHENSON CONSTRUCTION	SCHOETTLER ROAD IMPROVEMENT PROJECT	251,695.66	120
7/24/2020	61281	HR GREEN, INC.	SCHOETTLER ROAD IMPROVEMENT PROJECT-ENG SERVICES	34,066.90	120
7/24/2020	61295	MCBRIDE & SON HOMES, INC.	LOT CASH ESCROW RELEASE-FF, 5A,6A,22A,25A,35A,61A	9,000.00	808
7/24/2020	61309	RAINERI CONSTRUCTION, LLC	SIDEWALK REPLACEMENT PROJECT A	91,628.35	120
7/24/2020	61315	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	JULY 2020 HEALTH INSURANCE	201,632.08	001
7/24/2020	61324	THE HARTFORD-PRIORITY ACCOUNTS	JULY 2020 LIFE INSURANCE	10,325.52	001
7/24/2020	61325	TIMBERLINE PROFESSIONAL TREE CARE	2020 STREET TREE REMOVAL	11,250.00	120
7/24/2020	61330	TOPE PLUMBING	2019 CEDARMILL - SEWER REPAIR	5,004.00	110
7/24/2020	61331	TOPE PLUMBING	15429 COUNTRY RIDGE - SEWER REPAIR	10,762.50	110
7/24/2020	61336	TYLER TECHNOLOGIES, INC	ANNUAL SOFTWARE MAINTENANCE 2/1/20-1/31/21	85,186.34	001
7/24/2020	61338	VERMEER OF MISSOURI & ILLINOIS	CHAINSAW CHAPS, BRUSH CHIPPER	45,749.95	001
7/24/2020	61341	WIRELESS USA	VEHICLE CHANGEOVER(S)-DECALS	15,334.12	121
7/30/2020	61347	AMERICAN READY MIX CO.	2018-2019 CONCRETE	5,574.50	001
7/30/2020	61350	DANIEL AND HENRY COMPANY	CYBER LIABILITY POLICY RENEWAL, RENEWAL OF PKGF EFFECTIVE 7/1/2020, PROPERTY POLICY RENEWAL	320,179.00	001
7/30/2020	61361	MC CLURE ENGINEERING	CITY HALL EXTERIOR PARKING LOT LIGHTING	9,220.50	120
7/30/2020	61379	TOPE PLUMBING	573 CORLEY - SEWER REPAIR	5,137.00	110
7/30/2020	61382	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS - JULY	16,260.38	121
7/30/2020	61383	TYLER TECHNOLOGIES, INC	SOFTWARE-15% LICENCE FEES PER CONTRACT, SOFTWARE-IMPLEMENTATION HOURS	6,619.20	001
				<u>\$ 3,189,814.85</u>	

Respectfully submitted by,
John Hughes, Assistant Finance Director



UPCOMING MEETINGS/EVENTS

A. Thursday, August 20, 2020 – Planning & Public Works

B. Monday, August 24, 2020 – Planning Commission (7pm)

C. Wednesday, September 9, 2020 – City Council (7pm)

APPOINTMENTS

Mayor Nation intends to nominate the following individuals for re-appointment at the August 17, 2020 City Council meeting:

Statutory Committee Member Re-appointments

- **Police Personnel Board – John Walters, Re-appointment
Ward III
New term expires 9/3/23**
- **Police Personnel Board – Howard Curtis, Re-appointment
Ward II
New term expires 10/17/23**

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



DATE: August 10, 2020
TO: Michael O. Geisel, City Administrator
FROM: Vickie McGownd, City Clerk *VM*
SUBJECT: Statutory Committee Re-Appointments

Mayor Nation intends to nominate the following individuals for re-appointment at the August 17, 2020 City Council meeting:

Police Personnel Board

John Walters
15204 Kempwood Drive
Chesterfield, MO 63017
636-536-3855
john_f_walters@yahoo.com
Ward III
New term expires 9/3/23

Howard Curtis
715 Stonebluff Court
Chesterfield, MO 63017
636-262-2334 – c
314-744-3892 – w
Ward II
New term expires 10/17/23

Please add these re-appointments to the August 17 City Council agenda.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Hurt

Vice-Chair: Councilmember Ohley

The Planning and Public Works Committee has the following action items for the August 17, 2020 City Council Meeting.

Bill No. 3311 - P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP.) An ordinance amending City of Chesterfield Ordinance 3023 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2020 Downtown Chesterfield [Wild Horse Village, LP] - 18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

Bill No. 3312 - P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions) An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an “M3” Planned Industrial District to a “PI” Planned Industrial District for a 1.212 acre tract of land at 234 Chesterfield Industrial Boulevard, located south of the intersection of Edison Avenue and Chesterfield Industrial Boulevard. (P.Z. 04-2020 {Success Promotions} 18U430158) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Bill No. 3313 - P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4) An ordinance amending Article 04-03 Lighting Standards of the Unified Development Code {P.Z. 05-2020 City of Chesterfield (Unified Development Code – Article 4)} **(Second 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, August 20, 2020.

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 3023 FOR A 99.6 ACRE TRACT OF LAND LOCATED WEST AND SOUTHWEST OF THE INTERSECTION OF U.S. HIGHWAY 40/I-64 AND CHESTERFIELD PARKWAY WEST (P.Z. 03-2020 DOWNTOWN CHESTERFIELD [WILD HORSE VILLAGE, LP] - 18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169).

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

WHEREAS, a Public Hearing was held before the Planning Commission on April 27, 2020; and,

WHEREAS, the Planning Commission having considered said request, made the motion to approve P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village, LP) as submitted. The motion passed by a vote of 8-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the request with numerous amendments by a vote of 3-1; and,

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

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

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

AMENDED AREA 1

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

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

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

RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.412 ACRES.

AMENDED AREA 2

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

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

THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.80, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 4 7 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

AREA 3

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

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

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

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

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers Inc., in P.Z. 03-2020, 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 27th day of April 2020, 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 _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 08/03/2020

ATTACHMENT A

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

See Bill No. 3311

I SPECIFIC CRITERIA

A. PERMITTED USES

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

RETAIL COMMERCIAL USES:

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

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

OFFICE COMMERCIAL USES:

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

RESIDENTIAL USES:

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

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

CIVIC USES:

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

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

LODGING USES:

1. Hotels.

PARKING USES:

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

PARK AND RECREATIONAL USES:

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

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

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

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

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

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

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

DENSITY LIMITATIONS:

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

B. CATEGORY STANDARDS

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

Building placement:

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

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

Building volume:

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

Building floor heights:

- First story height shall be 12 - 30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

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

Projecting facade elements:

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

- Bay windows: permitted on upper stories

Outdoor space:

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

Building function:

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

Parking:

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

2. CATEGORY B - Urban Mixed Use. Development Pattern

Building placement:

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

Building volume:

- Maximum height of buildings in the geographic area shown as Lot 5D on the Preliminary Development Plan: 110 feet at grade of adjacent roadway exclusive of mechanical units.
- Maximum height of buildings fronting Chesterfield Parkway West: 2 stories from the intersection of Burkhardt Place extending north to the connector street from Chesterfield Parkway West to Lakefront Street - buildings may

step to 4 stories 60 feet west of the right-of-way line of Chesterfield Parkway West

- Maximum height of buildings fronting Chesterfield Parkway West north of the connector street between Chesterfield Parkway West and Lakefront Street to Wild Horse Creek Road: 4 Stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from the I-64 off ramp to Lake Front Street and the intersection of Wild Horse Creek Road and Chesterfield Parkway West: 5 stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from Old Chesterfield Road to Lake Front Street and the connecting street across from the I-64 ramp to Lake front Street: 4 stories
- Maximum height of buildings fronting the 300' view corridor between Lake Front Street and Lake III: 1 story
- Maximum height for buildings in the geographic areas shown as Lots 5B and 5C on the Preliminary Development Plan: 3 stories except building may step to 4 stories fronting Lake Front Street.
- Maximum height of all other residential buildings (including the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan): 3 stories
- Maximum height of all other non-residential buildings: 4 stories

Building floor heights:

- First story height shall be 12 - 30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

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

Projecting facade elements:

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

Outdoor space:

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

Building function:

- Retail commercial: permitted

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

Parking:

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

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

Building placement:

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

Building volume:

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

Building floor heights:

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

Projecting facade elements:

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

- Bay windows: permitted on upper stories

Outdoor space:

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

Building function:

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

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the afore-described calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the afore-described calculation.
 - c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.
4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

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

E. SIGN REQUIREMENTS

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

F. LIGHT REQUIREMENTS

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

G. ARCHITECTURAL REQUIREMENTS

1. The developer shall submit a design package including, but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually-appealing development pattern consistent with the intent and purpose of this PC&R District. Architectural

information is to be reviewed by the Architectural Review Board and is subject to approval by the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosure will be as approved on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Landscape Plan.
4. Mechanical equipment will be adequately screened.
5. Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning.
2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. Access to the development from external roadways shall be as shown on the Preliminary Development Plan and as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
4. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
5. Driveway access to internal streets shall comply with City Code Section 31-04-10 Driveway Access Location and Design Standards.
6. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.
7. Any improvements within MoDOT's right-of-way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.

8. Access to St. Louis County road right-of-way and improvements within County road right-of-way (Chesterfield Parkway West and Wild Horse Creek Road) shall be as directed by the St. Louis County Department of Transportation.
9. Any request to install a gate in this development must be approved by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
10. If a gate is installed on a street in the development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
2. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Wildhorse Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Design and construct an extension of Burkhardt Place from its current terminus to Wild Horse Creek Road and provide 5-foot wide, minimum, sidewalks on both sides of the road, where directed by the City of Chesterfield and as shown on the Preliminary Development Plan. Sidewalk on 16464 Burkhardt Place (YMCA) is the responsibility of the property owner in accordance with Ordinance 2520.
5. Connect the Riparian Trail to the proposed signal at Wild Horse Creek Road and Burkhardt Place and design and construct a suitable trail crossing at this location as approved by the City of Chesterfield and St. Louis County Department of Transportation.
6. Internal streets and sidewalks shall be private and remain private forever unless an alternate agreement is reached and executed between the City and Wildhorse Village, LP whereby the City of Chesterfield accepts the internal streets and/or sidewalk as public. The City is under no obligation to enter into an agreement.
7. Provide sidewalks, conforming to ADA standards, along all frontages of the site and along internal roadways as shown on the Preliminary Development Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by

another agency, if permitted by that agency, or on private property within a sidewalk, maintenance and utility easement dedicated to the City of Chesterfield for public use.

8. Provide pedestrian crossings at each leg of each proposed signalized intersection as approved by St. Louis County Department of Transportation and the Missouri Department of Transportation.
9. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and St. Louis County Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
10. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, City of Chesterfield and St. Louis County Department of Transportation.
11. Provide a bike lane along Wild Horse Creek Road adjacent to this development.
12. Provide mid-block type pedestrian crossing on Burkhardt Place, as directed by the City of Chesterfield, to provide pedestrian access to the Riparian Trail.
13. Pedestrian circulation to be approved by the City of Chesterfield.

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

The City Council shall have automatic power of review of Site Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling

units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

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

M. SANITARY SEWER

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with MSD and City of Chesterfield regulations.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines.

4. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
5. This project is in the Caulks Creek Surcharge area and is subject to the Caulks Creek Surcharge.
6. Encroachments over easements will not be allowed.
7. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT

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

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

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

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.
4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as

approved on the Site Development Plan or the Site Development Concept and Site Development Sections Plans.

5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Site Development Concept Plan, one (1) Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).
6. Public amenities including, but not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, and pocket parks shall be provided for this development as shown on the Preliminary Development Plan. Also a terraced plaza located between Lake Front Street and Lake III within the 300' wide view corridor shall be provided for this development as shown on the Preliminary Development Plan.
7. Lake III and the surrounding amenities as shown on the Preliminary Development Plan shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and Wildhorse Village, LP whereby the City accepts Lake III and the amenities or any portion of either as public. The City is under no obligation to enter into an agreement.
8. Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor. The view corridors on Wild Horse Creek Road shall have one with a minimum of 75' in width maintained through the corridor and one with a minimum 125' in width maintained through the corridor. The 300' view corridor shall consist predominately of green space outside of the connecting road from Chesterfield Parkway West to Lake Front Street. The view corridors supersede all other spacing requirements built into this ordinance.
9. One (1) piece of public art work shall be provided and installed by the developer of each development.
10. 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.

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

Q. TRUST FUND CONTRIBUTION

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

Type of Development	Required Contribution
General Office	\$771.11/parking space
General Retail	\$2,331.45/parking space
Medical Office	\$2,331.45/parking space
Loading Space	\$3,815.12/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 St. 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 City of Chesterfield and the St. Louis County Department of Transportation. Sidewalk construction and utility relocation, among other items are not considered allowable credits.

2. As this development is located within the 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. Traffic Generation Assessment contributions shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of Special Use Permits by the St. Louis County Department of Transportation, or prior to the issuance of building permits by the St. Louis County Department of Public Works 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 Special Use Permits, or prior to the issuance of building permits in the case where no Special Use Permit is required, for each phase of development. Funds shall be payable to "Treasurer, St. Louis County".

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

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

III COMMENCEMENT OF CONSTRUCTION

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

IV GENERAL CRITERIA

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

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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

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

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet. Provide a key plan sheet at a scale necessary to include the entire development with north oriented vertically to the top of the sheet.
2. Outboundary plat and legal description of property.
3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is a separate process.
6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.
9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
10. Floodplain boundaries.
11. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a Lighting Plan in accordance with the City of Chesterfield Code.

17. Comply with all Preliminary Plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V RECORDING

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

VI ENFORCEMENT

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

ATTACHMENT A (BLUE-LINE)

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

I SPECIFIC CRITERIA

A. PERMITTED USES

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

RETAIL COMMERCIAL USES:

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

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

OFFICE COMMERCIAL USES:

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

RESIDENTIAL USES:

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

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

CIVIC USES:

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

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

LODGING USES:

1. Hotels.

PARKING USES:

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

PARK AND RECREATIONAL USES:

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

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

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

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

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

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

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

DENSITY LIMITATIONS:

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

B. CATEGORY STANDARDS

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

Building placement:

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

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

Building volume:

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

Building floor heights:

- First story height shall be 12 - 30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

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

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited

- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

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

Building function:

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

Parking:

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

2. CATEGORY B - Urban Mixed Use. Development Pattern

Building placement:

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

Building volume:

- Maximum height of buildings in the geographic area shown as Lot 5D on the Preliminary Development Plan: 110 feet at grade of adjacent roadway exclusive of mechanical units.
- Maximum height of buildings fronting Chesterfield Parkway West: 2 stories from the intersection of Burkhardt Place extending north to the connector

street from Chesterfield Parkway West to Lakefront Street - buildings may step to 4 stories 60 feet west of the right-of-way line of Chesterfield Parkway West

- Maximum height of buildings fronting Chesterfield Parkway West north of the connector street between Chesterfield Parkway West and Lake Front Street to Wild Horse Creek Road: 4 Stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from the I-64 off ramp to Lake Front Street and the intersection of Wild Horse Creek Road and Chesterfield Parkway West: 5 stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from Old Chesterfield Road to Lake Front Street and the connecting street across from the I-64 ramp to Lake front Street: 4 stories
- Maximum height of buildings fronting the 300' view corridor between Lake Front Street and Lake III: 1 story
- Maximum height for buildings in the geographic areas shown as Lots 5B and 5C on the Preliminary Development Plan: 3 stories except building may step to 4 stories fronting Lake Front Street.
- Maximum height of all other residential buildings (including the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan): 3 stories
- Maximum height of all other non-residential buildings: 4 stories

Building floor heights:

- First story height shall be 12 - 30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

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

Projecting facade elements:

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

Outdoor space:

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

Building function:

- Retail commercial: permitted

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

Parking:

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

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

Building placement:

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

Building volume:

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

Building floor heights:

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

Projecting facade elements:

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

- Bay windows: permitted on upper stories

Outdoor space:

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

Building function:

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

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the afore-described calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the afore-described calculation.
 - c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and

leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.
4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

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

E. SIGN REQUIREMENTS

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

F. LIGHT REQUIREMENTS

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

G. ARCHITECTURAL REQUIREMENTS

1. The developer shall submit a design package including, but not limited to, architectural elevations, colored renderings and building materials. The proposed

package shall give consideration to creating a visually-appealing development pattern consistent with the intent and purpose of this PC&R District. Architectural information is to be reviewed by the Architectural Review Board and is subject to approval by the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosure will be as approved on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Landscape Plan.
4. Mechanical equipment will be adequately screened.
5. Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning.
2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. Access to the development from external roadways shall be as shown on the Preliminary Development Plan and as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
4. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
5. Driveway access to internal streets shall comply with City Code Section 31-04-10 Driveway Access Location and Design Standards.
6. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.
7. Any improvements within MoDOT's right-of-way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.

8. Access to St. Louis County road right-of-way and improvements within County road right-of-way (Chesterfield Parkway West and Wild Horse Creek Road) shall be as directed by the St. Louis County Department of Transportation.
9. Any request to install a gate in this development must be approved by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
10. If a gate is installed on a street in the development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
2. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Wildhorse Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Design and construct an extension of Burkhardt Place from its current terminus to Wild Horse Creek Road and provide 5-foot wide, minimum, sidewalks on both sides of the road, where directed by the City of Chesterfield and as shown on the Preliminary Development Plan. Sidewalk on 16464 Burkhardt Place (YMCA) is the responsibility of the property owner in accordance with Ordinance 2520.
5. Connect the Riparian Trail to the proposed signal at Wild Horse Creek Road and Burkhardt Place and design and construct a suitable trail crossing at this location as approved by the City of Chesterfield and St. Louis County Department of Transportation.
6. Internal streets and sidewalks shall be private and remain private forever unless an alternate agreement is reached and executed between the City and Wildhorse Village, LP whereby the City of Chesterfield accepts the internal streets and/or sidewalk as public. The City is under no obligation to enter into an agreement.
7. Provide sidewalks, conforming to ADA standards, along all frontages of the site and along internal roadways as shown on the Preliminary Development Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by

another agency, if permitted by that agency, or on private property within a sidewalk, maintenance and utility easement dedicated to the City of Chesterfield for public use.

8. Provide pedestrian crossings at each leg of each proposed signalized intersection as approved by St. Louis County Department of Transportation and the Missouri Department of Transportation.
9. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and St. Louis County Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
10. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, City of Chesterfield and St. Louis County Department of Transportation.
11. Provide a bike lane along Wild Horse Creek Road adjacent to this development.
12. Provide mid-block type pedestrian crossing on Burkhardt Place, as directed by the City of Chesterfield, to provide pedestrian access to the Riparian Trail.
13. Pedestrian circulation to be approved by the City of Chesterfield.

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

The City Council shall have automatic power of review of Site Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling

units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

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

M. SANITARY SEWER

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with MSD and City of Chesterfield regulations.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines.

4. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
5. This project is in the Caulks Creek Surcharge area and is subject to the Caulks Creek Surcharge.
6. Encroachments over easements will not be allowed.
7. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT

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

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

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

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.
4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant

space with the exception of designated street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Sections Plans.

5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Site Development Concept Plan, one (1) Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).
6. Public amenities including, but not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, and pocket parks shall be provided for this development as shown on the Preliminary Development Plan. [Also a terraced plaza located between Lake Front Street and Lake III within the 300' wide view corridor shall be provided for this development as shown on the Preliminary Development Plan.](#)
7. Lake III and the surrounding amenities as shown on the Preliminary Development Plan shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and Wildhorse Village, LP whereby the City accepts Lake III and the amenities or any portion of either as public. The City is under no obligation to enter into an agreement.
8. [Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor. The view corridors on Wild Horse Creek Road shall have one with a minimum of 75' in width maintained through the corridor and one with a minimum 125' in width maintained through the corridor. The 300' view corridor shall consist predominately of green space outside of the connecting road from Chesterfield Parkway West to Lake Front Street. The view corridors supersede all other spacing requirements built into this ordinance.](#)
9. One (1) piece of public art work shall be provided and installed by the developer of each development.
10. 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.

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

Q. TRUST FUND CONTRIBUTION

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

Type of Development	Required Contribution
General Office	\$771.11/parking space
General Retail	\$2,331.45/parking space
Medical Office	\$2,331.45/parking space
Loading Space	\$3,815.12/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 St. 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 City of Chesterfield and the St. Louis County Department of Transportation. Sidewalk construction and utility relocation, among other items are not considered allowable credits.

2. As this development is located within the 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. Traffic Generation Assessment contributions shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of Special Use Permits by the St. Louis County Department of Transportation, or prior to the issuance of building permits by the St. Louis County Department of Public Works 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 Special Use Permits, or prior to the issuance of building permits in the case where no Special Use Permit is required, for each phase of development. Funds shall be payable to "Treasurer, St. Louis County".

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

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

III COMMENCEMENT OF CONSTRUCTION

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

IV GENERAL CRITERIA

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

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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

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

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet. Provide a key plan sheet at a scale necessary to include the entire development with north oriented vertically to the top of the sheet.
2. Outboundary plat and legal description of property.
3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is a separate process.
6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.
9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
10. Floodplain boundaries.
11. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a Lighting Plan in accordance with the City of Chesterfield Code.
17. Comply with all Preliminary Plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V RECORDING

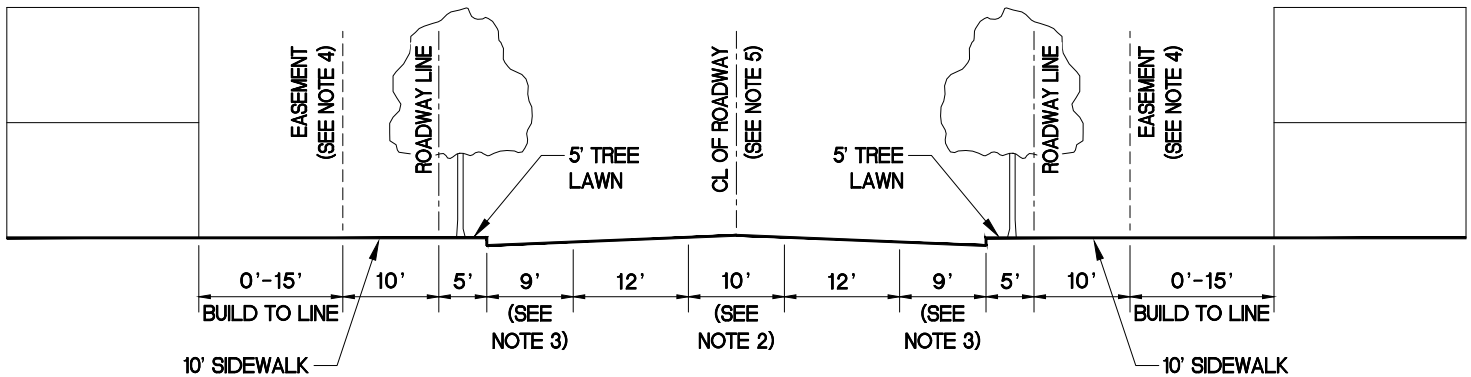
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VI ENFORCEMENT

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

STOCK & ASSOCIATES

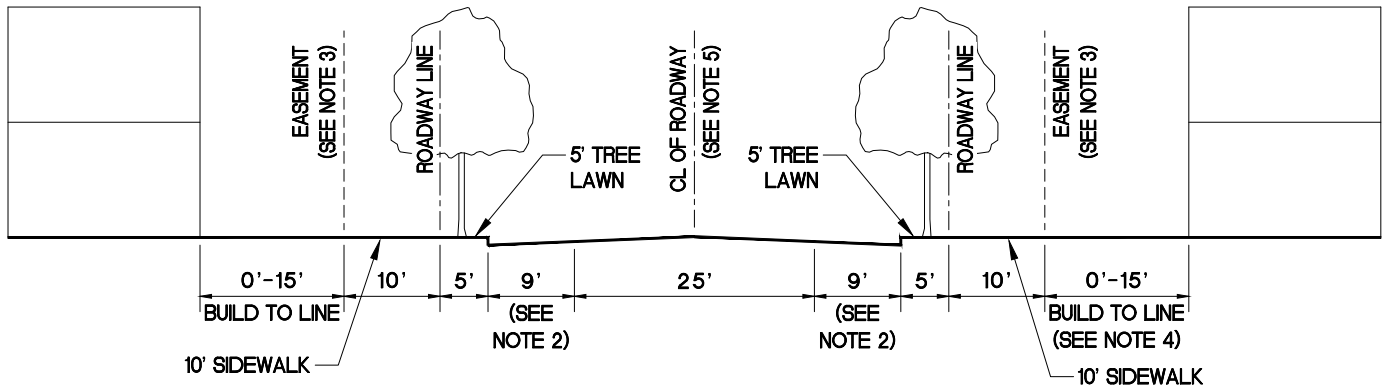
Consulting Engineers, Inc.



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

NOTES:

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



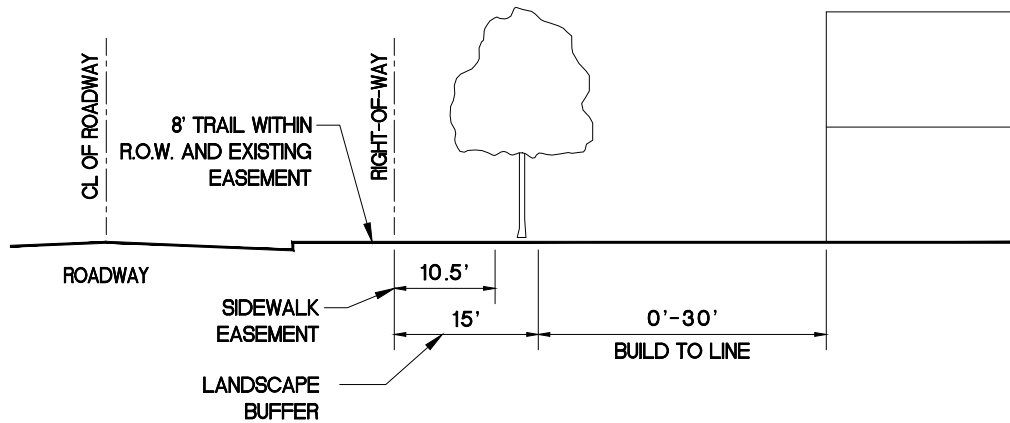
URBAN MIXED USE STREET (53'W)

NOTES:

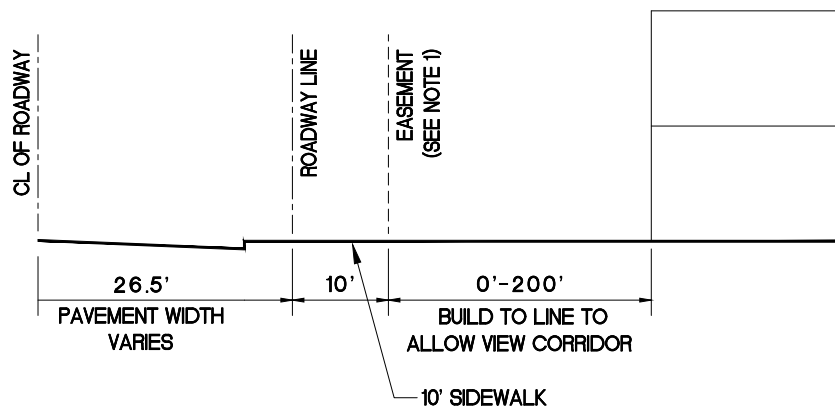
1. ALL DIMENSIONS ARE TO FACE OF CURB
2. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
3. 10'W SIDEWALK AND UTILITY EASEMENT
4. BUILD TO LINE MAY BE EXTENDED TO 160' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE.
5. 100 FOOT MINIMUM CENTER LINE RADIUS.

STOCK & ASSOCIATES

Consulting Engineers, Inc.



WILD HORSE CREEK ROAD AND CHESTERFIELD PARKWAY WEST (PUBLIC)



CONNECTOR STREET (53'W)

NOTES:

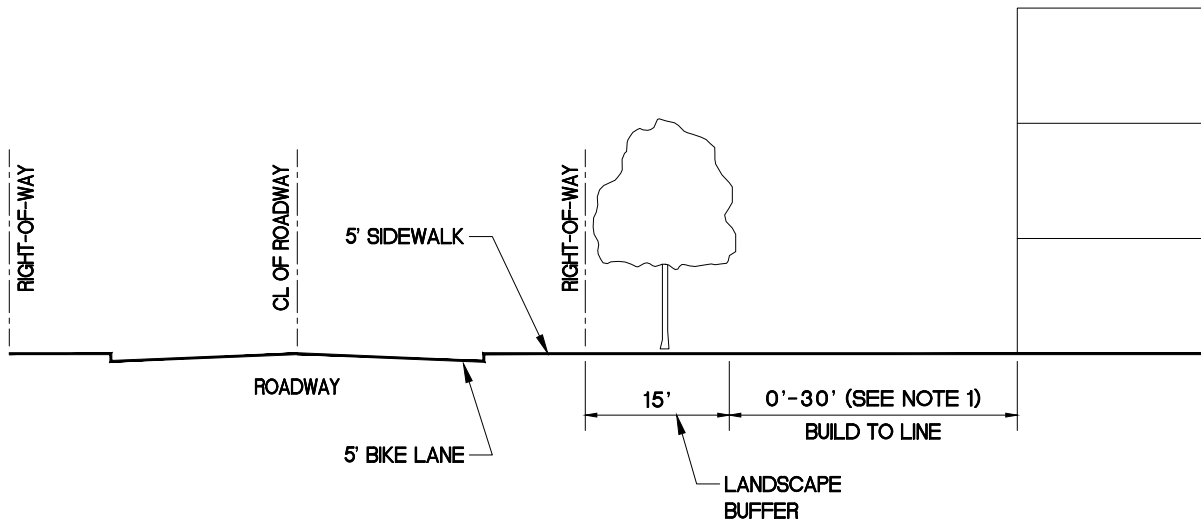
1. 10'W SIDEWALK AND UTILITY EASEMENT

EXHIBIT 1

(2 OF 3)

REV. 08/10/20

STOCK & ASSOCIATES
Consulting Engineers, Inc.



BURKHARDT PLACE
(PUBLIC)

NOTES:

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

EXHIBIT 1
(3 OF 3)

REV. 08/10/20

AMENDED AREA 1

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

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

AREA 3

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

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 51 MINUTES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 130.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 22 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

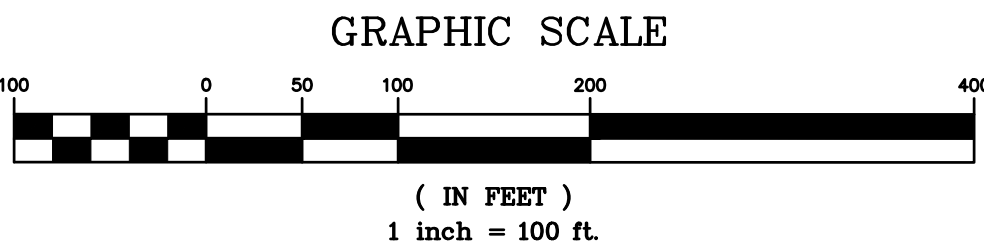
BURKHARDT PLACE (V W)

PREPARED FOR:

WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
CARE OF CRG
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
PHONE 314.429.6100
ATTN: JEFF TEGETHOFF - 314.492.2572
OPERATING PARTNER

PRELIMINARY PLAN
WILDHORSE VILLAGE

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



CHESTERFIELD PARKWAY
WEST (73' W)

ST. LOUIS COUNTY ROW

AMENDED AREA 1
3,415,645 Sq. Ft.
78.412 Acres±

AREA 1
77.835 ACRES±
ZONED PC & R
ORD. # 3023

AREA 3
ZONED PC & R
ORD. # 3023
126,809 Sq. Ft.
2.911 Acres±

Surveyors Certification

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

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

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

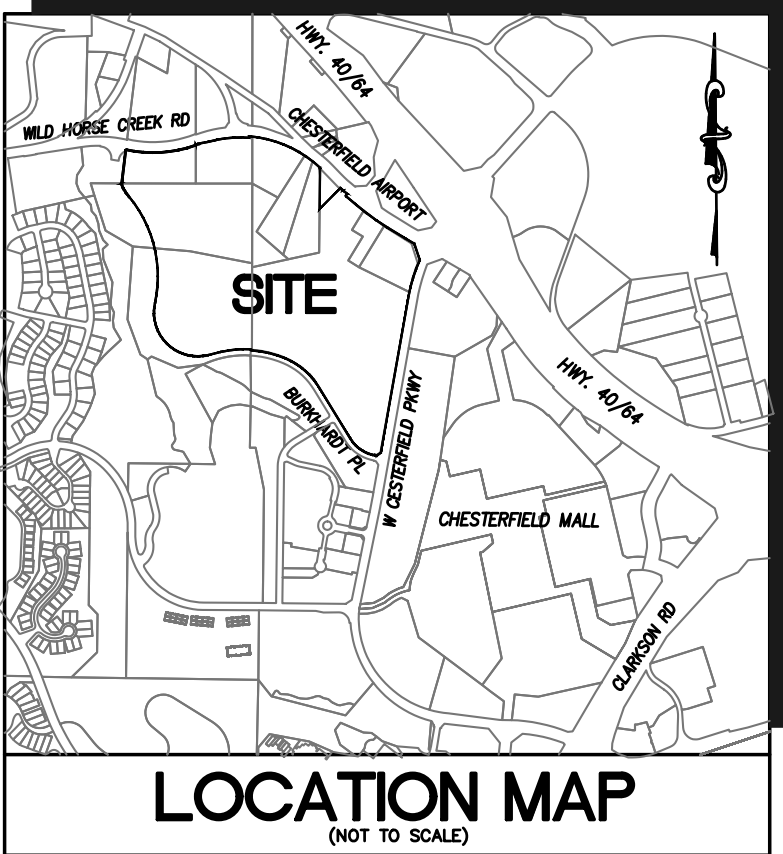
CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

AREA TO BE ADDED TO PC&R ZONING

Re-Zoning Description

A tract of land located in U.S. Survey 123, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southern most corner of a tract of land conveyed to Kerner Property Holding LLC as recorded in Deed Book 23776 Page 3007 of the St. Louis County records; thence North 00 degrees 43 minutes 13 seconds East along said Kerner Tract, 317.17 feet to the southwest corner of a tract of land dedicated by Deed Book 8409 Page 1232 of said records; thence South 44 degrees 16 minutes 55 seconds East along the south line of said dedication, 222.40 feet to the southeast line of above said Kerner tract; thence South 45 degrees 14 minutes 26 seconds West along said southeast line, 224.29 feet to the POINT OF BEGINNING. Containing 24,940 square feet or 0.573 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. in March, 2020.



PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
2579 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
530-1000 FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:

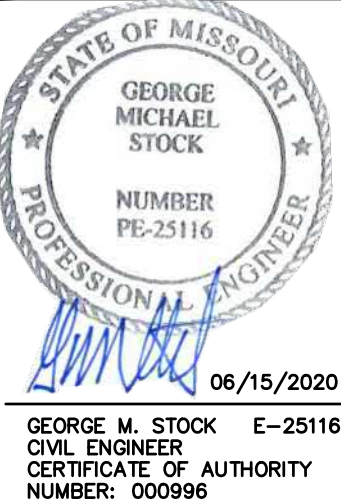
WILDHORSE VILLAGE

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

AMENDED AREA 2

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

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 05 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 50 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 05 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 50 SECONDS EAST 319.73 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 16 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 4.77 80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 126.95 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.88 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 26 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 146.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 08 SECONDS WEST 106.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 08 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.91 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 49 SECONDS WEST OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 962.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.80, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 4 7 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 62 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.



REVISIONS:

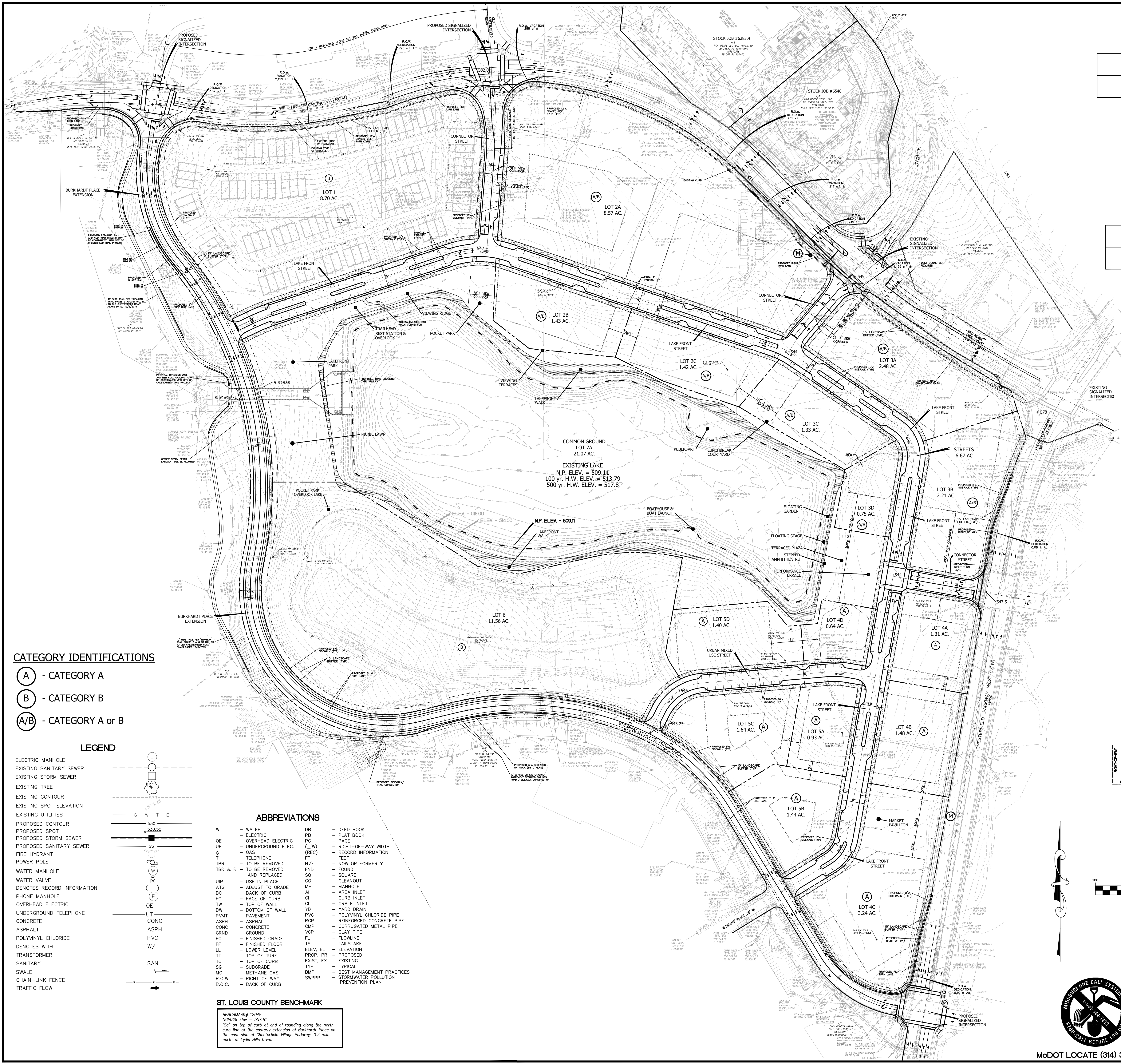
1.	4/21/20 revised Amended Area 1 description
2.	6/10/2020 REVISED PER CITY COMMENTS
3.	6/15/2020 REVISED PER CITY COMMENTS

DRAWN BY:	CHE	CHECKED BY:	WJP
DATE:	3/11/20	JOB NO:	218-0670
M.S.D. P. #		SCALE MAP:	
C.D. HAT. #		HAT SUP. #	
M.D.N.R. #			

SHEET TITLE

PRELIMINARY PLAN

SHEET NO.:
C1.0



CATEGORY IDENTIFICATIONS

- (A) - CATEGORY A
- (B) - CATEGORY B
- (A/B) - CATEGORY A or B

LEGEND

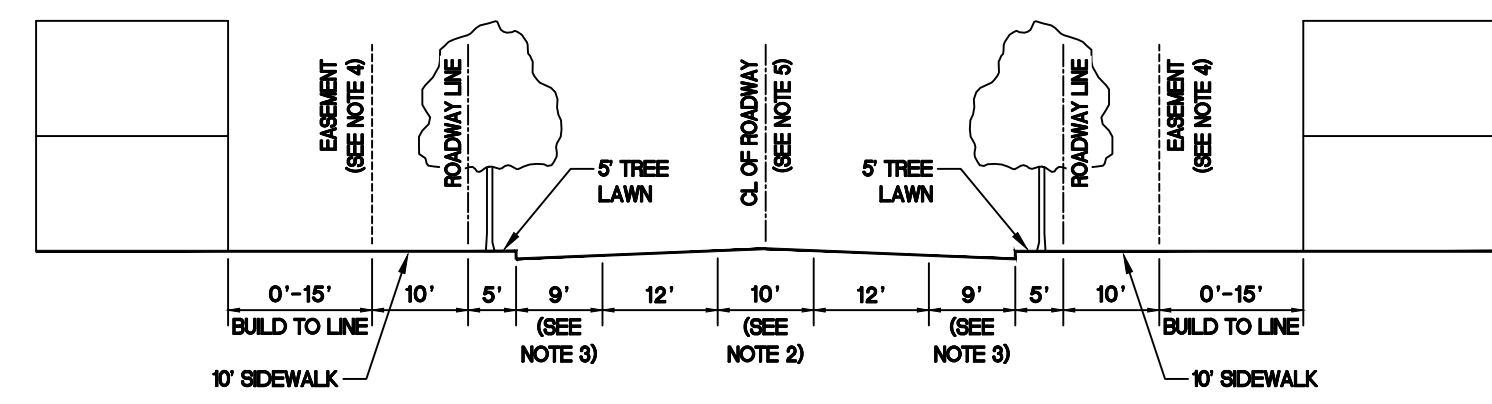
- ELECTRIC MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING UTILITIES
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FIRE HYDRANT
- POWER POLE
- WATER MANHOLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- PHONE MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE
- ASPHALT
- POLYVINYL CHLORIDE
- DENOTES WITH
- TRANSFORMER
- SANITARY
- SWALE
- CHAIN-LINK FENCE
- TRAFFIC FLOW

ABBREVIATIONS

- W - WATER
- OE - OVERHEAD ELECTRIC
- UE - UNDERGROUND ELEC.
- G - GAS
- T - TELEPHONE
- TBR - TO BE REMOVED
- TBR & R - TO BE REMOVED AND REPLACED
- UP - USE IN PLACE
- ATG - ADJUST TO GRADE
- BC - BACK OF CURB
- FC - FACE OF CURB
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- PMT - PAVEMENT
- CONC - CONCRETE
- ASPH - ASPHALT
- GRND - GROUND
- FF - FINISHED GRADE
- LL - LOWER LEVEL
- TT - TOP OF TURF
- TC - TOP OF CURB
- SG - SUBGRADE
- MG - METHANE GAS
- R.O.W. - RIGHT OF WAY
- B.O.C. - BACK OF CURB
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- (-W) - RIGHT-OF-WAY WIDTH
- (REC) - RECORD INFORMATION
- FT - FEET
- N/F - NOW OR FORMERLY
- FND - FOUND
- SO - SQUARE
- CLEANOUT
- MH - MANHOLE
- AI - AREA INLET
- CI - CURB INLET
- GI - GRATE INLET
- YO - YARD DRAIN
- PVC - POLYVINYL CHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- VCP - CLAY PIPE
- FL - FLOWLINE
- TS - TAILSTAKE
- ELEV. EL - ELEVATION
- PROP. PH - PROPOSED
- EXIST. EX - EXISTING
- TYP - TYPICAL
- BMP - BEST MANAGEMENT PRACTICES
- SWPPP - STORMWATER POLLUTION PREVENTION PLAN

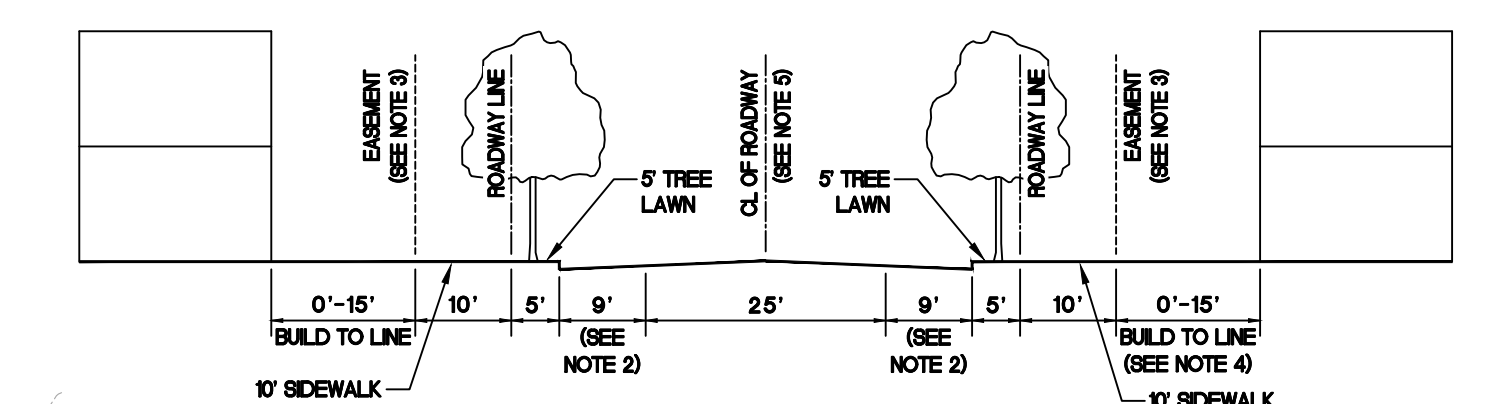
ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12048
NGVD29 Elev = 557.81
5' on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lyda Hills Drive.



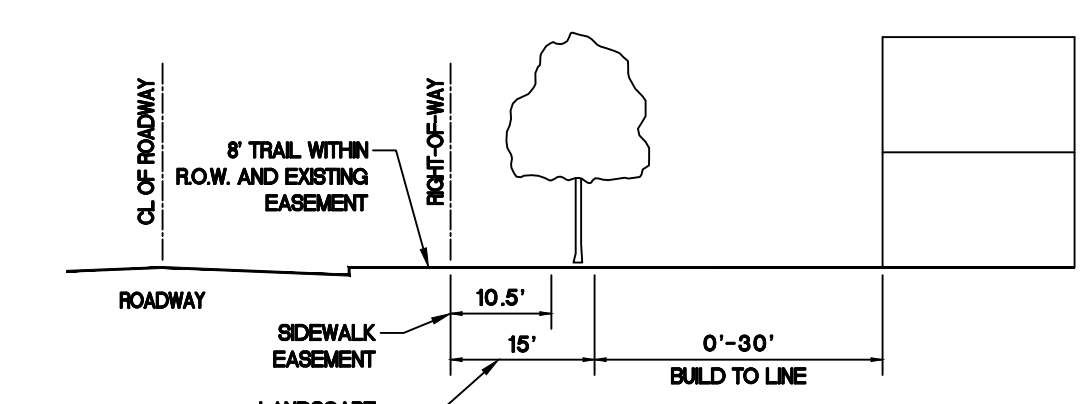
URBAN MAIN STREET (62'W)
(A.K.A. LAKE FRONT STREET)

- NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB
 2. IF PARALLEL PARKING OR ZERO FND ON STREET PARKING GREEN SPACE
 3. 10' SIDEWALK AND UTILITY EASEMENT
 4. BUILD TO LINE MAY BE EXTENDED TO 80' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE
 5. 100 FOOT MINIMUM CENTER LINE RADIUS

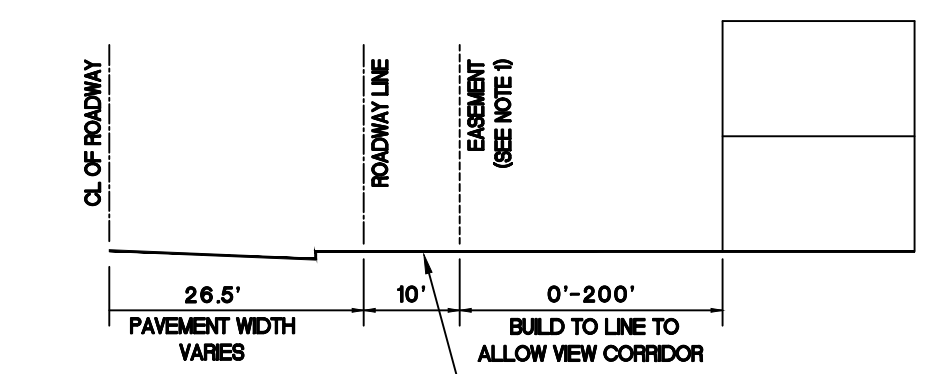


URBAN MIXED USE STREET (53'W)

- NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB
 2. IF PARALLEL PARKING OR ZERO FND ON STREET PARKING GREEN SPACE
 3. 10' SIDEWALK AND UTILITY EASEMENT
 4. BUILD TO LINE MAY BE EXTENDED TO 80' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE
 5. 100 FOOT MINIMUM CENTER LINE RADIUS

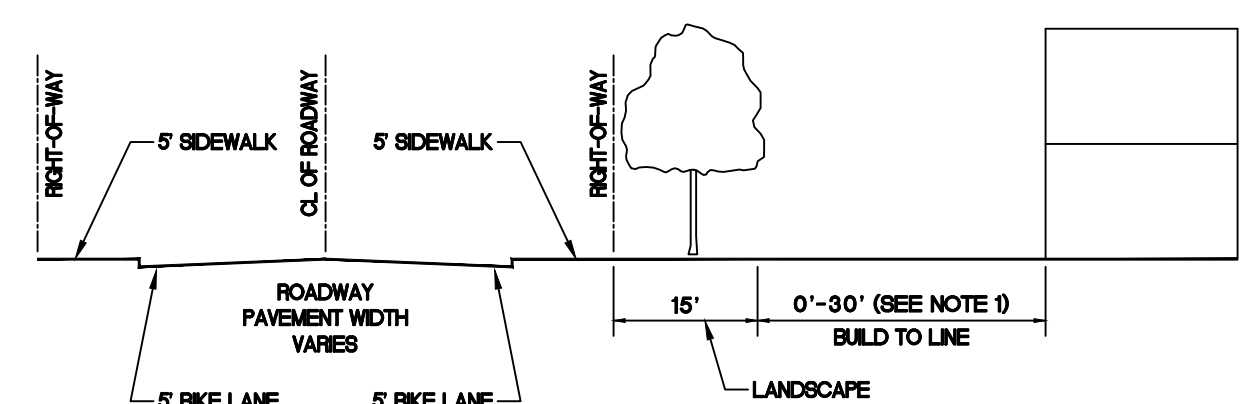


WILD HORSE CREEK ROAD AND CHESTERFIELD PARKWAY WEST
(PUBLIC)



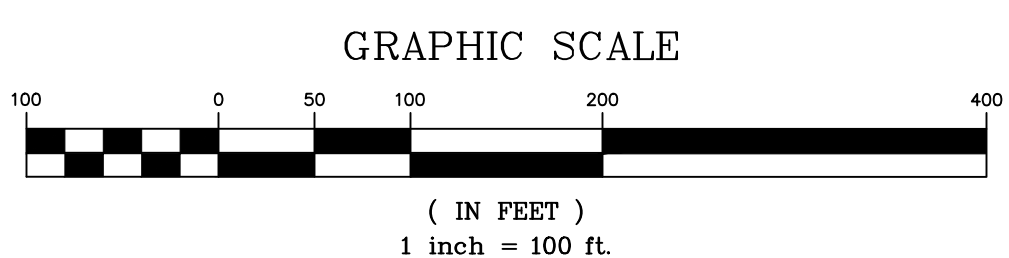
CONNECTOR STREET (53'W)

- NOTES
1. 10' SIDEWALK AND UTILITY EASEMENT



BURKHARDT PLACE
(PUBLIC)

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



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

FLOOD NOTE:

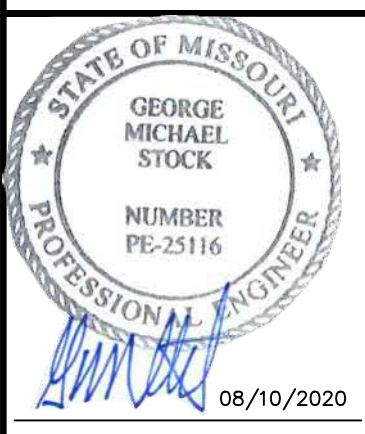
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0164K WITH AN EFFECTIVE DATE OF 2-4-2015, BY GRAPHICALLY PLOTTING.

UTILITY NOTE:

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



MoDOT LOCATE (314) 340-4100



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996
08/10/2020

REVISIONS:

1	6/10/2020	REVISED PER CITY COMMENTS
2	6/15/2020	REVISED PER CITY COMMENTS
3	8/07/2020	REVISED PER CITY COMMENTS
4	8/10/2020	REVISED PER CITY COMMENTS

DRAWN BY:	CHECKED BY:
T.S./A.C.D.	G.M.S.
DATE:	JOB NO.
05/21/2020	219-6670
SCALE:	BASE MAP
S.L.C. HAT #	185/18T
M.D.N.R. #	HAT S.U.P. #
SHEET TITLE:	
PRELIMINARY PLAN	
SHEET NO.:	
C2.0	

'WILDHORSE VILLAGE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite
1	Red Maple	10	15'	1	Trunk Decay	X	
2	Red Maple	9	20'	1	Trunk Decay	X	
3	Red Maple	9	10'	1	Trunk Decay	X	
4	Red Maple	12	12'	1		X	
5	Red Maple	9	10'	1		X	
6	Green Ash	24	40'	2	Poor structure/form	X	
7	Green Ash	14	30'	2	Poor structure/form	X	
8	Green Ash	14	25'	2	Poor structure/form	X	
9	Green Ash	14	25'	2	Poor structure/form	X	
10	Green Ash	14	25'	2	Poor structure/form	X	
11	Green Ash	8	15'	2			X
12	Green Ash	12	15'	2		X	
13	Green Ash	12	25'	2		X	
14	Green Ash	16	25'	1		X	
15	Green Ash	12	20'	2		X	
16	Green Ash	10	20'	2		X	
17	Green Ash	12	25'	2			X
18	Locust	18	30'	2	Multi-stem	X	
19	Locust	12	20'	2	Multi-stem	X	
20	Allanhus	24	30'	2	Multi-stem	X	
21	Birch	12	15'	2		X	
27	Locust	12	25'	2		X	
28	Locust	12	25'	2		X	

Condition Rating
1 = Poor
4 = Excellent

'WILDHORSE VILLAGE' SITE TREE NOTES

- 1) Woodland "A" (110,955 sq.ft.) (2.547ac)
• Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
• Condition: Fair
• Average size 8-12" DBH
- 2) Woodland "B" (135,622 sq.ft.) (3.113ac)
• Primarily Red Oak, Sassafras, Elm
• Condition: Fair
• Average size 10" DBH
- 3) Woodland "C" (97,155 sq.ft.) (2.230ac)
• Cedar/Hardwood mix
- 4) Woodland "D" (101,387 sq.ft.) (2.328ac)
• Primarily Red Oak, Elm, Cedar
• Condition: Poor to fair
• Average size 10" DBH
- 5) Woodland "E" (191,558 sq.ft.) (4.398ac)
• Primarily Sassafras, Black Cherry, Elm, with Honeysuckle and Russian Olive understory
• Condition: Poor to fair
• Average size 6-8" DBH along western portion and 10-12" DBH along eastern portion
- 6) Woodland "F" (52,711 sq.ft.) (1.210ac)
• Primarily Red Oak, Elm, Cedar
• Condition: Fair
• Average size 8-10" DBH

Woodland "A" = 110,955 sq.ft.
Woodland "B" = 135,622 sq.ft.
Woodland "C" = 97,155 sq.ft.
Woodland "D" = 101,387 sq.ft.
Woodland "E" = 191,558 sq.ft.
Woodland "F" = 52,711 sq.ft.
Individual trees outside of woodland boundaries = 7,369 sq.ft.
TOTAL SQ.FT. OF EXISTING CANOPY = 696,757 sq.ft. (16.0 ac)

'FREEDOM TITLE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite
22	Green Ash	15	40'	3			X
23	Green Ash	15	40'	3			X
24	Green Ash	15	30'	2			X
25	Crabapple	10	15'	2			X
26	Crabapple	10	15'	2			X

Total canopy = 3,376sf (0.08ac)

'CVI' SITE TREE NOTES

- 1) Woodland "A" (5,719sf sq.ft.) (0.13ac)
• Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
• Condition: Fair
• Average size 8-12" DBH

'BURKHART R.O.W.' SITE TREE NOTES

- 1) Woodland "A" (56,175sf sq.ft.) (1.29ac)
• Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
• Condition: Fair
• Average size 8-12" DBH

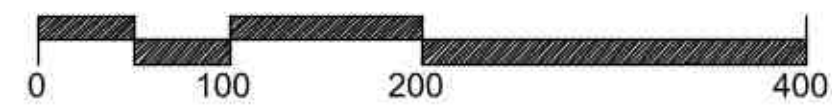
LEGEND

Symbol	Description
#	Existing individual tree
○	Ex. individual tree canopy
■	Existing On-Site Woodland, see 'WILDHORSE VILLAGE' SITE TREE NOTES
■	Existing Off-Site Woodland, see 'CVI' SITE TREE NOTES
■	Existing Off-Site Woodland, see 'BURKHART R.O.W.' SITE TREE NOTES



Tree Stand Delineation

SCALE 1"=100'



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



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

WILDHORSE VILLAGE

WILD HORSE CREEK ROAD, W CHESTERFIELD PARKWAY, AND
BURKHART PLACE - CHESTERFIELD MISSOURI

Revisions:

Date	Description	No.
5-21-20	Add Tree Info	2

Drawn: LWH
Checked: JAS

loomisAssociates

landscape architects/planners
3000 N. Lindbergh Blvd., Suite 100
O'Fallon, IL 62456-1144
618.351.8600
www.loomisassociates.com



Sheet Title: Tree Stand Delineation

Sheet No:

TSD-1

Date: 03/04/20
Job #: 813.082

NOTE:
PER ORDINANCE #2607 OF 2010, TREE CANOPY CREDITS
WERE PROVIDED AS FOLLOWS:

CHESTERFIELD VILLAGE INC. ("CVI") "PARK SITES" PARCEL TREES			
PARCEL	ACREAGE	WOODLAND COVERAGE	Agreement
C226B	10.5	10.5	Ord. 2607
C204	1.0	1.0	Ord. 2607
C207	0.9	0.2	Ord. 2607
TOTAL		11.7	Ord. 2607
70%		8.2	
C121	1.012	0.0	First Amendment
C220A	9.9	9.9	First Amendment
C252W	3.3	3.3	First Amendment
C254W	2.5	2.5	First Amendment
C148	0.4	0.4	First Amendment
C254CS	1.4	1.4	First Amendment
TOTAL	18.512	17.5	First Amendment
70%		12.25	
COMBINED		20.45	

'WILDHORSE VILLAGE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite	Preserved	To Be Removed
1	Red Maple	10	15'	1	Trunk Decay	X			X
2	Red Maple	9	20'	1	Trunk Decay	X			X
3	Red Maple	9	10'	1	Trunk Decay	X			X
4	Red Maple	12	12'	1		X			X
5	Red Maple	9	10'	1		X			X
6	Green Ash	24	40'	2	Poor structure/form	X			X
7	Green Ash	14	30'	2	Poor structure/form	X			X
8	Green Ash	14	25'	2	Poor structure/form	X			X
9	Green Ash	14	25'	2	Poor structure/form	X			X
10	Green Ash	14	25'	2			X		X
11	Green Ash	8	15'	2			X		X
12	Green Ash	12	15'	2		X			X
13	Green Ash	12	25'	2		X			X
14	Green Ash	16	25'	1		X			X
15	Green Ash	12	20'	2		X			X
16	Green Ash	10	20'	2		X			X
17	Green Ash	12	25'	2			X		X
18	Locust	18	30'	2	Multi-stem	X			X
19	Locust	12	20'	2	Multi-stem	X			X
20	Alnus	24	30'	2	Multi-stem	X			X
21	Birch	12	15'	2		X			X
27	Locust	12	25'	2		X			X
28	Locust	12	25'	2		X			X

Condition Rating	
1 = Poor	
4 = Excellent	

TOTAL SITE AREA: 78.23 AC.
TOTAL EXISTING TREE CANOPY: 696,757 sq.ft. (16.0 ac.)

30% REQUIRED PRESERVATION: 16.0 ac. x .30 = 4.8 ac. REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 4.8 ACRES OF THE TREE CANOPY CREDIT.

'FREEDOM TITLE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite	Preserved	To Be Removed
22	Green Ash	15	40'	3			X	X	
23	Green Ash	15	40'	3			X	X	
24	Green Ash	15	30'	2			X	X	
25	Crabapple	10	15'	2			X	X	
26	Crabapple	10	15'	2			X	X	

TOTAL EXISTING TREE CANOPY: 3,376 sq.ft. (0.08 ac.)

30% REQUIRED PRESERVATION: 3,376 sq.ft. x .30 = 1,013 sq.ft. (0.02 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.02 ACRES OF THE TREE CANOPY CREDIT.

'CVI' SITE TREES

TOTAL EXISTING TREE CANOPY: 5,719 sq.ft. (0.13 ac.)

30% REQUIRED PRESERVATION: 5,719 sq.ft. x .30 = 1,718 sq.ft. (0.04 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.04 ACRES OF THE TREE CANOPY CREDIT.

'BURKHART R.O.W.' SITE TREES

TOTAL EXISTING TREE CANOPY: 56,175 sq.ft. (1.29 ac.)

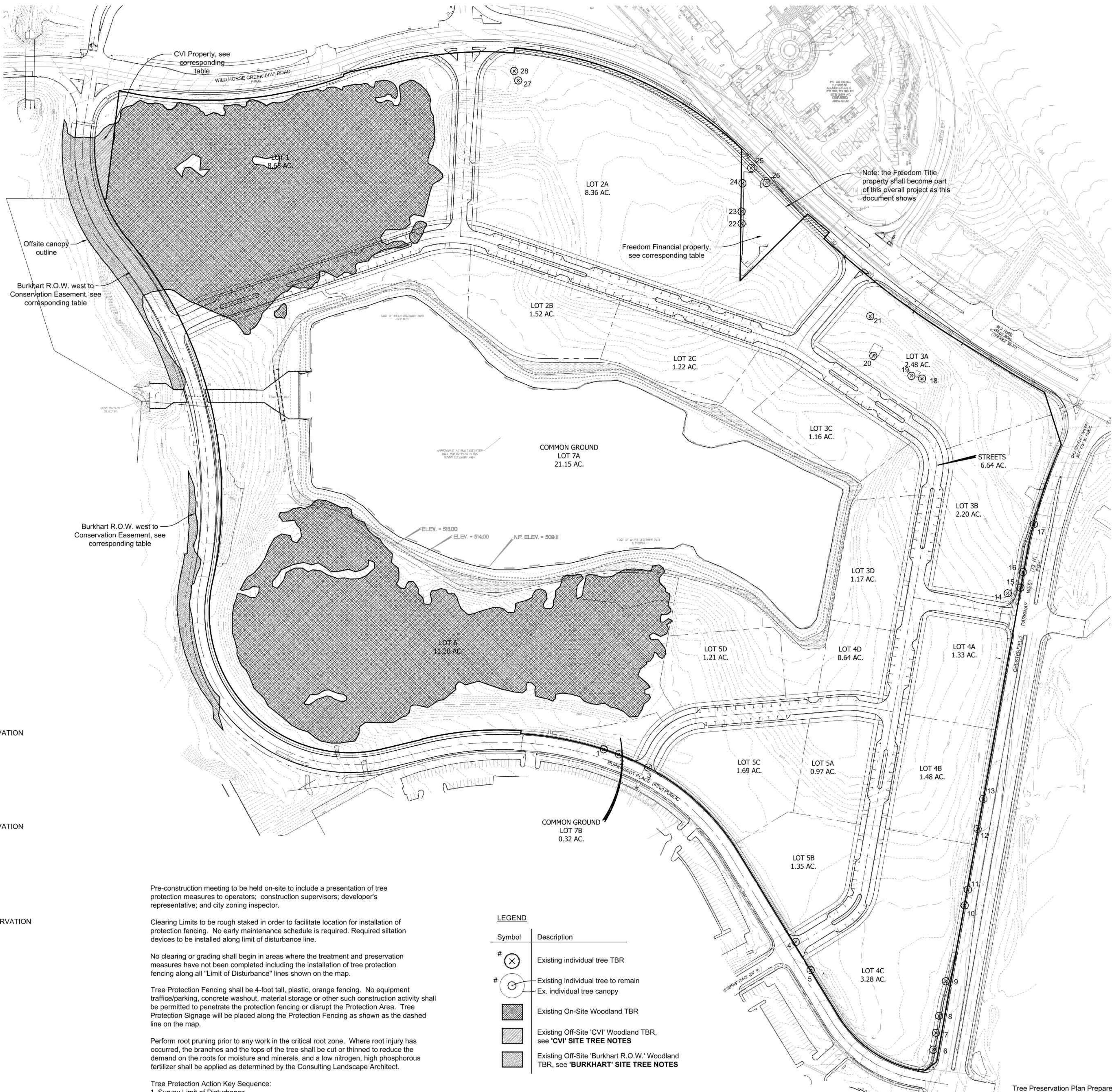
30% REQUIRED PRESERVATION: 56,175 sq.ft. x .30 = 16,853 sq.ft. (0.39 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.39 ACRES OF THE TREE CANOPY CREDIT.

TOTAL TREE CANOPY CREDITS UTILIZED

WILDHORSE VILLAGE = 4.8 ac.
FREEDOM TITLE = 0.02 ac.
CVI = 0.04 ac.
BURKHART R.O.W. = 0.39 ac.

TOTAL = 5.25 ac. TREE CANOPY CREDITS UTILIZED



Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.

Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Required siltation devices to be installed along limit of disturbance line.

No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the map.

Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protection Area. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the map.

Perform root pruning prior to any work in the critical root zone. Where root injury has occurred, the branches and the tops of the tree shall be cut or thinned to reduce the demand on the roots for moisture and minerals, and a low nitrogen, high phosphorous fertilizer shall be applied as determined by the Consulting Landscape Architect.

Tree Protection Action Key Sequence:

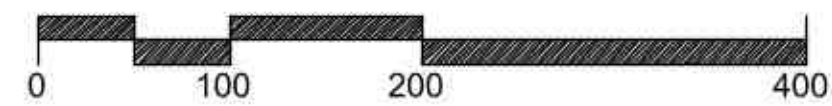
1. Survey Limit of Disturbance
2. Perform root pruning
3. Install Tree Protection Fencing
4. Post Tree Protection Signage on Fence; no signs will be posted on any trees
5. Maintain Tree Protection Area as off-limits zone

LEGEND

Symbol	Description
# (X)	Existing individual tree TBR
# (O)	Existing individual tree to remain Ex. individual tree canopy
[Pattern]	Existing On-Site Woodland TBR
[Pattern]	Existing Off-Site 'CVI' Woodland TBR, see 'CVI' SITE TREE NOTES
[Pattern]	Existing Off-Site 'Burkhart R.O.W.' Woodland TBR, see 'BURKHART' SITE TREE NOTES

Tree Preservation Plan

SCALE 1"=100'

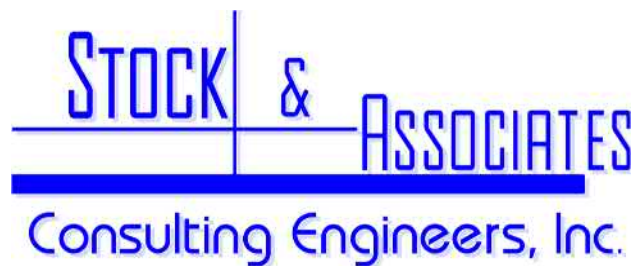


Tree Preservation Plan Prepared
under direction of: Brian Bage
Certified Arborist MW-5033A

WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W CHESTERFIELD PARKWAY, AND
BURKHART PLACE - CHESTERFIELD MISSOURI

Revisions:		
Date	Description	No.
4-3-20	Plan Revision	1
5-21-20	Add Tree Info	2
6-15-20	Plan Revision	3

Drawn: LWH
Checked: JAS



Wildhorse Village, LP Narrative Statement

Prepared By: Mr. Tyler Meyr, Managing Director – Lamar Johnson Collaborative

The Wildhorse Village Master Plan will transform one of the most beautiful and well positioned sites in Chesterfield into an exceptional residential and commercial mixed-use environment that has long been envisioned for the site. At the heart of the plan is the developments greatest asset, a scenic lake and topography that provide for a unique landscape experience.

A dynamic and engaging landscape of boardwalks, trails, and gathering places is planned around the lake edge. It will serve as an important layer in an extensive and well-designed pedestrian network that links the village together. The reimagined lake edge will also include a resilient, native approach to landscape that will support a healthy natural environment that encourages interaction with the water. This new urban lakefront will serve as the front door for residential, office and retail buildings that define its edge. The buildings will share a cohesive design language that further ties the development together.

Clearly organized vehicular and pedestrian circulation will effectively and efficiently serve the development while preserving the character of the streetscape and public realm. A “main street” lined with pedestrian friendly buildings on each side wraps around the lakefront. The tree lined streets will be urban in character with the addition of perpendicular or parallel parking along them. However, primary parking for commercial and residential uses will provided in integrated parking structures with efficient access. The result will be a connected environment for all modes of mobility.

It will truly be a “downtown environment” where people can live, work, eat, shop and enjoy amenities. The Northwest lake edge will be activated by multifamily residential buildings that evolve into a forward-thinking collection of commercial spaces on the North Lake Edge. The mixed-use innovation hub will build off the lakefront amenities including boardwalks, parks, intimate amphitheater, and a boathouse. Together, these investments will directly impact our local ecosystem by attracting and retaining talent at our most brilliant innovators. Office buildings animated at the ground level by active uses such as cafes, shops, and fitness facilities will make it an appealing environment for both everyday users and visitors. On the Southeast Lake edge is a town center inspired retail environment with living above small scale shops, live works space, and community needs such as a grocery. This active social environment with buildings that define street edges and public spaces serves as the landing point for the Residential hills on the southern Lake edge. The hill is populated by townhomes and live-work units in a diverse set of sizes and configurations.

The project strives to intelligently balance ecological and economic performance into a sustainable and wellness focused work/live/play atmosphere. The plan will create a comfortable and safe environment that will be an inclusive gathering place for all. The Wildhorse Village Master Plan is a dream opportunity to collectively envision the future of one of Chesterfield’s greatest assets with an inspiring and cohesive vision.

In accordance to Section 31-02-04 B.1.(b) of the Unified Development Code, Amendments to existing Planned Districts, we offer the following responses to the bulleted items specifically outlined in the section.

- 1) A document, which may include architectural renderings, pictures, mock plans, etc., describing the character of, and rationale for the proposed development.

Refer to the twelve (12) page Exhibit from the Lamar Johnson Collaborative (LJC) included in the packet.

- 2) Proposed land uses and development standards, density and height limitation, yard requirements, all of which shall be compatible with other nearby uses and developments and ensuring consistency with the Comprehensive Plan.

No changes to the proposed land uses, density or height limitations in existing Ordinance No. 3023 are proposed. Revisions to yard requirements, such as landscape buffers and build-to-lines, are shown on Exhibit 1 (Rev. 06/15/20) included in the packet.

- 3) A listing of all land uses per tract of land within the proposed development, if applicable.

Included in the packet is the Preliminary Plan which identifies Urban Main Street, Urban Mixed Use Street, Connector Streets and the Burkhardt Place Extension. In addition, Categories A and B are identified on the Preliminary Plan, Sheet C2.0.

- 4) Exceptions, variances, or waivers from the UDC, if being requested.

Typical sections are shown in Exhibit 1 (Rev. 06/15/20). We are requesting to provide 10' Sidewalk and Utility Easements on both sides of the roadway line in lieu of 10' Road Maintenance and Utility Easements as prescribed in the UDC. This modification is to accommodate MAWC, their watermain will be placed within a general utility easement. We continue to dialogue with MAWC regarding the City's standard language including "Road Maintenance."

We are requesting to reduce the width of private roadway easements from fifty (50) feet to forty (40) feet.

Certain exceptions, i.e. longitudinal slope less than 2% may be requested. It is understood that consideration of exceptions may require a maintenance agreement between Wildhorse Village, LP and the City of Chesterfield.

- 5) A statement regarding tree preservation and proposed landscaping.

Tree preservation and landscape shall be in accordance with the Unified Development Code Section 31-04-02. In addition, Ordinance No. 2607 & the First Amendment to the Contribution of Land Agreement between the City and Chesterfield Village, Inc. (CVI) establishing space and tree canopy accounts for development in the southwest quadrant of Chesterfield Village. The Tree Stand Delineation (Date 5/21/20) and Tree Preservation Plan (Dated 6/15/20) as prepared by Loomis and Associates is included in the packet.

- 6) A description of any proposed amenities or recreational facilities.

Cultural Features: Performance Terrace, Viewing Terraces, Floating Stages & Gardens, and Public Art. Recreational Features: Boathouse, Cycling Trail Rest Station, Trail Overlook, Picnic Lawns, and Pocket Parks. (see the Public Amenities slide in the LJC Exhibit)

- 7) A description of lands to be dedicated for public facilities.

It is the desire of Wildhorse Village, LP that the internal streets (Urban Main Street, Urban Mixed Use Streets, and Connector Streets) will be dedicated as public to the City of Chesterfield. Wildhorse Village, LP is willing to enter into an agreement with the City to perform standard maintenance (irrigation, landscaping, lawn cutting, snow removal, etc.). Similar to the internal streets, it is the desire of Wildhorse Village, LP that the lake and surrounding amenities be dedicated public. Wildhorse Village, LP would be willing to enter an agreement with the City to provide standard maintenance.

- 8) Proposed phasing and time schedule if the development is to be done in phases.

The intention is to commence with public infrastructure and land development fall of 2020. Vertical building development to commence 2021.

- 9) Proposed phasing and time schedule for land to be dedicated for public facilities.

Subject to City and outside agency approvals.

BILL NO. 3312

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR A 1.212 ACRE TRACT OF LAND AT 234 CHESTERFIELD INDUSTRIAL BOULEVARD, LOCATED SOUTH OF THE INTERSECTION OF EDISON AVENUE AND CHESTERFIELD INDUSTRIAL BOULEVARD. P.Z. 04-2020 {Success Promotions} 18U430158).

WHEREAS, the petitioner, Success Promotions, has requested a change in zoning from the “M3” Planned Industrial District to a “PI” Planned Industrial District for a 1.212-acre tract of land at 234 Chesterfield Industrial Boulevard, located south of the intersection of Edison Avenue and Chesterfield Industrial Boulevard; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 22, 2020; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; with amendments to the Permitted Uses section of the Attachment A; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; 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 “PI” Planned Industrial District for a 1.212 acre tract of land located at 234 Chesterfield Industrial Boulevard and as described as follows:

A tract of land being Lot 11 of Amended Plat of Lots 8 thru 17 of The Resubdivision of Lot 1 of Chesterfield Industrial Park as recorded in Plat Book 206, Page 66 of the St. Louis County Records, located In U.S. Survey 100,

Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northwest corner of above said Lot 11, said point also being located on the east right-of-way line of Chesterfield Industrial Boulevard, 40 feet wide, thence along the north line of said Lot 11, North 81 degrees 40 minutes 45 seconds East, 233.65 feet to the northeast corner thereof; thence along the east line of said Lot 11, South 04 degrees 10 minutes 43 seconds East, 249.28 feet to the southeast corner of said Lot 11; thence along the south line of Lot 11, South 85 degrees 49 minutes 17 seconds West, 182.26 feet to a point on the east line of above said Chesterfield Industrial Boulevard, said point also being located on a non-tangential curve to the left having a radius of 54.00 feet; thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 51.35 feet and a chord which bears North 31 degrees 24 minutes 54 seconds West. 49.43 feet to a point of reverse curvature to the right having a radius of 40.00 feet an arc length of 35.14 feet to a point of tangency and North 08 degrees 19 minutes 15 seconds West, 159.20 feet to the POINT OF BEGINNING. Containing 52,777 square feet or 1.212 acres, more or less.

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

Section 3. The City Council, pursuant to the petition filed by Success Promotions in P.Z. 04-2020, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 22nd day of June 2020, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2020

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 08/03/2020

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PI” Planned Industrial District shall be:
 - a. Administrative offices for educational or religious institutions.
 - b. Animal grooming service.
 - c. Automotive retail supply.
 - d. Bakery.
 - e. Broadcasting studio.
 - f. Church and other places of worship.
 - g. Day-care center.
 - h. Financial institution, no drive-through.
 - i. Gymnasium.
 - j. Industrial sales, service and storage.
 - k. Kennel, boarding.
 - l. Kennel, private.
 - m. Laboratory-professional, scientific.
 - n. Mail order sales warehouse.
 - o. Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids.
 - p. Office-dental.

- q. Office-general.
 - r. Office-medical.
 - s. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.
 - t. Postal Stations.
 - u. Professional and technical service facility.
 - v. Public building facilities owned or leased by the City of Chesterfield.
 - w. Public safety facility.
 - x. Public utility facilities.
 - y. Research laboratory and facility.
 - z. Self-storage facility.
 - aa. Specialized private school.
 - bb. Union halls and hiring halls.
 - cc. Veterinary clinic.
 - dd. Vocational school.
 - ee. Vocational school with outdoor training.
 - ff. Warehouse, general.
2. Hours of Operation.
- a. Uses “c”, “d”, “k” and “z” listed above are considered retail uses and retail sales, and said uses will be subject to hours of operation from 6:00 AM to 11:00 PM.
 - b. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

3. 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 all buildings, exclusive of roof screening, shall not exceed thirty-five (35) feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

 - a. Twenty (20) feet from the Chesterfield Industrial Boulevard right-of-way.
 - b. Ten (10) feet from all other property lines.
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. Fifteen (15) feet from Chesterfield Industrial Boulevard right-of-way.
 - b. Five (5) feet from all other property lines.

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

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Screening of exterior storage of materials and/or equipment shall be required as directed by the City of Chesterfield.

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 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.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Plan and restricted to the existing entrances until such time as a substantial improvement is made to the building or site layout. At that time, the points of access shall be designed in accordance with current City access management requirements.

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

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right-of-way.
2. Approval must be obtained from the City of Chesterfield for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. 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 Chesterfield Industrial Boulevard. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

1. City Council Review of Planning Commission Decisions (Power of Review) shall apply to this development in accordance with Section 31-02-20 of the Unified Development Code.

M. STORM WATER

1. Any design plans and construction documents shall be submitted to the Monarch-Chesterfield Levee District for review. All site improvements are subject to a Section 408 Review by the St. Louis District Corps of Engineers.
2. Formal MSD review, approval, and permits will be required.
3. The existing ten (10) foot flat bottom ditch with 3:1 side slopes along the eastern property line is a required component of the Chesterfield Valley Stormwater Master Plan and shall remain as constructed. The property owner is responsible for the maintenance of the portion of the channel on their property and coordination with owners of the adjacent properties impacted by maintenance of the channel.
4. 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.
5. Detention/retention, channel protection, and water quality measures are to be provided as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
6. 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 and the Metropolitan St. Louis Sewer District.
7. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

1. 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.
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. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA

prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

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

V. TRUST FUND CONTRIBUTION

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2021, 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.

A. ROADS

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:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$777.11/parking space
Warehouse	\$1,088.04/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 Saint 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 Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

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 \$937.69 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,975.08 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 Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

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

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

VI.RECORDING

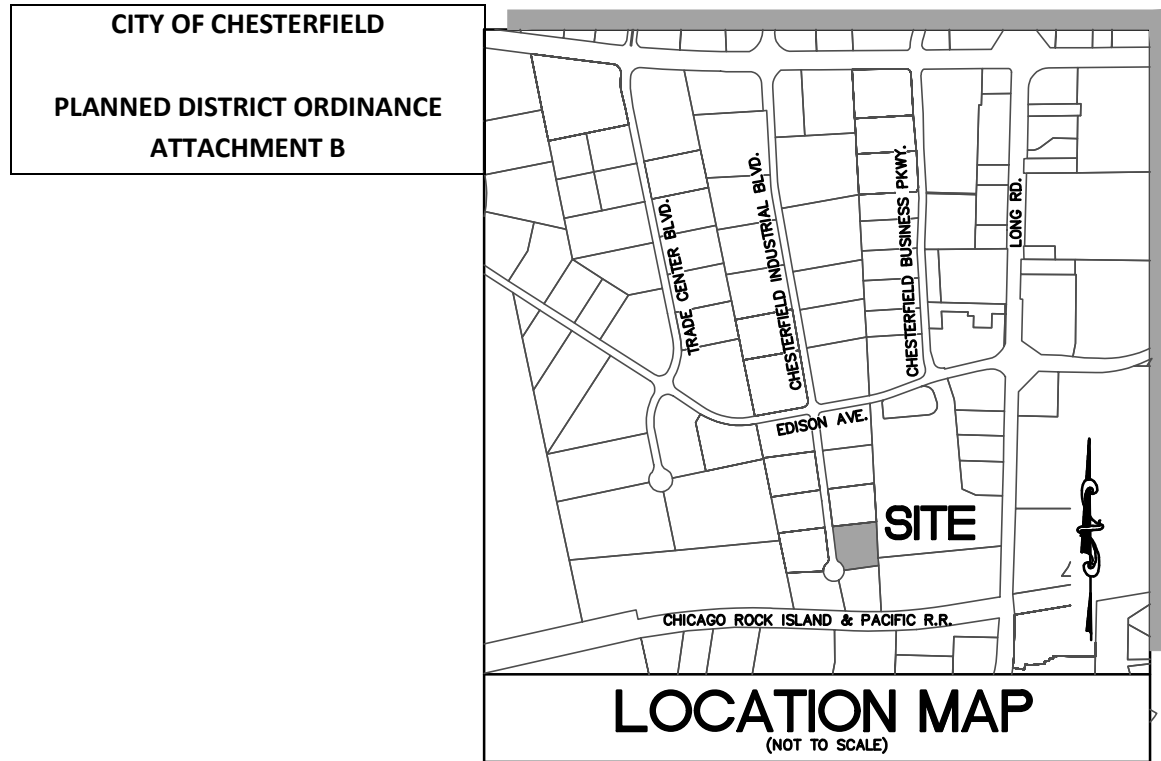
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

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.

PRELIMINARY PLAN

A TRACT OF LAND BEING LOT 11 OF AMENDED PLAT OF LOTS 8 THRU 17 OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 206, PAGE 66 LOCATED IN U.S. SURVEY 100, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI



PERTINENT DATA

OWNER: PSL SQUARED
OWNER UNDER CONTRACT: SUCCESS PROMOTIONS
LOT AREA: 52,777 S.F. or ±1.212 Ac.
EXISTING ZONING: "M-3" PLANNED INDUSTRIAL DISTRICT (ORD. 1333)
PROPOSED ZONING: "PI"-PLANNED INDUSTRIAL
SITE ADDRESS: 234 CHESTERFIELD INDUSTRIAL BLVD.
CHESTERFIELD, MISSOURI 63005
18U430158
LOCATOR NO: PG. 20, GRID 18H
WUNNERNBERG'S: MONARCH FIRE PROTECTION DISTRICT
FIRE DISTRICT: ROCKWOOD
SCHOOL DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
SEWER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

ABBREVIATIONS

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

LEGEND

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

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#12-357 NOV29 Elev = 461.16
Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard; roughly 40 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

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

PREPARED FOR:
SUCCESS PROMOTIONS
14376 S. OUTER FORTY RD.
CHESTERFIELD, MO. 63017
ATTN: MS. DIANA CASTRO-EVERETT-PRESIDENT

PROPERTY DESCRIPTION

A tract of land being Lot 11 of Amended Plat of Lots 8 Thru 17 of The Resubdivision of Lot 1 of Chesterfield Industrial Park as recorded in Plat Book 206, Page 66 of the St. Louis County Records, located in U.S. Survey 100, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northwest corner of above said Lot 11, said point also being located on the east right-of-way line of Chesterfield Industrial Boulevard, 40 feet wide, thence along the north line of said Lot 11, North 81 degrees 40 minutes 45 seconds East, 233.65 feet to the northeast corner thereof; thence along the east line of said Lot 11, South 04 degrees 10 minutes 43 seconds East, 249.28 feet to the southeast corner of said Lot 11; thence along the south line of Lot 11, South 85 degrees 49 minutes 17 seconds West, 182.26 feet to a point on the east line of above said Chesterfield Industrial Boulevard, said point also being located on a non-tangential curve to the left having a radius of 54.00 feet; thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 51.35 feet and a chord which bears North 31 degrees 24 minutes 54 seconds West. 49.43 feet to a point of reverse curvature to the right having a radius of 40.00 feet an arc length of 35.14 feet to a point of tangency and North 08 degrees 19 minutes 15 seconds West, 159.20 feet to the POINT OF BEGINNING.

Containing 52,777 square feet or 1.212 acres, more or less.

OPEN SPACE:

REQUIRED: 35.0% PER PI DISTRICT REGULATION
EXISTING: 41.98% (22,158 SF/52,777 SF)
PROPOSED: 41.68% (21,997 SF/52,777 SF)

PARKING:

EXISTING PARKING: 32 TOTAL (30 SPACES & 2 ADA SPACES)

PER UNIFIED DEVELOPMENT CODE:
OFFICE: 3.3/1,000 GFA (MIN) &
4.5/1,000 GFA (MAX)
WAREHOUSE: 2 SPACES/3 EMPLOYEES ON MAX SHIFT (MIN) &
1.2 SPACES/1 EMPLOYEE OF MAX SHIFT (MAX)

PROPOSED 84% OFFICE & 16% WAREHOUSE
50 TOTAL EMPLOYEES: 48 OFFICE & 2 WAREHOUSE

MINIMUM:
OFFICE: (0.84)(13,110 S.F.)(3.3/1000) = 36.34 or 36 SPACES
WAREHOUSE: (3/2) = 1.33 OR 1 SPACES

MAXIMUM:
MINIMUM REQUIRED = 37 SPACES
OFFICE: (0.84)(13,110 S.F.)(4.5/1000) = 49.5 or 50 SPACES
WAREHOUSE: (1.2 x 2) = 2.4 or 2 SPACES
MAXIMUM PERMITTED = 52 SPACES

PROVIDED PARKING: 43 TOTAL (41 SPACES & 2 ADA SPACES)

BUILDING AND PARKING SETBACKS

NORTH: 10' BUILDING AND 5' PARKING SETBACK
EAST: 10' BUILDING AND 5' PARKING SETBACK
SOUTH: 10' BUILDING AND 5' PARKING SETBACK
WEST: 20' BUILDING AND 15' PARKING SETBACK

F.A.R. CALCULATION

PER UNIFIED DEVELOPMENT CODE: 0.55 FOR PI DISTRICT
F.A.R. = 13,110 S.F. / 52,777 S.F. = 0.248 < 0.55 OK

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PI DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PI DISTRICT REGULATIONS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.28 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

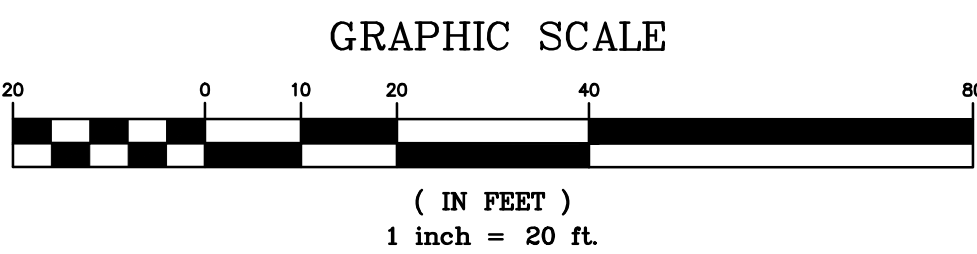
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED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

CONTRACTOR'S INSURANCE REQUIREMENTS

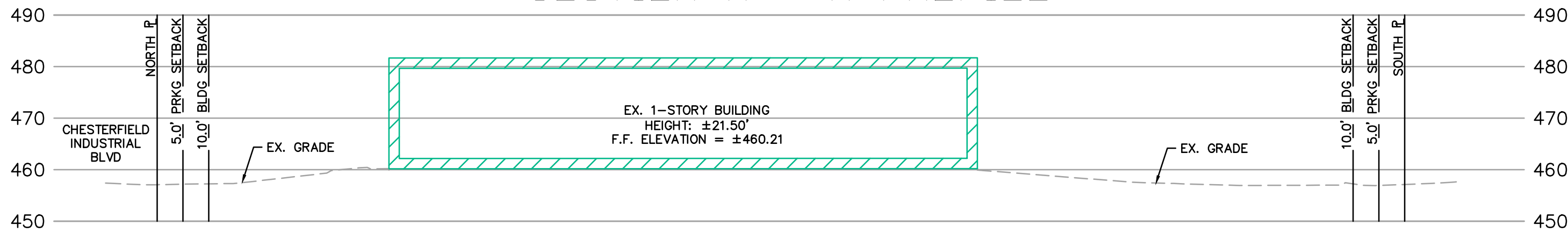
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND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

UTILITY NOTE:

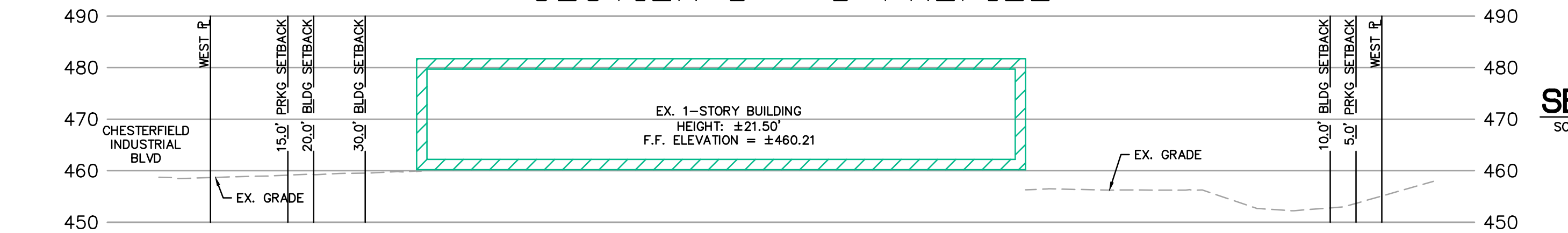
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE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



SECTION A - A PROFILE



SECTION B - B PROFILE



SECTIONS

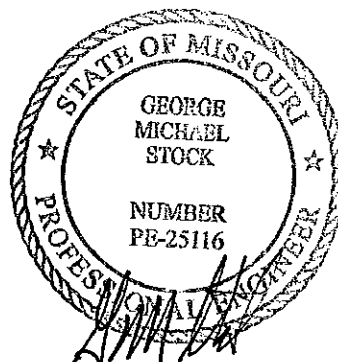
SCALE: HORZ: 1"=20'
VERT: 1"=20'

PREPARED BY:

PRELIMINARY PLAN FOR:

SUCCESS PROMOTIONS

LOT 11
234 CHESTERFIELD INDUSTRIAL BLVD. CHESTERFIELD MO 63005



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

REVISIONS:

1. 06-03-2020 CITY

RECEIVED
City of Chesterfield

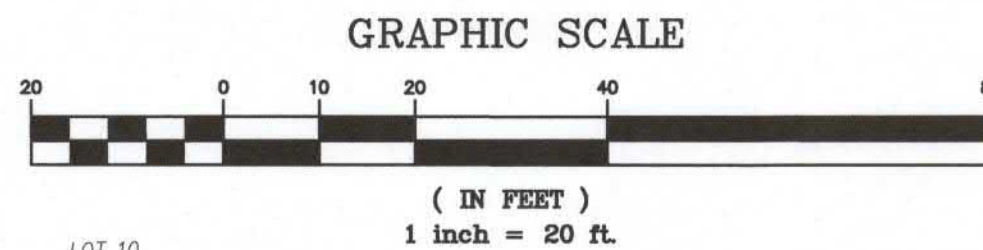
Jul 20 2020

Department of Public Services

DRAWN BY: K.S.G.
DATE: 05/11/2020
M.S.D. P.#: 20MSD-XXXX
S.L.C. H&T #:
M.D.N.R. #:
CHECKED BY: G.M.S.
JOB NO: 220-6739
BASE MAP #:
H&T SUFF. #:
SHEET TITLE: PRELIMINARY PLAN

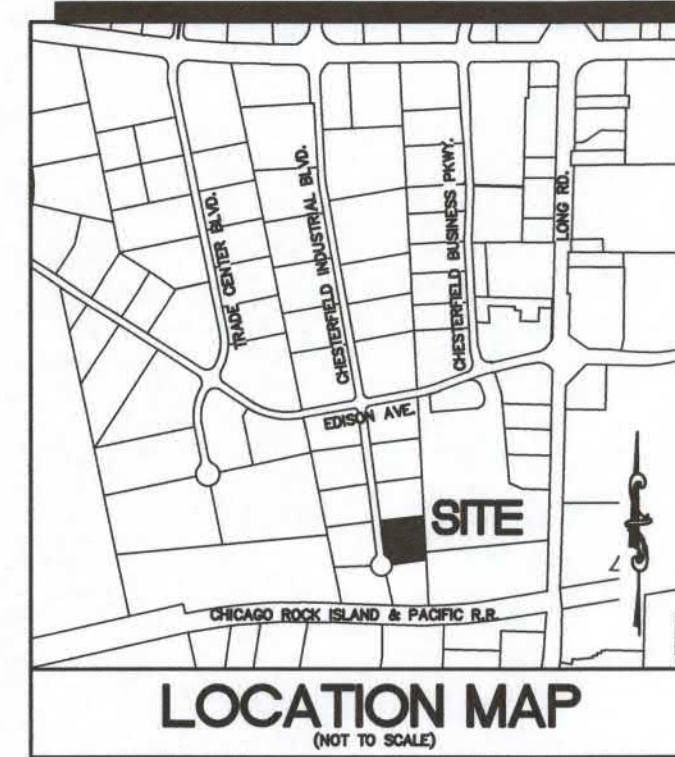
SHEET NO.: C1.0

A TRACT OF LAND BEING LOT 11 OF AMENDED PLAT OF LOTS 8 THRU 17 OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 206, PAGE 66 LOCATED IN U.S. SURVEY 100, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS

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



BENCHMARK #12-357 NGVD29 Elev = 461.16
Standard DNR aluminum disc stamped SL-38A situated
grassy area south of Chesterfield Airport Road and east
of Chesterfield Industrial Boulevard, north of a bank
addressed as #100 Chesterfield Industrial Boulevard;
roughly 49 feet south of the centerline of Chesterfield
Airport Road, 78 feet east of the centerline of
Chesterfield Industrial Boulevard, and 40.6 feet northeast
of the northwest corner of the subdivision entrance
monument for Chesterfield Industrial Park.

- 1) Subject property is Zoned M3
No setbacks listed
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- 2) Subject property lies within Flood Zone Shaded X (areas with reduced risk due to levee) and Zone AH (Base flood elevations determined, Elev. =458) according to the National Flood Insurance Rate Map Number 29189C0165K with and effective date of 02/04/2015. (The controlling regulatory floodplain elevation for this site is the 100-year high water Elevation of 458.28 in accordance with the Chesterfield Valley Stormwater Master Plan.)
- 3) There are 30 regular and 2 handicapped parking stalls onsite.
- 4) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.
- 5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.
- 6) Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.
- 7) There was no evidence of recent earth moving work, building construction observed at the time of this survey.
- 8) There are no known changes in street right of way lines.
- 9) Except as shown hereon there are no known encroachments on subject property.
- 10) There was no evidence of recent sidewalk/street construction at the time of this survey.
- 11) There were no wetlands designated onsite at the time of the survey.
- 12) Professional Liability Insurance policy obtained by the surveyor, certification of insurance to be furnished upon request.

Lot 11 of the Amended Plat of Lots 8 through 17 of the Resubdivision of Lot 1 of Chesterfield Industrial Park, according to the plat thereof recorded in Plat Book 206 page 66 of the St. Louis County Records.

This is to certify to:
Fidelity National Title Company
St. Louis Title, LLC
ABcane Holdings LLC
Parkside Financial Bank & Trust

That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during March, 2020.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC
LC 222-D

By: Walter J. Pfleger
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

(1) Stock and Associates Consulting Engineers, Inc. used exclusively St. Louis Title, LLC, agent for Fidelity National Title Insurance Company, Commitment No.14636STL, with an effective date of April 21, 2020, Revision No. 1, at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

PSL Squared

(3) Title Commitment No. 14636STL with Schedule B-Section 2 exceptions:

(a) Item No. 7. Subject to Building lines, easements, covenants, restrictions, and set backs which are shown on the plat recorded in Plat Book 196 page 16, Plat Book 200 page 10 and Plat Book 206 page 66. "SHOWN"

(b) Item No. 8. Subject to Covenants, conditions and restrictions according to instruments recorded in Book 7181 page 2062 and Book 7249 page 176.
"NOT SHOWN" Not survey related item.

(c) Item No. 9. Easement granted to Southwestern Bell Telephone Company by the instrument recorded in Book 3916 page 640. "NOT SHOWN" Does not affect subject property.

(d) Item No. 10. Subject to Terms and provisions of Ordinance # 9274, 1979 as evidenced by Book 7187, page 150. Establishes 30' setback from roadway, 10' from all other property lines, 15' parking setback from roadway and 5' from all other property lines, Max building height of 60'. Setbacks "SHOWN"

(e) Item No. 11. Subject to Terms and provisions of Ordinance # 10,149,1981 as evidenced by Book 7322, page 1688. "SHOWN"

(f) Item No. 12. Terms and provisions of Ordinance # 11,117,1983 as evidenced by Book 7542, page 1644. "NOT SHOWN" Does not affect.

(g) Item No. 13 Intentionally deleted

(h) Item No. 14. Terms and provisions of Sewer Dedication recorded in Book 7858 page 947. "NOT SHOWN" Not plottable.

(i) Item No.15. Subject to Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 10619 page 1542.
"SHOWN"

(j) Item No.16. Easement granted to Union Electric Company by the instrument recorded in Book 6426 page 1482 and Book 23463 page 74. "NOT SHOWN" Does not affect subject property.

(k) Item No.17. Subject to Terms and provisions of Site Development Plan, according to plat thereof recorded in Plat Book 206 page 77 and terms, provisions, conditions, building lines and easements according to Final Development Plan, according to plat thereof recorded in Plat Book 252 page 8. "NOT SHOWN" Not survey related.

(I) Item No.18. Subject to Joint Access Agreement, according to instrument recorded in Book 7969 page 1403. "SHOWN"

(m) Item No's 19-22 "NOT SHOWN" Not survey related.

(n) Item No. 23. Subject to Easement granted to Union Electric Company by instrument recorded in Book 7230 page. 1505. "SHOWN"

PREPARED FOR:
SUCCESS PROMOTIONS
14376 S. OUTER FORTY RD.
CHESTERFIELD, MO. 63017
ATTN: MS. DIANA CASTRO-EVERETT-PRESIDENT

PREPARED BY:

ALTA/NSPS LAND TITLE SURVEY

LOT 11

234 CHESTERFIELD INDUSTRIAL BLVD.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chestersfield Business Parkway
St. Louis, MO 63005 PH. (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com



STATE OF MISSOURI
WALTER JOSEPH
PFLER
6/04/20
NUMBER
PLS-2008-000728
PROFESSIONAL ENGINEER AND SURVEYOR
Walter J. Pfleger

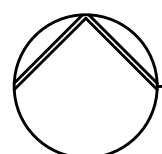
WALTER J. PFLER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 5/5/20	JOB NO: 220-6739
M.S.D. P 表 P-XXXXXX-XX	BASE MAP 表 XXX
S.L.C. H&T 表 XXXX	H&T S.U.P. 表 XX-XXX-XX
M.D.N.R. 表 MO-XXXXXXXX	

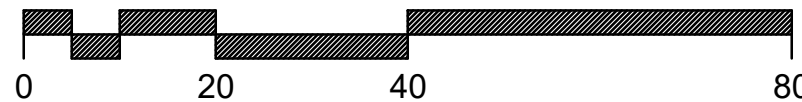
ALTA/NSPS LAND
TITLE SURVEY

SHEET NO.:
SHEET #1



Tree Stand Delineation

SCALE 1"=20'



Total Site Area	=	52,777 s.f. (1.212 acres)
Individual Tree Area	=	7,509 s.f. (0.172 acres)
Total Existing Tree Canopy Area	=	7,509 s.f. (0.172 acres)

Tree Stand Delineation Narrative

This project site comprises a total of 1.2 acres and has a total of 7,509 s.f. of tree canopy which excludes offsite tree canopy area. The Tree Stand Delineation map was completed by field inspection. There are no Monarch, state champion, or rare trees found onsite.

Tree Stand Delineation Prepared
under direction of:
Kristin Provinse
Certified Arborist MW-6075A

Kristin Provinse

Tree Inventory

Tree ID	Tree Species	DBH	Canopy Diameter	Condition	Comments
1	River Birch	13	45	3	Overhanging branches
2	Honeylocust	11	25	4	
3	Honeylocust	16	25	3	Co-dominant trunk
4	Honeylocust	14	25	3	Co-dominant trunk
5	Honeylocust	12	20	3	
6	Pear	16	45	2	Poor structure
7	Baldcypress	14	30	3	
8	Baldcypress	13	30	2	Girdling roots
9	Baldcypress	12	30	3	
10	River Birch	11	45	2	Overhanging branches, lean
11	Red Oak	3	12	3	
12	Red Oak	3	8	2	Sparse canopy
13	Red Oak	2	10	2	Sparse canopy
14	Red Oak	3	18	3	
15	Pear	21	30	1	Poor structure, cavity

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Success Promotions

Lot 11
234 Chesterfield Industrial Blvd., Chesterfield, Missouri 63005

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS



Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	5/15/20
Job #:	813.084

BILL NO. 3313

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 04-03 LIGHTING STANDARDS OF THE UNIFIED DEVELOPMENT CODE {P.Z. 05-2020 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE - ARTICLE 4)}.

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development of land within the City; and,

WHEREAS, the Unified Development Code serves to promote the public health, safety, and general welfare of the citizens of the City of Chesterfield; and,

WHEREAS, the City of Chesterfield seeks to update the regulations and requirements pertaining to Lighting Standards; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 22, 2020; and,

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

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

WHEREAS, the City Council, having considered said request, voted to approve the updates to Article 04-03 Lighting Standards of the Unified Development Code.

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

Section 1. The City of Chesterfield hereby approves the updates to Article 04-03 Lighting Standards of the Unified Development Code pertaining to Lighting Standards as set out in Attachment “A” which is attached hereto and made part thereof.

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 3. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield.

Section 4. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 5. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 08/03/2020

Sec. 04-03. LIGHTING STANDARDS

See Bill No. 3313

A. Purpose.

1. The purpose of this Section is to provide minimum standards for effective, economical, and attractive outdoor lighting. It is the intent of this Section to:
 - a.) Discourage excessive lighting, to minimize glare and light trespass protecting neighbors from the consequences of stray light.
 - b.) Create a safe environment in hours of darkness.
 - c.) Regulate the type of light fixtures, lamps and standards.

B. Applicability.

1. These regulations shall apply to all outdoor lighting including residential, and all jurisdictions, including public, private, and municipal, except as provided elsewhere in this Article.
2. Single-family residential lots shall be exempted from this section of code; however, nothing in this section shall be construed to exempt single-family lots from complying with Chapter 20: Nuisances.
3. All required lighting installations must be regularly maintained (cleaned, repaired, etc.), such that they always provide acceptable luminance levels and glare control.

C. Architectural Specialty Lighting Package Submittals.

1. The purpose of an architectural specialty lighting package is to provide comprehensive, complementary and unified architectural specialty lighting throughout a single development or contiguous lots under common ownership. If an architectural specialty lighting package exists for a multi-lot development or subdivision, then individual lots within that subdivision or development may not submit their own, separate architectural specialty lighting package. In addition, developments of a certain size, quality, or mix of uses may require special architectural specialty lighting consideration. Therefore, in order to encourage superior design, quality and character, comprehensive architectural specialty lighting packages allow for specialized review of architectural specialty lighting and flexibility from standard site lighting requirements. An architectural specialty lighting package is not required for traditional architectural accent lighting applications or for residential applications, as determined by the Director of Planning. Seasonal holiday displays are exempt from the architectural specialty lighting package regulations.

2. Architectural specialty lighting should highlight and accentuate traditional building detailing and architectural features.
3. The color temperature of architectural specialty lighting should underscore the building materials and character.
4. When non-traditional lighting color is requested, changes in color shall be limited to one change within any 24 hour time period. Modifications to this standard shall require a two-thirds vote of the Planning Commission.
5. Precise lighting applications should highlight distinctive architectural features.
6. All proposed light fixtures should be permanently mounted.
7. Architectural specialty lighting should be unobtrusive in intensity and should not turn a building into an attention-getting device or blanket signage.
8. Architectural specialty lighting shall not interfere with or obscure the public's capacity to receive information, or cause visual confusion by interfering with pedestrian or vehicular traffic. Architectural specialty lighting shall conform to the character of the community, enhance the visual harmony of development, and preserve the public health, convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.
9. When an architectural specialty lighting package is requested for a proposed or existing development, the criteria for site lighting, as provided for in this Article, may no longer be applicable in its entirety or portions thereof. The reason for the requested modification is to provide for flexible architectural accent lighting criteria that promotes superior design, and is tailored to a specific development which may vary from general ordinance provisions.
10. Consideration of flexibility in architectural specialty lighting criteria is based on a number of review factors including, but not limited to, the physical impact of the proposed architectural specialty lighting package, the quality of the proposed architectural specialty lighting package, and mitigation of unfavorable conditions such as excessive lighting, light spillover, height, and other related conditions and potentially negative impacts. However, in no instance shall architectural specialty lighting applications result in light trespass at the property line.
11. When an architectural specialty lighting package is requested for a development, the following shall be submitted to the Department:
 - a.) A narrative detailing the reasoning for the architectural specialty lighting package request and why it will enhance the proposed

development above what would be permitted through the City of Chesterfield UDC. The narrative shall address how the proposed architectural specialty lighting is architecturally integrated with the building style, materials, and color.

- b.) The narrative shall include a description of the location, illumination level, color, dimensions, mounting height, construction material, hours of use, nature (static, shifting, flashing, blinking, animation, graphics, light patterns, etc.), frequency and duration of lighting shifts/changes, brightness, and type of all proposed architectural accent lighting fixtures.
- c.) Detailed, high-resolution, color elevations drawn to scale of all structures containing proposed architectural specialty lighting fixtures.
- d.) Night view perspectives or renderings.
- e.) Photographs of all existing architectural specialty lighting fixtures.
- f.) Lighting plans indicating the location of all standards and fixtures and the proposed type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices as well as three-dimensional photometric elevations denoting foot-candle levels on all impacted building elevations and adjacent ground areas.
- g.) A cut sheet will be required for each proposed fixture and associated shielding.
- h.) Where shielding is not provided in conjunction with the proposed light fixture, information indicating that no light trespass or sky glow will result from the requested fixture is required.
- i.) Photographs of similar installations or building applications.
- j.) Photographs of adjacent properties.
- k.) Other information as required by the City of Chesterfield.

12. Upon review by staff and after receiving recommendation from the ARB, architectural specialty lighting packages shall be submitted to the Planning Commission for review and consideration.

- D. Site Lighting. Site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets. The Director of Planning shall approve exterior light fixtures and usage after submittal of items as delineated in sub-section G demonstrate compliance with the standards set forth in this section.

1. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.
2. Exterior site lighting shall be fully-shielded, cut-off optics, flat-lens enclosed luminaires.
3. The mounting height of all light standards shall not exceed twenty (20) feet.
4. Exterior building lighting shall be architecturally integrated with the building style, material, and color. The color of exterior lamps shall be consistent with that on surrounding buildings.
5. All accent lighting, including Light-Emitting Diodes (LED), and lighting used for signage shall be subject to the approval of the Department.
6. Parking area lighting shall be designed and installed so as to achieve the illumination levels set forth in Table 3 below. Lighting shall be maintained so as to achieve not less than 80% of the minimum illumination level set forth by the following Table 3.
7. The facades of buildings facing I-64/US 40 should utilize accent lighting, as opposed to flood lighting. All lighting shall be mounted at a maximum height of 30 feet.
8. The Director of Planning may permit lighting arrangements exceeding the maximum initial level set forth in Table 3 below to allow lighting designs which substantially exceed the required minimum and average illumination levels. Any plan exceeding the levels below should be accompanied by a statement from a qualified lighting designer providing industry standards and information substantiating the requests.

Table 3: Illumination standards in foot-candles for structures and their parking areas:

	Residential	Commercial	Other
Minimum initial level at any point on the parking area.	0.07	0.5	0.3
Maximum initial level five (5) feet from the base of a light standard.	3.0	8.0	5.0

* For the purpose of this subsection, "commercial" refers to parking areas for any land use, regardless of zoning designation, in which goods or services are offered to the general public on the premises.

- E. **Street Lighting.** Streetlights shall be required in residential and nonresidential subdivisions in accordance with the criteria set forth in this Section of the UDC. This includes public streets, private streets, and roadway easements. The lighting source may be electric, gas, or solar.

1. The Director of Planning shall approve street lighting after submittal of items as delineated in sub-section G demonstrate compliance with the standards set forth in this section.
2. Streetlighting Plan. All streetlighting shall be reviewed and approved by the Planning Department, including location, spacing, height, and assembly details. Assembly details shall include illumination levels, lamping, fixtures, enclosure, mast arm, pole, photo cell, and any other devices. The developer shall submit for review and approval such number of copies as requested by the Department of the approved preliminary plat indicating the location of light standards and all assembly details. All light standards shall meet the following requirements:
 - a.) Residential light standards shall be not less than sixteen (16) feet above grade. Non-residential light standards shall be not less than twenty two (22) feet above grade.
 - b.) Lumen output and illumination level shall adhere to standards contained within ANSI / IENSA RP-8-14 Roadway Lighting.
 - c.) Streetlights shall be placed at each street intersection within a subdivision, on street frontage between intersections (in accordance with Table 5 or 6), at each intersection of a street with a pedestrian way, at each circular turnaround (cul-de-sac), and in compliance with all provisions and regulations contained within this section.
 - (1) Exception: In a large-lot subdivision or a subdivision in the NU Non-Urban District utilizing the density development procedure, a streetlight shall be required only at each intersection of a private or public roadway with an existing or proposed public or private street.
 - d.) Streetlights shall be placed along any existing adjacent State, County, or City roadway which does not contain sufficient existing lighting, as determined by the Department.
 - e.) Lighting shall be designed and maintained to avoid unnecessary illumination of residential interiors. Streetlighting shall be unobtrusive and not create any light nuisance or glare.
 - f.) Any gas or electric facilities supplying illumination to streetlights shall be buried a minimum of eighteen (18) inches below grade. All gas or electric piping and wiring to illumination sources shall be contained within the light standards or pole structure.
 - g.) Light standards shall generally not be located within three feet of the street pavement. Where sidewalks are required, streetlight standards shall be located equally between the sidewalk and street

pavement. Variations to this section may be approved by the City Engineer.

- h.) The developer shall submit to the Department a maintenance agreement, a trust indenture, or other similar instrument setting for the person, corporation, trustees, or other agencies responsible for the assessment necessary for the operation and the maintenance of the lighting system within the subdivision, including any subdivision lights located on adjacent State, County, or City roadways.
- i.) To achieve uniformity, Streetlighting Plans shall utilize the same light fixture, standard, and luminaire throughout the development. Exceptions may be approved by the Director of Planning with justification.
- j.) All lighting shall be installed and maintained in accordance with the approved lighting plan, unless modifications are approved by the Department in accordance with City Policy.
- k.) Light criteria for residential subdivisions shall comply with Table 5.

Table 5: Distance Requirement for Residential Subdivision Light Standards

Type of District/Street	Maximum Distance Permitted between Light Standards
Cul-de-sac and loop streets not in special procedure districts	325 feet
Local streets	325 feet
Collector streets	250 feet
Arterial streets not in special procedure districts	200 feet
Arterial streets in R-1, R-1A, R-2, E ½, E-1, E-2, PEU, or PUD	250 feet
Cul-de-sac and loop streets in "R-1" Residence District	400 feet
Cul-de-sac and loop streets in R-1A, R-2, E ½, E-1, E-2, E-3, PEU or PUD	325 feet

- l.) Light criteria for non-residential subdivisions shall comply with Table 6.

Table 6: Distance Requirement for Non-Residential Subdivision Light Standards

Type of District/Street	Maximum Distance Permitted between Light Standards
Cul-de-sac streets, loop streets, local streets	325 feet
Collector streets	250 feet
Arterial roadways not located in "PI", "LI" or "M" District	200 feet
Collector streets in "PI", "LI" and "M" Districts	325 feet
"C-8" and/or "PC" Planned Commercial District	325 feet

F. Use Specific Criteria.

The following uses must adhere to all lighting criteria set forth in this Section of the UDC, in addition to specific requirements as detailed below. These uses include but are not limited to Recreational Facilities, Commercial Holiday Lighting, Outdoor Theatres, Medical Facilities, and Gasoline Stations.

1. Recreational Facilities. Any light source permitted by this UDC may be used for lighting or outdoor recreational facilities (public or private), such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, and horse or show areas, provided all of the following conditions are met:
 - a.) Lighting for parking lots and other areas surrounding the playing field, court, or track shall comply with these lighting standards.
 - b.) All fixtures used for evening lighting shall be fully shielded. To the extent that it is not feasible to use fully-shielded fixtures then lighting shall be designed and provided with sharp cut-off capability, so as to minimize any light nuisance, spill-light, and glare.
 - c.) Illumination of the playing field, court, or track shall not be permitted after 10:30 p.m., except to conclude a scheduled event that was already in progress.
2. Holiday Lighting. Residential and commercial holiday lighting is permissible from November 15 to January 25.
 - a.) Commercial holiday flashing lights are prohibited.
 - b.) Commercial holiday lights are encouraged to be turned off after the close of business.
3. Lighting of Gasoline Station Aprons and Canopies.
 - a.) Lighting levels on gasoline station aprons and under canopies shall be adequate to facilitate the activities taking place in such locations as well as to provide a safe, secure environment.

- b.) All lighting illumination levels and fixtures shall comply with the provisions of the City of Chesterfield Lighting Standards.
- c.) All lamp source types and illuminance levels shall meet the guidelines of the IESNA.
- d.) Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth in Section 04-03.D. of this Article. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.
- e.) Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is no more than 5.5 foot-candles. The ratio of average to minimum illuminance shall be no greater than 4:1. This yields an average illumination level of no more than 22.0 foot-candles.
- f.) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees beyond the vertical plane.

G. Submittal Requirements.

Submission Contents. The Applicant for any site development plan, site development concept plan and site development section plan shall also submit a lighting plan that shall comply with this UDC. Lighting plans are approved by the City of Chesterfield. The following information shall be included in the plan:

- 1. A diagram indicating the location of all standards and fixtures and the proposed type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices as well as a photometric plan denoting foot-candle levels;
- 2. A description of the illuminating devices, fixtures, lamps, color of lights, supports, reflectors, and other devices;
- 3. A cut sheet will be required delineating all light standards and fixtures.

H. Prohibitions.

- 1. The operation of searchlights for advertising purposes is prohibited.
- 2. The use of laser source light or any similar high intensity light for outdoor advertising, when projected above the horizontal, is prohibited.

3. With the following exceptions, all lamp source types are acceptable provided they are installed in equipment which meets the Illuminating Engineers Society's requirements:
 - a.) The use of mercury vapor lamps and low pressure sodium lamps is discouraged.
 - b.) Fluorescent lamps with a color rendering index greater than 70 and color temperatures between 3000°K and 4100°K are required.
 4. Neon.
 - a.) Neon Prohibited. The use of visible neon tubing as a sign or for architectural element, whether located on the exterior or interior of a wall or window, if visible from the street is prohibited.
 - b.) Request for Exception: Requests for the allowance of neon as an architectural feature shall be made to the Planning Commission as an Architectural Specialty Lighting Package in accordance with subsection C.
- I. Times of Operation.
1. Exterior lighting for security purposes may be on from dusk to dawn.
 2. Non-security lighting, other than that used for special and infrequent occasions, shall not be on past approved hours of operation, if any, or 11:00 p.m., whichever is later.
- J. Airport Lighting.
1. Airport lighting which is required for the safe and efficient movement of aircraft during flight, take off, landing, loading, unloading, servicing areas and taxiing is exempt from the provisions of this UDC. All other outdoor lighting at airports shall comply with this UDC.
 2. Strobe lights on communication towers and other hazards to aerial navigation, required by the Federal Aviation Administration (FAA) during the daytime and permitted but not required at night, may not be used at night. Other lights used at night on such structures shall not be brighter than the minimum required by the FAA.
- K. Exemptions.
1. "Grandfathered" Existing Fixtures. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of this UDC are exempt from all requirements of it unless:
 - a.) It involves removing or replacing existing light fixtures with light fixtures that will increase the foot-candle level above the originally

approved level or changes the shielding of the fixture from what was originally approved; or

b.) Fossil fuel light is used.

2. Fixture Design Exemptions. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare light trespass in excess of .5 foot-candle and the proposed fixtures will improve the appearance of the site.

a.) Lamp or Fixture Substitution. Should any outdoor light fixture, or the type of light source be subject to a lighting plan required by this UDC, be changed after zoning authorization or the issuance of a permit, a change request must be submitted to the City of Chesterfield for approval, together with adequate information to assure compliance with this UDC. Such submittals and approval must be received prior to substitution.

3. Temporary Exemptions. Lighting that is required for a lawful use, where compliance with this UDC would substantially impair its use, shall be considered for a temporary exemption by the Planning Commission.

a.) Any person may submit a written request to the Director of Planning for consideration of a temporary exemption. Temporary exemption requests shall contain:

(1) Specific exemption or exemptions requested.

(2) Type and use of outdoor light fixture involved.

(3) Duration of time for the requested exemption.

(4) Type of lamp and calculated lumens.

(5) Total wattage of lamp or lamps.

(6) Proposed location on premises of the outdoor light fixtures.

(7) Previous temporary exemption, if any.

(8) Physical size of outdoor light fixtures and type of shielding provided.

(9) Such other data and information as may be required by the Director of Planning.

b.) Approval Duration. If approved, temporary exemptions shall not be valid for longer than 30 days from the date of issuance. Approvals

may be renewable upon the discretion of the Director of Planning and each such renewal shall not be valid for more than 30 days.

L. Appeal.

Decisions of the Director of Planning regarding the application of this Section of the UDC may be appealed to the Board of Adjustment in accordance with applicable procedures as established by the Board of Adjustment.

M. Penalty for Violation.

This Section of the UDC and the requirements thereof are exempt from the warning and summons for violation set out in Article 08 of the UDC.

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair:

The next meeting of the Finance and Administration Committee has not yet been scheduled.

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Ohley

Vice Chair: Councilmember Moore

Day Tripper Grant Application (information only)

The Department of Parks, Recreation and Arts has worked with several West County communities seeking a grant to fully fund a two-year lease of a vehicle to be used by these communities for "senior day trips", in lieu of incurring the costs for chartered vehicles. At the end of the grant period, there is no further obligation, but the participating communities will re-assess and determine the efficacy of the transportation and develop a plan\strategy at that point. The Parks, Recreation and Arts Committee unanimously authorized staff to execute and participate in the grant request, which requires no up-front financial participation.

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.



PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS

August 10, 2020

Chairperson Ohley called the meeting to order at 5:00 p.m.

Those in attendance included:

Councilmember Barbara McGuinness, Ward I
Councilmember, Ben Keathley, Ward II
Councilmember, Michael Moore, Ward III
Chairperson, Michelle Ohley, Ward IV

Also in attendance were:

Director of Parks, Recreation & Art, Tom McCarthy
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski
Chair of Parks, Recreation & Arts Advisory Committee, Mike Whelan
City Administrator, Mike Geisel
Mayor, Bob Nation

Agenda Item #1: Approval of Minutes

The meeting results of the February 19, 2019 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Moore to approve the meeting results. There being no discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #2: Selection of Vice Chair and Liaison to the Parks, Recreation & Arts Advisory Committee

Chairperson Ohley agreed to be the liaison to the Parks, Recreation & Arts Advisory Committee.

Chairperson Ohley called for a vote on the selection of Michael Moore as Vice Chair to the Parks, Recreation & Arts Advisory Committee and it passed by a voice vote of 4-0.

Agenda Item #3: Day Tripper Bus Program

Director McCarthy explained the proposed program. It would be a two-year program that is being worked on with Senator Koenig. Senator Koenig has indicated he would attempt to acquire funding to lease and maintain a transport bus for two years. Five cities have been approached to participate in the program including Chesterfield, Ballwin, Ellisville, Wildwood and Manchester. Participating cities would share in the use of the bus and individual cities would be responsible for the fuel they use, cleaning after use and providing a driver. The bus would be exclusively for senior programs. It would be housed at Ballwin. The senior population is going up in Chesterfield and programs are popular. Currently, day trips require a chartered excursion vehicle.

Chairperson Ohley and Councilmember Moore asked how many seniors are currently taking advantage of programs given the Covid situation and if there was a demand for this type of service. Director McCarthy

explained that the program isn't taking place until funding is acquired in the future. We are currently asking to participate in the program. There was a demand prior to the pandemic. It was also clarified that each city would develop their own programs and promote it to their citizens prior to opening up the programs to other cities. Each city would be required to pay for gas, cleaning after their use, and a driver. The city of Ballwin would house and maintain the schedule for the bus. After the two-year period, the program would be re-evaluated.

Councilmember Keathley moved to approve the request to execute the grant request and participate in the program should the funding become available for the lease and maintenance. Councilmember McGuinness seconded the motion. There being no further discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #4: Trails and Connectivity Information from Subcommittee of PRCAC

Director McCarthy stated that a subcommittee had independently formed from the Parks, Recreation & Arts Citizens Advisory Committee to explore trails and connectivity. This subcommittee looked at areas where sidewalks, crosswalks, and ability to get around town could be improved and created a prioritized list. The subcommittee would like to know if there's any way these things could be addressed.

Discussion involved recommending that the subcommittee wait until directed by Council to act. Many items on the list are not actionable items given that they involve other government agencies and involve broad funding implications. The Council is better suited to prioritize funding of the City and can better consider the expenditures associated with additional acquisitions or developments.

Councilmember Ohley moved to table the issue and Councilmember Keathley seconded the motion. The motion was passed by a voice vote of 4 to 0.

Agenda Item #5: Chesterfield Citizens Environmental Advisory Committee to send Flyers to Multi Family Dwelling Units and Subdivision Trustees

Director McCarthy explained that the Citizens Environmental Advisory Committee would like to send flyers to the Multi-Family Dwelling Units because there are often not recycling units on site at these units. Prior agreements have limited us sending flyers to every resident in these units. The CEAC recommended that we send this information to the trustees for them to disseminate. It is also posted on the city website. The committee's goal is to encourage multi-family units to recycle.

Councilmember Moore asked if we could ask Republic Services to include the information they send out. Director McCarthy will look into that.

Councilmember Keathley moved that the flyer be discussed and disseminated at the annual Trustee Symposium, continue its posting online, and if space is available in a future Citizen newsletter, to include it in there. Councilmember McGuinness seconded the motion. There being no further discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #6: Parks Full-Time Staff Request

Director McCarthy stated that Logan Park is now under lease and we are responsible for maintaining the 4 acres. Later in the year, we hope to acquire an additional 9 acres. As was included in the materials considered while attempting to acquire this parkland, the additional manpower is essential to the care and maintenance of the properties.

City Administrator Geisel clarified that when decisions were made to lease Logan Park, it was with the understanding that additional personnel were required. Per City Council policy, requests for additional personnel are first to be brought to the appropriate Standing Committee of Council, then forwarded to the F&A Committee

for consideration in conjunction with the annual budget. Councilmember McGuinness stated that Covid has changed the situation and there are currently personnel on furlough. It was explained that those furloughed were programming personnel and not maintenance personnel. Director McCarthy recommends including the positions in the 2021 budget submission such that the personnel will be hired after the grant has been acquired and park development is under way.

Councilmember Keathley moved that we move forward to F&A without any recommendation. Councilmember McGuinness seconded the motion. Further discussion included the need for the second staff member to help maintain the land being acquired across from the Amphitheater. There being no further discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #7: Logan Park – Insurance

Director McCarthy discussed the requirement by Logan University to hold a policy for 5 million dollars on the undeveloped property at Logan Park. Policies were attached for review. Councilmember Moore inquired if we had insurance like this for other parks. Director McCarthy stated that we did but not at this level of coverage.

Councilmember Moore moved to receive and file the information. Councilmember McGuinness seconded the motion. There being no further discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #8: Unfinished Business

No unfinished business.

Agenda Item #9: New Business

Councilmember Keathley inquired as to the status of playground openings. Director McCarthy explained that Parks Staff is putting together a proposal to submit to the county, to see if they will allow us to open the playgrounds which would require daily cleaning, additional signage, mask wearing, and social distancing. Councilmember Keathley inquired and it was affirmed that the Parks Department was prepared to open once they received an approval from the county.

City Administrator Geisel explained that the county's current health order prohibits opening the playgrounds, but they will review specific operational plans that allow you to deviate from their larger order. Thus, despite the county's regulations against opening the playground, we are submitting a proposal to open them earlier than others might be allowed to, with more rigorous cleaning and sanitization regimes.

Councilmember Ohley stated that she was approached by the Chamber of Commerce about whether we had any interest in helping them pay for the cost of their fireworks planned in September. Discussion included showing support to businesses in addition to whether financing independent organizations was prudent given that we have furloughed employees and are struggling to fund other things. Councilmember Moore suggested this was not a Parks decision and the discussion should be in F&A.

It was pointed out that Chamber receives substantial in-kind support that we don't provide to others. We close roads, provide barricades, and provide police staff, all at no cost for their events.

Mayor Nation stated he would like to see it brought to F&A for discussion and move toward mending the relationship with the Chamber.

Councilmember Moore motioned to forward this issue to F&A for discussion. Chairperson Ohley seconded the motion. There being no further discussion, the motion was passed by a voice vote of 3 to 1 with Councilmember McGuinness dissenting.

Agenda Item #10: Adjournment

There being no further business to discuss, Chairperson Ohley adjourned the meeting at 5:57 p.m.

Memorandum



#3

To: Mike Geisel, City Administrator
From: Tom McCarthy *TMC*
Director of Parks, Recreation and Arts
Date: 3/4/2020
Re: Day Tripper Bus Program

*Please forward to
PRACAC for
review. me*

As you know, we have been actively working with the cities of Ballwin, Ellisville, Manchester, and Wildwood to coordinate, collaborate, enhance and share our Senior programming opportunities. We have been cooperatively working to develop a "Day Tripper" transportation opportunity between the aforementioned cities. I am now seeking a resolution of support from the City Council, to submit along with resolutions from the other participating cities, for grant funding to purchase\lease a "Day Tripper" bus. If we are successful, the group would procure the vehicle, and initiate the two-year trial program. If we are unsuccessful in gaining funding support, we will abandon the trial. The Day Tripper Bus is a program concept that creates opportunities for increasing our senior "day trip" programming, which would not be financially possible for any city individually. Each city has been looking at mechanisms to offer additional senior programming due to the growing senior population. By partnering on this funding, there may be an opportunity to get a bus paid for on a trial basis, for the initial two years, through the state Aging Ahead program. The only expense that the anticipated funding won't pay for at this time, is the fuel that will be needed by each city when they use the Day Tripper bus. Each city will be responsible to fund their own fuel cost for their day trips and excursions. When we, the City of Chesterfield, uses the Day Tripper (bus) for our events, the fuel cost will be included in the fee charged for the trips and excursions we sponsor.

A few other items to note with the Day Tripper

1. At the beginning of each year, the five participating cities will develop a schedule for the Day Tripper bus, so each city has an equal opportunity to access the Day tripper.
2. The Day Tripper bus will be used for trips and excursions. The bus will NOT be used for routine errands or local transportation for residents, such as the grocery store or medical appointments.
3. We are still researching our options with regard to driver operations. We have yet to determine if we would hire a driver company or each City would have the opportunity to provide their own driver.
4. Ballwin has agreed to house the day tripper bus and coordinate the maintenance on the vehicle. Costs of maintenance would be shared proportionately.
5. Each City would be responsible for picking up the Day Tripper from the Ballwin storage location for their individual excursions and will be responsible for returning the bus, clean inside and out, with a full tank of gas.

6. At this time, we are looking at only using the Day Tripper for single day excursions and day trips with the Day tripper returning to Ballwin at the end of each day. The bus is not intended to be used for overnight trips.
7. The Day Tripper Bus will not be available for non-participating cities to borrow, rent, barter or trade for its use.
 8. At the end of the two-year trial program, the participating cities will evaluate the program and may determine their individual desire\need to purchase the bus and continue on with the program with the cities interested in continuing with it paying the cost, or look for alternative funding sources to keep the program running or cancel the program.

We have developed a proposed resolution for each City, expressing their support of the grant proposal, so we can include it with the overall proposal submission.

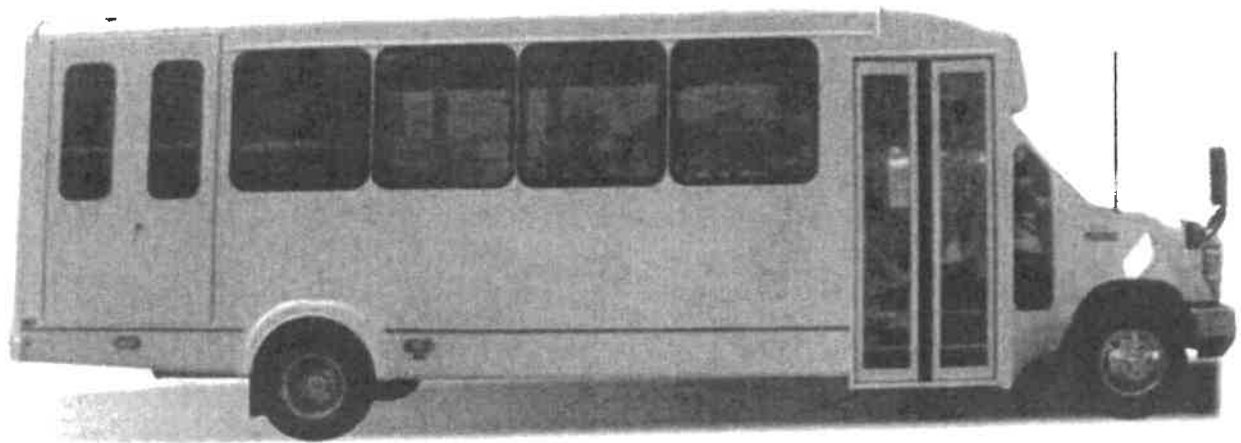
I would like to move this forward to the Parks, Recreation & Arts Committee of Council and with their approval, on to Council. As soon as the five Cities have their resolutions, we will move the proposal forward for grant funding. We do not currently have a time frame or schedule as to when we will receive a determination regarding the funding decision from Senator Koenig.

20+2wc/22+1wc/24 Passenger Shuttle

City of Ballwin Missouri



Master's
Transportation Inc.

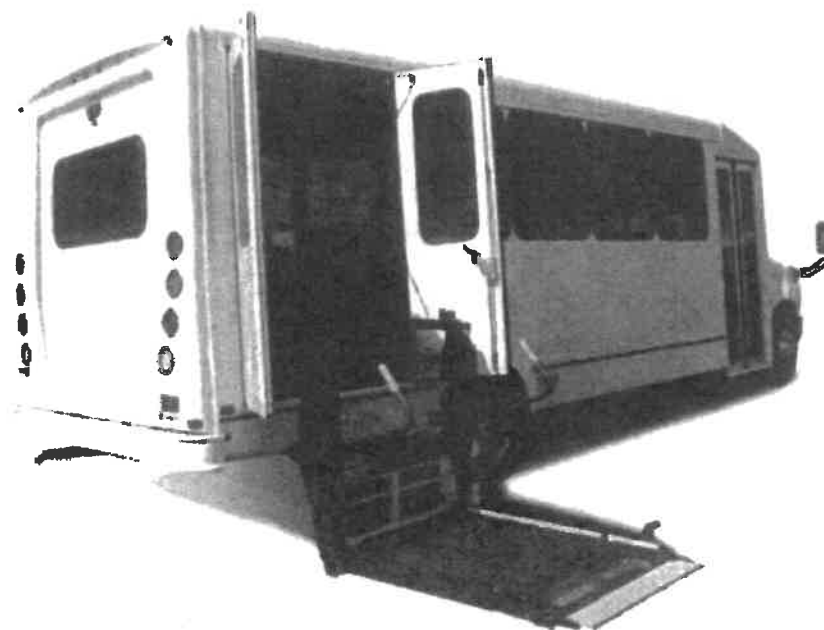


Master's Transportation has been serving the bus industry nationwide for more than 30 years. Our long-standing partnerships with the most trusted vehicles manufactures in the industry allow us to provide our clients a large inventory of comfortable, stylish and dependable vehicles.

Thank you for the opportunity to partner with you.



20+2wc/22+1wc/24 Passenger Shuttle



Chassis Specifications

Make:	Ford E450
Engine:	6.8L V10 Gas Engine
Seating Capacity:	20+2 Wheelchair, 22+1 Wheelchair or a 24 Passenger Shuttle
Transmission:	Automatic
Wheelbase:	208"
GVWR:	14,500
Mileage:	



Master's
Transportation

To learn more visit our website

www.MastersTransportation.com



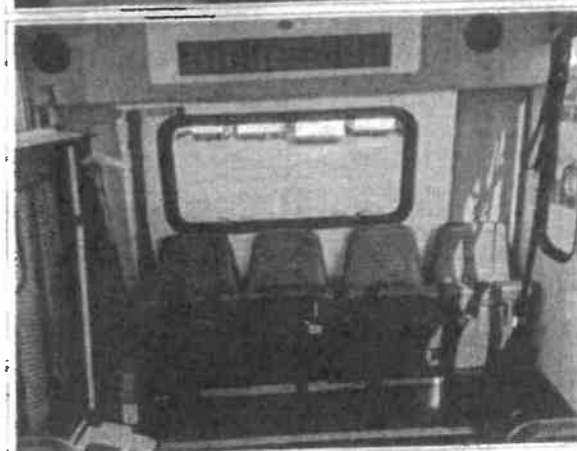
20+2wc/22+1wc/24 Passenger Shuttle

Body Specifications

Exterior:	White Paint
Interior Walls & Ceiling:	Verona Grey
Flooring:	Grey Flooring
Roof:	Roof Hatch
Passenger Seating:	Grey Mid-High Seat Back with Grab Handles in Level 1-Oxen Grey, (2) 34" Flip Seats
Door:	36" Electric Entry Door with Grab Handles
Windows:	Tinted T-Slider Windows + Emergency Push Out
Heat:	Front and Rear Heat - 65,000BTU
Air Conditioning:	Dual Compressor - 75,000 BTU
Lighting:	LED Lights
Seat Belts:	Standard Seat Belts
Wheels:	Dual Rear Wheels
Length:	27'
Width:	84"

Other Specifications

- AM/FM/USB
- Braun Wheelchair Lift (1,000lb capacity)
- Q-Straint QRT Deluxe Securements
- ADA Decals
- Interior Mirror (6" x 16")
- Hydraulic Brakes
- Back Up Alarm
- Heated Remote Mirrors
- Tilt and Cruise Aid Kit
- Fire Extinguisher
- Heated Remote Power Mirrors
- Wheel Simulators



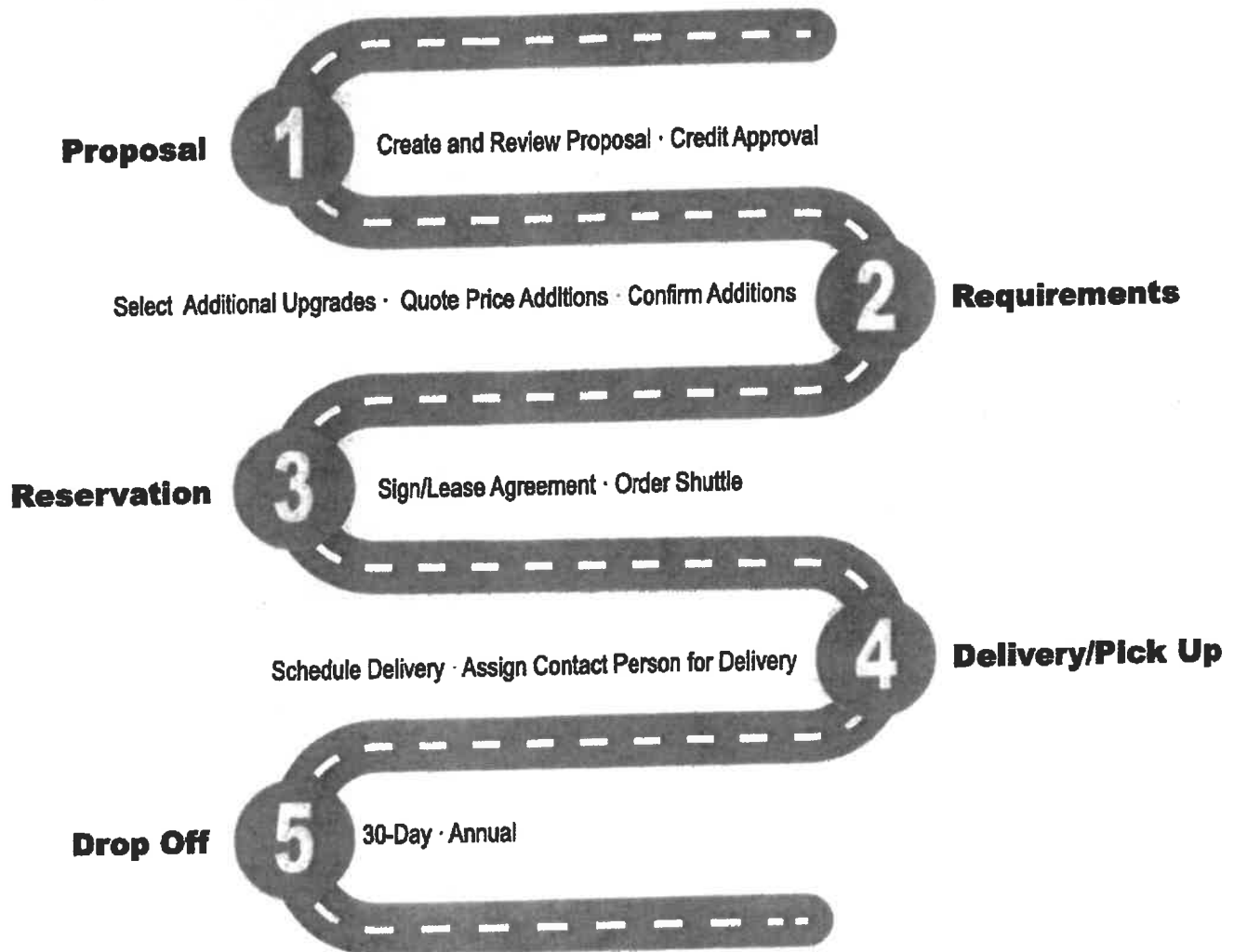
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Master's Transportation Sales Experience

Master's Transportation is committed to ensuring you receive a custom-fit vehicle based on your needs. Our process ensures your satisfaction through these outlined steps:



Delivery of your vehicles is just the beginning. We will continue to check in with you on a regular basis to make certain your vehicle continues to operate at its maximum potential. We want to ensure your satisfactions with your partnership with Master's Transportation.



20+2wc/22+1wc/24 Passenger Shuttle

Price/Payments

Purchase Price: \$65,846.00 - after available rebates

2 - Year Lease: \$1,843.00/25,000 Miles Per Year

3 - Year Lease: \$1,514.00/25,000 Miles Per Year

4 - Year Lease: \$1,319.50/25,000 Miles Per Year

Security Deposit:

Validity: This quote expires 30 days after the date above.

Terms and Conditions:

- Pricing includes pre-delivery inspection and destination charges to our facility. For delivery to final destination, additional delivery charges may apply.
- Our supplied pricing includes rebates, discounts, credits and any other incentives.
- Pricing does not include taxes, tags or titling fees.
- If any of the items are not listed as discussed, please advise us immediately.
- On customer ordered units, we normally expect delivery to our facility 14-16 weeks after receipt of deposit.
- Manufacturer's warranty on the entire vehicle is a minimum of 12 months or 12,000 miles, whichever comes first
- There may also be extended manufacturer's warranties on the bus body and sub systems included.
- This proposal shall remain valid for (30) thirty days from the issue date, subject to availability.

To accept this proposal, please acknowledge by signing the Buyer's Order Form and returning it with your deposit.



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To learn more visit our website

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20+2wc/22+1wc/24 Passenger Shuttle

Contact Information

Thank you for the opportunity. Please feel free to contact me with any questions.

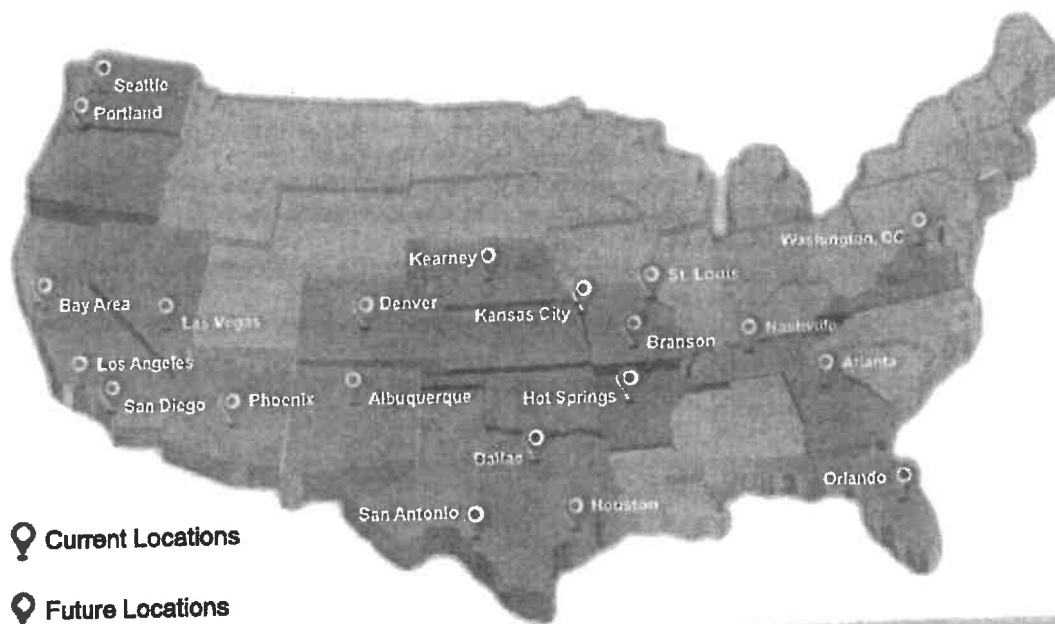


Kent Jennings

Regional Sales Manager

KJennings@MastersTransportation.com

314-451-1032



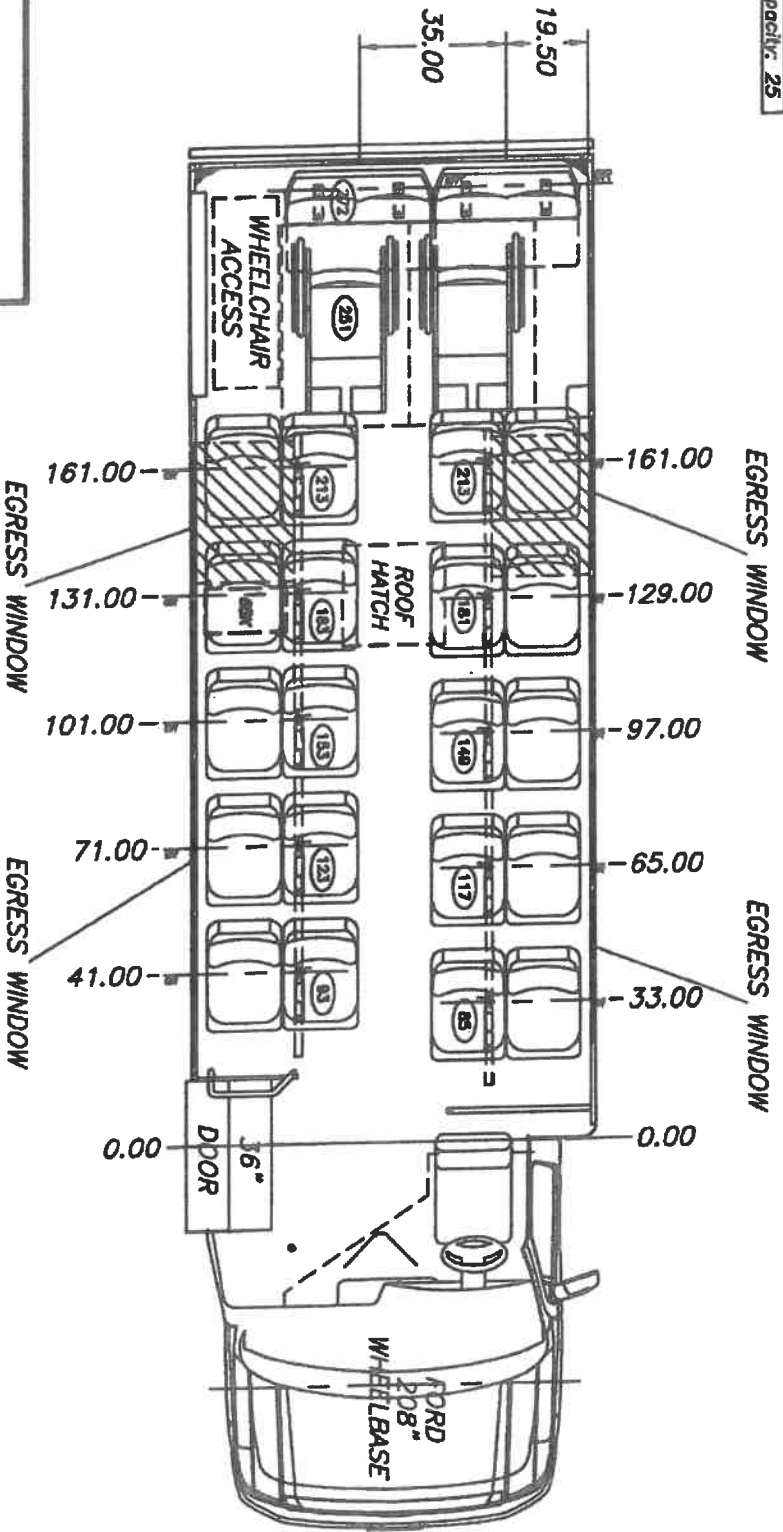
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LEGEND

② - C/L FRONT WHEEL TO PASS C.A.
 Amb. Pass: 24/20
 W/C Pass: 0/2
 Max. capacity: 25



DEALER

APPROVAL

☐ APPROVED

X *Amy McCall*
 CUSTOMER SIGNATURE

NOTES:

- 36" X 36" WINDOWS

DO NOT SCALE DRAWING

DRAWING INFORMATION

THIS DRAWING IS THE PROPERTY OF ELDOREO, A REV GROUP COMPANY, AND IS NOT TO BE REPRODUCED OR USED IN ANY WAY DETRIMENTAL TO THEIR BEST INTEREST.

DRAWING MILLER CND:
 DATE: 3/7/18
 SCALE: 1/42
 WGT:

REV. 02/18

TOLEANCE UNLESS SPECIFIED

SEAT SPACING ± .25 (SEAT SPACING NOT TO BE LESS THAN 28.5")

RESTRAINTS ± .25 (W/C POSITIONS NOT TO BE SMALLER THAN 30 X 48)

REV. BY DATE

RELEASE TO PRODUCTION

DESCRIPTION

UNIT NUMBER

IMP2711-3083

PAGE

1 of 1



GOSHEN

REV GROUP

1655 WALL STREET
 SUITE 100
 (765) 827-1033

TITLE:
 IMPULSE 270
 36" ENTRY DOOR / WC DOOR (REAR)

Purpose:

The West County Day Tripper program was created to address the needs and expectations of the active older adults located within West St. Louis County, Missouri. Our research, program registration, and survey results have shown that active older adults are looking for more active programming and more recreational opportunities. Providing transportation allows our five communities to continue to provide meaningfully and enriching opportunities for this demographic in our region and offer more opportunities for local tourism.

Recent trips have included the St. Louis Soldiers Memorial Military Museum, the St. Louis Courthouse, the Sheldon Concert Hall, the Fox Theatre, as well as the historical landmarks and wine trails of Herman and St. Genevieve. Each of these trips has reached or nearly reached reservation capacity, indicating a strong interest in these trips within our community.

Our Parks and Recreation departments are dedicated to providing high-quality programs at a reasonable cost through partnerships, sponsorships, and efficient use of funding. Our five cities regularly partner to serve the West County region, recognizing the value we can provide through cooperation and shared services within our community.

Needs Assessment:

The success of the Parks and Recreation departments is largely dependent on meeting the recreational needs of the community. Over the past several years, we have seen significant growth in the participation of our senior adult programming. Trips and social opportunities for this age group are particularly impactful on their health and wellbeing, they are an important component of our programming for senior adults.

Over the next few years, we expect this need to grow as the Baby Boomers continue to retire. The median age for our service area is higher than the national average and the growth estimated in the older age groups, particularly the 65-74 age group suggests an aging population. By offering transportation we will increase the number of seniors who are able to participate in group outings and special activities and more efficiently use our funding to serve the West County community.

Proposal:

The Cities of Ballwin, Chesterfield, Ellisville, Manchester, and Wildwood would like to request funding for a pilot program to fund the lease of a shared shuttle bus. Each City would have access to the shared shuttle for senior recreation programs that include day trips in the St. Louis and surrounding areas of Missouri.

These five cities currently work cooperatively on the Lafayette Older Adults Program (L.O.A.P's) to provide twice-monthly recreational events, special luncheons, and day trips. The addition of a shuttle could expand the programming and allow more participation for each trip and also the number of trips offered by each municipality.

Included in this proposal are the anticipated funds to begin a pilot program for the West County Senior Shuttle

2-year pilot program budget

	Request	
Lease Ford E450 20+2 Wheelchair shuttle	\$37,000	\$1,502/month 2-year lease 25,000 miles per year
Labor	\$52,000	Driver \$25/hr 20 hrs./wk/2years
Insurance	\$1,710.00	\$855/year
Maintenance	\$1,000	\$500/year
Signage/Branding	\$3000	Vehicle Skin
Licensing	\$150	Class C License (5)
Vehicle Registration	0	
Other		
Totals	\$94,860	2-year pilot program

*Purchase Option \$66,000

** 2-year Lease residual purchase price \$34,256

A RESOLUTION SUPPORTING A COOPERATIVE PROGRAM BETWEEN THE CITIES OF CHESTERFIELD, ELLISVILLE, MANCHESTER, WILDWOOD AND BALLWIN FOR LEASING A PASSENGER SHUTTLE BUS, WITH AN OPTION TO PURCHASE, TO ENHANCE OLDER ADULT PROGRAMMING.

WHEREAS, the cities of Ballwin, Chesterfield, Ellisville, Manchester and Wildwood created the West County Day Tripper Program to address the needs and expectations of the active older adults located in West St. Louis County, Missouri; and

WHEREAS, research, program registration and survey results within the cities have shown that active older adults are looking for more programming and recreational opportunities. Providing transportation allows the cities to provide opportunities for active older adults and to offer more opportunities for local tourism; and

WHEREAS, recent trips have included the St. Louis Soldiers Memorial Military Museum, the St. Louis Courthouse, the Sheldon Concert Hall, the Fox Theater and other historical landmarks as well as the wine trails of Hermann and Ste. Genevieve. Each of these trips has reached or nearly reached reservation capacity, reinforcing a strong interest in such trips; and

WHEREAS, the older adult segment of the population will continue to grow as Baby Boomers retire. This is reflected by significant growth in the 65-74-year-old age group. By offering transportation, the cities will increase the number of senior citizens who are able to participate in group outings and special activities and to more effectively use funding sources to serve the West County community; and

WHEREAS, the cities of Ballwin, Chesterfield, Ellisville, Manchester and Wildwood intend to request funding for a pilot program to fund the lease of a shared 22-24 passenger shuttle bus, with an option to purchase. Each city would have access to the shared shuttle for senior recreation programs that include day trips in the St. Louis Metropolitan area and surrounding areas of Missouri.

THEREFORE, BE IT RESOLVED by the Mayor and City Council of Chesterfield, support a cooperative program between the cities of Chesterfield, Ellisville, Manchester, Wildwood and Ballwin for leasing a passenger shuttle bus, with an option to purchase, to enhance older adult programming.

This resolution Passed Ordinance shall be in full force and effect from and after its passage approval.

Passed and approved this _____ day of _____, 2020.

Mayor, Bob Nation

Attest City Clerk: Vickie McGownd

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Keathley

Vice Chair: Councilmember DeCampi

Crime Prevention Strategy – As directed by the Mayor and City Council, the Chief of Police and the Prosecuting Attorney collaborated in the development of a crime prevention strategy, which was unanimously recommended for approval by the Public Health and Safety Committee. A voice vote is required to adopt same. **The Public Health and Safety Committee recommends approval.**

ALPRS funding reinstatement (automated license plate reader) – A replacement automated License Plate Reader System was included in the 2020 budget, but was a victim of the set of the COVID Pandemic expense reductions accepted by City Council. The recommended crime prevention plan included a recommendation to reinstate the budgeted funding for the ALPRS in the amount of \$21,000, to implement portions of the strategy. A Roll Call Vote is required to re-authorize funding for the ALPRS in the amount of \$21,000. **The Public Health and Safety Committee recommends approval.**

Memorandum of Understanding, Maryville University – The proposed memorandum of understanding provides for the normal information sharing with the Maryville Administration. A Voice Vote is required to authorize Staff to execute the proposed MOU. **The Public Health and Safety Committee recommends approval.**

Memorandum of Understanding, Lafayette Area Police Agencies – The proposed memorandum of understanding provides for inter-agency cooperation and sharing of the Lafayette area departments. While the City routinely participates in these activities regionally, there is a desire to emphasize the working relationships of these West County municipalities. A Voice Vote is required to authorize Staff to execute the proposed MOU. **The Public Health and Safety Committee recommends approval.**

Bill No. 3314 - An ordinance repealing Ordinance 50 (1988) of the municipal code of the City of Chesterfield pertaining to the requiring of protective headgear for the operation and passenger of a motorcycle or motortricycle. This bill is necessitated due to recent State legislation. **(First Reading) Public Health and Safety Committee recommends approval.**

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

MINUTES
PUBLIC HEALTH & SAFETY COMMITTEE MEETING
AUGUST 11, 2020

- I. The meeting was called to order at 5:30 PM by Chairperson Councilmember Ben Keathley.

- II. Roll Call:

Councilmember Ben Keathley, Ward II, Chairperson, Councilmember Mary Monachella, Ward I. Councilmember Dan Hurt, Ward III, Councilmember Tom DeCampi, Ward IV, Mayor Bob Nation, Councilmember Mary Ann Mastorakos, Ward II, Councilmember Michael Moore, Ward III, City Administrator Mike Geisel, Chief Ray Johnson, Captain Michael Thompson, Captain Cheryl Funkhouser, Captain Dan Dunn.

- III. Approval of Minutes

The Committee members reviewed the minutes of the December 12, 2019 meeting. Councilmember Monachella motioned and Councilmember Keathley seconded to approve the minutes. The motion carried 3-0 with Councilmember Hurt abstaining because he was not in attendance at the December 12th meeting.

- IV. Election of Vice-Chairperson of the Public Health & Safety Committee and Liaison to the Police Personnel Board.

Councilmember Keathley asked for a nomination or a volunteer for the position of Vice-Chairman. Councilmember DeCampi volunteered and this was approved 4-0.

Councilmember Keathley asked for a nomination or a volunteer for the position of Liaison to the Police Personnel Board. Councilmember Keathley volunteered and was approved 4-0.

- V. Crime Prevention/Reduction Strategy

Chief Johnson presented a proposed Crime Prevention/Reduction Strategy for Committee consideration and possible forwarding to the full City Council for adoption. Chief Johnson noted that this proposal was in response to a goal established for City Administrator Geisel during his annual performance review, and was prepared in concert with Mr. Geisel and Prosecuting Attorney Tom Engelmeyer. There were twelve specific strategies presented. Chief Johnson did note that the Automatic License Plate Reader (ALPR) referenced in the strategies was an integral part of this proposal and would require the \$21,000.00 for this item previously cut from budget requests for 2020 be re-authorized to cover the cost of purchase. City Administrator Geisel assured the Committee members that this expense is feasible at this time.

Councilmember DeCampi motioned to restore the previously budgeted amount to purchase an ALPR. Councilmember Monachella seconded. Councilmember Keathley voiced his approval noting that it is a positive action to give the police the resources to do their job. The motion carried 4-0.

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a combination of initials and a surname.

Committee members discussed police staffing focusing particularly on the officers that work in the schools and their status for the upcoming year considering that the schools will be operating virtually. Chief Johnson indicated that the Rockwood School District have indicated they will continue their funding and will utilize the School Resource Officers with alternate activities. The Parkway School District is still in discussion with the Police Department as to the funding and work activities of their SRO's. Chief Johnson also stated that the School Resource Officers are not part of the crime prevention strategy.

The Committee members reviewed additional items with Councilmember Keathley questioning the implementation of seizure and specific concerns about asset forfeiture. Chief Johnson noted this usually is applied in felony cases and, most often happens through the County or Federal Drug Unit. The process of seizing vehicles is proposed to apply to the professional shoplifters that target the businesses in the Valley shopping area. These strategies are both a proposed strategy but neither have happened in Chesterfield within the past year.

Councilmember Monachella asked for clarification between a full custodial arrest and a "regular" arrest. Chief Johnson explained many arrests for minor offenses simply result in the person arrested being issued a summons and released from the scene. While a full custodial arrest involves the person being taken in to physical custody, conveyed and then booked and processed at the Police Department, and held for warrant application.

Councilmembers questioned the practice of requiring officers to conduct a minimum of 30 self-initiated activities per month. Chief Johnson stressed that there are no quotas for officers and any actions that an officer does to interact with the public is considered as an activity for this purpose. The major benefit of the requirement for self-initiated activities is that many of the "activities", or contacts, often lead to discovery of other crimes or police actions.

Councilmember Hurt motioned and Councilmember Monachella seconded to recommend adoption of the Crime Prevention/Reduction Strategy. The motion carried 4-0.

VI. Maryville University Housing of Students in Chesterfield

Chief Johnson noted that Maryville University is opening soon. Although the university is not in the City of Chesterfield, Maryville University will be restricting their housing on campus by 50% and will be housing 200 students at the Drury Inn because of the limited on-campus housing. A memorandum of understanding is required by the University which would provide for the sharing of crime statistics with the university. This memo of understanding requires no further impositions on the Police Department or City.

Councilmember Hurt motioned and Councilmember DeCampi seconded to approve the Memorandum of Understanding. The motion carried 4-0.

VII. Lafayette Area Police Agency Memorandum of Understanding

Chief Johnson presented a Memorandum of Understanding agreement between the law enforcement agencies of neighboring communities (Ballwin, Ellisville, Manchester, Town

& Country) and Chesterfield for the sharing of resources, manpower, canine officer, etc. This is formalization of current mutual aid practices.

After review Councilmember Hurt motioned and Councilmember DeCampi seconded to approve this agreement. The motion carried 4-0.

- VIII. Proposal to Repeal City Ordinance 50 (1988), Headgear Required-Motorcycles
Chief Johnson informed the Committee members that the State of Missouri has enacted legislation which repeals the former restrictions/requirements for protective headgear for operators and passengers of motorcycles and/motor-tricycles. Further, the state legislation prohibits any political subdivision from imposing a protective headgear requirement. Since the City of Chesterfield currently has an ordinance that does require headgear (Ordinance 50 (1988)) it must, therefore, be repealed to be in line with the new State Statute. An ordinance repealing the current City ordinance is required.

Councilmember Keathley motioned and Councilmember DeCampi seconded to recommend a new ordinance repealing Ordinance 50 be forwarded to City Council for approval. The motion passed 4-0.

Having no further business and no new meeting date set. The meeting adjourned at 6:26 PM.

A handwritten signature in black ink, appearing to read "Chief Ray Johnson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.



Chesterfield Police Memorandum



DATE: June 22, 2020

TO: Mike Geisel, City Administrator

FROM: Chief Ray Johnson 

SUBJECT: POLICE DEPARTMENT CRIME REDUCTION/PREVENTION STRATEGY

V

As requested by City Council, and as per your direction, please find attached a Police Department Crime Reduction/Prevention Strategy for our City. This strategy document/proposal was developed in conjunction with our Municipal Prosecuting Attorney Tim Englemeyer and targets the more common/frequent property crimes occurring in Chesterfield.

While the prevention, deterrence, and apprehension phases of the strategy falls primarily with the Police Dept., the prosecutorial aspect of the plan lies with the court; P.A. Englemeyer has pledge his support and cooperation to further the success of this proposal.

It is anticipated that this undertaking will be successfully achieved with existing resources, with one exception. To better assure its effectiveness/success, the plan calls for the purchase and deployment of an Automatic License Plate Reader (ALPR's) system. Such system was included in the proposed Police Budget Expenditures for 2020 but was cut during budget reduction phases. We are now asking for reconsideration of the purchase at \$21,000 to further assure the success of the proposed Crime Prevention/Reduction strategy. While the implementation of the specific strategies can move forward without the ALPR's System, it IS considered an integral part of the proposal, and will tend to solidify and assure, and further the likelihood of success.

\$21,000
Additional
Cost

Thank you for the opportunity to submit this proposed crime reduction/prevention strategy. If approved, the Police Department is prepared to implement the proposed strategies immediately, with regular and timely progress updates to be provided. Please advise if you have any questions or further direction to offer at this time.

Chief:

Please Forward to P.H.E'S for review
and direction *may* June 30th, 2020

**CHESTERFIELD
POLICE DEPARTMENT**

**CRIME
REDUCTION/PREVENTION
STRATEGY**

2020/2021

SUBMITTED BY:

Chief Ray Johnson

TO:

Mr. Michael Geisel

City Administrator

June 22, 2020

PURPOSE

The purpose of this report is to develop a strategy to reduce and prevent crime in the City of Chesterfield.

STATEMENT OF THE PROBLEM

While Chesterfield is a safe place to live and work, we do experience a fair share of property crimes, with larcenies being the highest occurring. In 2019 there were 649 larcenies reported. Shoplifting accounted for 45% (291) of the documented cases. Larcenies from motor vehicles accounted for 24% (159). While larcenies are largely a crime of opportunity, the problem we are experiencing in Chesterfield appears to be specifically targeted crimes. Large retail establishments attract opportunists and professional shoplifters. These individuals are often repeat offenders who see Chesterfield as an ideal location to steal. Once confronted by store employees or the police these individuals often flee in vehicles at high rates of speed.

Larcenies from vehicles and motor vehicle thefts has seen a large increase throughout the St. Louis County area; Chesterfield is no exception to this trend. Groups of individuals travel to the area during the overnight hours with the purpose of stealing from vehicles and stealing vehicles when the opportunity presents itself. The vehicle thefts are, for the most part, the result of owners leaving their vehicles unlocked with the keys inside. There were 51 stolen vehicles reported in 2019, compared with 34 in 2018.

Both the retail thefts and the theft/larcenies off/from vehicles is an ongoing challenge and must be addressed on many different levels. Prevention, Deterrence, Apprehension, and Prosecution all play a critical role and must all be considered in conjunction with one another.

Prevention is the first and best option; and police visibility is key. A high police presence at and near the retail districts is paramount to helping prevent shoplifting. Police visibility in the residential areas is, likewise, of great significance in preventing late night auto thefts/break-ins.

Deterrence of repeat criminal activity comes in many different forms. Immediate consequences are often more effective than the possibility of punishment at a later date or, as is often the case, not at all. Suspects who are arrested for stealing are often issued a summons and released at the scene or brought to the station where they are processed, issued a summons, and released. This does very little to deter them from returning. In custody warrant application for repeat offenders must be a priority. Asset forfeiture proceedings must also be reinforced to the officers. Generally, each felony shoplifting involves the use of a motor vehicle to assist in the crime. If the evidence suggests the vehicle was knowingly used as an instrument of the crime, it should be seized and asset forfeiture should be completed before the end of the officer's shift. Full custodial arrests for larcenies should require the officer to inquire with the victim if they wished to have the suspect's vehicle towed from their property. This would eliminate the need for the suspect to return to the scene of the crime.

Apprehension of those responsible for the thefts is critical. The SEU does an outstanding job of catching a large number of suspects, however, many go undetected. The purchase and use of an Automatic License Plate Recognition (ALPR) system would be beneficial to our effectiveness in alerting officers of stolen, wanted, and suspect vehicles when they arrive at a location.

Prosecution of shoplifters has always been an issue. A fourth offense is a felony; but, many offenders have pages of arrests with very few convictions. Property crimes such as shopliftings are seen by many courts and prosecutors as nuisances and are often plead out, or result in a

reduced charge or an S.I.S. (Suspended Imposition of Sentence). The ability to charge the suspect in a municipal court and obtain a conviction on the original charge of stealing will go far in ultimately insuring a felony conviction for a Stealing 4th Offense. The police need to work hand in hand with the Municipal Prosecuting Attorney, by preparing thorough courtroom testimony, and detailed police reports, to ensure when practical that "career" shopliftings are not plead out or reduced to a lesser charge at the municipal level.

GENERAL RESPONSE

Vehicle thefts and larcenies have recently been addressed by establishment of a vehicle theft prevention detail. This detail was devised to increase staffing on the midnight shift. The officers assigned are working Thursday through Sunday which statistics have shown to be the most likely days of occurrence. The use of unmarked vehicles, plainclothes officers, K-9 Units, and marked units have proven effective thus far and will be continuing throughout the near future. It is understood this type of criminal activity is sporadic and difficult to predict. This detail will be able to be implemented thought the year as deemed necessary. Furthermore, similar details should be enacted when any type of crime trend arises in Chesterfield.

Criminal Investigation is a key element in crime prevention. Suspects who are identified and apprehended are less likely to return to an area and will move elsewhere. The detective bureau is currently staffed with 6 detectives which will allow them to dedicate more time to their cases. It is suggested to maintain this level of staffing.

Cooperation with our neighboring municipalities is paramount in reducing crimes. Steps have already been taken to ensure the sharing of resources, information, and staffing to reduce crime in our region.

Community Affairs and social media is an excellent weapon to combat crime and to keep the citizens involved in their community. A new supervisor has recently been assigned to the community affairs division with direction to assure the unit will become more aggressive and involved within the community. The goal is to better foster the already positive relationship we have with our citizens.

Beginning in June of 2019 the Bureau of Uniform Patrol implemented a new Daily Activity Requirements. These new requirements in conjunction with the monthly, midyear, and Annual evaluation redefine what is expected from an officer. Self-initiated activity became a priority and officers are now required to reach a minimum of 30 such activities per month to receive a minimum evaluation score of a 3 (Meets standards). This has resulted in an increase of activity directly related to crime prevention such as traffic contacts, open doors, open garage doors, and arrests. These requirements will be reinforced on a routine basis to help reduce criminal activity.

SPECIFIC STRATEGIES

The Chesterfield Police Department will strive to achieve successful crime prevention/reduction by implementation of the following strategies:

- 1) Ensure the SEU (Special Enforcement Unit) is fully staffed with 8 officers and a working supervisor.
- 2) Purchase and implement an Automatic License Plate Recognition (ALPR) system.
- 3) Require full custodial arrest and In-custody warrant application for all repeat offenders.
- 4) Implement seizure and asset forfeiture proceedings when evidence suggests a vehicle was knowingly used as an instrument of the crime, shoplifting or otherwise.
- 5) Full custodial arrests for larcenies shall require the officer to inquire with the victim if they wish to have the suspect's vehicle towed from their property.
- 6) Partner with the Chesterfield Municipal Court to ensure repeat offender shoplifting charges, where practical, are not plead out or reduced to a lesser charge.
- 7) Establish and enact special ad hoc anti-theft details in response to any type of crime trend arising in Chesterfield.
- 8) Maintain current staffing of 6 detectives for thorough follow-up investigation of crimes occurring.
- 9) Partner with neighboring municipalities for the sharing of resources, information, and staffing to reduce crime, not only within Chesterfield, but within the West County region.
- 10) Direct the Department's Community affairs Unit to become more aggressive and involved in the community; Neighborhood Watch meetings, etc.
- 11) Enhance the use of Social media to highlight community crime patterns and to share crime prevention information with the community.
- 12) Require police patrol officers to conduct a minimum of 30 self-initiated activities per month with an emphasis on crime prevention/reduction.

CONCLUSION

The City of Chesterfield is fortunate in that we experience a relatively low crime rate. Particularly as it pertains to visible street level crime or crimes against persons. Nonetheless, property crimes in both the commercial/retail districts and the residential areas of the City tend to have a detrimental effect, both financially, and on the compromising sense of safety and security of our residents and the community at large.

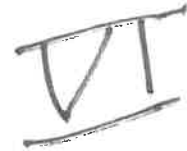
Therefore, the implementation and monitoring of the strategies contained herein shall become a goal for the Police Department. However, complete success is dependent on the participation and full cooperation of the community, the municipal court, and the Police. Instilling and obtaining that cooperation is critical and will be "Priority One" as we carry out the implementation of the strategies outlined.

The Department's Crime Analyst shall maintain statistical data for comparison purposes and to gauge the effectiveness of the strategies outlines herein. Adjustments in tactics and reallocation of manpower and resources will be made as necessary to assure success.

Memorandum of Understanding
Chesterfield

And

Maryville University



This Memorandum of Understanding (MOU) is entered into on the date set forth below by and between the City of Chesterfield, a Municipal Corporation ("City"), and Maryville University, a private institution of higher education ("University").

WHEREAS, the City has a department, the Chesterfield Police Department (CPD), that is the law enforcement agency in Chesterfield, Missouri, which jurisdiction includes the Maryville University Hockey Center, The Drury Hotel (Temporary residential housing location for 2020-2021 school year); and

WHEREAS, the University has a Public Safety department that works to provide the Maryville community with a safe and secure environment in which to learn, live, work and grow ("University Public Safety"); and a Student Life department which employs a Sexual Harassment Title IX Coordinator and other employees who are responsible for investigating complaints of discrimination and sexual harassment, which includes sexual violence/assault, domestic assault, dating violence and stalking; and

WHEREAS, the CPD and University Public Safety work cooperatively when necessary to protect the health, safety and welfare of the University's students, employees and visitors, and the Chesterfield community generally; and

WHEREAS, the City and University agree that crime reported on University's campus and in certain instances off-campus, but related to the University community, warrants the parties' continued cooperation, collaboration and communication, to the extent allowable under law; and

WHEREAS, the parties desire to further clarify how the parties may cooperate in the future in certain circumstances, as more fully described herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. **Sexual Violence/Assault.** As set forth herein, the parties agree to confer and cooperate, to the extent permitted by law, regarding reported incidents of sexual violence/assault: on or adjacent to the University campus, in connection with any University sponsored programs or activities, involving any organization officially recognized by University located off-campus or otherwise against a current University student (a "Sexual Violence Report").
 - a. Nothing in this MOU shall be construed as requiring City or University to share information with the other, including in instances where the City reasonably believes that doing so would jeopardize its criminal investigation.
 - b. University has developed policies and protocols concerning Sexual Violence Reports. If not deemed to interfere with a CPD criminal investigation, CPD will notify University Public Safety of

a Sexual Violence Report, in order for University to consider whether any investigation or reporting obligations exist for University.

- i. CPD will provide University Public Safety with the victim's name and basic information about the Sexual Violence Report [upon the written consent of the victim(s)].
 - ii. In some cases, University may need to take immediate interim action to protect the victim(s) and keep campus safe. However, upon CPD's request, University will delay taking action to the extent reasonably possible to prevent interference with the criminal investigation. Upon such notice by CPD, University will limit information regarding the incident to only those administrative units with a need to know to protect the campus community. In such cases, CPD will notify University Public Safety when it has completed its initial investigation and notification to the parties by University will not interfere with the criminal investigation.
 - c. When University receives a report of a Sexual Violence Report, it will inform the victim of University's coordination with CPD and inform the victim that, with the victim's written consent, University will provide the victim's name and basic information about the incident to CPD to assist in coordination of the administrative and criminal investigations, with no obligation on the victim to pursue the criminal matter. University will make the victim aware of the victim's right to make a criminal report, if the victim desires. Upon request, University will coordinate and assist the victim in contacting CPD.
 - d. The CPD and University Public Safety will communicate regularly during their respective investigations, to the extent permitted by law. The parties recognize the need to balance the interests of the criminal process and University's obligations under the federal law.
 - i. University will provide CPD with a one-page information sheet regarding the University's administrative complaint process, protective measures and campus resources. CPD agrees that its investigators will strive to provide the information sheet to student-victims interviewed in cases involving sexual violence.
 - ii. Upon request, the parties will provide one another with information and records to the extent allowed or required by law and in accordance with applicable policy.
2. **Domestic Violence and Stalking.** The University agrees to provide CPD information (e.g., office name and contact information) about campus resources for victims of domestic violence and/or stalking for inclusion in CPD's victim resource information packet.
3. **Collection of Crime Statistics.** The University is required by federal law to collect and publish statistics for reports of certain crimes, including crimes that occur on and around campus. As part of that obligation, the University must request crime statistics from CPD annually. CPD agrees to cooperate with the University and undertake reasonable efforts to respond to the University's request for crime statistics.
4. **Emergency Notification and Crime Alerts.**
- a. The parties acknowledge that the University is required by federal law to have an emergency notification process to alert the campus community about significant emergencies or dangerous situations that pose an immediate threat to the health or safety of students or employees occurring on campus. The University is also required by federal law to issue timely warnings to alert the campus community about crimes that pose a serious or continuing threat to safety when a crime is ongoing or may be repeated.

- b. If CPD is aware of a significant emergency, dangerous situation, or ongoing crime that poses an immediate threat to the health and safety of the University's students, employees or visitors, CPD may notify University Public Safety so that University Public Safety can determine whether an emergency notification or timely warning should be issued by the University.
- 5. **Quarterly Meetings.** The parties agree to meet quarterly at agreed upon times, or as otherwise agreed to by the parties, to discuss matters relating to this MOU, such as:
 - a. Critically evaluate and discuss the effectiveness of the cooperation of the parties pursuant to this MOU and identify areas for improvement;
 - b. Review and confirm the accuracy of the information contained on materials (such as the information sheet and victim resource information packet handed out pursuant to this MOU.
 - c. Ensure compatibility of this MOU with any changes in laws, policies or circumstances.
- 6. **Applicability of Rules, Regulations, Policies and Procedures.** Nothing in this MOU is intended to negate or supersede existing rules, regulations, policies and/or procedures of either party.
- 7. **Disclaimer.** Notwithstanding this MOU, the City and University are and shall always remain separate and distinct entities. Liability resulting from the independent actions or omissions of one entity shall in no way be imputed on the other entity. In the event that liability arises from actions taken in accordance with this MOU, City and University shall both assume full responsibility for the actions taken by employees of their respective entity.
- 8. **Insurance.** The City and University shall each be responsible for maintaining its own insurance with respect to potential liability related to the activities contemplated under this MOU.
- 9. **Termination.** Either party may terminate this MOU upon 30 days' prior written notice without necessity of demonstrating cause; provided, however, that either party may terminate this MOU immediately upon written notice to the other party in the event that such action is necessary for significant health or safety issues or to comply with applicable law.
- 10. **Modification.** This MOU may be modified only in a writing signed by both parties.
- 11. **Severability.** If any provision of this MOU is held by a court of competent jurisdiction to be illegal or unenforceable, the remaining provisions of this MOU shall not be affected and shall be read as if the MOU did not contain the particular provision held to be invalid, unless to do so would contravene the present valid and legal intent of the parties.
- 12. **Third Parties.** Nothing contained herein shall be construed to create a right, claim or cause of action on behalf of any person not a party to this MOU.
- 13. **Applicable Law.** This MOU shall be governed and interpreted in accordance with the laws of the State of Missouri.
- 14. **Approval and Authorization.** Each party represents and warrants by the execution of this MOU that the execution, delivery and performance of this MOU by such party has been duly authorized.

IN WITNESS WHEREOF, the undersigned hereto have executed this MOU this ____ day of _____, 2020.

THE CITY OF CHESTERFIELD

Mayor

Bob Nation

Ray Johnson
Chief of Police

MARYVILLE UNIVERSITY

Mark Lombardi, PhD
President

Jair Kollasch
Director of Public Safety

VII

LAFAYETTE AREA POLICE AGENCY
MEMORANDUM OF UNDERSTANDING

This purpose of this document is to describe the mutual aid agreement and an understanding of the sharing of resources between the following police agencies: Ballwin Police Department, Chesterfield Police Department, Ellisville Police Department, Manchester Police Department and Town & Country Police Department. All departments located within St Louis County, MO.

WHEREAS, the parties have determined that providing resources across jurisdictional boundaries will increase the ability of the local law enforcement agencies to promote the public safety and protect the general welfare of the citizens, and intend by this accord to enter into a reciprocal agreement for cooperation in furnishing resources and for the use of their joint police forces, their equipment and materials for their mutual protection, defense and maintenance of peace and good order; and

WHEREAS, the parties agree that the sharing of personnel, equipment and expertise resources creates a more efficient delivery of services; and

WHEREAS, the parties agree that it is in their mutual benefit to cooperate in the enforcement of laws.

NOW, THEREFORE, in consideration of the mutual promises contained in this agreement, subject to the specific terms and conditions herein, the parties hereto jointly resolve and agree with one another as follows:

1. The following definitions apply to this Memorandum of Understanding (the plural version of any defined term meaning two or more instances of the defined term):
 - a. Signatory Agency – An Agency that has executed this agreement by signature of an authorized individual for the Agency.
 - b. Resources – Personnel, Equipment or Expertise (or any combination therein).
 - i. Personnel – Missouri State P.O.S.T. certified Peace Officers
 - ii. Equipment – includes, but is not limited to; marked police vehicles, unmarked police vehicles, all-terrain vehicles (ATV/UTV), speed detection devices, surveillance equipment, unmanned aircraft systems (drones), forensic tools, evidence collection tools and Police K-9.
 - iii. Expertise – Personnel trained in a particular discipline with the certification to apply, or train others in, that discipline's techniques.
 - c. Federal Aviation Administration (FAA) licensed pilot in command, under 14 CFR part 107, for unmanned aircraft systems (drones).
 - d. Requesting Agency - A Signatory Agency to this document that has primary jurisdiction over the area of interest and, due to its perceived insufficient resources, equipment and/or Law Enforcement Personnel, would be unable to provide an adequate and/or efficient response to an incident(s) without the assistance of others.
 - e. Responding Agency - A Signatory Agency to this document that provides resources.

2. The principal law enforcement officer of the respective parties, or the officer commanding in his or her absence, is authorized to determine the need for additional resources, without the necessity of deputizing officers from the other cooperating jurisdictions, when a need exists. Such officers and their principals shall have full police powers as conferred upon them by law during the period of such need in the jurisdiction which they do not normally serve. In such cases, they may participate in law enforcement activities beyond their respective jurisdiction to the extent authorized by the general laws of Missouri.
3. Each Signatory Agency shall notify its police officers and general liability insurance carriers of this agreement.
4. Nothing herein shall be construed so as to interfere with or supersede any Signatory Agency's collective bargaining agreement with its employees' respective representation. To the extent that any collective bargaining agreement between a Signatory Agency and its employees' representation is inconsistent with this document, the aforementioned collective bargaining agreement shall control. Each Signatory Agency shall review any and all applicable collective bargaining agreements it is a party to in order to determine its obligations thereunder.
5. In the event that a determination is made that law enforcement assistance is required, the law enforcement officer authorized to act shall communicate the determination to the principal law enforcement officer or his/her then officer in command of the law enforcement agency from which assistance is requested. In the event where immediate response is required for the Requesting Jurisdiction said request may be made through general dispatch at the direction of the requesting officer.
6. Upon receipt of a request for assistance, the officer receiving the request shall consider the circumstances in the requesting jurisdiction. He/she shall evaluate the disposition and availability of his/her own resources, and the capacity of his/her own agency to provide the requested assistance. The receiving officer who concurs in the existence of a need of law enforcement assistance within the Requesting Jurisdiction shall provide such assistance as is consistent with the circumstances within the requesting jurisdiction and the availability of his/her agency's own forces.
7. Nothing contained in this agreement shall compel any party hereto to respond to a request for assistance when its own resources are, in the opinion of the agency's principal law enforcement officer or his/her then officer in command, needed or are being used within the boundaries of its own jurisdiction. No party actually providing assistance pursuant to this document shall be compelled to continue with such assistance if, in the opinion of the agency's principal law enforcement officer or his/her then officer in command, its personnel and/or equipment are needed for other duties within its jurisdictional boundaries. The Requesting Agency agrees that this agreement shall not give rise to any liability or responsibility for the failure of any other Signatory Agency to respond to any request for assistance made pursuant to this agreement.
8. During the period assistance is provided, personnel of the Responding Agency shall operate in the Requesting Agency with the same powers, rights, benefits, privileges, and immunities as are enjoyed by the members of the Requesting Agency. Each officer who enters the jurisdiction of the Requesting Agency pursuant to this document is authorized to exercise the full police powers of the requesting agency's law enforcement personnel. This specifically includes the authority of law enforcement officers to make arrests. For the purposes of this agreement, it is

understood that the assisting party is considered to be rendering aid once it has entered the jurisdictional boundaries of the party receiving assistance.

9. The principal law enforcement officer of any agency receiving assistance under this agreement shall be responsible for directing the activities of other officers, agents, or employees coming into the Requesting Agency.
10. The law enforcement officers, agents, and employees of a Responding Agency when acting beyond its territorial limits, shall have all of the immunities from liability and exemptions from laws, ordinances and regulations and shall have all of the pension, relief, disability, workers' compensation and other benefits enjoyed by them while performing their respective duties within the territorial limits of their own jurisdiction.
11. Each party to this agreement shall waive any and all claims against other Signatory Agencies which may arise from their activities outside their respective jurisdictions when acting under this agreement.
12. The Signatory Agencies shall not be liable to each other regarding reimbursement for injuries to personnel or damage to equipment incurred when going to or returning from another jurisdiction. The parties shall not be accountable to each other for the salaries or expenses of their personnel, vehicles, and equipment used in association with, or arising out of, the rendering of assistance pursuant to this agreement. All equipment provided or services performed under this agreement shall be provided without reimbursement to the Responding Agency from the Requesting Agency. Nothing contained herein shall prohibit a Responding Agency from seeking reimbursement or defrayment of any expenses it may have incurred in responding to a request from other sources. The Requesting Agency agrees to cooperate with any effort to seek reimbursement or defrayment of expenses on the part of Responding Agency.
13. Throughout the duration of any response for assistance, the Requesting Agency shall provide for adequate radio communications with personnel of the Responding Agency. This may be in the form of agency-owned radios, radio network interfacing, or use of multi-jurisdictional radio frequencies.
14. If any part, term, or provision of this agreement is held by the courts to be invalid, unenforceable, contrary to law or in conflict with any of the laws of the State of Missouri, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties to this agreement shall be construed and enforced as if the agreement did not contain the particular part, term, or provision held to be invalid, unenforceable, contrary to law or in conflict with any law of the State of Missouri.
15. All Signatory Agencies to this agreement agree to comply with federal, state, county, and local laws and ordinances as well as all applicable rules, regulations, and standards established by any agency of such governmental units, which are now or hereafter promulgated insofar as they relate to the signatory jurisdictions' respective performances of the provisions of this agreement.
16. Nothing contained within this agreement shall be deemed to create, or be interpreted to intend to create, a joint venture, partnership or any other sort of legal association or combination of entities as between the Signatory Agencies to this agreement. Each Signatory Agency is acting in its own individual capacity and not as the agent of any other Agency which is created by this agreement.

17. Nothing contained within this agreement shall be deemed to create, or be interpreted to intend to create, a joint venture, partnership or any other sort of legal association or combination of entities as between the Signatory Jurisdictions to this agreement. Each Signatory Jurisdiction is acting in its own individual capacity and not as the agent of any other Jurisdiction which is created by this agreement.

IN WITNESS WHEREOF, each individual signing below represents and warrants that he or she is fully authorized to sign and deliver this agreement in the capacity set forth beneath his or her signature and the parties hereto have signed this agreement as of the date and year written below.

Ballwin Police Department

Name _____

Signature _____

Title _____

Date _____

Chesterfield Police Department

Name _____

Signature _____

Title _____

Date _____

Ellisville Police Department

Name _____

Signature _____

Title _____

Date _____

Manchester Police Department

Name _____

Signature _____

Title _____

Date _____

Town & Country Police Department

Name _____

Signature _____

Title _____

Date _____

VIII

BILL NO. 3314

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE 50 (1988) OF THE MUNICIPAL CODE OF THE CITY OF CHESTERFIELD PERTAINING TO THE REQUIRING OF PROTECTIVE HEADGEAR FOR THE OPERATOR AND PASSENGER OF A MOTORCYCLE OR MOTORTRICYCLE

WHEREAS, The City of Chesterfield currently has in place an ordinance requiring every person operating or riding as a passenger on any motorcycle or motortricycle to wear protective headgear as required and specified by the State; and,

WHEREAS, The State has now enacted legislation which prohibits any political subdivision of the state from imposing a protective headgear requirement on the operator or passenger of a motorcycle or motortricycle, and;

WHEREAS, The City of Chesterfield is a political subdivision of the State and is therefore prohibited from imposing such a protective headgear requirement,

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

Section 1. Ordinance 50 (1988) of the Municipal Code of the City of Chesterfield pertaining to the requiring of protective headgear for the operator and passenger of a motorcycle or motor-tricycle is hereby repealed in its entirety.

Section 2. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD:

302.020. Operation of motor vehicle without proper license prohibited, penalty — motorcycles — special license — protective headgear, failure to wear, fine, amount — no points to be assessed. — 1. Unless otherwise provided for by law, it shall be unlawful for any person, except those expressly exempted by section 302.080, to:

- (1) Operate any vehicle upon any highway in this state unless the person has a valid license;
- (2) Operate a motorcycle or motortricycle upon any highway of this state unless such person has a valid license that shows the person has successfully passed an examination for the operation of a motorcycle or motortricycle as prescribed by the director. The director may indicate such upon a valid license issued to such person, or shall issue a license restricting the applicant to the operation of a motorcycle or motortricycle if the actual demonstration, required by section 302.173, is conducted on such vehicle;

(3) Authorize or knowingly permit a motorcycle or motortricycle owned by such person or under such person's control to be driven upon any highway by any person whose license does not indicate that the person has passed the examination for the operation of a motorcycle or motortricycle or has been issued an instruction permit therefor;

- (4) Operate a motor vehicle with an instruction permit or license issued to another person.

2. Every person under twenty-six years of age who is operating or riding as a passenger on any motorcycle or motortricycle, as defined in section 301.010, upon any highway of this state shall wear protective headgear at all times the vehicle is in motion; except that, any person twenty-six years of age or older operating any motorcycle or motortricycle who has been issued an instruction permit shall wear protective headgear at all times the vehicle is in motion. The protective headgear shall meet reasonable standards and specifications established by the director. No political subdivision of this state shall impose a protective headgear requirement on the operator or

passenger of a motorcycle or motortricycle. No person shall be stopped, inspected, or detained solely to determine compliance with this subsection.

3. Notwithstanding the provisions of section 302.340 any person convicted of violating subdivision (1) or (2) of subsection 1 of this section is guilty of a misdemeanor. A first violation of subdivision (1) or (2) of subsection 1 of this section shall be punishable as a class D misdemeanor. A second violation of subdivision (1) or (2) of subsection 1 of this section shall be punishable as a class A misdemeanor. Any person convicted a third or subsequent time of violating subdivision (1) or (2) of subsection 1 of this section is guilty of a class E felony. Notwithstanding the provisions of section 302.340, violation of subdivisions (3) and (4) of subsection 1 of this section is a misdemeanor, the first violation punishable as a class D misdemeanor, a second or subsequent violation of this section punishable as a class C misdemeanor, and the penalty for failure to wear protective headgear as required by subsection 2 of this section is an infraction for which a fine not to exceed twenty-five dollars may be imposed. Notwithstanding all other provisions of law and court rules to the contrary, no court costs shall be imposed upon any person due to such violation. No points shall be assessed pursuant to section 302.302 for a failure to wear such protective headgear. Prior pleas of guilty and prior findings of guilty shall be pleaded and proven in the same manner as required by section 558.021.

(RSMo 1939 § 8444, A.L. 1951 p. 678, A.L. 1967 p. 409, A.L. 1984 H.B. 1045, A.L. 1988 H.B. 990, A.L. 1989 1st Ex. Sess. H.B. 3, A.L. 1995 H.B. 717, A.L. 1996 H.B. 1047, A.L. 1999 S.B. 19, A.L. 2011 H.B. 111, A.L. 2014 S.B. 491, A.L. 2020 H.B. 1963)

(1969) This section is within the police power of the state and is not unconstitutional. State v. Darrah (Mo.), 446 S.W.2d 745.

(1970) This section merely leaves details of implementation to director of revenue and is not an unconstitutional delegation of legislative powers and does not deprive motorcyclists of due process. State v. Cushmen (Mo.), 451 S.W.2d 17.

(1970) This section does not violate the fourteenth amendment to the U.S. Constitution. State v. Elliott (A.), 459 S.W.2d 526.

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

There are no City Administrator action items scheduled on the agenda for this meeting.

OTHER LEGISLATION

There is no “other legislation” scheduled for action at this meeting.

UNFINISHED BUSINESS

There are no “Unfinished Business” action items scheduled on the agenda for this meeting.

NEW BUSINESS