



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, June 21, 2021
6:30PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

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

- 1. Incarnate Word - Sign Package –** A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770) **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended, for a 6-foot sign with a cycle time of not more than once every 30 minutes.**
- 2. Bill No. 3346 - P.Z. 02-2021 Conway Point Office (SMS Group) –** An ordinance repealing and replacing City of Chesterfield Ordinance 3127 to modify permitted uses for a tract of land totaling 1.492 acres zoned “PC” Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (P.Z. 02-2021 15310 Conway Road [SMS Group] 18S310557) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 3. Bill No. 3347 - COVID-19 –** An ordinance granting the City Administrator and Director of Planning the authority to suspend the application or enforcement of ordinances as necessary to support the reopening of businesses across the City of Chesterfield and protect the public health, safety, and general welfare during this period **(First Reading) Planning & Public Works Committee recommends approval noting that this would be the last extension of the ordinance.**

4. Next Meeting – June 24, 2021 (5:30pm)

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

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

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

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

IV. Other Legislation

A. Bill No. 3348 - Deer Crossing - Boundary Adjustment Plat – An ordinance providing for the approval of a Boundary Adjustment Plat for Deer Crossing (1661 and 1701 Wilson Avenue), a 5.862-acre tract of land zoned “NU” Non-Urban District and “E1-AC” Estate District located on the east side of Wilson Avenue south of Wilson Forest View Court (19T520031, 19T520020). **(First & Second Readings) Department of Planning recommends approval.**

B. Bill No. 3349 - Gateway Studios - Boundary Adjustment Plat – An ordinance providing for the approval of a Boundary Adjustment Plat for a 30.8-acre tract of land known as Gateway Studios located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard (17V420168, 17V410103, 17V430046, 17V440111) **(First & Second Readings) Department of Planning recommends approval.**

V. Unfinished Business – Mayor Bob Nation

VI. New Business – Mayor Bob Nation

VII. Adjournment

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

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

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



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, June 21, 2021
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – June 7, 2021
 - B. F&A Committee of the Whole Minutes** – June 7, 2021
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, June 24, 2021 – Planning & Public Works (5:30 pm)**
 - B. Monday, June 28, 2021 – Planning Commission (7pm)**
 - C. Sunday, July 4, 2021 – 4th of July Fireworks Celebration at CVAC**
 - D. Monday, July 5, 2021 – City Hall Closed in observance of Independence Day**
 - E. Monday, July 12, 2021 – Planning Commission (7pm)**
 - F. Monday, July 19, 2021 – City Council (7pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Incarnate Word - Sign Package** – A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770) **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended, for a 6-foot sign with a cycle time of not more than once every 30 minutes.**
- 2. Bill No. 3346 - P.Z. 02-2021 Conway Point Office (SMS Group)** – An ordinance repealing and replacing City of Chesterfield Ordinance 3127 to modify permitted uses for a tract of land totaling 1.492 acres zoned “PC” Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (P.Z. 02-2021 15310 Conway Road [SMS Group] 18S310557) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 3. Bill No. 3347 - COVID-19** – An ordinance granting the City Administrator and Director of Planning the authority to suspend the application or enforcement of ordinances as necessary to support the reopening of businesses across the City of Chesterfield and protect the public health, safety, and general welfare during this period **(First Reading) Planning & Public Works Committee recommends approval noting that this would be the last extension of the ordinance.**
- 4. Next Meeting – June 24, 2021 (5:30pm)**

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

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

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

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. OTHER LEGISLATION

A. Bill No. 3348 - Deer Crossing - Boundary Adjustment Plat – An ordinance providing for the approval of a Boundary Adjustment Plat for Deer Crossing (1661 and 1701 Wilson Avenue), a 5.862-acre tract of land zoned “NU” Non-Urban District and “E1-AC” Estate District located on the east side of Wilson Avenue south of Wilson Forest View Court (19T520031, 19T520020). **(First & Second Readings) Department of Planning recommends approval.**

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XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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AGENDA REVIEW – MONDAY 6/21/2021 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 PM, on Monday, June 21, 2021.**

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



RECORD OF PROCEEDING

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

JUNE 7, 2021

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

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

ABSENT

Councilmember Mary Ann Mastorakos

APPROVAL OF MINUTES

The minutes of the May 19, 2021 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember McGuinness, to approve the May 19, 2021 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, June 21, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a Proclamation to Judge Rick Brunk in recognition of his retirement after 33 years of service to the City of Chesterfield.

Ms. Susan Piazza, Republic Services, provided informational updates pertaining to the contract extension beginning August 1, 2021 for recycling and trash disposal.

Mr. Michael Kane, 1292 Stillhouse Creek Road, provided a status report on the Chesterfield Historic and Landmark Preservation Committee (CHLPC) and the Heritage Foundation Museum.

Ms. DeeAnn Wilson-Wright, 1512 Walpole Drive, expressed her thanks to the City and announced the re-opening of the Heritage Foundation History Museum.

Mr. David Stokes, Director of Public Policy for Show-Me Institute, spoke in opposition to special taxing districts.

APPOINTMENTS

Mayor Nation nominated Ms. Caryn Carlie for appointment to the Planning Commission as recommended by the Planning and Public Works Committee. Councilmember Monachella made a motion, seconded by Councilmember Hurt, to appoint Ms. Caryn Carlie to the Planning Commission for a term of four years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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

Mayor Nation nominated Dr. Barb Whitman for re-appointment to the Board of Adjustment. Councilmember Hurt made a motion, seconded by Councilmember Monachella, to re-appoint Dr. Barb Whitman to the Board of Adjustment for a term of five years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mayor Nation nominated Mr. John Nichols and Mr. Kenneth Voigt for re-appointment to the Police Personnel Board. Councilmember Wahl made a motion, seconded by

Councilmember Moore, to re-appoint Mr. John Nichols and Mr. Kenneth Voigt to the Police Personnel Board for terms of three years each. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, indicated that she had no action items for this meeting.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, June 10, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, announced that the Finance and Administration Committee of the Whole met immediately prior to the Council meeting and there were no action items. The next meeting of Finance and Administration will be scheduled in the near future to further the discussion about special funding districts.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Vice-Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Hurt, to approve placement of the artwork “Joy” as recommended by the Parks, Recreation and Arts Citizens Advisory Committee and the Parks, Recreation and Arts Committee of Council. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Budoor made a motion, seconded by Councilmember Moore, to approve the sponsorship proposal from Summit Distribution in the amount of \$150,000, including the associated budget adjustments, as recommended by the Parks, Recreation and Arts Citizens Advisory Committee and the Parks, Recreation and Arts Committee of Council. A roll call vote was taken with the following results: Ayes – Budoor, Hurt, Monachella, Wahl, McGuinness, DeCampi and Moore. Nays – None. Whereupon Mayor Nation declared the motion passed.

Public Health & Safety Committee

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember McGuinness, to approve a proposed resolution adopting the updated Title VI Plan, as recommended by the Public Health and Safety Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 469.

Councilmember DeCampi made a motion, seconded by Councilmember Wahl, to approve the renewal of the School Resource Officer Agreement with Parkway School District, as recommended by the Public Health and Safety Committee. A roll call vote was taken with the following results: Ayes – Hurt, Moore, Monachella, Wahl, Budoor, DeCampi and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember DeCampi made a motion, seconded by Councilmember Moore, to approve an agreement assigning an officer to the St. Louis County Fusion Center and authorizing the City Administrator to execute all related documents as recommended by the Public Health and Safety Committee. A roll call vote was taken with the following results: Ayes – Monachella, DeCampi, Budoor, Moore, Wahl, McGuinness and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

REPORT FROM THE CITY ADMINISTRATOR

Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, City Administrator Mike Geisel joined with him in recommending an extension of the Deicing Salt Supply Bid with Compass Minerals and acceptance of the negotiated increase for unloading and hauling service to be provided by Beelman Logistics. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the extension of the Deicing Salt Supply Bid with Compass Minerals and accept the unloading and hauling negotiated increase from Beelman Logistics on behalf of the APWA Salt Cooperative. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Hurt, Monachella, Wahl and DeCampi. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3345 An ordinance providing for the approval of a Boundary Adjustment Plat for Lots 6 & 12 of Arrowhead Estates (35 & 36 Arrowhead Estates Ct.) for a 6 acre tract of land zoned “NU” Non-Urban District located east of West Dr. and north of Olive Blvd. (17S330060, 17S330026) **(First & Second Readings)**
Department of Planning recommends approval

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3345. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3345 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3345 with the following results: Ayes – Monachella, Wahl, McGuinness, DeCampi, Moore, Hurt and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3345 approved, passed it and it became **ORDINANCE NO. 3147**.

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 8:02 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, June 24, 2021 – Planning & Public Works (5:30 pm)**
- B. Monday, June 28, 2021 – Planning Commission (7pm)**
- C. Sunday, July 4, 2021 – 4th of July Fireworks Celebration at CVAC**
- D. Monday, July 5, 2021 – City Hall Closed in observance of Independence Day**
- E. Monday, July 12, 2021 – Planning Commission (7pm)**
- F. Monday, July 19, 2021 – City Council (7pm)**

COMMUNICATIONS

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Monachella

Vice-Chair: Councilmember Hurt

Incarnate Word - Sign Package – A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770). The petitioner requested a comprehensive sign package, which would allow an existing freestanding sign to be converted to an electronic message board. As described in the department's report, the original request proposed the height of the EMC to 8'-4" above grade, which was only allowable with a 2/3rd vote of the Planning Commission. The actual vote was 9 – 0 in favor. Power of Review was called, and the PPW Committee recommended changes to limit the height to 6'-0" and restricted the sign message so that the electronic messaging cannot change more than once every thirty minutes. **(Voice Vote) The Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended, for a 6-foot sign with a cycle time of not more than once every 30 minutes.**

Bill No. 3346 - P.Z. 02-2021 Conway Point Office (SMS Group) – An ordinance repealing and replacing City of Chesterfield Ordinance 3127 to modify permitted uses for a tract of land totaling 1.492 acres zoned "PC" Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (P.Z. 02-2021 Conway Point Office [SMS Group] 18S310557). The petitioner has requested that three additional uses be added for this district:

- 1) Administrative Offices for Educational or Religious Institutions
- 2) Church and Other Places of Worship
- 3) Community Center

There are no other requested changes to the ordinance or the existing Preliminary Development Plan. **(First Reading Voice Vote) The Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Bill No. 3347 - COVID-19 – An ordinance granting the City Administrator and Director of Planning the authority to suspend the application or enforcement of ordinances as necessary to support the reopening of businesses across the City of Chesterfield and protect the public health, safety, and general welfare during this period. The original version of this ordinance was passed in response to the COVID Pandemic, providing flexibility and accommodations to the Chesterfield Business Community, and expired in December 2020. That legislation was extended and will expire in July of 2021. The Current proposal extends this flexibility through 2021, at which time it will automatically expire and all prior regulations\restrictions will resume without further action. **(First Reading Voice Vote) Planning & Public Works Committee recommends approval noting that this would be the last extension of the ordinance.**

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, June 24, 2021, at 5:30 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 10, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 10, 2021 in the Council Chambers.

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

Also in attendance were: Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 20, 2021 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of May 20, 2021. The motion was seconded by **Councilmember DeCampi** and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS

A. **POWER OF REVIEW: Incarnate Word Sign Package**: A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770). (Ward 1)

Chair Monachella stated that she called Power of Review because of the height of the sign. As specified in the Unified Development Code, the standard height for all freestanding signs in similar type locations is a maximum of 6 feet high. The City is regulating sign height to reduce clutter and ensure uniformity. There are several areas in the City where the signs do not comply because they are old and pre-date the current code. As older signs are replaced or when redevelopment occurs, the new standards must be met.

Bill Behrens, Warren Sign Company, briefly explained why the request is for an 8'4" high sign. He stated that the proposed height is necessary since Olive Boulevard has five lanes of traffic and even though the existing monument sign is 9'4" tall, that sign is hidden due to the height of most cars traveling on Olive. Any sign less than 8'4" would be blocked entirely from view most of the time. He also noted that the existing 9'4" tall sign has never been an issue previously.

DISCUSSION

Councilmember Hurt concurred with Chair Monachella. He also questioned the cycle time of the message, which is once every 10 seconds. He cited that the church on Clayton Road is limited to a cycle time of once every 30 minutes. Justin Wyse, Director of Planning, stated that the 10 second cycle time does meet Code and also explained that the Code allows for modification of the height which would require a majority vote by the Planning Commission and a super-majority vote by the Council.

After some discussion on how to proceed, **Councilmember DeCampi made a motion to forward the Incarnate Word Sign Package to City Council with a recommendation to approve.** The motion was seconded by Councilmember Hurt.

Councilmember Hurt made a motion to amend the above motion to restrict the cycle time to no more than once every 30 minutes. The motion was seconded by Chair Monachella and **passed by a voice vote of 3-0.**

Chair Monachella made a motion to amend the original motion to restrict the height of the sign to 6 feet high. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 2-1** with Councilmember DeCampi voting nay.

Councilmember Hurt made a motion to forward the Incarnate Word Sign Package to City Council, as amended, with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 2-1** with Councilmember DeCampi voting nay.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Incarnate Word Sign Package.]

III. NEW BUSINESS

- A. **P.Z. 02-2021 Conway Point Office (SMS Group)**: An ordinance amendment to modify permitted uses for a tract of land totaling 1.492 acres zoned "PC" Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (18S310557). (Ward 2)

Chair Monachella stated that the applicant is requesting to add "Administrative Offices for Educational or Religious Institutions" and "Church and Other Places of Worship" to the permitted uses.

DISCUSSION

There was some discussion on how the additional uses would affect parking. Justin Wyse, Director of Planning, stated that this is a concern and will be reviewed when a site plan is submitted. There was also some discussion regarding access points and a shared parking agreement with the adjacent parcel that is currently under development.

Councilmember Hurt made a motion to forward P.Z. 02-2021 Conway Point Office (SMS Group) to City Council with a recommendation to approve. The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the June 21, 2021 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 02-2021 Conway Point Office (SMS Group).]

B. COVID-19 Ordinance

Chair Monachella stated that this Ordinance provides for a six-month extension of the current Ordinance that allows for exceptions in the enforcement of other governing Ordinances. She agrees that this has been beneficial to businesses but feels that this should be the last extension.

Chair Monachella made a motion to forward to City Council a recommendation to approve a six-month extension of Ordinance 3124 with the stipulation that this is to be the last extension. The motion was seconded by Councilmember DeCampi.

Discussion after the Motion

There was some discussion on the enforcement of the Ordinance and different scenarios where the Ordinance would apply. It was noted that the Ordinance contains an appeal process and if necessary, the Ordinance can be rescinded at any time.

The above motion passed by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the June 21, 2021 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on COVID-19 Ordinance.]

C. Wilson Avenue Update

Chair Monachella stated that the grant submittal to East-West Gateway Council was unsuccessful so the Committee must now decide how to proceed. The City can try to correct all the deficiencies that were outlined in the grant, correct some of the deficiencies, or do nothing to improve the road. Because there are longstanding concerns with this road, she feels that it should be brought up to City standards. Wilson Avenue is a public road that the City must maintain. The City does not have the option to let a Chesterfield road deteriorate to the point of having to close the road. It would be an entirely different situation if this were a private road. Since it is a public road, it has to be brought up to City standards. The City has the obligation to properly maintain its roads for the benefit of all citizens.

Because of funding issues, Chair Monachella suggested that the City pursue a new grant application and just focus on the two main sources of concern: the intersection of Wilson Avenue and Wild Horse Creek Road and the "S" curve.

DISCUSSION

Jim Eckrich, Director of Public Works/City Engineer, further explained the three options under consideration.

Option One: Forego the grant and maintain the road in its current configuration. If this option were chosen, City Staff would budget for an asphalt overlay and replace the failing culvert at the south end of the "S" curve in its current location.

Option Two: Apply for another grant and only include the two biggest safety components; the intersection at Wild Horse Creek Road and straightening of the “S” curve. The scope of the grant can be pared down and not go as far south as Baxter Crossing or the hill but stop at a reasonable proximity after the “S” curve. Pedestrian and bicycle accommodations will also have to be included in the submittal as without them, the grant will not be awarded.

Option Three: Proceed with an additional survey to obtain further clarification from the residents.

Mr. Eckrich stated that there were a number of unknowns in the previous grant, which led to difficulties estimating the project. The scope of the project has to be well defined and reduced in order to better define and lower the costs. He suggested hiring a consultant to work with Staff to put together a defined preliminary design of improvements and then resubmit the grant next February or March. He estimated the design cost to be \$300,000 which could be included in the 2022 budget.

Councilmember DeCampi stated that when he went door-to-door during the last campaign, everyone except for two residents said they did not want anything done to the road. Other people have also contacted him stating that they did not want anything done to the road. There is the belief that any improvements will contribute to the natural progression of turning Wilson into a high-traffic thoroughfare from Wild Horse Creek Road to Clarkson Road.

Mr. Eckrich pointed out that from a maintenance standpoint, Wilson Avenue is difficult to maintain for a number of reasons. There are no defined roadside ditches, there are drainage issues, and due to the fact that there are no paved shoulders, cars frequently run off the road. Wilson Avenue has been difficult to maintain for several years, but the most important issue that has to be considered is that the culvert at the south end of the “S” curve is failing. The culvert is buttressed by a makeshift guardrail that is keeping the road in place. The area has recently been repaired with an asphalt patch that is settling and will require additional work. Patching is not an ideal long-term fix. Additionally, there is also an exposed sewer or water pipe. The culvert could be rebuilt in its current location within the “S” curve, but that would result in a roadway with a horizontal alignment that includes a sharp curve and does not meet today’s standards. From an engineering standpoint, the curve should be straightened and the culvert moved to the west. That would require easement acquisitions from the adjacent landowners. If nothing is done, the culvert will eventually fail.

The following residents were in attendance and spoke in favor of improving Wilson Avenue in terms of safety and access. Topics discussed were lack of pedestrian and bike facilities, emergency access, sharp curves, and the dangerous intersection at Wild Horse Creek Road.:

Tim Schoen, 1215 Wilson Hill Farm
Paul Blasé, 1204 Walnut Hill Farm
Lauren Strutman, 1216 Walnut Hill Farm
Wendy Geckeler, 26 Chesterfield Lakes Road
Merrell Hanson, 1234 Walnut Hill Road
Don Flower, 15709 Sean Michael Square
Jane Staniforth, 19 Wheatley Court
Mary Brown, 62 Chesterfield Lakes

Another resident, Dan Hubbard (16420 Brandsford Point) stated that his preference would be for the City to forgo a grant with large scale improvements but instead utilize the money that would have been spent on the match to make incremental improvements such as surface repairs and shoulders. In response to Mr. Hubbard, Mr. Eckrich explained that the City’s 30% match to the

\$4.2 million grant was money that the City was going to leverage if the grant was successful. Prior to the submittal of the grant, the City's Five Year Capital Plan only included \$500,000 for an asphalt overlay. This amount would be insufficient for additional improvements such as the addition of shoulders and reconstruction of the culvert.

There was some discussion regarding the need and timing of an additional survey, and the validity of the initial survey. Mr. Eckrich stated that if another survey was conducted, it would have to be done prior to hiring a consultant as the results of the survey would dictate the design improvements. The current survey was done online resulting in 540 respondents, of which 70% were in favor of improvements but still wanting to maintain a country-style road. It was noted that signs on how to participate in the survey were posted on Wilson Avenue and anyone could respond to the survey.

Councilmember DeCampi stated that another survey could be issued, but if it was not targeted to the right audience, in his opinion, it would be of little value. If another survey was to be conducted, he suggested it be a more scientific survey targeted to residents only. However, he noted that he was not in favor of another survey as he believes a survey is not necessary given the feedback he received during campaigning. Ms. Hansen stated that the roadway is not limited to just nearby residents. Wilson Avenue is a public street that is heavily traveled by many residents and non-residents.

Further discussion was held regarding the need for another survey and the scope of a future project. The consensus of the Committee was that any future project should concentrate on safety improvements at the Wild Horse Creek Road intersection and the "S" curve. Mr. Eckrich reiterated that in order to submit a successful grant application, it is his opinion that the project scope be well defined in order to reduce contingency costs. This will necessitate hiring an engineering consultant to complete a preliminary design prior to the submittal of a grant application.

In summary, Mr. Eckrich stated that it is the Committee's desire to have Staff prepare another grant application for improvements to Wilson Avenue only from Wild Horse Creek Road through the "S" curve. The grant application will include drainage improvements, paved shoulders, and pedestrian and bicycle accommodations. Prior to submittal of the grant application, Staff will present the grant application to the Committee for review and approval. Proceeding in this manner will necessitate a supplementary budget allocation for engineering design services.

Councilmember Hurt made a motion to direct Staff to determine the cost necessary to hire an engineering firm to perform the design services necessary for a project that would only include the section of Wilson Avenue from Wild Horse Creek Road to a tie-in just south of the "S" curve, including pedestrian and bicycle accommodations. The Planning & Public Works Committee will review that cost and determine whether or not to proceed with another grant application at the July 22, 2021 Planning & Public Works Committee meeting. The motion was seconded by Councilmember Monachella and passed by a voice vote of 3-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Mike Knight, Assistant City Planner *JK*

Date: June 21, 2021

RE: Incarnate Word Sign Package: A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770).

Summary

Warren Sign Company, Inc., on behalf of Incarnate Word Parish, has submitted a request for a Comprehensive Sign Package to allow for an existing freestanding sign to be converted to an Electronic Message Center (EMC) at the entrance to the campus along Olive Boulevard.

In accordance with the Unified Development Code (UDC), a Sign Package must be submitted for proposed EMC signage requests. If approved, the proposed Comprehensive Sign Package would serve as the site-specific regulations pertaining to signage throughout this development.

On May 10, 2021, City of Chesterfield Planning Commission reviewed this project. The request proposed the height of the EMC to 8'4", above the maximum allowed by code (6'0"), which required a 2/3 vote by Planning Commission. Planning Commission voted to approve the Sign Package request, as presented, by a vote of 9-0.

On May 11, 2021, Power of Review was called in accordance to Section 405.02.200 of the Unified Development Code.

At the May 20, 2021 Planning and Public Works Committee meeting, the applicant requested the review of the project to be postponed until a later date. The Committee motioned to postpone until the June 10, 2021 meeting, which passed by a vote of 4-0.

At the June 10, 2021 Planning and Public Works Committee meeting, the Committee approved the project by a vote of 2-1 with two conditions:

- The sign height will be limited to six feet (6').
- The sign can change no more than once every 30 minutes.

A full description of the applicant's request, site history, and staff analysis pertaining to this Sign Package request may be found in the May 10th Planning Commission report attached to this document.



Figure 1: Subject Site Aerial

Attachments: May 10, 2021 Planning Commission Staff Report
Incarnate Word Sign Package Submittal Packet



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

Planning Commission Staff Report

Project Type: Sign Package

Meeting Date: May 10, 2021

From: Chris Dietz, Planner *CD*

Location: 13416 Olive Blvd.

Applicant: Warren Sign Company, Inc.

Description: **Incarnate Word Sign Package:** A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770).

PROPOSAL SUMMARY

Warren Sign Company, Inc., on behalf of Incarnate Word Parish, has submitted a request for a Comprehensive Sign Package to allow for an existing freestanding sign to be converted to an Electronic Message Center (EMC) at the entrance to the campus along Olive Boulevard.



Figure 1. Aerial of Subject Site

HISTORY

The site was zoned R3 by St. Louis County prior to the City of Chesterfield's incorporation and the building itself was constructed in 1983. A Site Development Plan was approved for this site in 1999 which has been amended twice—once in 2006 to add a rectory building along Olive Blvd., and again in 2017 to add restroom facilities and other minor renovations to the main building.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The land uses and zoning for surrounding properties of this development are described as follows:

Direction	Zoning	Land Use
North	C8 –Planned Commercial	Retail
East	R5—Residential	Multifamily Residential
West	PC/C8 –Planned Commercial	Office / Redevelopment (Office-Medical)
South	R3--Residential	Single Family Residential

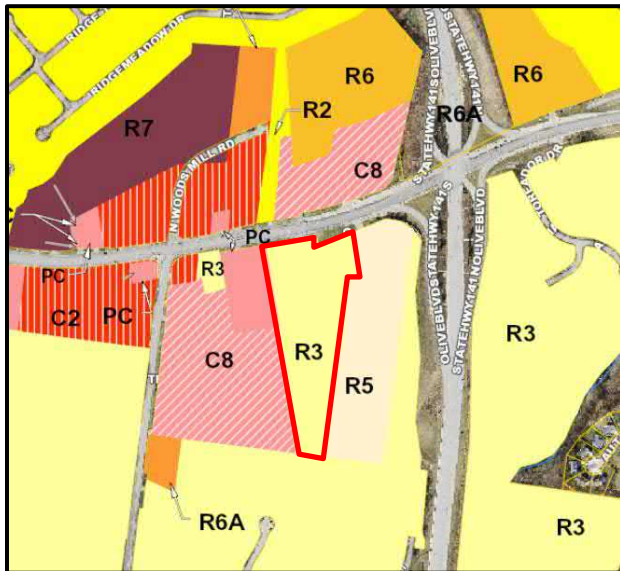


Figure 2. Zoning Map

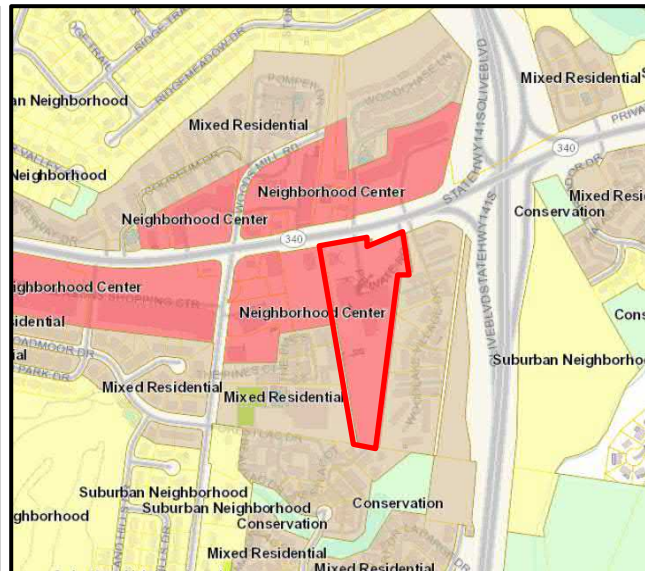


Figure 3. Land Use Map

COMPREHENSIVE PLAN ANALYSIS

The City's Comprehensive Plan shows this site as within the Neighborhood Center designation, which supports small-scale, commercial centers that provide goods and services to surrounding neighborhoods. The proximity of these areas to neighborhoods requires that operations be low-intensity, unobtrusive and at a scale and design compatible with nearby residential development. The primary land uses for this area include Retail, Residential, Office and Institutional uses.

STAFF ANALYSIS

UDC Freestanding Monument Sign Regulations

UDC regulations state that each developed lot may have no more than one (1) freestanding sign facing each roadway on which the lot has frontage. The height of these signs shall not exceed six (6) feet in height when located within the minimum front yard setback of a particular zoning district. The existing

sign exceeds this limit at 8'0" in height and is thus an existing nonconformity. Additionally, the code lists specific criteria for Electronic Message Centers (EMCs), which require a sign package to be submitted for approval by Planning Commission.

Sign Packages

The purpose of a Sign Package, which serves as the mechanism for allowing modifications to the UDC sign regulations, is to provide comprehensive, complementary, and unified signage throughout a development. The UDC states that "in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements."

The UDC includes the following review factors that are to be considered by the Planning Commission when discussing the appropriateness of any requested sign package:

1. The physical impact of the proposed comprehensive sign package;
2. The quality of the proposed comprehensive sign package; and
3. Mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.

Electronic Messaging Centers

In addition to general sign package criteria, the regulations pertaining specifically to Electronic Messaging Centers are described in UDC Section 31-04-05 D.5, as listed in the table below.

<u>UDC Electronic Message Center Requirements</u>	<u>Proposed Sign Package Compliance</u>
EMCs that exceed the UDC size requirements eligible for administrative approval (six (6) feet in height when within structure setback) shall not be permitted within 2,000 feet of property with a land use designation that permits residential uses by the Comprehensive Plan.	The proposed EMC is 8'4" feet in height which exceeds the UDC maximum for administrative approval. The property on which the sign is located permits residential uses. Additionally, the EMC would be located less than 400 feet from a multifamily residential property to the east (Woodlake Village). This design standard can be amended when it may be demonstrated that said amendment is necessary to provide creative or imaginative design that exceeds the minimum performance standard requirements. Such an amendment would require 2/3 vote of the Planning Commission.
EMCs that exceed the UDC size requirements eligible for administrative approval (six (6) feet in height when within structure setback) shall not be permitted within 1,000 feet from the center point of two intersecting arterial roadways as designated within the City of Chesterfield Street Classification Map.	The proposed EMC is 8'4" in height which exceeds the UDC maximum for administrative approval and is within 1,000 feet from the intersection of Olive Blvd. and Woods Mill Rd. This design standard can be amended when it may be demonstrated that said amendment is necessary to provide creative or imaginative design that exceeds the minimum performance standard requirements. Such an amendment would require 2/3 vote of the Planning Commission.

<u>UDC Electronic Message Center Requirements</u>	<u>Proposed Sign Package Compliance</u>
Images shall have a minimum duration of 10 seconds while being displayed.	Applicant has stated that messages will remain static for a minimum of 10 seconds before changing.
Image shall be static display, with no motion, blinking, scrolling, color change or special effects.	Applicant has stated that messages will be one static frame and that no motion or color changing will occur.
The transition between displays shall be instantaneous re-pixelization.	Applicant has stated that Messages will be instant with no animation or special effects.
EMCs shall be equipped with automatic dimmer control according to ambient light and time of day.	Sign will have automatic dimmer that will lower brightness at night and on overcast days.
EMCs shall not exceed brightness of 7,000 NITs. <i>*NIT: Unit of light intensity used to measure brightness.</i>	Maximum brightness set at 7,000 NITs, with a typical night level of 600 NITs.
No portion of the EMC may flash, strobe or fluctuate in brightness.	Applicant has stated that messages will be one static frame and that no special effects will occur.
In case of malfunction, EMCs are required to contain a default design to freeze message in one position.	Applicant has stated that sign contains software to maintain sign message in one position.
EMCs shall not have a resolution with a pixel pitch larger than 16 mm.	Sign will have a 10mm (high resolution) pixel pitch.
V-shaped EMC signs must display the same image on both sign faces.	Applicant has stated that sign is double-faced and each side will display the same message at all times.

Please find these requirements along with the Applicant's response to each item enclosed in the Planning Commission packet.

Additional Planning Commission Review Criteria

In addition to the criteria listed above, Planning Commission shall consider the following additional items as they pertain to the City of Chesterfield's EMC requirements:

1) Proximity of the proposed electronic message center to other similar signs.

Figure 4 below depicts the view looking westward from the location of the proposed EMC. The sign is located along Olive Blvd., roughly 475 feet away from an existing EMC to the west along the same corridor.



Figure 4. Westward View Along Olive Blvd.

2) Proximity and impact on adjacent land uses with particular consideration given to residential properties and uses.

As noted earlier, the proposed EMC would be located less than 400 feet from the adjacent multifamily residential property. Figures 5 and 6 show the view of this property from the proposed EMC location and the view of the sign from this property, respectively. All other adjacent land uses from where the sign would be visible are either office or retail.



Figure 5. Eastward View from Sign



Figure 6. Westward View from Multifamily Residential Property.

3) Impact of the total amount of signage on the site in conjunction with the use of the electronic message center.

Most of the existing signage on site is incidental, meaning that it is only visible from within the site and includes two freestanding directional signs and 4 wall mounted facility identification signs. An exhibit showing the nature and location of these signs is included in the Planning Commission Packet.

4) Nature and character of the roadway on which the project is located.

Olive Boulevard is classified as a Major Arterial Roadway that is maintained by Missouri Department of Transportation (MODOT) with a signalized four-way intersection at the entrance to the Incarnate Word campus.



Figure 7. Westward View of Olive Blvd.

5) Nature and character of the proposed use and the area within which the project is located.

The Incarnate Word parish is considered a Church or Place of Worship as defined by code. As such, the site hosts religious services, outreach events and other affiliated incidental uses onsite. It is located along Olive Blvd., just west of its intersection with State Highway 141 and is situated between retail, office and multifamily residential uses.

6) Size of the project and roadway frontage.

The existing sign is located within the structure setback along Olive Blvd. While the maximum height allowed by code for EMCs within this setback is six (6) feet, the applicant is seeking to keep the sign height at its current height of 8'4", while utilizing the same sign base of the existing sign. As noted earlier, approval of such requests requires a 2/3 vote by Planning Commission when it may be demonstrated that said amendment is necessary to provide creative or imaginative design that exceeds the minimum performance standard requirements.

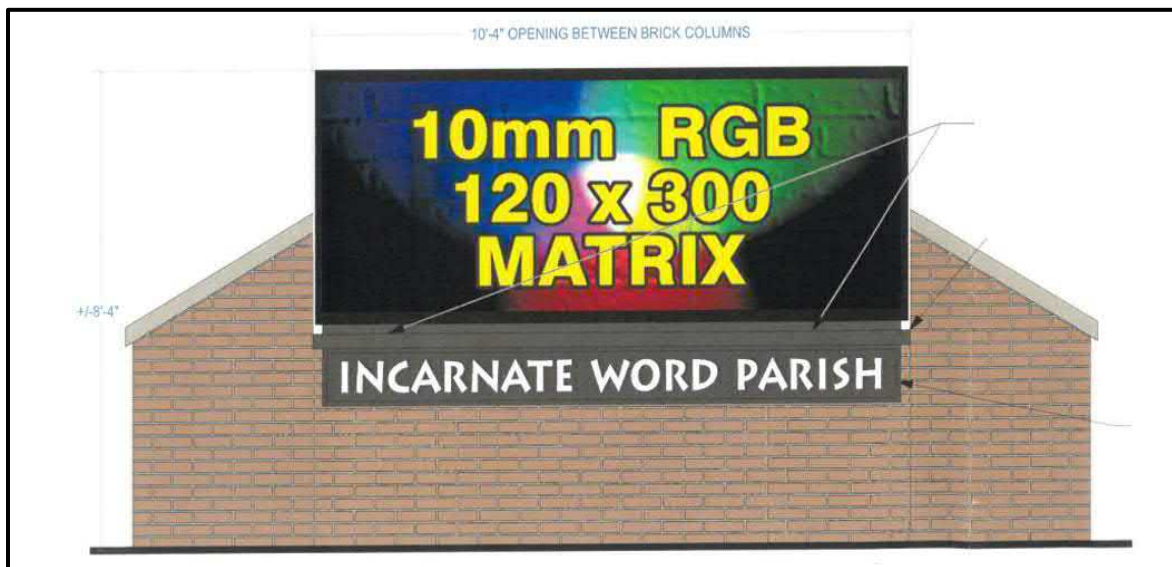


Figure 8. Proposed Sign

7) Resolution of proposed sign accounting for size of sign, roadway characteristics, and other relevant features.

The resolution for the proposed EMC is set to be 10mm in pixel pitch, which is higher than the minimum required by code (16mm). The proposed sign area of the EMC would retain that of the existing sign at 40 square feet, which complies with the 50-square-foot maximum allowed by Code for a property with 500+ feet of frontage.

Full criteria for Electronic Message Centers can be found within [Section 405.04.050 D.5](#) of the UDC.

RECOMMENDATION

Staff has reviewed the proposed Sign Package for the Incarnate Word subdivision and all required items have been submitted. Staff recommends that the Planning Commission take action on this request. Please find the applicant's Sign Package submittal packet attached.

MOTION

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

- 1) "I move to approve (or deny) the Sign Package for Incarnate Word Parish."
- 2) "I move to approve the Sign Package for Incarnate Word Parish with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Attachments: Sign Package Submittal



April 5, 2021

Chris Dietz
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Sign Plan Narrative:

Incarnate Word Church and School has been serving the people of Chesterfield for over 55 years. Our church is home to over 2,000 families and the school enrollment is approximately 325.

We have a long history of improving our campus and the quality of our facilities. We are seeking a comprehensive sign plan to preserve good overall aesthetics and to improve our ability to communicate with the people we serve.

We are requesting only one change to our current signs. Our existing monument sign is very dated and requires burdensome efforts to change messages. This is especially true in the cold winter months and the hot summer months. We are requesting to remove the old sign and replace it with a display that allows us to update messages with the ease afforded by today's technology. We plan to keep the existing brick base and columns which complement the architecture and materials of our building. Only the old and dated sign portion will be replaced, and the new display will be the same overall size.

We explored many options when determining what the best display was for us and the community. We ultimately chose to go with a very high-resolution display so we could display a complete thought in one message. This is necessary since we will show only static messages and have no animation or flashing of any kind. The high resolution of the sign ensures our messages will be clear and crisp and not be pixelated. We have chosen the best available technology with a resolution that reflects highly on our facility and the community.

(over)

We will submit a landscape plan with the permit application which will be made after approval of the improved sign.

I have attached a 2nd page to this narrative explaining how we meet the conditions in Section 405.04.050 D.5. of the City's Unified Development Code. We are meeting everyone we can, but some of them are not possible to meet due to our physical location and residential zoning. We are applying under the comprehensive plan so the commission can approve our improved sign in the same location and at the same size as our existing sign.

Thank you for your support.

Sincerely,

Bill Behrens, Warren Sign Co.



Electronic Message Centers

In addition to general Sign Package submittal requirements, any request for an electronic message center shall comply with the requirements of the Unified Development Code Section 405.04.050 D.5. as listed below. Provide Information on how the proposed Sign Package request complies with *each* of the requirements below:

(1) Distance. Electronic message centers that exceed the size requirements eligible for administrative approval per the Unified Development Code (UDC) for permanent freestanding signs shall not be permitted within two thousand (2,000) feet of any property with a land use designation that permits residential uses as determined by the Comprehensive Land Use Plan.

Answer: Churches are zoned residential, so we are within 2000 feet of a residential zoned property. The sign fronts Olive Boulevard in a business corridor with 5 lanes of traffic. The sign will not be visible to residential homes so we believe we meet the intent of the requirement.

(2) Distance. Electronic message centers that exceed the size requirements eligible for administrative approval per the Unified Development Code (UDC) for permanent freestanding signs shall not be permitted within one thousand (1,000) feet from the center point of two intersecting arterial roadways as designated within the City of Chesterfield Street Classification Map.

Answer: Yes, the sign is more than 1074' from the center of the Hwy 141 and Olive Boulevard intersection.

(3) Duration Of Image Display. Each image displayed shall have a minimum duration of ten (10) seconds.

Answer: Yes. Messages will remain static a minimum of 10 seconds before changing.

(4) Presentation. The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, twirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.

Answer: Yes. Messages will be one static frame and no motion or color changing will occur.

(5) Transition. When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous repixelization.

Answer: Yes. Message changes will be instant with no animation or special effects.

(OVER)

(6) Dimmer Control. The electronic message center shall be equipped with an automatic dimmer control to automatically produce a distinct illumination change from a higher illumination level to a lower level according to ambient light conditions and for the time period between sundown and sunrise.

Answer: Yes. The sign will have an automatic dimmer and it exceeds the level of control in this condition. The dimmer works 24 hours a day, not just at sundown to sunrise. On overcast or cloudy days the sign will dim to insure the light level is appropriate for the ambient light. A sign that is too bright for the conditions is a deterrent to the viewer, so we obviously strive to avoid this.

(7) Brightness. The electronic message center shall not exceed a maximum of seven thousand (7,000) nits (candelas per square meter) during daylight hours and a maximum illumination of six hundred (600) nits (candelas per square meter) between sundown and sunrise measured from the sign's face at maximum brightness.

Answer: Yes, the maximum brightness of the display is 7,000 nits when in direct sunlight. It dims all the way to 70 nits in total darkness. In a typical night setting with streetlights, headlights and other ambient light the sign will be well less than 600 nits. The exact brightness varies depending on the physical location and the amount of ambient light. The sign can be manually dimmed at night in the unlikely event it exceeds 600 nits.

(8) Fluctuating Or Flashing Illumination. No portion of the electronic message center may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.

Answer: Yes, just as stated in conditions four and five.

(9) Malfunction And Non-Compliance. In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one position.

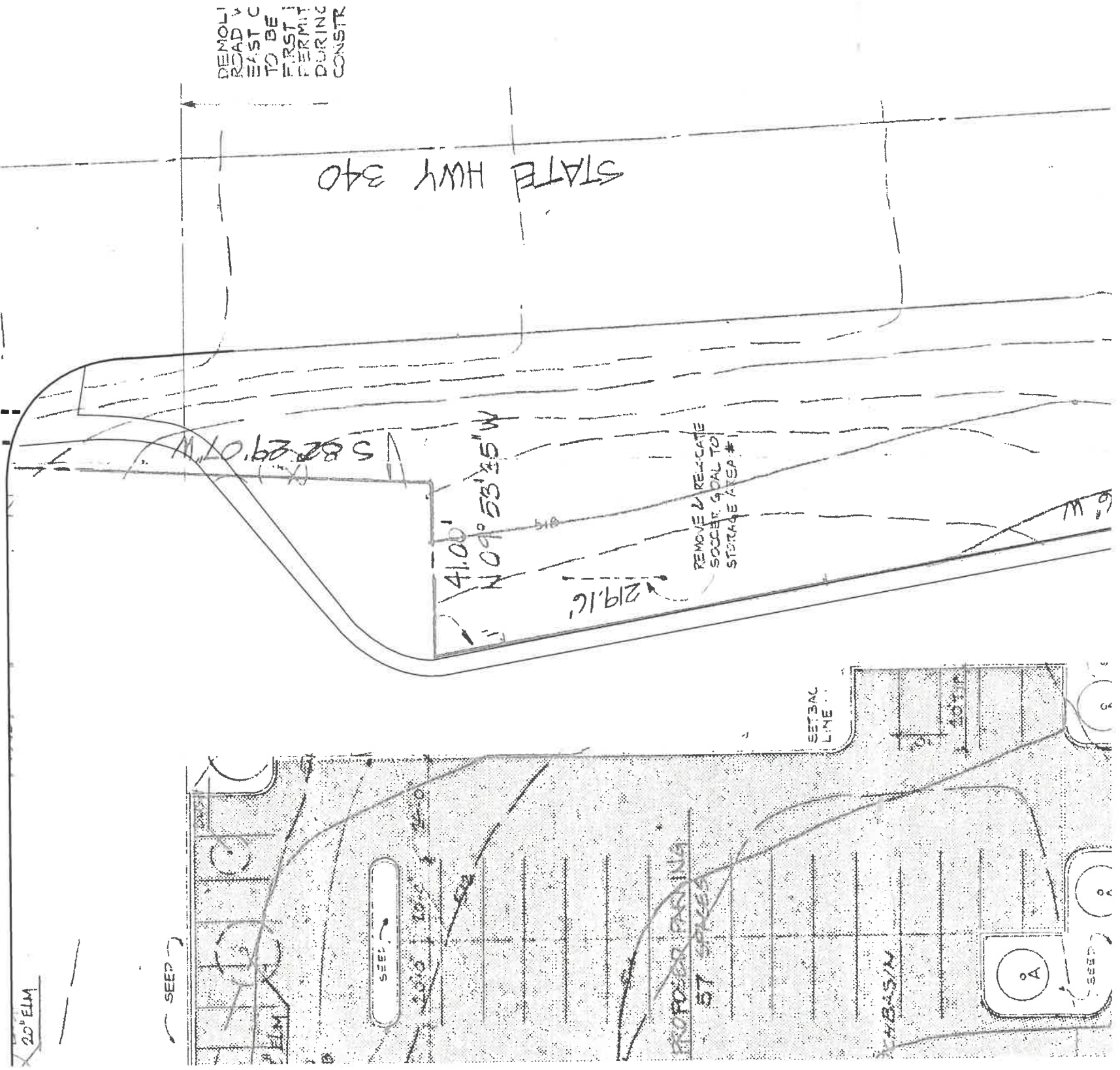
Answer: Yes, this default is built into the software of the sign.

(10) Resolution And Pixel Spacing. The electronic message center shall not have a pixel pitch larger than sixteen millimeters (mm).

Answer: Yes, our sign has a very high resolution 10mm pixel pitch.

(11) Angle. When the interior angle formed by the faces of a V-shaped sign is less than one hundred eighty degrees (180°), both faces of the sign must display the same image

Answer: Yes. The sign is double-faced and each side of the display will show the same message at all times.





TWO SINGLE-FACE ELECTRONIC MESSAGE CENTER UNITS BUILT ONTO CUSTOM FRAME W/ 2" REVEAL & VENTILATED OUTER SKIN.

EMC SIGN AREA:
4'-0" x 10'-0" = 40sf

ID. CABINET SIGN AREA:
1'-0" x 10'-0" = 10sf

TOTAL SIGN AREA:
40sf + 10sf = 50sf



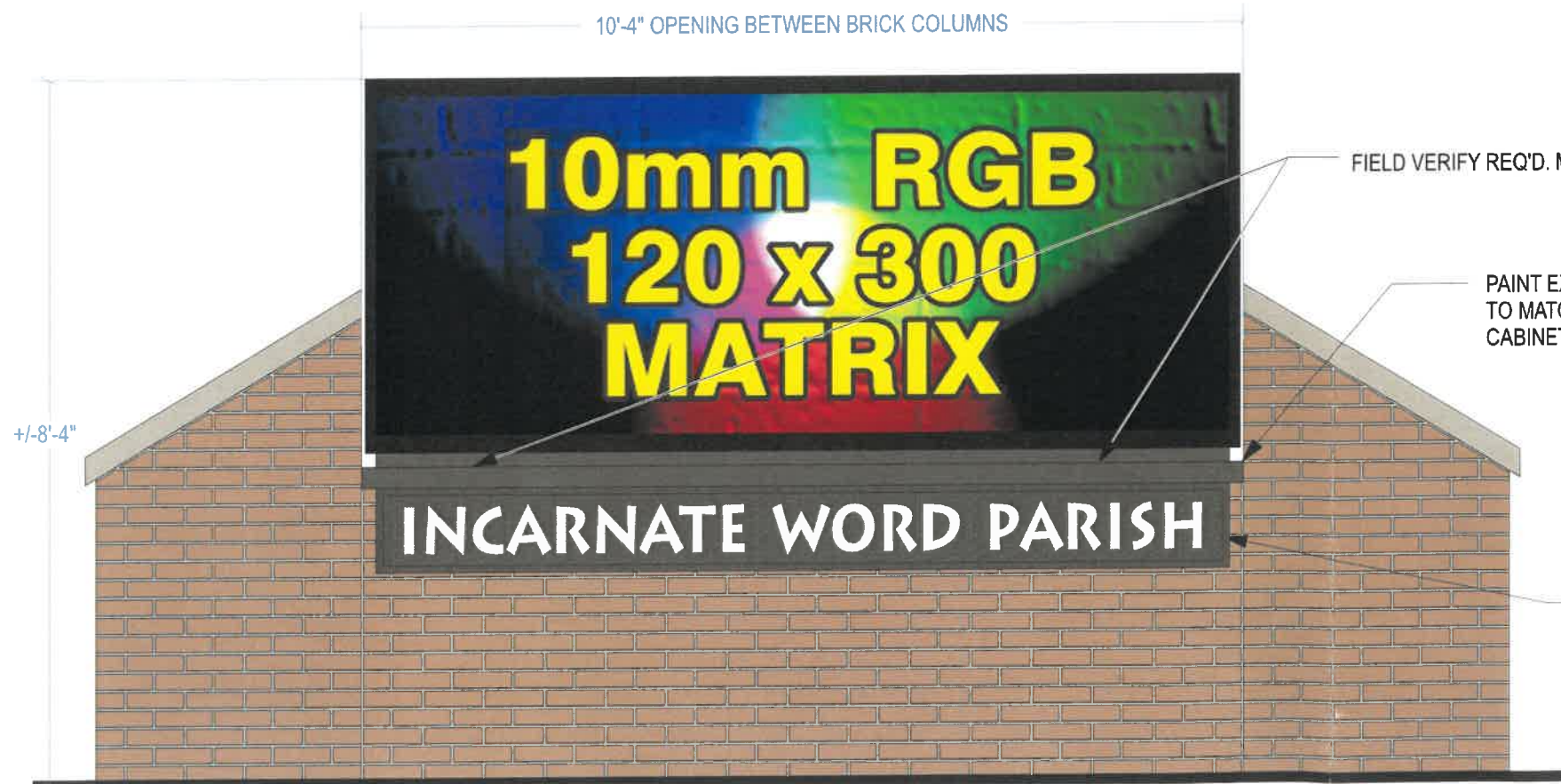
D/F SIGN - FRONT ELEVATION (TYP.)
SCALE: 1/2" = 1'

TWO SINGLE FACE INTERNALLY-ILLUMINATED FORMED ID. MODULES. ALL ALUM. CONSTRUCTION. PAINT EXT. ACRYLIC POLYURETHANE CUSTOM. MOUNT WHITE LED MODULES INSIDE CABINET AS REQ'D. FOR EVEN FACE ILLUM. 3/16" WHITE ACRYLIC FACES. DECORATE W/ 3M TRANSLUCENT VINYL DIE-CUT FILM. 1" FACE RETAINER TRIM. ANCHOR FLUSH TO EITHER SIDE OF BRICK MONUMENT VIA NON-CORROSIVE MECHANICAL FASTENERS.

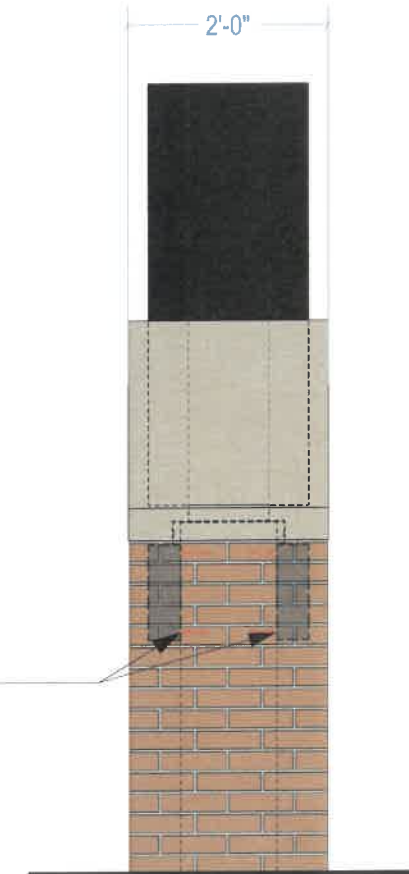
- FACES - 3M 3630-69 DURANODIC
- CABINET & RETAINER/TRIM - LVSFP313 / DARK BRONZE



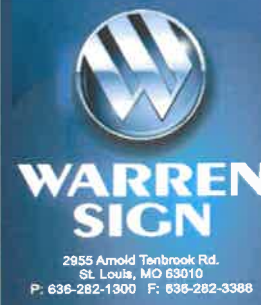
SIDE ELEVATION



FRONT ELEVATION - CABINET INSTALLATION ON EXISTING BRICK MONUMENT BASE



SIDE ELEVATION



CLIENT
Incarnate Word Parish

PROJECT
Monument Sign

LOCATION
13416 Olive Blvd.,
Chesterfield, MO 63017

DATE
10.21.2020

SAVED AS
Incarnate Word/Monument

DRAWING NO.
BB101320.1-B

DESIGNED BY
Scott Wynn

REVISED
102820 EMC SIZE / ID CONSTR.

REVISED

REVISED

REVISED

REVISED

REVISED

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UL LISTED This sign is intended to be installed in accordance with the requirements of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



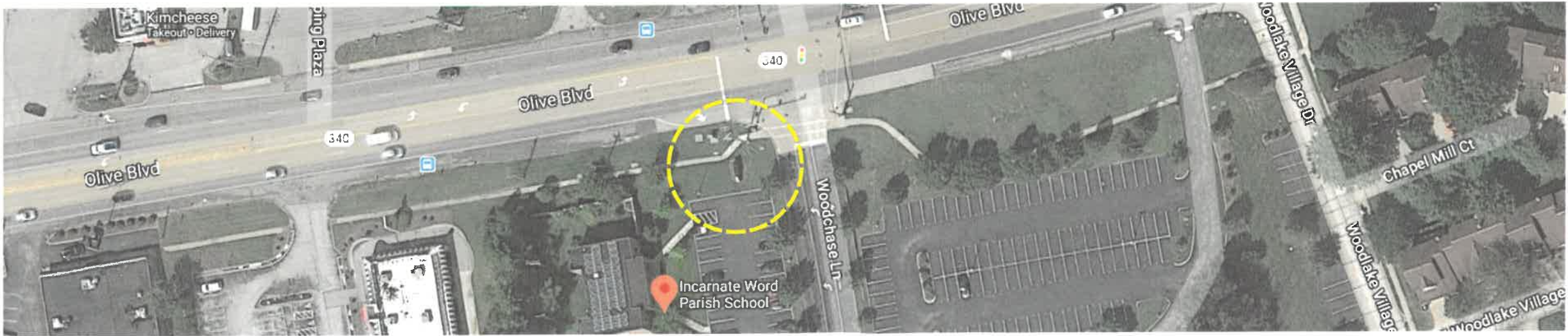
PROUDLY CELEBRATING
90 YEARS
SINCE 1929

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warrensing.com



EXISTING DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN - REMOVE ID. & CHANGER CABINET. / LEAVE BRICK BASE & METAL FLASHING (REPAINT FLASHING ON-SITE).
SCALE: 1/2" = 1'



LOCATION OF EXISTING SIGN



**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
Incarnate Word Parish

PROJECT
Monument Sign

LOCATION
13416 Olive Blvd.,
Chesterfield, MO 63017

DATE
10.21.2020
SAVED AS
Incarnate Word/Monument
DRAWING NO.
BB101320.2
DESIGNED BY
Scott Wynn

REVISED
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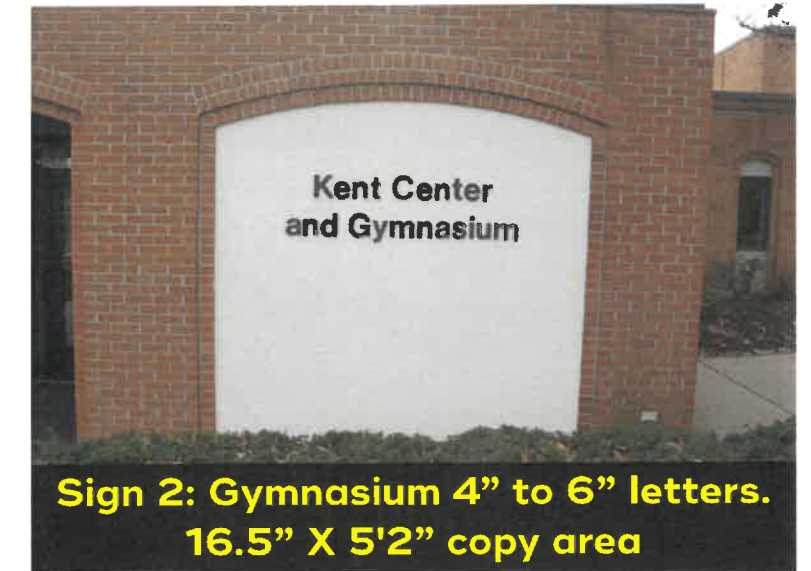
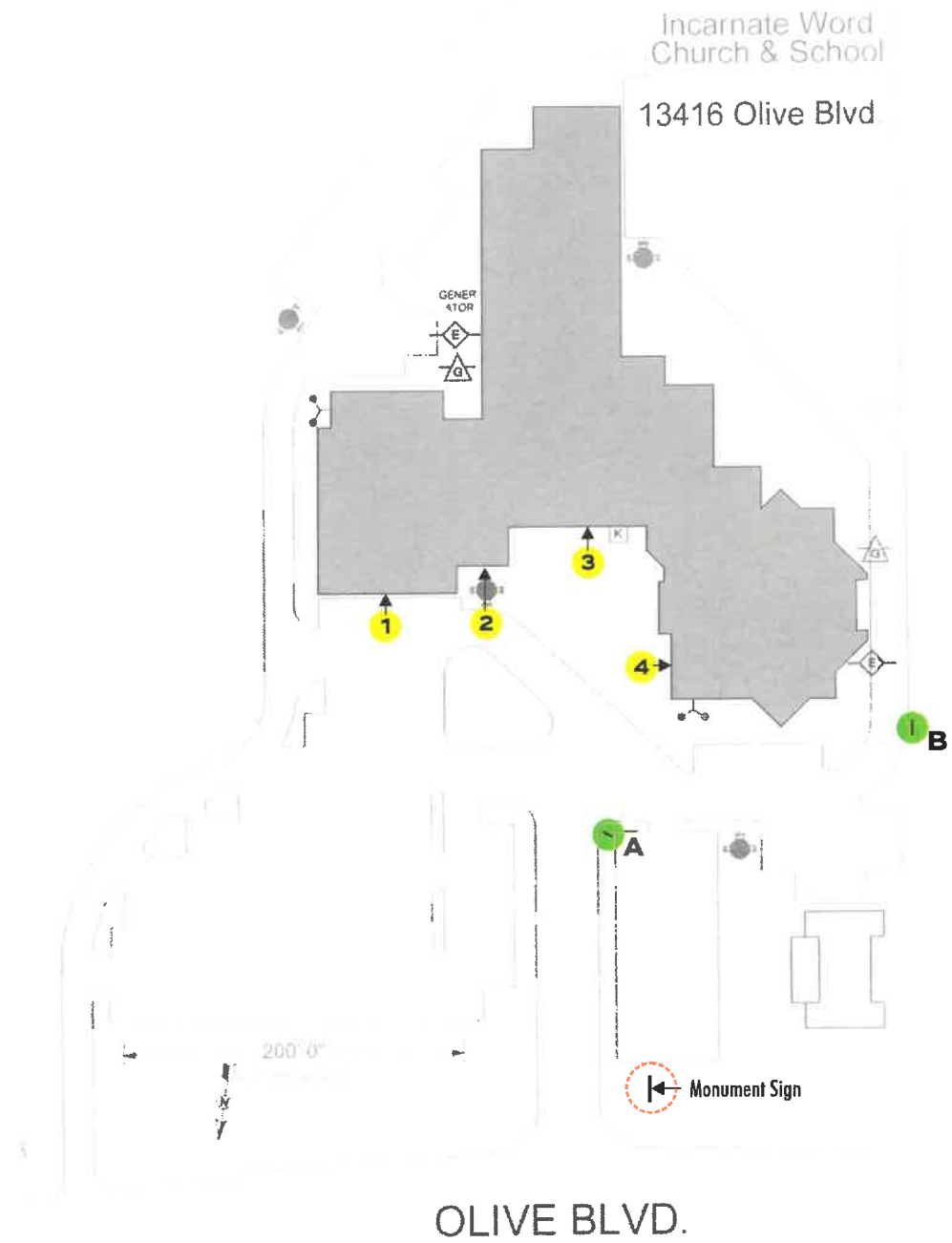
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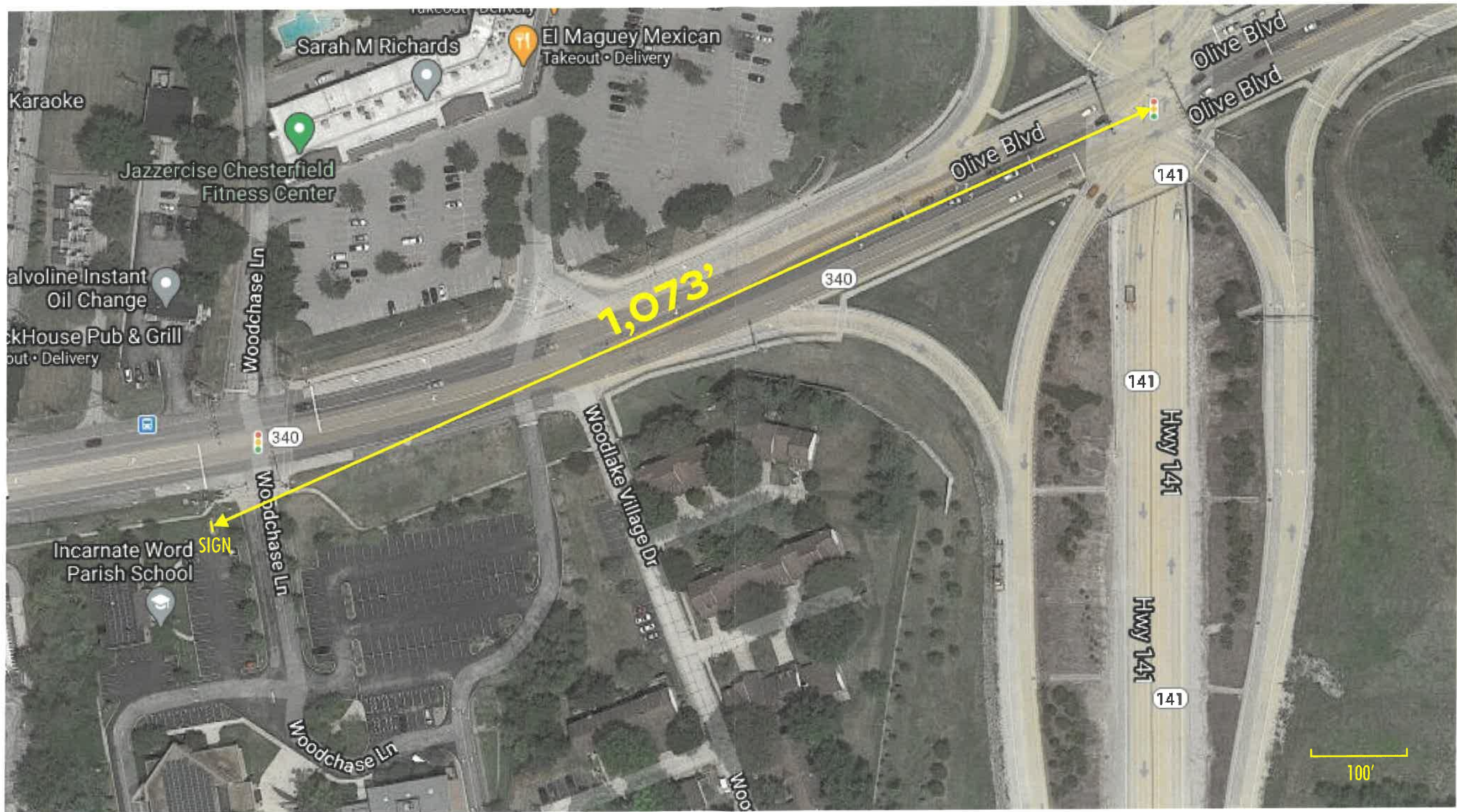
energy efficient signs built to last.

PROUDLY CELEBRATING
90 YEARS of EXCELLENCE
SINCE 1929

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warrensingn.com





Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator
From: Mike Knight, Assistant City Planner *JK*
Date: June 21, 2021



RE: **P.Z. 02-2021 Conway Point Office (SMS Group):** An ordinance amendment to modify permitted uses for a tract of land totaling 1.492 acres zoned “PC” Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (18S310557).

Summary

Sean Sortor, on behalf of SMS Group, has submitted an Ordinance Amendment petition for 15310 Conway Rd. The petition is a request to change the development criteria for the site by adding three (3) uses to the list of permitted uses for this district: Administrative Offices for Educational or Religious Institutions, Church and Other Places of Worship, and Community Center. There are no other requested changes to the ordinance and no proposed changes to the existing Preliminary Development Plan.

A Public Hearing was held on April 26, 2021, where the City of Chesterfield Planning Commission raised one issue, recommending the removal of Community Center from the proposed uses.

The Applicant since submitted a revised narrative removing Community Center from the proposed uses and on May 24, 2021, the Planning Commission motioned to approve this Ordinance Amendment with two (2) proposed uses—Administrative Offices for Educational or Religious Institutions and Church and Other Places of Worship—by a vote of 7 to 0.

On June 10, 2021, City of Chesterfield Planning and Public Works Committee passed a motion by a vote of 3-0 to forward the project as presented to City Council with a recommendation of approval. The first reading for this petition will be held at the June 21, 2021 City Council meeting.

Attached to this report, please find a copy of the Draft Attachment A, May 24, 2021 Staff Report, Revised Narrative Statement, Preliminary Development Plan, and Tree Stand Delineation.

Attachments: Draft Attachment A
May 24, 2021 Staff Report
Revised Narrative Statement
Preliminary Development Plan
Tree Stand Delineation



Figure 1: Subject Site Aerial

BILL NO. 3346

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REPLACING CITY OF CHESTERFIELD ORDINANCE 3127 TO MODIFY PERMITTED USES FOR A TRACT OF LAND TOTALING 1.492 ACRES ZONED “PC” PLANNED COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CHESTERFIELD PARKWAY EAST AND CONWAY ROAD (P.Z. 02-2021 15310 Conway Road {SMS Group, LLC} 18S310557).

WHEREAS, the petitioner, SMS Group LLC, has requested an Ordinance Amendment to establish new development criteria for a 1.49-acre tract of land located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 26, 2021; and,

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

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

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

Section 1. City of Chesterfield Ordinance 3127 is hereby repealed and the City of Chesterfield Unified Development Code and Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 1.49 acres located at 15310 Conway Road and as described as follows:

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows:

Beginning at the intersection of the Southern line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2404 of the St. Louis County Records with the Eastern line of property conveyed to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said Southern line of Conway Road, being a curve to the left having a radius of 746.20 feet an arc distance of 77.73 feet (chord of North 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 166.16 feet to a point; thence along a curve to the right having a radius of 35.00 feet and an arc distance of 54.80 feet (chord of South 51 degrees 16 minutes 40 seconds East, 49.37 feet) to a point; thence along a curve to the right having a radius of 698.94 feet and an arc distance of 263.80 feet (chord of South 04 degrees 23 minutes 09 seconds West, 262.24 feet) to a point on the North line of State Route 40TR (Interstate 64); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 262.65 feet to a point on the East line of Laux, as aforementioned; thence along said East line, North 04 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning. Said tract contains 64,853 square feet (1.489 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 SMS Group, LLC, in P.Z. 02-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 26th day of April, 2021, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2021

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/21/2021

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial “PC” District shall be:
 - a. Administrative Offices for Educational or Religious Institutions
 - b. Art Gallery
 - c. Art Studio
 - d. Church and Other Places of Worship
 - e. College/University
 - f. Financial Institution (No Drive-Through)
 - g. Museum
 - h. Office - Dental
 - i. Office - General
 - j. Office – Medical
 - k. Recreational Facility
 - l. Veterinary Clinic
2. The above uses in this PC District shall be restricted as follows:
 - a. Recreational Facility uses shall be limited to gymnastics, dance, cheer and group fitness and athletic training.
 - b. Office—Medical uses shall have a 24-hour limit on patient boarding.
3. Hours of Operation.

- a. Hours of operation for this Planned Commercial “PC” District shall not be restricted.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area
 - a. Total building floor area shall not exceed 15,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty (30) feet.
3. Building Requirements
 - a. A minimum of forty percent (40%) open space is required for this development.
 - b. This development shall have a maximum F.A.R. of .55.

C. SETBACKS

1. Structure Setbacks

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

- a. Twenty-five (25) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
 - b. Sixty (60) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
 - c. Five (5) feet from the western boundary of the Planned Commercial “PC” District.
 - d. Ten (10) feet from the southern boundary of the Planned Commercial “PC” District.
2. Parking Setbacks

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

- a. Ten (10) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
- b. Twenty-five (25) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
- c. Five (5) feet from the western boundary of the Planned Commercial “PC” District.
- d. Five (5) feet from the southern boundary of the Planned Commercial “PC” District.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape buffers shall be required for this development as follow:
 - a. Ten (10) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
 - b. Twenty-five (25) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
 - c. Five (5) feet from the southern boundary of the Planned Commercial “PC” District.

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
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.
3. Provide a cross access easement(s) to 15320 Conway Road, as may be necessary to allow joint utilization of the shared entrance drive.
4. Access to this development from Chesterfield Parkway East shall not be permitted.

5. Northbound left turns from Chesterfield Parkway East to westbound Conway are currently prohibited and will not be permitted under existing geometric conditions and I-64 ramp location.

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. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along Conway Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way or on private property within a 6-foot-wide sidewalk access easement dedicated to the City of Chesterfield. Sidewalk construction and maintenance shall be the responsibility of the property owner.
4. Provide an ADA compliant pedestrian route from the sidewalk along Conway Road to the site.
5. Obtain approvals from the City of Chesterfield for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. A sidewalk conforming to Saint Louis County ADA standards shall be provided adjacent to Chesterfield Parkway East, as directed by the Saint Louis County Department of Transportation.
7. Road improvements shall be completed prior to the issuance of an occupancy permit. Delays due to utility relocation and adjustments do not constitute a cause to allow occupancy prior to completion of road improvements.
8. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, shall be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by St. Louis County and 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. The developer's additional road improvement obligation shall be as determined by the approved study.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Storm sewers shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or to the existing piped system adjacent to Conway Road.

5. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. 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.
8. 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.
9. Formal MSD review, approval, and permits are required.
10. MSD considers this project to be part of a larger common plan of development with 15320 Conway, 19MSD-00205.
11. Post-construction BMPs will be required. Stormwater Management facilities and site design strategies shall be applied such that the extents of the projects disturbed areas are managed. The site is considered new development; volume reducing BMP's will be required.
12. Project is located in a release rate watershed. If the differential runoff exceeds 5 CFS, for the entire common plan of development, the release rates will be in effect for this project.
13. Flood protection volume may be required based on site and common plan of development differential.
14. Channel protection volume will be required for this project if additional flood protection volume is required.
15. The developer will be required to provide a 100-year overland flow path.
16. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect Missouri Department of Transportation (MODOT) right-of-way.
17. Easements will be required over existing sewers.

18. New encroachments will not be allowed.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Sanitary flow estimates must be provided. These shall include the estimated average daily and peak flow rates. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements may be required based on the flow rates provided.
3. This project will connect to the sewer extension proposed under 19MSD-00205. That project is not approved by MSD. The sanitary connection will not be allowed until 19MSD-00205 has construction approval or a letter is provided from the developer and drain layer for 19MSD-00205.
4. Public sanitary sewers must be extended to serve this development.
5. The developer is proposing a low-pressure sanitary system. When this project is completed, a common force main will be created. Modeling of the common force main system will be required including possible expansion to adjacent properties.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All off-site easements necessary for installation of proposed improvements, utilities, and grading must be in place prior to acceptance of improvement plans and/or issuance of a grading permit.
2. Any work within Missouri Department of Transportation (MODOT) right-of-way will require a MODOT permit.
3. Utilities shall be installed underground.

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Public Art installations shall be required in the locations depicted on the Preliminary Site Plan attached hereto as "Attachment B".

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.

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

III. TRUST FUND CONTRIBUTION

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:

A. ROADS

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$777.11/parking space
General Retail	\$2,331.45/parking space
Loading Space	\$3,815.12/parking space

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

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

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

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

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.

If 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.

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

The amount of all required contributions, 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.

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

IV. RECORDING

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

V. ENFORCEMENT

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

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

Planning Commission Staff Report

Project Type: Ordinance Amendment

Meeting Date: May 24, 2021

From: Chris Dietz, Planner 

Location: 15310 Conway Road

Description: **P.Z. 02-2021 Conway Point Office (SMS Group):** An ordinance amendment to modify permitted uses for a tract of land totaling 1.492 acres zoned “PC” Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (18S310557).

PROPOSAL SUMMARY

SMS Group has submitted a request for an Ordinance Amendment to modify permitted uses for a tract of land located in the southeast corner of the intersection of Conway Road and Chesterfield Parkway East.

The Applicant recently amended the governing ordinance in 2021 to modify development criteria. The applicant is now requesting an Ordinance Amendment to add the following to the Permitted Uses section of the ordinance for this site:

- Administrative Office for Church or House of Worship
- Church or House of Worship



Figure 1: Subject Site Aerial

A Public Hearing was held on April 26, 2021 in which one issue was raised by Planning Commission. Staff has since coordinated with the petitioner to address this issue as detailed later in this report.

HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this site was rezoned from “R3”—Residence District by St. Louis County. In 2007, the City rezoned the property to “PC” Planned Commercial District via Ordinance Number 2361. This ordinance was later repealed in 2008 to accommodate a Site Development Plan application that was filed simultaneously for a 27,000 square-foot, three (3) story bank building, but was put on hold indefinitely. In January of 2021, the governing ordinance was amended to modify development criteria for the subject site, including permitted uses, setbacks and density requirements. Today, the site is governed under the provisions of Ordinance 3127.

LAND USE AND ZONING

The land use and zoning for the properties surrounding the subject site are as follows:

Direction	Zoning	Land Use
North	“PC”—Planned Commercial	Hotel
South	“C8”—Planned Commercial	Office
East	“NU”—Non-Urban	Senior Living Facility
West	“PC”—Planned Commercial	Office (under construction)

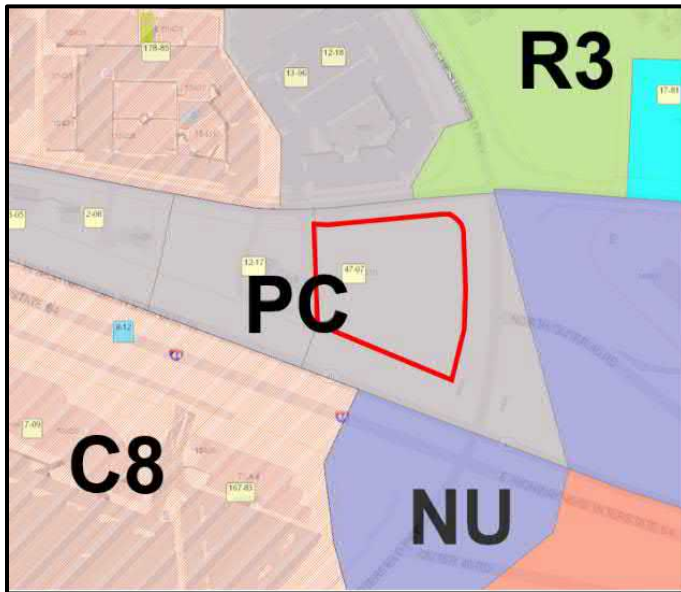


Figure 2: Zoning Map



Figure 3: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Map delineates the subject site at the eastern edge of the City Center (Corporate Village) land use Character Area. This area is characterized by its primary land uses, including office, lodging, institutional, retail, personal service and a mixture of residential types.

PUBLIC HEARING

A Public Hearing was held on April 26, 2021 in which one issue was raised by Planning Commission regarding the requested permitted use of “Community Center”.

ISSUE RAISED

Issue: Planning Commission raised concern about the appropriateness of “Community Center” being requested as a permitted use for this site given its small size, and asked the petitioner to consider removing this particular use from the requested permitted uses.

Response: The petitioner has provided an updated proposal removing this use from the request, and Staff has provided draft Attachment A language in the Planning Commission packet that reflects this change, adding only two (2) permitted uses request by the applicant, as described below.

STAFF ANALYSIS

The applicant is requesting the addition of two (2) permitted uses for this Planned Commercial District, listed in the table below in [blue](#). Each of the requested permitted uses are allowed in the “PC”—Planned Commercial district. This is the only requested change by the applicant to the governing ordinance.

Current Permitted Uses Language:	Proposed Permitted Uses Language:
• Art Gallery • Art Studio • College/University • Financial Institution (No Drive-Through) • Museum • Office - Dental • Office - General • Office – Medical • Recreational Facility* • Veterinary Clinic	• Administrative Offices for Educational or Religious Institutions • Art Gallery • Art Studio • Church and Other Places of Worship • College/University • Financial Institution (No Drive-Through) • Museum • Office - Dental • Office - General • Office – Medical • Recreational Facility* • Veterinary Clinic

** Limited to gymnastics facility, dance, cheer, fitness center, group fitness or athletic training.*

PRELIMINARY PLAN

There are no proposed changes to the Preliminary Development Plan in conjunction with this request. However, a copy of the Preliminary Development Plan, Survey and Tree Stand Delineation that were provided in conjunction with the previous ordinance amendment are included in the Planning Commission packet for reference.

Staff has completed its review and has no further comments regarding this petition. A draft version of the Attachment A, Revised Narrative Statement, Preliminary Development Plan, Survey, and Tree Stand Delineation are attached for further consideration.

Attachments: Draft Attachment "A"
 Revised Project Narrative
 Preliminary Development Plan
 Survey / Tree Stand Delineation

15-17-21 11:40 14

**15310 Conway RD Project Narrative
Amendment to Current Zoning Ordinance #3127**

I am writing with our requested amendments to the current zoning ordinance for the property located at 15310 Conway Rd in Chesterfield, which is approximately +/-1.49 acres.

We have two use amendment requests to the current zoning ordinance. We believe that these requests are already permitted under the current PC zoning, will not change the master plan for the area or negatively impact the overall aesthetics of the area. Our goal is to enhance the overall look and usability of this section of Conway Rd in the most responsible manner possible.

AMENDMENT REQUEST - ADDITIONAL PROPOSED USES

We are looking to amend the zoning ordinance of this property to similar zoning in the area and in coordination with the Master Plan. The proposed additional uses are:

- **CIVIC**
 - Administrative offices for educational or religious institutions
 - Church and other places of worship

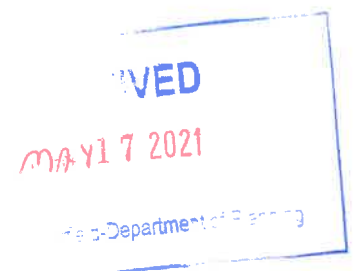
We believe these requested uses are consistent with the PC Zoning District and the surrounding developments per the current non-residential districts table under the PC Zoning District.

Thank you all for your time and please do not hesitate to contact me at (314) 575-2594 or via email at sean@seansortor.com.

Sincerely,



Sean Sortor
Owner/Manager
SMS Group LLC



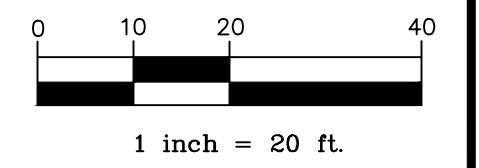
LEGAL DESCRIPTION

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows:

Beginning at the intersection of the Southern line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2404 of the St. Louis County Records with the Eastern line of property conveyed to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said Southern line of Conway Road, being a curve to the left having a radius of 746.20 feet an arc distance of 77.73 feet (chord of North 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 166.16 feet to a point; thence along a curve to the right having a radius of 35.00 feet and an arc distance of 54.80 feet (chord of South 51 degrees 16 minutes 40 seconds East, 49.37 feet) to a point; thence along a curve to the right having a radius of 698.94 feet and an arc distance of 263.80 feet (chord of South 04 degrees 23 minutes 09 seconds West, 262.24 feet) to a point on the North line of State Route 40TR (Interstate 64); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 262.65 feet to a point on the East line of Laux, as aforementioned; thence along said East line, North 04 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning. Said tract contains 64,853 square feet (1.489 acres) more or less.

15310 CONWAY ROAD

EXHIBIT B



SIGNATURE IS LIMITED TO STEWART ITEMS AUTHENTICATED BY THIS SEAL AND DATED PURSUANT TO 327.41 FS90; NO SERVICES ARE PROVIDED FOR THE PROJECT BEYOND THE REORDERED, BOUNDARY, SURVEY, AND TOPOGRAPHIC SURVEYS; STRUCTURAL AND GEOTECHNICAL INVESTIGATIONS AND RECOMMENDATIONS; UTILITY DISTRIBUTION FACILITIES; CONSTRUCTION MEANS, METHODS AND SCHEDULING; ESTIMATES, AND REPORTS THAT DO NOT BORRER FROM THE SEAL, AUTHENTICATING SIGNATURE, AND DATE OF THE ENGINEER.

1717 Wilson Avenue
Chesterfield, MO 63005

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800



VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

15370 CONWAY ROAD

PRELIMINARY PLAN

PRELIMINARY

CHANEL CLAY VANCE, P.E.
E-25616

REVISED

09/21/20	SETBACKS
/07/20	SETBACKS, CITY

20103

3/12/20

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© 2020

A TRACT OF LAND IN
FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

15310 Conway Road
Chesterfield, MO.

SMS Group, LLC

Revisions:

Date	Description	No.
10/22/20	City Comments	1

Drawn: BAD
Checked: DAD

Tree Stand Delineation Narrative

The overall Lot comprises a total of 1.06 Ac and has a total of 33,750.8 sq ft of Tree Canopy. Tree Stand Delineation map was completed by field inspection completed on July 7, 2020. The tree canopy is made up of mulberry, Cotton Wood, Allantus and Bradford Pear. The understory is comprised of honeysuckle, grape vines, and poison ivy.

No Monarch, state champion or rare trees were found on the site.

LEGEND

- Individual Tree Location
- Dead Tree
- continuous Tree Canopy

Tree Stand Delineation Prepared
under direction of Dennis Greene of
Happy Tree Service
Certified Arborist IL-0414-A

Dennis Greene
Base Map Provided by: Vance Engineering, Inc.

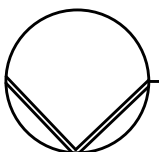
Prepared For:
SMS Group LLC
1717 Wilson Avenue
Chesterfield, MO. 63005

Sheet Title: Tree Stand Delineation

Sheet No:

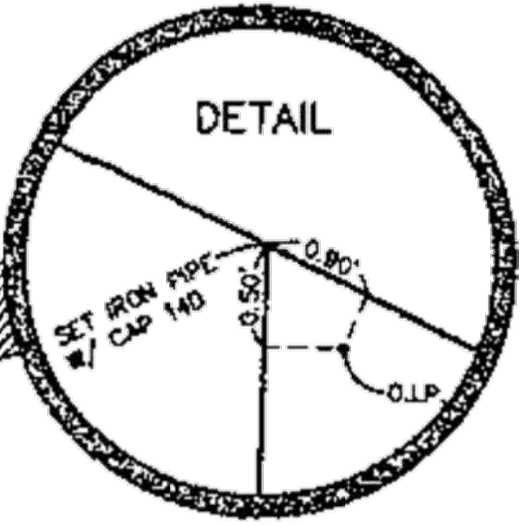
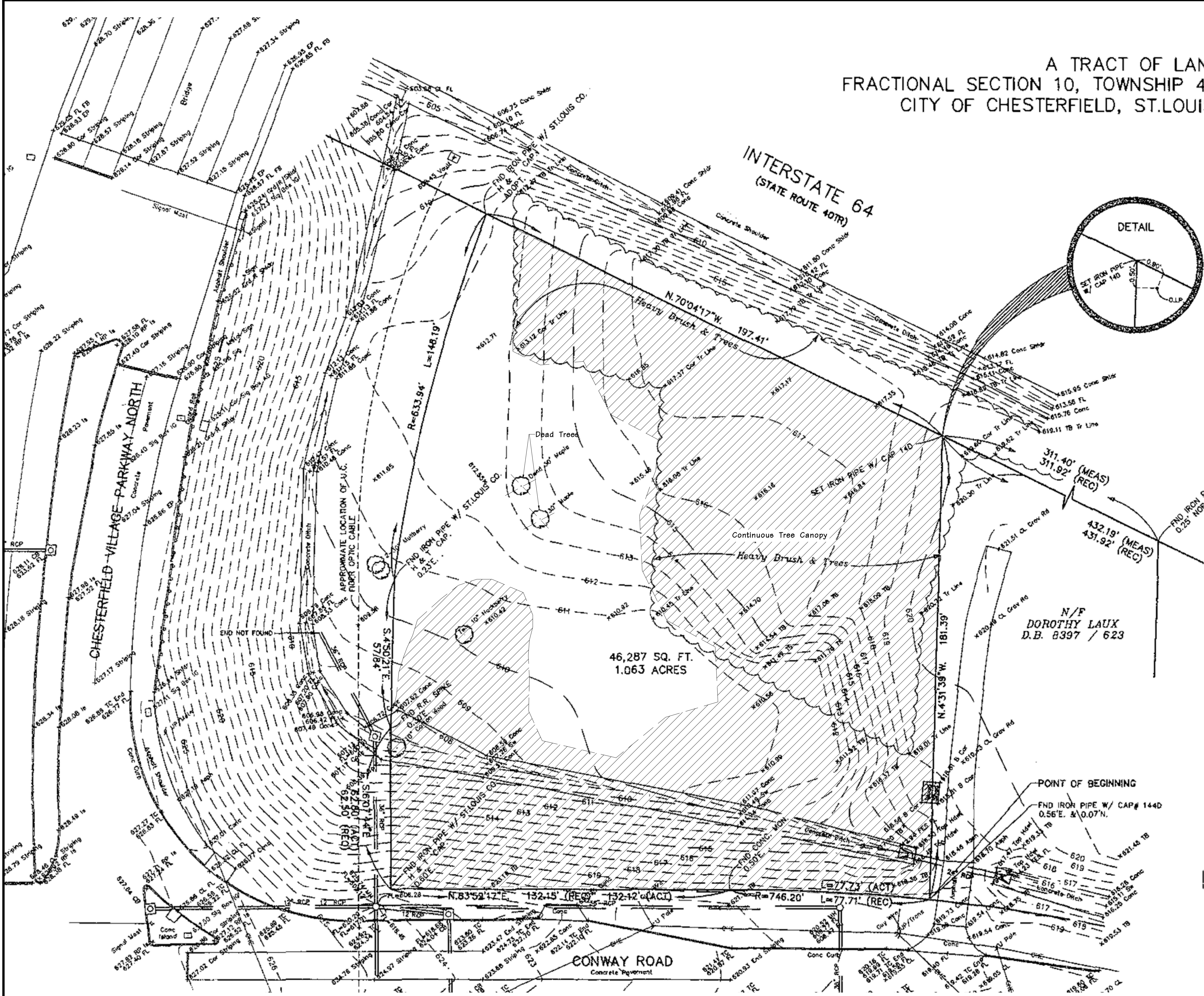
TSD

Date: 8/10/2020
Job #: 205.001



Tree Stand Delineation Plan

SCALE 1"=20'-0"



City Council Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

JW

Date: June 11, 2021

CC Date: June 21, 2021

RE: COVID-19 Ordinance

Summary

As a result of the COVID-19 virus and recommendations from the President, Governor, and CDC, businesses across the City are placed in a situation where they are required to adapt quickly in order to conduct business while implementing measures to protect their employees and customers. This adaptability is often not permitted under the City's regulations pertaining to various land use regulations. For instance, many restaurants have adapted to a curbside pick-up model where additional signage is utilized to inform the public that they are offering service and instructions on how to navigate the site to promote safety.

In response to this situation, the City of Chesterfield City Council approved Ordinance 3103, which suspends the application or enforcement of ordinances as necessary to support the reopening of businesses across the City of Chesterfield and protect the public health, safety, and general welfare during this period. The ordinance originally included a sunset of December 31, 2020; however, the ordinance was amended to sunset in July of 2021.

The attached ordinance extends the authorization to the Director of Planning to temporarily permit deviations from UDC requirements to help protect the health, safety, and welfare of the citizens, businesses, and visitors of the City of Chesterfield until the end of 2021. If the ordinance is not extended, enforcement activities will commence to bring these properties into compliance.

Recommendation

The ordinance was reviewed by the Planning and Public Works Committee on June 10, 2021. The committee passed a motion to recommend approval of the extension of the ordinance by a vote of 3-0 and noted that this would be the last extension of the ordinance.

Attachments: Legislation

BILL NO. 3347

ORDINANCE NO. _____

AN ORDINANCE GRANTING THE CITY ADMINISTRATOR AND DIRECTOR OF PLANNING THE AUTHORITY TO SUSPEND THE APPLICATION OR ENFORCEMENT OF ORDINANCES AS NECESSARY TO SUPPORT THE REOPENING OF BUSINESSES ACROSS THE CITY OF CHESTERFIELD AND PROTECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE DURING THIS PERIOD.

WHEREAS, on March 11, 2020, the World Health Organization declared a pandemic due to Coronavirus 2019 (“COVID-19”), and on March 13, 2020, a State of Emergency was declared in the State of Missouri by Governor Michael L. Parson and in St. Louis County by County Executive Sam Page in response to the COVID-19 pandemic; and

WHEREAS, the COVID-19 pandemic will have a negative and potentially devastating impact on the economic viability of many residents and businesses due to business closures, stay at home orders, and other restrictions resulting from the response to the pandemic; and

WHEREAS, the State of Missouri has recognized the need of businesses to reopen, so too the City of Chesterfield recognizes the need of its businesses to remain viable and supports the governor’s Phase I to lift the state’s restrictions effective May 4, 2020; and

WHEREAS, the pandemic continues and the City recognizes that businesses continue to adapt to protect the health and safety of their employees and the public while still providing critical economic activity; and

WHEREAS, the City desires to allow reasonable, temporary situations that allow the Department of Planning and other City departments to respond to changing conditions that allow for mass testing and the phased re-opening of businesses within the City of Chesterfield in a rapidly changing time.

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

Section 1. The City Administrator and Director of Planning, or their designee, are granted the authority to suspend the enforcement and application of ordinances identified in this ordinance and any other ordinance as deemed necessary to protect the public health, safety, and general welfare and to assist local businesses and residents.

The due dates, fees, charges, requirements or processes related to the items identified below may be suspended, extended, or waived as may be

necessary to protect the public health, safety, and general welfare and to assist residents, visitors, and businesses as deemed appropriate.

1. Temporary suspension of various development criteria, including but not limited to:
 - a. Temporary Sign regulations;
 - b. Temporary structure regulations;
 - c. Parking requirements;
 - d. Other development criteria in Chapter 31 of the City Code (Unified Development Code) and/or site specific ordinances.
2. Acceptance of digital seal/signature requirements for guarantees (bonds and sureties).
3. Temporary suspension of business license renewal fees.
4. Temporary suspension of renewal of liquor license fees.

Section 2. The City Council retains the right to review and withdraw approval for any action authorized under this ordinance by vote of a majority of City Council members.

Section 3. Any applicant requesting temporary relief under this ordinance may appeal the decision of the Director of Planning to the City Council who may affirm, reverse, or modify the decision.

Section 4. This Ordinance is a temporary ordinance due to the State of Emergency declared in Missouri and St. Louis County as a result of the COVID-19 pandemic and the serious threat to the public health, safety, and general welfare the pandemic poses to residents, visitors, and businesses within the City of Chesterfield, Missouri.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval and shall remain in full force and effect until December 31, 2021 unless repealed or otherwise extended by the City Council of the City of Chesterfield.

Passed and approved this _____ day of _____, 2021.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/21/2021

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore

Vice-Chair: Councilmember McGuinness

There are no Finance and Administration Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

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

Efforts are currently underway to schedule the next F&A Committee of the Whole as directed by Council at their June 7th Committee meeting of the Whole.

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



Finance and Administration Committee of the Whole

Record of Proceeding

June 7, 2021

The Finance and Administration Committee of the Whole met on June 7, 2021. Those in attendance included: Chairperson Michael Moore, Ward III; Council Committee Member Barbara McGuinness, Ward I; Council Committee Member Aaron Wahl, Ward II; Council Committee Member Gary Budoor, Ward IV; City Administrator Mike Geisel; and Finance Director Jeannette Kelly. Those also in attendance included: Mayor Bob Nation; Councilmember Mary Monachella, Ward I; Councilmember Dan Hurt, Ward III; Councilmember Tom DeCampi, Ward IV; City Attorney Chris Graville; Director of Public Works/City Engineer Jim Eckrich; Director of Planning Justin Wyse; Police Chief Ray Johnson; Director of Parks, Recreation and Arts Thomas McCarthy; Director of Finance Jeannette Kelly; Assistant Director of Finance John Hughes; and City Clerk Vickie McGownd. There were approximately 7 other attendees.

Councilmember Mary Ann Mastorakos, Ward II, was absent.

[Councilmember Aaron Wahl, Ward II, arrived at 5:11 p.m.]

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

Approval of Minutes

Chairperson Moore asked if there were any comments or changes to the May 10, 2021 F&A Committee Minutes. Hearing none, Councilmember McGuinness made a motion, seconded by Councilmember Wahl, to approve the May 10, 2021 F&A Committee minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Overview of Frequently Used Economic Development Tools

Special Counsel Robert Klahr, Armstrong Teasdale LLP, presented an overview of the following frequently used economic development tools and explained the guidelines, uses and limitations for each (presentation attached):

- Tax Increment Financing (TIF)

- Tax Abatement – Industrial Development – Chapter 100
- Tax Abatement – Urban Redevelopment – Chapter 353
- Special Taxing Districts - Community Improvement District (CID)
- Special Taxing Districts – Transportation Development District (TDD)
- Special Taxing Districts – Neighborhood Improvement District (NID)
- Special Taxing Districts – Special Business District (SBD)

Mr. Klahr also discussed specific project examples where the City of Chesterfield has been involved in the past.

City Administrator Geisel was directed to schedule another F&A Committee Meeting of the Whole to discuss the contents of his memorandum and further advise City Council.

Adjournment

The meeting was adjourned at 6:21 p.m.

Respectfully submitted:

Mike Geisel
City Administrator

Vickie McGownd
City Clerk

APPROVED: _____



Armstrong
Teasdale

Overview of Frequently-Used Economic Development Tools

June 7, 2021

Presented by Robert D. Klahr

rklahr@atllp.com

314-552-6683

Frequently-Used Economic Development Tools

- **Tax Increment Financing (TIF)**
- **Tax Abatement**
 - Industrial Development – Chapter 100
 - Urban Redevelopment – Chapter 353
- **Special Taxing Districts**
 - Transportation Development Districts (TDD)
 - Community Improvement Districts (CID)
 - Neighborhood Improvement Districts (NID)
 - Special Business Districts (SBD)
- **Project Examples**

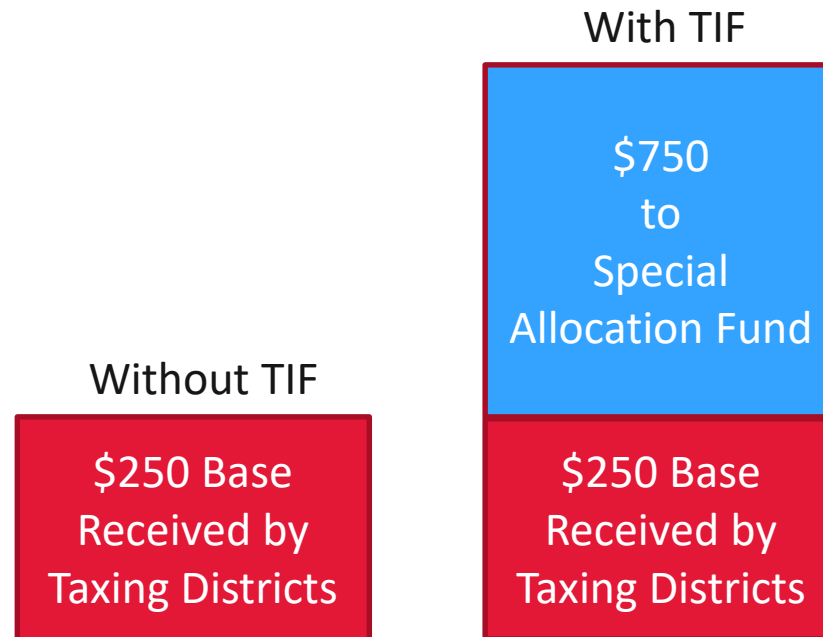
Tax Increment Financing

- Uses incremental tax revenues generated by development to finance certain project costs
 - 100% of incremental Payments in Lieu of Taxes (PILOTS)
 - 50% of incremental Economic Activity Taxes (EATS)
- Available for “blighted” or “conservation” areas
 - **Conservation area** – 50% of buildings are at least 35 years old
 - **Blighted area** – an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use

PILOTS Illustration

■ Assumptions:

- Total real property tax levy - \$5.00/\$100 of Assessed Value
- Assessed Value Before Development - \$5,000 (results in \$250 in revenue)
- Assessed Value After Development - \$20,000 (results in \$1,000 in revenue)



Redevelopment Project Areas



What can TIF pay for?

- Land acquisition
- Demolition, clearing and grading
- Costs to rehabilitate buildings
- Construct public improvements
- Construct private improvements
- Studies, surveys, plans and specifications
- Professional services
- Financing costs
- Relocation costs

Industrial Development – Chapter 100

- **Principal Benefits:**
 - Real property tax abatement
 - Personal property tax abatement
 - Sales tax exemption on construction materials
- **Property is conveyed to the city, rendering it tax-exempt**
- **Bonds are issued, but primarily is a tax abatement tool**
 - Without a vote, bonds cannot be paid from city's general fund
- **Used for industrial, warehouse/distribution, office headquarters and other commercial projects**

Urban Redevelopment – Chapter 353

- Traditional urban redevelopment tool – originally adopted in the 1940s
- Blight finding required
- Principal Benefit:
 - Real property tax abatement
 - Personal property tax abatement not available
 - Sales tax exemption not available
- Property is conveyed to a separately formed corporation, rendering it tax-exempt
- Can be used for all classes of property (commercial, industrial, residential)

TIF vs. Chapter 100/Chapter 353

▪ Method of Assistance

- TIF – incremental taxes are paid and “reallocated” to pay project costs
- Chapter 100/Chapter 353 – taxes are abated

▪ Revenues affected

- TIF – real property tax, sales tax (not personal property tax)
- Chapter 100 – real property tax, personal property tax, possibly sales tax
- Chapter 353 – real property tax (not personal property tax or sales tax)

▪ Typical uses

- TIF – retail/commercial property for redevelopment
- Chapter 100 – industrial, office, other commercial property
- Chapter 353 – all classes of property for redevelopment

Special Taxing Districts – Community Improvement District (CID)

- **Separate Entity**
 - Political subdivision
 - Nonprofit corporation
- **Formation process**
 - Petition of requisite percentage of property owners within proposed CID boundaries
 - City adopts ordinance after a public hearing
- **Governed by a Board of Directors**
 - Appointed by the City or Elected by Voters within the CID
 - Composed of property owners, business owners or registered voters
- **New Revenue Sources**
 - Sales tax (up to 1%)
 - Property tax
 - Special assessment (only source of revenue for a nonprofit CID)

Special Taxing Districts – CID

▪ What can a CID pay for?

- Public improvements within the CID boundaries
 - Streets, traffic signals, parking lots, parking garages
 - Utilities, stormwater, storm sewer
 - Parks, trees, landscaping
- Other improvements within the CID boundaries if within a “blighted area”
 - Demolition and removal of existing buildings or structures
 - Renovation, reconstruction or rehabilitation of existing buildings or structures
- Various services within the CID boundaries
 - Security
 - Cleaning and maintenance
 - Refuse collection and disposal

Special Taxing Districts – Transportation Development District (TDD)

- **Separate Political Subdivision**
- **Formation process**
 - Petition to County Circuit Court
 - 100% of property owners or 50 registered voters within proposed TDD boundaries; or
 - Two or more local transportation authorities (ex. city and county)
 - Court enters order after court proceedings
 - If petition filed by all property owners, no election required
 - Otherwise, election of qualified voters within TDD boundaries required
- **Governed by a Board of Directors**
 - Elected by the qualified voters; or
 - Presiding officer of each local transportation authority and, if fewer than four local transportation authorities, an additional appointee of each local transportation authority
- **New Revenue Sources**
 - Sales tax (up to 1%)
 - Property tax (up to \$0.10 per \$100 assessed valuation)
 - Special assessment
 - Fees or tolls

Special Taxing Districts – TDD

■ What can a TDD pay for?

- Can finance only transportation projects
 - bridge, street, road, highway, access road, interchange, intersection, signing, signalization;
 - parking lot, garage;
 - bus stop, light rail, or other mass transit
- All projects must be transferred to applicable transportation authority upon completion
 - Missouri Department of Transportation if it is to be merged into state highway system
 - Local transportation authority must approve project if it will own upon completion

Special Taxing Districts – Neighborhood Improvement District (NID)

- **Not a separate entity**
- **Formation process**
 - Petition of requisite percentage of property owners; or
 - City may call for an election of qualified voters within proposed NID boundaries
 - City adopts ordinance after a public hearing
- **No Board of Directors**
- **New Revenue Source**
 - Special assessments
 - City may issue “limited” general obligation bonds repaid from assessments and other unencumbered funds of the city

Special Taxing Districts – NID

- **What can a NID pay for?**
- Only public facilities (although need not be located within the NID boundaries)
 - Property acquisition
 - Streets, gutters, curbs, sidewalks, crosswalks, driveway entrances and structures
 - Service connections from sewer, water, gas and other utility mains
 - Storm and sanitary sewer systems
 - Street lights and street lighting systems
 - Parks, playgrounds and recreational systems
 - Landscaping
 - Flood control works
 - Retaining walls and area walls on public ways
 - Off-street parking
 - Other public facilities or improvements
 - Improvements for public safety
- Improvement must confer a benefit on property within the district

Special Taxing Districts – Special Business District (SBD)

- **Separate Political Subdivision**
- **Formation process**
 - Petition of one or more property owners within the proposed SBD
 - City adopts ordinance after a public hearing
- **City's governing body serves as legislative body with input from an advisory board or commission**
- **New Revenue Sources**
 - Real property tax (up to \$0.85 per \$100 assessed valuation)
 - Business license tax (up to 50% of any business license tax imposed by the city)

Special Taxing Districts – SBD

- What can a SBD pay for?
 - Public improvements (including on-going maintenance)
 - Streets, sidewalks, parking lots, parking garages
 - Parks, trees, landscaping
 - Common area improvements
 - Various services
 - Security
 - Cleaning and maintenance
 - Promotion of business activity

Recent Legislative Amendments

■ Senate Bill 153

- Adopted May 14, 2021
- Delivered to Governor May 25, 2021

■ Amends various statutes involving economic development tools

- Creates a uniform definition for “blighted area” using TIF Act
- Requires a third-party study to determine qualifications for “blighted area”
- Various changes to CID Act
 - CID duration limited to 27 years
 - If CID has no residents, the board must have at least one director who is a resident of the city
 - Competitive bidding required for construction contracts over \$5,000
 - Additional information required in petition to form CID and in annual reports
 - Annual reports must be filed with the State Auditor (in addition to Department of Economic Development and city clerk, as previously required)

Project Examples

■ Chesterfield Valley TIF

- Tax increment revenues used to finance 500-year levee and related pump stations, various transportation improvements, utilities and wetland mitigation



Project examples (continued)

■ Chesterfield Valley TDD

- TDD sales tax used to finance (a) intersection at Long/Wildhorse Creek/Kehrs Mill Roads, (b) Levee trail, (c) Chesterfield Airport Road intersection, (d) Wildhorse Creek Road realignment, (e) mass transit and (f) Long Road interchange at I-64



Project examples (continued)

■ Chesterfield Blue Valley CID

- CID sales tax used to finance roads, utilities, public infrastructure and common areas in connection with the development of Simon Premium Outlet



Project examples – Chapter 100

- Reinsurance Group of America Headquarters
 - Real property tax abatement to provide for the development of RGA's headquarters in exchange for on-going job creation requirements



Project examples (continued)

■ Broadmoor NID

- NID assessments used to finance street and parking lot replacement within the Broadmoor Condominiums



Questions?

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mastorakos

Vice Chair: Councilmember Budoor

There are no Parks, Recreation and Arts Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember DeCampi

Vice Chair: Councilmember Wahl

There are no Public Health and Safety Committee action items scheduled on the agenda for this meeting.

NEXT MEETING

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

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

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

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

OTHER LEGISLATION

Bill No. 3348 - Deer Crossing - Boundary Adjustment Plat – An ordinance providing for the approval of a Boundary Adjustment Plat for Deer Crossing (1661 and 1701 Wilson Avenue), a 5.862-acre tract of land zoned “NU” Non-Urban District and “E1-AC” Estate District located on the east side of Wilson Avenue south of Wilson Forest View Court (19T520031, 19T520020). The property owners are consolidating two existing lots into a single lot. **(First & Second Readings)**
Department of Planning recommends approval.

Bill No. 3349 - Gateway Studios - Boundary Adjustment Plat – An ordinance providing for the approval of a Boundary Adjustment Plat for a 30.8-acre tract of land known as Gateway Studios located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard (17V420168, 17V410103, 17V430046, 17V440111) The petitioner is adjusting the common lot line between the two lots that make up the site, in order to comport to the development proposal for this site. **(First & Second Readings)** **Department of Planning recommends approval.**

UNFINISHED BUSINESS

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

NEW BUSINESS

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 21, 2021



RE: Deer Crossing, Boundary Adjustment Plat: A Boundary Adjustment Plat for Deer Crossing (1661 and 1701 Wilson Avenue), a 5.862-acre tract of land zoned “NU” Non-Urban District and “E1-AC” Estate District located on the east side of Wilson Avenue south of Wilson Forest View Ct. (19T520031, 19T520020).

Summary

Charles and Laura Orban have submitted a request for a Boundary Adjustment Plat for the residential properties located at 1661 and 1701 Wilson Avenue, now known as Deer Crossing.

The purpose of the Boundary Adjustment is to combine the two residential properties into one lot.

Attachments: Boundary Adjustment Plat – Deer Crossing (1661 & 1701 Wilson Avenue)



Figure 1: Subject Site Aerial

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR DEER CROSSING (1661 AND 1701 WILSON AVENUE), A 5.862-ACRE TRACT OF LAND ZONED “NU” NON-URBAN DISTRICT AND “E1-AC” ESTATE DISTRICT LOCATED ON THE EAST SIDE OF WILSON AVENUE SOUTH OF WILSON FOREST VIEW COURT (19T520031, 19T520020).

WHEREAS, Charles and Laura Orban have submitted for review and approval a Boundary Adjustment Plat for the above referenced properties located on the east side of Wilson Avenue, south of Wilson Forest View Court; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to combine two residential lots into one; and,

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

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

Section 1. The Boundary Adjustment Plat which is attached hereto as “Exhibit 1” and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2021.

PRESIDING OFFICER

Bob Nation, MAYOR

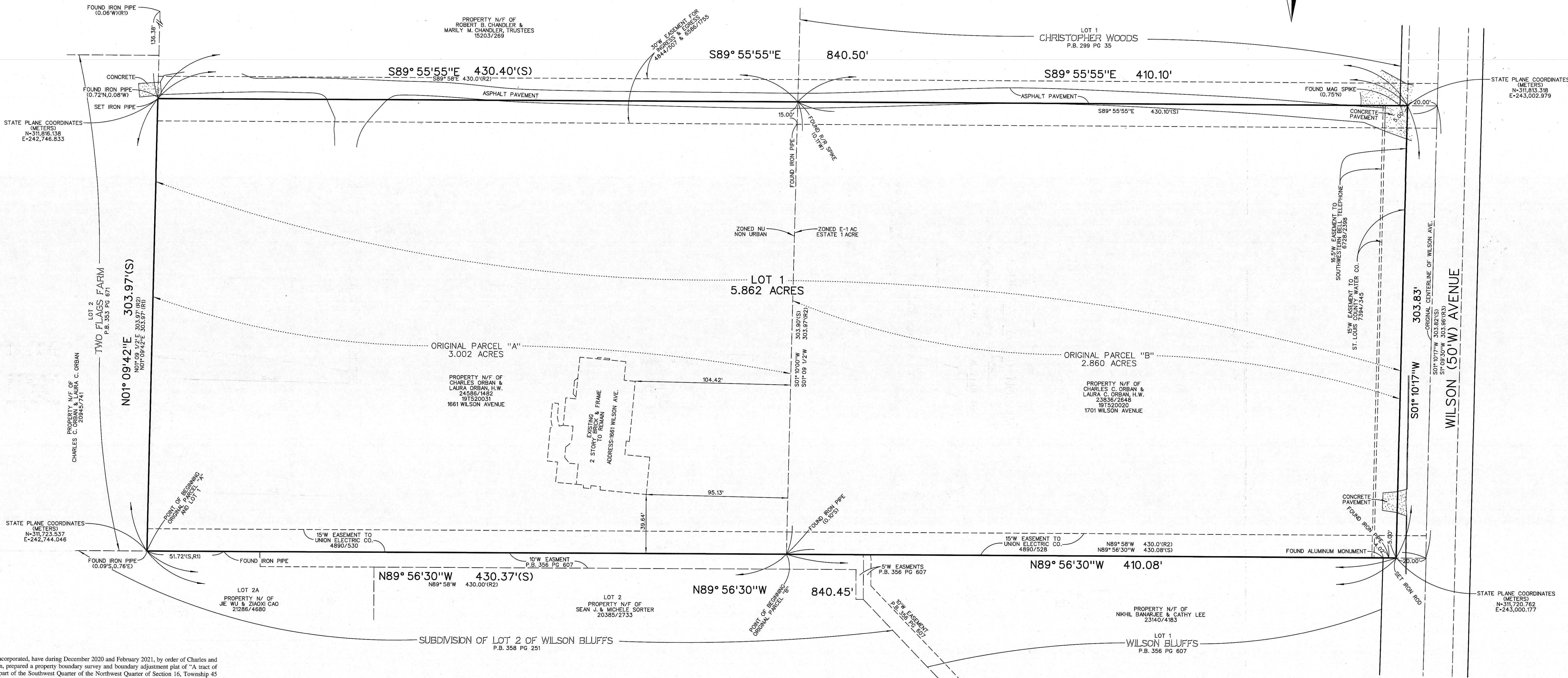
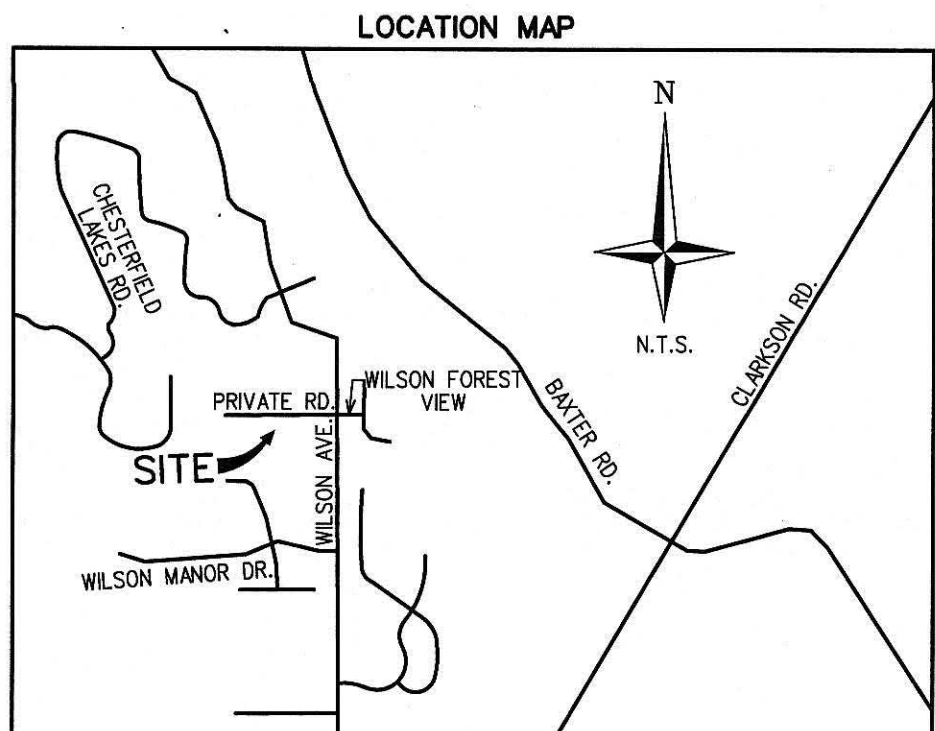
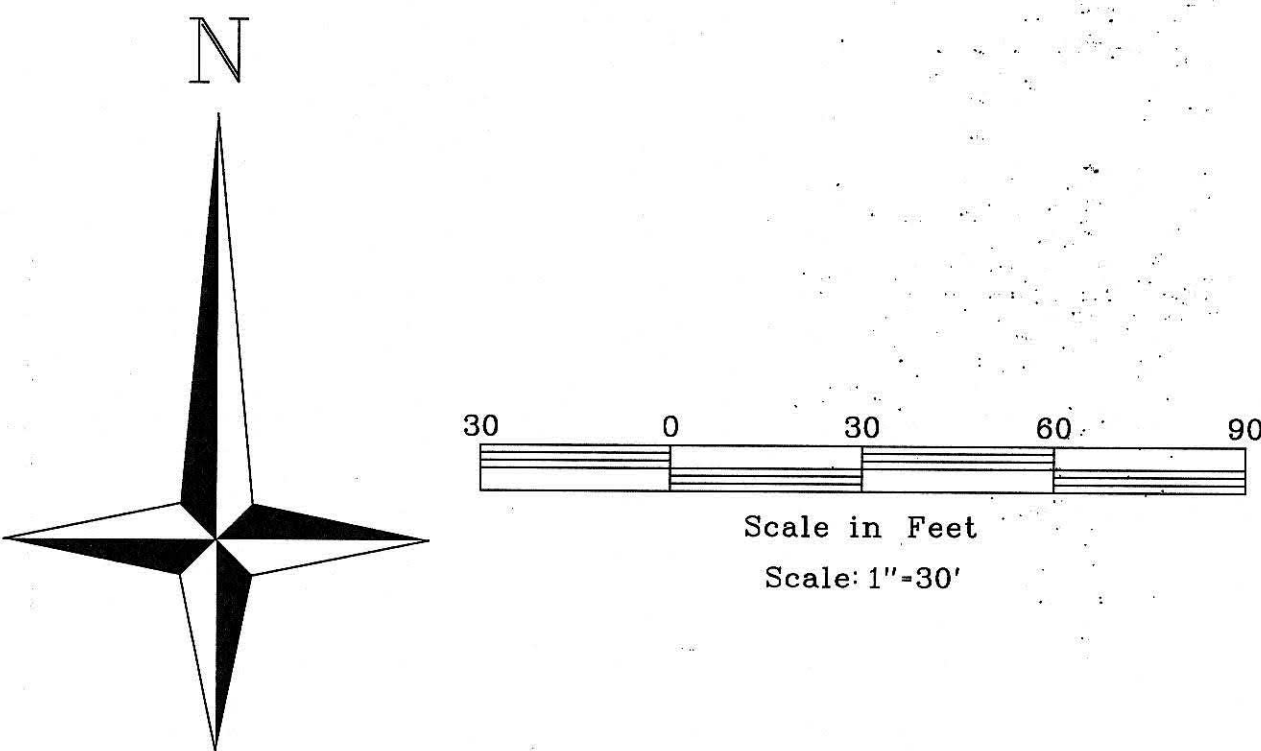
ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/21/2021

DEER CROSSING BOUNDARY ADJUSTMENT PLAT

A TRACT OF LAND BEING PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED NU NON URBAN AND E-1 AC ESTATE 1 ACRE



We, Volz Incorporated, have during December 2020 and February 2021, by order of Charles and Laura Orban, prepared a property boundary survey and boundary adjustment plat of "A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 16, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri" and the results are represented on this plat. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

March 3, 2021
Date
Richard G. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. #2005000077

We, the undersigned, owners of the tracts of land herein platted and further described in the foregoing surveyor's certificate, have caused these parcels to be surveyed and adjusted in land area in the manner shown on this plat, which shall hereafter be known as "Deer Crossing Boundary Adjustment Plat".

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.
IN WITNESS WHEREOF, We have signed and sealed the foregoing this ____ day of _____, 2021.

Charles C. Orban and Laura C. Orban, husband and wife

Charles C. Orban
Laura C. Orban

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this ____ day of _____, 2021, before me personally appeared Charles C. Orban and Laura C. Orban, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

Print Name

This is to certify that the Boundary Adjustment Plat of "Deer Crossing Boundary Adjustment Plat" was approved by the City Council for the City of Chesterfield by Ordinance Number _____ on the ____ day of _____, 2021 and thereby authorizes the recording of this Boundary Adjustment Plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:
Bob Nation, MAYOR
Vickie McGownd, CITY CLERK

- Notes:
- Bearing on the West line adopted from "Two Flags Farm" a subdivision according to the plat thereof recorded in Plat Book 353 Page 671 of the St. Louis County Records.
 - Property referenced from Old Republic Title Company of St. Louis, Inc. File No. 2007928, dated November 3, 2020. The above referenced commitment was relied upon to disclose all easements of record.
 - St. Louis County Benchmark 14-514 - NAVD88(SLC2011a) Elev = 552.45 FUS Missouri Department of Natural Resources Geographic Reference System standard aluminum tablet stamped "SL-03" and situated on the grounds of the Ethical Society at 9001 Clayton Road, 30 1/2 north of the center of Clayton Road, 40 1/2 east of the center of the western entrance to the Ethical Society, and roughly 0.16 miles east of McKnight Road.
 - Site Benchmark - Elevation = 561.08
Railroad Spike found at the Northeast corner of 1661 Wilson Ave.
 - (S) - Dimension from survey.
(R1) - Record Dimension from Two Flags Farm - P.B. 353 pg. 671.
(R2) - Record Dimension from Deed Book 12112 Pg. 2141.
(R3) - Record Dimension from Deed Book 23836 Pg. 2650.
 - The metric coordinates shown hereon are referenced to the Missouri Coordinate System 1983, East Zone by utilizing GPS instrumentation and the McDOT GPS RTK Network. Included in the survey was Station SL-03 of the St. Louis Geographic Reference System. The Relative Positional Tolerance of said coordinates is less than fifty parts per million. The Grid Factor used = 0.9999114.
SL-03 N 311444.852 E 262643.211 (2000 Adjustment)
1 Meter = 3.2808333 Feet
To convert the plat bearing system to state plane bearings, plat bearings must be rotated 0 degrees 33 minutes 45 seconds in a clockwise direction.

- Old Republic Title Company of St. Louis, Inc.
File No: 22007928
Commitment Date: November 3, 2020
Schedule B Section II
[Note: Surveyor's Comments in Brackets]
- Easement for ingress and egress according to instrument recorded in Book 4844 Page 507 and Book 6586 page 1775. [Shown]
 - Easement(s) to Union Electric Company recorded in Book 4890 Page 530. [Shown]
 - Easement(s) to Southwestern Bell Telephone Company recorded in Book 6728 Page 2398. [Shown]
 - Easement(s) to St. Louis County Water Company recorded in Book 7394 Page 345. [Shown]

Original Parcel "A"
A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 16, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:
Beginning at the intersection of the North line of "Subdivision Of Lot 2 Of Wilson Bluffs", a subdivision according to the plat thereof recorded in Plat Book 358 page 251 of the St. Louis County records with the East line of "Two Flags Farm", a subdivision according to the plat thereof recorded in Plat Book 353 page 671 of the St. Louis County records, said point being also the Southwest corner of property described in deed to Charles C. Orban and Laura C. Orban, husband and wife, recorded in Book 24586 page 1482 of the St. Louis County records; thence Northwardly along the East line of said "Two Flags Farm", being also the West line of said Orban property, North 01 degree 09 minutes 42 seconds East 303.97 feet to the North line of said Orban property; thence Eastwardly along said North line, South 89 degrees 55 minutes 55 seconds East 430.40 feet to the West line of property described in deed to Charles C. Orban and Laura C. Orban, husband and wife, recorded in Book 23836 page 2648 of the St. Louis County records; thence Southwardly along said North line, South 01 degree 10 minutes 00 seconds West 303.90 feet to a point in the aforesaid North line of "Subdivision Of Lot 2 Of Wilson Bluffs"; thence Westwardly along said North line, North 89 degrees 56 minutes 30 seconds West 430.37 feet to the point of beginning and containing 3.002 acres according to a survey by Volz Incorporated.

Original Parcel "B"
A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 16, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:
Beginning at the intersection of the North line of "Subdivision Of Lot 2 Of Wilson Bluffs", a subdivision according to the plat thereof recorded in Plat Book 358 page 251 of the St. Louis County records with the East line of property described in deed to Charles C. Orban and Laura C. Orban, husband and wife, recorded in Book 24586 page 1482 of the St. Louis County records; thence Northwardly along the East line of said Orban property, North 01 degree 10 minutes 00 seconds East 303.90 feet to the South line of "Christopher Woods", a subdivision according to the plat thereof recorded in Plat Book 299 page 35 of the St. Louis County records; thence Eastwardly along said South line and its Eastward prolongation, South 89 degrees 55 minutes 55 seconds East 410.10 feet to the West line of Wilson Avenue, 50 feet wide; thence Southwardly along said West line, along a line 20.00 feet perpendicularly distant West of and parallel to the original centerline of Wilson Avenue, South 01 degree 10 minutes 17 seconds West 303.83 feet to a point in the Eastern prolongation of the North line of "Wilson Bluffs", a subdivision according to the plat thereof recorded in Plat Book 356 page 607 of the St. Louis County records; thence Westwardly along said prolongation, the North line of "Wilson Bluffs" and the North line of the aforesaid "Subdivision Of Lot 2 Of Wilson Bluffs", North 89 degrees 56 minutes 30 seconds West 410.08 feet to the point of beginning and containing 2.860 acres according to a survey by Volz Incorporated.

Lot 1
A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 16, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:
Beginning at the intersection of the North line of "Subdivision Of Lot 2 Of Wilson Bluffs", a subdivision according to the plat thereof recorded in Plat Book 358 page 251 of the St. Louis County records with the East line of "Two Flags Farm", a subdivision according to the plat thereof recorded in Plat Book 353 page 671 of the St. Louis County records, said point being also the Southwest corner of property described in deed to Charles C. Orban and Laura C. Orban, husband and wife, recorded in Book 24586 page 1482 of the St. Louis County records; thence Northwardly along the East line of said "Two Flags Farm", being also the West line of said Orban property, North 01 degree 09 minutes 42 seconds East 303.97 feet to the North line of said Orban property; thence Eastwardly along said North line and the North line of property described in deed to Charles C. Orban and Laura C. Orban, husband and wife, recorded in Book 23836 page 2648 of the St. Louis County records, South 89 degrees 55 minutes 55 seconds East 840.50 feet to the West line of Wilson Avenue, 50 feet wide; thence Southwardly along said West line, along a line 20.00 feet perpendicularly distant West of and parallel to the original centerline of Wilson Avenue, South 01 degree 10 minutes 17 seconds West 303.83 feet to a point in the Eastern prolongation of the North line of "Wilson Bluffs", a subdivision according to the plat thereof recorded in Plat Book 356 page 607 of the St. Louis County records; thence Westwardly along said prolongation, the North line of "Wilson Bluffs" and the North line of the aforesaid "Subdivision Of Lot 2 Of Wilson Bluffs", North 89 degrees 56 minutes 30 seconds West 840.45 feet to the point of beginning and containing 5.862 acres according to a survey by Volz Incorporated.

Richard G. Norvell
Professional Land Surveyor
Mo. P.L.S. #2005000077

VOLZ
Incorporated

10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main • 314.890.1250 fax
WWW.VOLZING.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY
NO. 000018 EXPIRES: DECEMBER 31, 2021 - LAND SURVEYING
NO. 000203 EXPIRES: DECEMBER 31, 2021 - ENGINEERING

Deer Crossing Boundary Adjustment Plat
1661 & 1701 Wilson Avenue
Chesterfield, MO 63085

22365

Sheet 1 of 1

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: June 21, 2021



RE: Gateway Studios, Boundary Adjustment Plat: A Boundary Adjustment Plat for a 30.8-acre tract of land known as Gateway Studios located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard (17V420168, 17V410103, 17V430046, 17V440111).

Summary

Stock and Associates has submitted a request for a Boundary Adjustment Plat for a 30.8-acre development known as Gateway Studios, previously known as Spirit of St. Louis Corporate Center.

The purpose of the Boundary Adjustment is to adjust the boundary line between Lots 1 and 2 of Gateway Studios as they are prepared for development. Lot 1 will be 23.8 acres and Lot 2 will be 6.9 acres.

Attachments: Boundary Adjustment Plat – Gateway Studios



Figure 1: Subject Site Aerial

BILL NO. 3349

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR A 30.8-ACRE TRACT OF LAND KNOWN AS GATEWAY STUDIOS LOCATED ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD AND EAST OF SPIRIT OF ST. LOUIS BOULEVARD (17V420168, 17V410103, 17V430046, 17V440111).

WHEREAS, Stock and Associates has submitted for review and approval a Boundary Adjustment Plat for the above referenced properties located north of Chesterfield Airport Road and east of Spirit of St. Louis Blvd.; and,

WHEREAS, the purpose of the Boundary Adjustment is to adjust the boundary line between Lots 1 and 2 of Gateway Studios as they are prepared for development. Lot 1 will be 23.8 acres and Lot 2 will be 6.9 acres; and,

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

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

Section 1. The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2021.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

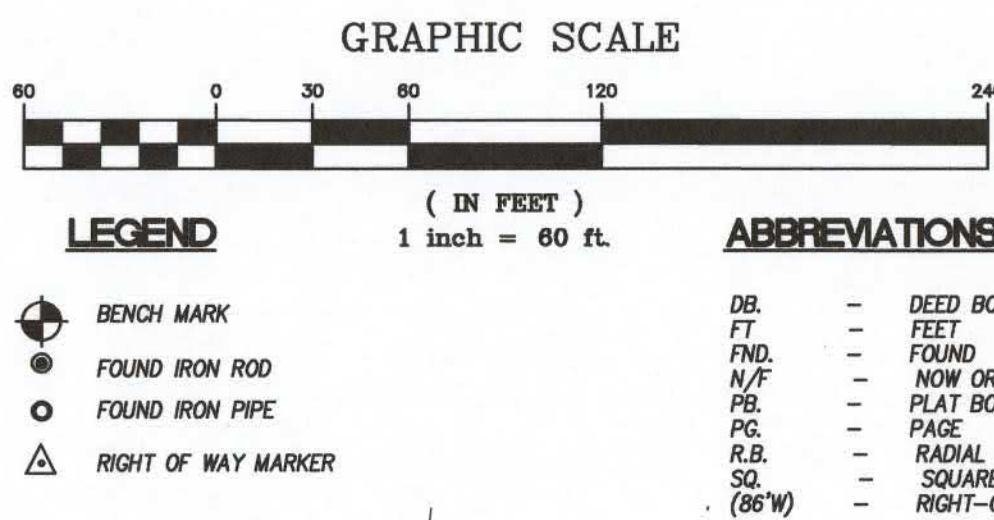
FIRST READING HELD: 06/21/2021

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 11122
N20209 Div = 465.47
Cut "x" on the northernmost corner of the concrete base for a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto eastbound Chesterfield Airport Road; roughly 76 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet South of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

SITE BENCHMARK

ELEV=462.38
FIND CUT CROSS AT THE NORTHWEST INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT COMMERCE DRIVE AS SHOWN HEREON.



GATEWAY STUDIOS

A BOUNDARY ADJUSTMENT PLAT OF
A TRACT OF LAND BEING LOT A OF THE LOT SPLIT PLAT OF PART OF LOT 5 OF R.H. STEVENS FARM
AS RECORDED IN PLAT BOOK 355, PAGE 329, PART OF VACATED RIGHT OF WAY OF SPIRIT OF ST.
LOUIS BOULEVARD AS RECORDED IN BOOK 22621 PAGE 800, AND PART OF ADJUSTED LOT B OF THE
BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355, PAGE 330,
LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

EXHIBIT 1



OWNER'S CERTIFICATION

We, the undersigned owners of the tract of land platted and further described in the foregoing surveyor's certification have caused the same to be surveyed and adjusted in land area in the manner shown on this plat.

"GATEWAY STUDIOS"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 2021.

GATEWAY STUDIOS, LLC

By: _____

Print Name: _____

Print Title: _____

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

On this ____ day of _____, 2021, before me, _____, a
Notary Public in and for said state, personally appeared _____, the
_____, of Gateway Studios, LLC, known to me to be the person who
executed the within Boundary Adjustment Plat in behalf of said limited liability company and
acknowledged to me that he executed the same for the purposes therein stated.

Notary Public

My Commission Expires: _____

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-38 (ADJUSTED 2011)
NORTH (Y): 314628.240
EAST (X): 239963.055
GRID FACTOR: 0.99991748

NOTE: 1 METER = 3.2808333 FEET

ALL STATE PLANE COORDINATES ARE IN METERS

Station SL-38 to SL-38A Grid Azimuth = South 86 degrees 49 minutes 04 seconds West.

The Missouri Coordinate System of 1983, East Zone Coordinate Values reported hereon were determined based upon a field traverse during March, 2021, using a Trimble receiver, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 355, Page 329. The basis of bearings shown on this plat were adopted from Plat Book 355, Page 329. The basis of bearings shown on this plat is found in the bearing on the North 82 degrees 38 minutes 15 seconds West. The measured bearing labeled along the same line is North 83 degrees 41 minutes 09 seconds West 1,235.32 feet. The grid bearing from SL-38 to the most southeastern corner on this plat is North 85 degrees 10 minutes 49 seconds West 2,267.984 meters with the scale factor applied.

GENERAL NOTES:

1) Subject property is Zoned "PC" Planned Commercial Ord.# 2342.

STRUCTURE SETBACKS

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

Thirty (30) feet from the eastern property line of this development.
Thirty (30) feet from the right-of-way of Spirit of St. Louis Boulevard.
Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
Ninety (90) feet from the right-of-way of I-64/U.S. 40-61.

PARKING SETBACKS

No parking stall or loading space will be located within the following setbacks:
Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
Ten (10) feet from the internal driveways or roadways.
Fifteen (15) feet from the principal internal street.

Thirty (30) feet from the east and west property lines of this development.
Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.

No internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
Thirty (30) feet from the east and west property lines of this development.
Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.

BUILDING HEIGHT SHALL BE AS FOLLOWS:

The northernmost lots shall have a maximum building height of five (5) stories.
All other lots shall have a maximum building height of three (3) stories.
Any retail development on any lot shall not exceed two (2) stories in height.

Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

SURVEYOR CERTIFICATION

Stock and Associates have at the request of Gateway Studios, LLC, during the month of February 2021 performed a property boundary survey and boundary adjustment plat being Lot A of the Lot Split Plat of part of Lot 5 of R.H. Stevens Farm as recorded in Plat Book 355, Page 329, and part of vacated right of way of Spirit of St. Louis Boulevard as recorded in Book 22621 Page 800, and part of Adjusted Lot B of the Boundary Adjustment Plat as recorded in Plat Book 355, Page 330, located in U.S. Survey 102, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri. We further certify that the above plat was prepared from an actual survey, according to the records available to us, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 8, Land Surveying 4 CSR 30-16.010 of the Missouri Standards for Property Boundary Surveys, and adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: _____

Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

BOUNDARY ADJUSTMENT PLAT
GATEWAY STUDIOS & HOTELS
CHESTERFIELD, MISSOURI



REVISIONS:

1 City Comments 4/1/2021

DRAWN BY: J.K. CHECKED BY: W.J.P.
DATE: 2/11/21 JOB NO: 2201-6674
M.S.D. P.# BASE MAP #
S.L.C. H&T # H&T S&T #
M.A.N.R. #

SHEET TITLE: BOUNDARY ADJUSTMENT PLAT

SHEET NO.:
SHEET #1

LOT 1

A tract of land being Lot A of the Lot Split Plat of part of Lot 5 of R.H. Stevens Farm as recorded in Plat Book 355, Page 329, and part of vacated right of way of Spirit of St. Louis Boulevard as recorded in Book 22621 Page 800, and part of Adjusted Lot B of the Boundary Adjustment Plat as recorded in Plat Book 355, Page 330, located in Township 45 North, Range 3 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeast corner of above said Adjusted Lot B, also being the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof as recorded in Plat Book 315 on pages 28 & 27 both in the St. Louis County records, said point also being located on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north right-of-way line, North 83 degrees 41 minutes 09 seconds West, 1,235.32 feet to a found iron rod; thence North 37 degrees 45 minutes 39 seconds West, 158.13 feet to a found iron rod located on the east right-of-way line of Spirit of St. Louis Boulevard as established by instrument recorded in Book 22621, Page 800 of above said records; thence along said right-of-way line, North 06 degrees 09 minutes 08 seconds East, 441.33 feet to a found cut cross located at the direct northwesterly prolongation of the northern line of above said Lot A; thence along said prolongation line and the northern line of said Lot A, South 84 degrees 08 minutes 50 seconds East, 137.55 feet to a curve to the left, having a radius of 150.00 feet, thence departing said northern line the following courses and distances: along said curve with an arc length of 131.77 feet and a chord which bears North 70 degrees 41 minutes 13 seconds East, 127.57 feet to a point of reverse curvature to the right having a radius of 150.00 feet, an arc length of 132.98 feet and a chord which bears North 70 degrees 55 minutes 04 seconds East, 128.66 feet; South 83 degrees 41 minutes 09 seconds East, 44.46 feet to a point of curvature to the left having a radius of 130.00 feet, an arc length of 157.51 feet and a chord which bears North 61 degrees 36 minutes 12 seconds East, 148.05 feet to a point of reverse curvature to the right having a radius of 130.00 feet and a chord which bears North 43 degrees 35 minutes 28 seconds East, 74.71 feet; North 49 degrees 24 minutes 16 seconds West, 67.87 feet and North 06 degrees 18 minutes 51 seconds East, 382.16 feet to the south right-of-way line of Missouri Interstate Route 64, variable width, as established by instrument recorded in Book 11712, Page 1976 and Book 18241, Page 285 of above said records; thence along said right-of-way line the following courses and distances: South 84 degrees 07 minutes 04 seconds East, 94.96 feet; South 86 degrees 56 minutes 14 seconds East, 103.48 feet; North 85 degrees 57 minutes 54 seconds East, 103.93 feet and North 81 degrees 2 minutes 48 seconds East, 25.19 feet to the northeast corner of above said Adjusted Lot B; thence along the eastern line of said Adjusted Lot B, South 12 degrees 06 minutes 00 seconds East, 561.40 feet; thence North 77 degrees 54 minutes 00 seconds East, 73.36 feet; thence South 12 degrees 06 minutes 00 seconds East, 793.59 feet to the POINT OF BEGINNING.

Containing 1,038,819 square feet or 23.848 acres, more or less.

LOT 2

A tract of land being, and part of Adjusted Lot B of the Boundary Adjustment Plat as recorded in Plat Book 355, Page 330, and part of vacated right of way of Spirit of St. Louis Boulevard as recorded in Book 22621 Page 800, located in Township 45 North, Range 3 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Commencing at the southeast corner of above said Lot Split Plat, also being the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof as recorded in Plat Book 315 on pages 28 & 27 both in the St. Louis County records, said point also being located on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north right-of-way line, North 83 degrees 41 minutes 09 seconds West, 1,235.32 feet to a found iron rod; thence North 37 degrees 45 minutes 39 seconds West, 158.13 feet to a found iron rod located on the east right-of-way line of Spirit of St. Louis Boulevard as established by instrument recorded in Book 22621, Page 800 of above said records; thence along said right-of-way line, North 06 degrees 09 minutes 08 seconds East, 441.33 feet to a found cut cross located at the direct northwesterly prolongation of the southern line of above said Adjusted Lot B, said point being the POINT OF BEGINNING of the herein described tract; thence continuing along said eastern right-of-way line the following: North 06 degrees 09 minutes 08 seconds East, 144.01 feet and North 05 degrees 22 minutes 25 seconds East, 364.63 feet to a found iron rod located at its intersection with the southern right-of-way line of Missouri Interstate Route 64, as established by instrument recorded in Book 18172, Page 1976 and Book 18241, Page 285 of above said records; thence along said right-of-way line the following courses and distances: North 59 degrees 11 minutes 20 seconds East, 114.93 feet; North 71 degrees 19 minutes 22 seconds East, 65.33 feet; North 72 degrees 58 minutes 52 seconds East, 96.37 feet; North 82 degrees 02 minutes 56 seconds East, 94.56 feet; South 88 degrees 23 minutes 59 seconds East, 94.82 feet and South 84 degrees 07 minutes 04 seconds East, 105.04 feet; thence departing said right-of-way line the following courses and distances: South 06 degrees 18 minutes 51 seconds West, 382.16 feet; South 49 degrees 24 minutes 16 seconds East, 67.87 feet to the beginning of a non-tangential curve to the left having a radius of 130.00 feet, an arc length of 75.78 feet and a chord which bears South 43 degrees 35 minutes 28 seconds West, 74.71 feet to a point of reverse curvature to the right having a radius of 130.00 feet, an arc length of 132.98 feet and a chord which bears South 70 degrees 55 minutes 04 seconds West, 128.66 feet to a point of reverse curvature to the right having a radius of 150.00 feet, an arc length of 131.77 feet and a chord which bears South 70 degrees 41 minutes 13 seconds West, 127.57 feet to the southern line of a above said Adjusted Lot B; thence along said southern line, North 84 degrees 08 minutes 50 seconds West, 137.55 feet to the POINT OF BEGINNING.

Containing 302,928 square feet or 6.954 acres, more or less.

TOTAL TRACT

A tract of land being Lot A of the Lot Split Plat of part of Lot 5 of R.H. Stevens Farm as recorded in Plat Book 355, Page 329, and part of vacated right of way of Spirit of St. Louis Boulevard as recorded in Book 22621 Page 800, and part of Adjusted Lot B of the Boundary Adjustment Plat as recorded in Plat Book 355, Page 330, located in Township 45 North, Range 3 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeast corner of above said Adjusted Lot B, also being the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof as recorded in Plat Book 315 on pages 28 & 27 both in the St. Louis County records, said point also being located on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north right-of-way line, North 83 degrees 41 minutes 09 seconds West, 1,235.32 feet to a found iron rod; thence North 37 degrees 45 minutes 39 seconds West, 158.13 feet to a found iron rod located on the east right-of-way line of Spirit of St. Louis Boulevard as established by instrument recorded in Book 22621, Page 800 of above said records; thence along said right-of-way line, North 06 degrees 09 minutes 08 seconds East, 585.34 and North 05 degrees 22 minutes 25 seconds East, 364.63 feet to a found iron rod located at its intersection with the southern right-of-way line of Missouri Interstate Route 64, as established by instrument recorded in Book 18172, Page 1976 and Book 18241, Page 285 of above said records; thence along said right-of-way line the following courses and distances: North 59 degrees 11 minutes 20 seconds East, 114.93 feet; North 71 degrees 19 minutes 22 seconds East, 65.33 feet; North 72 degrees 58 minutes 52 seconds East, 96.37 feet; North 82 degrees 02 minutes 56 seconds East, 94.56 feet; South 88 degrees 23 minutes 59 seconds East, 94.82 feet and South 84 degrees 07 minutes 04 seconds East, 105.00 feet; South 86 degrees 56 minutes 14 seconds East, 103.93 feet and North 81 degrees 2 minutes 48 seconds East, 25.19 feet to the northeast corner of above said Adjusted Lot B; thence along the eastern line of said Adjusted Lot B, South 12 degrees 06 minutes 00 seconds East, 561.40 feet; thence North 77 degrees 54 minutes 00 seconds East, 73.36 feet; thence South 12 degrees 06 minutes 00 seconds East, 793.59 feet to the POINT OF BEGINNING.

Containing 1,341,747.41 square feet or 30.8023 acres, more or less.

This is to certify that the "GATEWAY STUDIOS", has been approved by the City Council for the City of Chesterfield by Ordinance No. _____, 2021, and thereby authorizes the recording of this Record Plat with the Office of the St. Louis County Recorder of Deeds.

By: Bob Nation, Mayor

By: Vickie McGownd, City Clerk

PREPARED FOR:
GATEWAY STUDIOS, LLC
JENKINS & KLING, P.C.
150 NORTH MERAMEC AVE., SUITE 400
CLAYTON, MO. 63105
ATTN: MR. STEPHEN L. KLING, JR., ESQ.