



AGENDA REVIEW MEETING CHESTERFIELD CITY COUNCIL

Monday, June 15, 2015

5:30PM

- 1. Planning and Public Works Committee – Chairperson Connie Fults, Ward IV**
 - A. Bill No. 3037 - P.Z. 06-2014 Four Seasons Plaza, Adjusted Lot 2 and Part of Adjusted Lot 1 (Caplaco Seven Inc. & Dierbergs Four Seasons Inc.) (SECOND READING)**
 - B. Bill No. 3038 - P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd) (SECOND READING)**
 - C. Bill No. 3039 – Regulation of Portable Storage Containers (SECOND READING)**
 - D. Next Meeting - Thursday, June 18, 2015 (5:30pm)**
- 2. Report from the City Administrator – Michael G. Herring**
 - A. Liquor License Requests –**
 - 1. Buffalo Wild Wings - 17276 Chesterfield Airport Rd**
 - 2. El Maguey - 104 Chesterfield Town Center**
 - B. Bid Recommendation - Sidewalk Replacement**
 - C.**
- 3. New Business –Mayor Bob Nation**
- 4. Adjourn –**
- 5. Executive Session – RSMo 610.021 (1)**
 - A. Litigation**

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 within employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.



AGENDA

CHESTERFIELD CITY COUNCIL MEETING

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, June 15, 2015
7:00PM

- I. CALL TO ORDER – Mayor Bob Nation**
- II. PLEDGE OF ALLEGIANCE – Mayor Bob Nation**
- III. MOMENT OF SILENT PRAYER – Mayor Bob Nation**
- IV. ROLL CALL –City Clerk Vickie Hass**
- V. APPROVAL OF MINUTES – June 1, 2015**
- VI. INTRODUCTORY REMARKS – Mayor Bob Nation**
 - A. City Hall Closed – Friday, July 3**
 - B. Fourth of July Celebration – Chesterfield Mall**
 - C. Next City Council Meeting - Monday, July 20**
- VII. COMMUNICATIONS AND PETITIONS – Mayor Bob Nation**
 - A. Presentation - American Public Works Association**
 - 1. Accreditation**

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Connie Fults, Ward IV

1. **Bill No. 3037** - P.Z. 06-2014 Four Seasons Plaza, Adjusted Lot 2 and Part of Adjusted Lot 1 (Caplaco Seven Inc. & Dierbergs Four Seasons Inc.) **(SECOND READING)**
2. **Bill No. 3038** - P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd) **(SECOND READING)**
3. **Bill No. 3039** – Regulation of Portable Storage Containers **(SECOND READING)**
4. **Next Meeting** - Thursday, June 18, 2015 (5:30pm)

X. REPORT FROM THE CITY ADMINISTRATOR – Michael G. Herring

A. Liquor License Requests –

1. **Buffalo Wild Wings** - 17276 Chesterfield Airport Rd
2. **El Maguey** - 104 Chesterfield Town Center

B. Bid Recommendation - Sidewalk Replacement

C.

XI. OLD BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- ### **A. BILL NO. 3039 - ADDS SECTION 26-2 TO CHAPTER 26, ARTICLE I OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF PORTABLE STORAGE UNITS. (SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

XIV. LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3037** - AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING “C-2” SHOPPING DISTRICT AND “PC” PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA—16Q220719, 16Q210763, AND 16Q220690).
(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)
- B. BILL NO. 3038** - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “C-7” GENERAL EXTENSIVE COMMERCIAL DISTRICT TO A “PS” PARK AND SCENIC DISTRICT FOR A 1.415 ACRE TRACT OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF BAXTER ROAD AND OLD CHESTERFIELD ROAD (P.Z. 18-2014 CITY OF CHESTERFIELD [16659 OLD CHESTERFIELD ROAD] – 17T220498).
(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)

XV. ADJOURNMENT

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.

AGENDA REVIEW – Monday, June 15 – 5:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **5:30pm**, on Monday, June 15, 2015. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

As always, if you have any questions regarding any of the items contained within said AGENDA, please let me know. Additionally, if there is anything that you would like ADDED to said AGENDA, please contact either Mayor Nation, or me, prior to Monday's meeting.

UPCOMING MEETINGS/EVENTS

Wednesday, June 17	F&A Committee (5:30pm)
Thursday, June 18	Planning & Public Works Committee (5:30pm)
Sunday, June 21	Happy Father's Day!
Monday, June 22	Planning Commission (7pm)
Saturday, June 27	HAPPY BIRTHDAY TO DIRECTOR OF FINANCE CRAIG WHITE!
Friday, July 3	Fourth of July Holiday (City Hall Closed)
Sunday, July 19	HAPPY BIRTHDAY TO POLICE CHIEF RAY JOHNSON!
Monday, July 20	Next City Council meeting



RECORD OF PROCEEDING

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

JUNE 1, 2015

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Nancy Greenwood
Councilmember Bridget Nations
Councilmember G. Elliot Grissom
Councilmember Mike Casey
Councilmember Dan Hurt
Councilmember Bruce DeGroot
Councilmember Connie Fults

APPROVAL OF MINUTES

The minutes of the May 18, 2015 City Council meeting were submitted for approval. Councilmember Grissom made a motion, seconded by Councilmember Nations, to approve the 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 has been scheduled for Monday, June 15, at 7 p.m.

Mayor Nation recognized and congratulated the Public Services Department on its accreditation, by the American Public Works Association (APWA). He noted that Chesterfield would become just the 100th agency, nationwide, to be so-recognized by the APWA and just the 5th agency in Missouri.

COMMUNICATIONS AND PETITIONS

Mr. Steve Hannah, 293 Ridge Trail Court, President of the River Bend Association, spoke on behalf of a majority of River Bend residents in support of the recommendation to close River Valley Drive. Councilmember Hurt asked for a show of hands from those in the audience who agreed with Mr. Hannah's comments. Almost all in attendance raised their hands in agreement.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Councilmember Flachsbart made a motion, seconded by Councilmember Greenwood, to suspend the rules and move to discuss the recommendation to close River Valley Drive. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Planning/Public Works Committee

Councilmember Fults, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Flachsbart, to approve closing River Valley Drive. Councilmembers Hurt and Greenwood stated that emergency vehicles and utility vehicles would still have access to River Valley Drive if it is closed. Councilmember Flachsbart clarified that this vote would instruct Staff to proceed with design and cost estimate for the road closure. A recommendation would then come back to Council for a vote to approve the actual road closure. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Parks, Recreation & Arts Committee

Councilmember Mike Casey, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Flachsbart, to authorize the City Administrator to execute funding agreements with Ascension Soccer, Chesterfield Football Association and J.B. Marine Soccer Club in a cumulative amount of \$210,000

for the purpose of adding athletic field lighting on fields A3, A4 and B5. Construction of the lighting would be through the MUSCO Cooperative Purchase program and would be funded by a \$305,000 fund transfer from the Parks Fund – Fund Reserves. Addition of this lighting is anticipated to result in a net positive revenue stream. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Casey made a motion, seconded by Councilmember Grissom, to authorize the City Administrator to acquire four sculptures from Chesterfield Arts. This acquisition would authorize the purchase of “The Bather” at a cost of \$85,000, conditioned upon Chesterfield Arts donating the three existing Central Park pieces, “Gox A”, “Gox B”, and “Maura” to the City of Chesterfield at no additional cost. Sculpture acquisition is to be funded by a \$100,000 fund transfer from the Parks Fund – Fund Reserves, with the additional \$15,000 amount above the acquisition cost to pay relocation and installation expenses for “The Bather”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Planning/Public Works Committee (Continued)

Councilmember Connie Fults reported that Bill No. 3036 (P.Z. 02-2015, Falling Leaves Estates II [1925 and 1921 Wilson Avenue]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults reported that Bill No. 3037 (P.Z. 06-2014 Four Seasons Plaza, Adjusted Lot 2 and Part of Adjusted Lot 1 [Caplaco Seven Inc. & Dierbergs Four Seasons Inc.]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults reported that Bill No. 3038 (P.Z. 18-2014 City of Chesterfield [16659 Old Chesterfield Rd]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Fults reported that Bill No. 3039 (Regulation of Portable Storage Containers) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Fults announced that the next meeting of this Committee, scheduled for Thursday, June 4, at 5:30 p.m., has been canceled.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that Staff is recommending approval of a contract for Selective Slab Replacement Project D. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Herring joined with him in recommending award of a contract to Crafton Contracting, in an amount not to exceed \$300,000. This project is fully funded by the Capital Improvement Sales tax. Councilmember Casey made a motion, seconded by Councilmember Hurt, to approve

this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3039 ADDS SECTION 26-2 TO CHAPTER 26, ARTICLE I OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF PORTABLE STORAGE UNITS (**FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3039. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3039 was read for the first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3036 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-1" RESIDENCE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 17.37 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON AVENUE AND NORTH OF ITS INTERSECTION WITH WILSON FARM DRIVE (P.Z. 02-2015, FALLING LEAVES ESTATES II (1925 AND 1921 WILSON AVENUE) (19T220214 & 19T210161) (**SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3036. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3036 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3036 with the following results: Ayes – Grissom, DeGroot, Nations, Hurt, Casey, Greenwood, Fults and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3036 approved, passed it and it became **ORDINANCE NO. 2853**.

BILL NO. 3037 AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING “C-2” SHOPPING DISTRICT AND “PC” PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA—16Q220719, 16Q210763, AND 16Q220690) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS DETAILED IN THE ATTACHED GREENSHEET)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3037. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3037 was read for the first time.

Councilmember Fults made a motion, seconded by Councilmember DeGroot, to accept green sheet amendments 1 and 2. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL NO. 3038 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “C-7” GENERAL EXTENSIVE COMMERCIAL DISTRICT TO A “PS” PARK AND SCENIC DISTRICT FOR A 1.415 ACRE TRACT OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF BAXTER ROAD AND OLD CHESTERFIELD ROAD (P.Z. 18-2014 CITY OF CHESTERFIELD [16659 OLD CHESTERFIELD ROAD] – 17T220498) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3038. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3038 was read for the first time.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:40 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

PRESENTATION - ACCREDITATION BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA)

As I previously shared with each of you, our Department of Public Services/Public Works Division has been granted FULL ACCREDITATION, by the American Public Works Association, becoming just the 100th agency, nationwide and the 6th agency in Missouri to achieve this distinction. At Monday's meeting, representatives from the APWA will be in attendance to make a formal presentation, affirming Chesterfield's accomplishment!

KUDOS/CONGRATULATIONS to Director of Public Services Mike Geisel, to Jim Eckrich, Public Works Director and to all employees within the Public Services Department!

LIQUOR LICENSE REQUESTS

As detailed in the enclosed MEMO, prepared by Andrea Majoros, Business Assistance Coordinator, Staff is recommending approval of two new full liquor licenses to sell liquor by the drink and Sunday sales:

Buffalo Wild Wings, located at 17276 Chesterfield Airport Rd

El Maguey, located at 104 Chesterfield Town Center

Both our Police Department and the Planning/Development Services Division of the Dept. of Public Services, recommend your approval.

Please let me know, prior to Monday's meeting, if you have any questions.



MEMORANDUM

DATE: June 4, 2015

TO: Michael G. Herring, City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *Am*

SUBJECT: **LIQUOR LICENSE REQUEST – Buffalo Wild Wings
(Under New Ownership)**

Buffalo Wild Wings, 17276 Chesterfield Airport Rd (under new ownership) has requested a new full liquor license to sell liquor by the drink and Sunday sales.

Ms. Lorene Samson is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Monday, June 15, 2015 City Council meeting, I will immediately issue this license.



MEMORANDUM

DATE: June 4, 2015

TO: Michael G. Herring, City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *Am*

SUBJECT: **LIQUOR LICENSE REQUEST – El Maguey
(Under New Ownership)**

El Maguey, 104 Chesterfield Towne Center (under new ownership) has requested a new full liquor license to sell liquor by the drink and Sunday sales.

Mr. Apolonio Ramon Garcia is the Managing Officer.

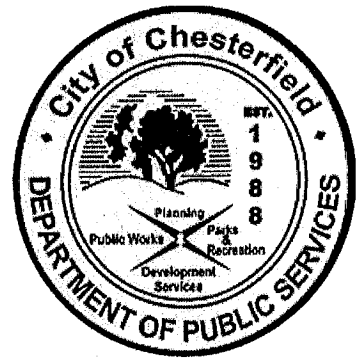
This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Monday, June 15, 2015 City Council meeting, I will immediately issue this license.

BID RECOMMENDATION - SIDEWALK REPLACEMENT

As detailed in the enclosed MEMO, prepared by Public Works Director Jim Eckrich, bids were recently opened for the 2015 Sidewalk Replacement project. Having reviewed the information provided by Mr. Eckrich and reviewed by Finance Director Craig White, I am joining with them in recommending award of a contract to **AMCON MUNICIPAL CONCRETE in an amount-not-to-exceed \$200,225.** This work is **funded via the Capital Improvement Sales Tax Fund** and adequate funds exist to cover this entire expense.

As always, if you have any questions, please contact Mr. Eckrich or me, prior to Monday's meeting.



DATE: June 3, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

FROM: James A. Eckrich, P.E. *[Signature]*
Public Works Director / City Engineer

RE: 2015 Sidewalk Replacement Project

The Department of Public Services publicly opened bids for the 2015 Sidewalk Replacement Project on June 2, 2015. The results of the bid opening are detailed in the attached memorandum from Project Manager Matt Dooley. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Amcon Municipal Concrete, in the bid amount of \$200,225. Amcon has successfully performed concrete flatwork in the City of Chesterfield in the past and is positively recommended by City Staff.

The work included within this project encompasses the replacement of portions of City maintained sidewalk throughout Chesterfield. The project will alleviate a number of sidewalk deficiencies, including trip hazards, ponding water, and sedimentation. This project is budgeted for \$200,000 within Account 120-079-5497. Should you have questions or require additional information on this project, please let me know.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Amcon Municipal Concrete in the amount of \$200,225.

Concurrence:

[Signature]

Craig White, Finance Director

Cc: Michael O. Geisel, Director of Public Services

✓ MGH
6/7/15

MEMORANDUM



DATE: June 2, 2015
TO: Jim Eckrich, Public Works Director
FROM: Matt Dooley, Project Manager 
SUBJECT: 2015 Sidewalk Replacement Project, 2015-PW-04

As you are aware, we opened bids for the above referenced project on June 2. Four bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Amcon Municipal Concrete	\$200,225.00
SBC Contracting	\$227,950.00
Concrete Design	\$283,209.00
R.V. Wagner	\$361,707.50

The low bidder, Amcon Municipal Concrete successfully performed sidewalk replacement work in the past in the City of Chesterfield. **Accordingly, I recommend acceptance of the bid of \$200,225.00 submitted by Amcon Municipal Concrete.** Adequate funding is available in the Capital Projects Sidewalk Improvements account, 120-079-5497, to fund this project.

A copy of the lowest and best bid is attached for the Department of Finance and Administration's use in preparing a purchase order for the project. Should you require additional information, please advise.

**ITEMIZED BID
CITY OF CHESTERFIELD
2015 SIDEWALK REPLACEMENT PROJECT
2015-PW-04**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	30,000	<u>5.86</u>	<u>175,800.00</u>
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	2,350	<u>7.50</u>	<u>17,625.00</u>
3.1	Removal and Replacement Accessible Curb Ramps	L.S.	5	<u>1200.00</u>	<u>6000.00</u>
4.1	Removal and Replacement of Drive Approach	L.S.	1	<u>800.00</u>	<u>800.00</u>
				TOTAL BID	<u>200,225.00</u>



BID TABULATION
2015 SIDEWALK REPLACEMENT PROJECT
2015-PW-04
June 2, 2015

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		Amcon Municipal Concrete		SBC Contracting		Concrete Design		RV Wagner	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	30,000	\$5.84	\$175,200.00	\$5.86	\$175,800.00	\$8.75	\$202,500.00	\$8.26	\$247,800.00	\$10.80	\$324,000.00
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	2,350	\$6.50	\$15,275.00	\$7.50	\$17,625.00	\$7.00	\$16,450.00	\$8.18	\$19,223.00	\$11.45	\$26,907.50
3.1	Removal and Replacement Accessible Curb Ramps	L.S.	6	\$1,300.00	\$8,500.00	\$1,200.00	\$8,000.00	\$1,500.00	\$7,500.00	\$2,690.00	\$13,450.00	\$1,900.00	\$9,500.00
4.1	Removal and Replacement of Drive Approach	L.S.	1	\$1,500.00	\$1,500.00	\$800.00	\$800.00	\$1,500.00	\$1,500.00	\$2,736.00	\$2,736.00	\$1,300.00	\$1,300.00
TOTAL BID					\$198,475.00		\$200,225.00		\$227,950.00		\$283,209.00		\$361,707.50

LEGISLATION

BILL NO. 3039 - ADDS SECTION 26-2 TO CHAPTER 26, ARTICLE I OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF PORTABLE STORAGE UNITS. (SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

AN ORDINANCE ADDING SECTION 26-2 TO CHAPTER 26, ARTICLE I OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF PORTABLE STORAGE UNITS.

WHEREAS, the placement of portable storage units in and near public rights of way can interfere with the free and safe flow of vehicular and pedestrian traffic; and

WHEREAS, portable storage units in and near roadways diminish motorists' field of vision, have a tendency to distract motorists and otherwise pose a hazard to public safety;

WHEREAS, the Planning and Public Works Committee, having considered said amendment to Chapter 26 of the City Code, recommended approval; and,

WHEREAS, the City Council having considered said requested amendment to Chapter 26 of the City Code, recommended approval.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI as follows:

Section 1. Section 26-2 of the City of Chesterfield, Missouri, Code is hereby added, initially to be designated as Section 26-2, to read as follows:

Section 26-2 REGULATION OF PORTABLE STORAGE UNITS

1. As used in this Section the following terms shall mean as follows:

- a) *Accessory Building.* A subordinate building customarily incidental to and located on the same lot occupied by a main building, subordinate in area, extent, or purposes to the main building, limited to and contributing to the comfort, convenience or necessity of the occupants of the main building. For purposes of this Section, an accessory building differs from a temporary storage device, portable on demand storage unit and storage shed in that it is constructed pursuant to a building permit, and is permanently affixed to realty.
- b) *Storage Trailers.* Includes trucks, trailers, and other vehicles or parts of vehicles designed to be hitched or attached to trucks, tractors or other vehicles for movement from place to place used as a temporary storage device.

- c) *Portable Storage Unit.* A container designed, constructed and commonly used for non-permanent placement on property for the purpose of temporary storage of personal property.
- d) *Storage Shed.* A prefabricated structure designed, intended and installed on property primarily for the long term storage of yard, pool and garden equipment and similar personal property.

2. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit or similar device in or upon any street, highway, roadway, designated fire lane or sidewalk in the City of Chesterfield.

3. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit or similar device upon any lot or property in the City of Chesterfield other than on a concrete, asphalt or other improved surface.

4. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit or similar device upon any lot or property in the City of Chesterfield used for commercial purposes or containing three (3) or more dwelling units in such a way as to block or interfere with access to a garage or off-street parking areas.

5. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit or similar device upon any lot or property in the City of Chesterfield for more than ten (10) consecutive days or on more than three (3) occasions in any twelve-month period.

6. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit or similar device upon any front yard, as defined in the zoning ordinance, for more than ten (10) consecutive days.

7. This Section shall not apply to the use or placement of construction trailers and equipment on property in association with ongoing construction activities carried out pursuant to a valid building permit, nor to the placement of accessory buildings or storage sheds.

Section 2. The Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City's Code of Ordinances upon supplementation of such code if, in discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

Section 3. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: 6/1/2015

LEGISLATION - PLANNING COMMISSION

BILL NO. 3037 - AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING “C-2” SHOPPING DISTRICT AND “PC” PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA—16Q220719, 16Q210763, AND 16Q220690). **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**

BILL NO. 3038 - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “C-7” GENERAL EXTENSIVE COMMERCIAL DISTRICT TO A “PS” PARK AND SCENIC DISTRICT FOR A 1.415 ACRE TRACT OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF BAXTER ROAD AND OLD CHESTERFIELD ROAD (P.Z. 18-2014 CITY OF CHESTERFIELD [16659 OLD CHESTERFIELD ROAD] – 17T220498). **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

BILL NO. 3037

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING "C-2" SHOPPING DISTRICT AND "PC" PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA—16Q220719, 16Q210763, AND 16Q220690).

WHEREAS, the petitioners, Doster, Ullom, and Boyle, LLC., have requested zoning map amendment from the "C-2" Shopping District and "PC" Planned Commercial District to a new "PC" Planned Commercial District to add an additional use and amend the development criteria within the Four Season Plaza Development; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 28, 2014; and,

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

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

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

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

Section 1. The City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District and City of Chesterfield Ordinance Number 2492 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made a part hereof for a 8.29 acre tract of land located on the south side of Olive Boulevard west of its intersection with Woods Mill Road and as described as follows:

Legal Description

A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to the Point of Beginning of the tract of land hereon described; thence Northwesterly, continuing along the Southern line of said Adjusted Lot 1 and the Southern line of Adjusted Lot 2 thereof, North 78 degrees 49 minutes 30 seconds West, 1000.85 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northeasterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width,) by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southwesterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence Southeasterly, continuing along the Western line of said Adjusted Lot 1 and its Southeasterly prolongation, South 79 degrees 09 minutes 09

seconds East, 47.82 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to the point of beginning, containing 8.29 acres, more or less (360,957 square feet).

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 Doster, Ullom, & Boyle, LLC. in P.Z. 06-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of April 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield's 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 _____, 2015.

ATTEST:

CITY CLERK

MAYOR

FIRST READING HELD: 06/01/2015

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

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

- a. Animal hospitals, veterinary clinics and kennels;
- b. Barber shops and beauty parlors;
- c. Bookstores;
- d. Broadcasting studios for radio and television;
- e. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall not be permitted except for the receiving and transmitting antennas installed on the roof of the Center as of the effective date of this Ordinance;
- f. Cafeterias for employees and guests only;
- g. Child care centers, nursery schools, and day nurseries;
- h. Colleges and universities;
- i. Dry cleaning drop-off and pick-up stations;
- j. Film drop-off and pick-up stations;
- k. Financial Institutions;
- l. Medical and dental offices;
- m. Office or office buildings;
- n. Recreational facilities, indoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters;
- o. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- p. Restaurants, fast food with or without drive-thru window, not located in free standing buildings;
- q. Restaurants, sit down;

- r. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
 - s. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises;
 - t. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods;
 - u. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises except indoor sale of motor vehicles shall not include the sale of automobiles or trucks.
2. The above use "Restaurant, fast food with drive-thru window, not located in free standing buildings" shall:
- a. Be restricted to a single user at any given time; and
 - b. Be located in the area as shown on the attached Preliminary Plan marked as Attachment B; and
 - c. Be an establishment more narrowly defined as a Fast-Casual type of Fast-Food restaurant which:
 - i. utilizes non-disposable dishware and flatware for all dine-in orders; and
 - ii. the majority of menu items are custom prepared to order versus pre-prepared and "racked."
3. The following ancillary uses shall be permitted:
- a. Associated work and storage areas required by a business, firm, or service to carry on business operations;
 - b. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
 - c. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles.

4. Hours of Operation.

- a. Hours of operation for the bowling center shall be limited to 6:00 AM to 1:30 AM on Sunday through Friday morning, and from 6:00 AM to 2:30 AM on Friday through Sunday morning.
- b. Hours of operation for the Fast-Casual type of Fast-Food restaurant permitted under Section A. 2, page 2, shall be 6:00 a.m. to 10:00 p.m.

B. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles, fences, dumpster enclosures, or drive-thru elements including a menu board, canopy with speaker, preview board, clearance bar and directional signage, will be located within the following setbacks:

- a. Eighty (80) feet from the northernmost & westernmost boundaries of this "PC" Planned Commercial District.
- b. Fifty-seven (57) feet from the southern boundary of this "PC" Planned Commercial District with the following exceptions:
 - i. Ten (10) feet from the southern boundary of this "PC" Planned Commercial District for the trash enclosure and storage shed.
 - ii. Forty (40) feet from the southern boundary of this "PC" Planned Commercial District for the vendor access ramp.
- c. Sixty (60) feet from the eastern boundary of this "PC" Planned Commercial District.

2. Parking Setbacks

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

- a. Fourteen (14) feet from the northern boundary of this "PC" Planned Commercial District.
- b. Twelve (12) feet from the southern and western boundaries of this "PC" Planned Commercial District.
- c. Ten (10) feet from the eastern boundary of this "PC" Planned Commercial District.

C. 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 loading space shall be required for the bowling center.
4. The above required parking shall be reduced by twenty percent (20%) in this "PC" Planned Commercial District.
5. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Landscape and Tree Preservation requirements of the City of Chesterfield Code.
2. A landscaped buffer strip of the following width shall be provided; ten (10) feet along both sides of the east service road and fifteen (15) feet along both sides of the western north-south access road as well as within the center dividing esplanade of such road. Such buffers strips shall include low growing shrubs and/or grasses and annual flowering plants.
3. The southern buffer strip shall contain a six (6) foot high sight proof wooden fence.

E. SIGN REQUIREMENTS

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

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

F. LIGHT REQUIREMENTS

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

G. ARCHITECTURAL

1. The developer 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

H. ACCESS/ACCESS MANAGEMENT

1. Access to this development shall be as shown on the Preliminary Site Plan and limited to the existing commercial entrances from Olive Boulevard (Missouri 340).
2. Provide cross access easements as needed to provide the adjacent parcels to the east and to the west full access to Olive Boulevard.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any work within MoDOT's right-of-way will require a MoDOT permit.
2. All drainage detention storage facilities must be placed outside of the standard governmental agencies' planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.
3. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. Roads shall be kept clear of mud and debris at all times.

J. TRAFFIC STUDY

Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, 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.

K. POWER OF REVIEW

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

L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system. The adequacy and condition of the existing downstream system(s) shall be verified and upgraded as necessary and as directed by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.
2. Storm water quantity management, channel protection, and water quality improvements shall be provided as required by the Metropolitan St. Louis Sewer District, Missouri Department of Transportation, and the City of Chesterfield. The location and types of storm water management facilities shall be identified on all Site Development and Improvement Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.

4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the 100 year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100 year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

M. SANITARY SEWER

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

N. GEOTECHNICAL REPORT

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

O. MISCELLANEOUS

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

3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

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

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals 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 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, and significant natural features, such as wooded areas and rock formations, 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 two (2) feet, 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, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. 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.

VI. ENFORCEMENT

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

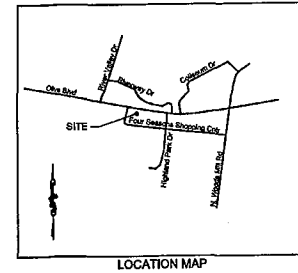
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or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

PRELIMINARY PLAN

FOUR SEASONS CENTER

READJUSTED LOT 2

A tract of land being Readjusted Lot 2 of "FOUR SEASONS CENTER", a Boundary Adjustment according to the plat thereof, recorded in Plat Book , Page of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri

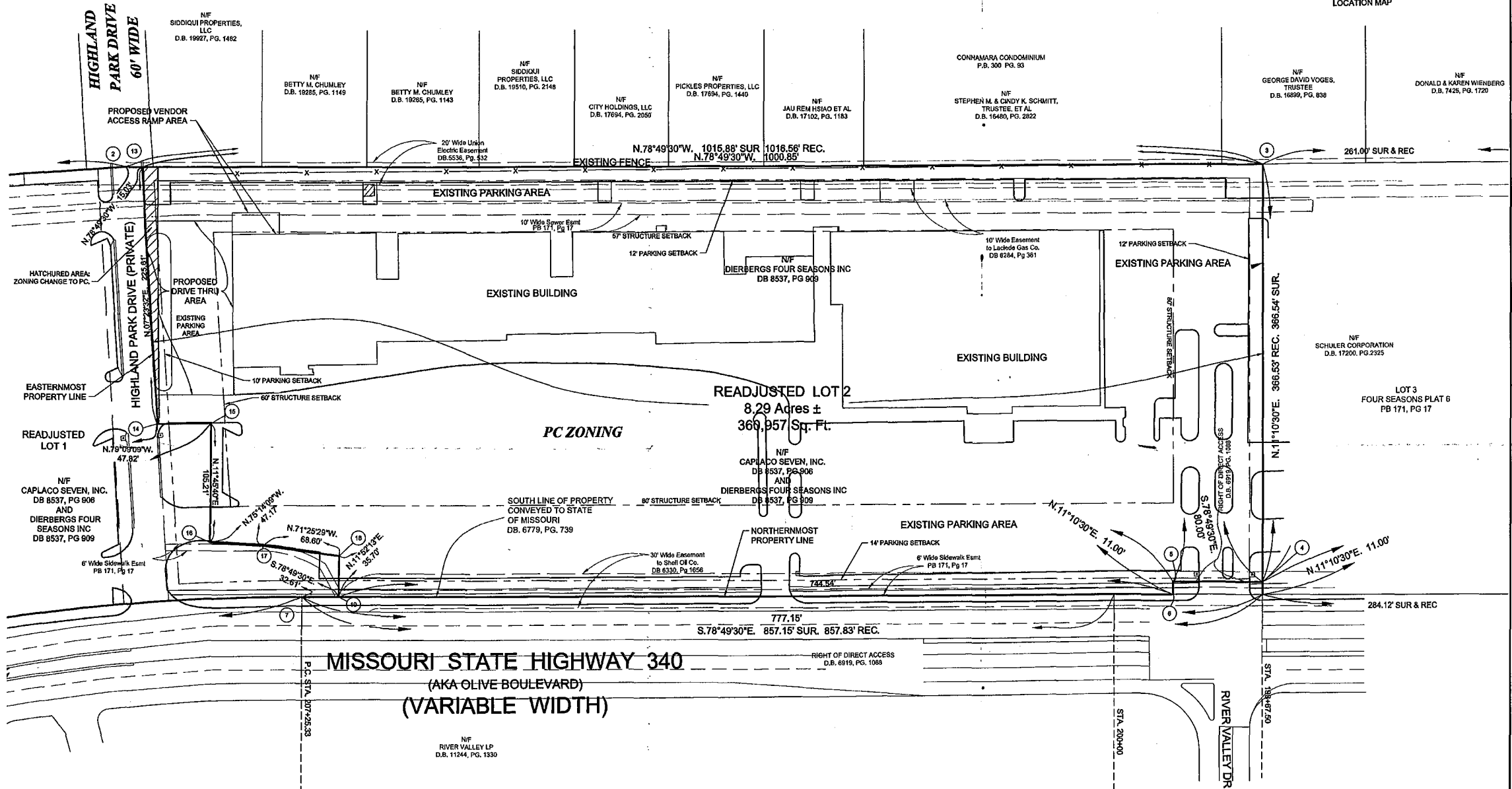


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ENGINEERS • SURVEYORS • PLANNERS
11820 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63148
P: 636.882.8888 F: 636.882.8889
MO. Cert. of Prof. Eng. No. 0000000000 & 00000014
E. Cert. of Prof. Plan. No. 0000000000 & 00000014

The following list of metric coordinates are referenced to the Missouri Coordinate System NAD 1983 (COORS 96) 2401 East Zone by a real time kinematic survey traverse with a Trimble 5800 Receiver to Station MOSI of the Missouri Department of Transportation (MoDOT) GNSS) Network. The average site Grid Factor = 0.9999258.

STATE PLANE COORDINATES

POINT	NORTHING (Meters)	EASTING (Meters)
1	315724.811	250028.146
2	315752.950	249788.742
3	315809.302	249484.295
4	315919.148	249504.827
5	315914.711	249528.602
6	315918.007	249528.212
7	315874.897	249762.118
8	315870.259	249950.513
9	316462.243	249870.832
10	315876.538	249997.165
11	315848.053	250001.760
12	315854.887	250044.125
13	315822.073	249792.264
14	315753.784	249784.237
15	315824.644	249777.918
16	315858.114	249784.077
17	315859.611	249770.131
18	315866.033	249750.233
19	315876.707	249752.343



PROPERTY DESCRIPTION (Readjusted Lot 2)

A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to the Point of Beginning of the tract of land hereon described; thence Northwesterly, continuing along the Southern line of said Adjusted Lot 1 and the Southern line of Adjusted Lot 2 thereof, North 78 degrees 49 minutes 30 seconds West, 1000.85 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northeasterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width, by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southwesterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence Southeasterly, continuing along the Western line of said Adjusted Lot 1 and its Southeasterly prolongation, South 79 degrees 09 minutes 09 seconds East, 47.82 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to the point of beginning, containing 8.29 acres, more or less (360,957 square feet).

PROPERTY DESCRIPTION (Part of Original Adjusted Lot 1)

A tract of land being part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the Southwest corner of Adjusted Lot 1, as aforementioned; thence Northeasterly, along the Western line thereof, North 10 degrees 40 minutes 07 seconds East, 225.12 feet to a point; thence Southeasterly, along the Southeasterly prolongation of the Western line of said Adjusted Lot 1, South 79 degrees 09 minutes 09 seconds East, 1.26 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to its intersection with a point on the Southern line of said Adjusted Lot 1; thence Northwesterly, along the Southern line thereof, North 78 degrees 49 minutes 30 seconds West, 14.15 feet to the point of beginning, containing 1,733 square feet (0.04 acres, more or less).

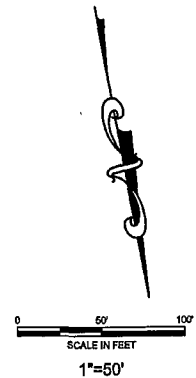
PROPERTY OWNER OF RECORD:
PROPERTY ADDRESS:
PROPERTY AREA:
LOCATOR NUMBERS:
FIRE DISTRICT:
SCHOOL DISTRICT:
UTILITIES:

DIERBERGS FOUR SEASONS, INC.
100 FOUR SEASONS SHOPPING CENTER
CHESTERFIELD, MO 63017
8.29 Ac.
ADJUSTED LOT 2: 160210763 & 160220719
PORTION OF ADJUSTED LOT 1: 160220690
MONARCH
PARKWAY
MSD
MISSOURI AMERICAN WATER
LACLEDE GAS
AMEREN MO
CHARTER COMMUNICATIONS
AT&T
ADJUSTED LOT 1 - C-2
ADJUSTED LOT 2 - 8.25 Ac PC & 0.04 Ac C-2 (DENOTED BY HATCHED AREA)
ADJUSTED LOT 2 - PC
PER ZONING CODE REGULATIONS

CURRENT ZONING:
PROPOSED ZONING:
PARKING:
GRADING WILL BE PER CITY OF CHESTERFIELD STANDARDS.
GRADING & DRAINAGE SHALL BE PER CITY OF CHESTERFIELD & MSD STANDARDS.
SLOPES SHALL NOT EXCEED 3:1 SLOPE UNLESS SUPPORTED BY GEOTECHNICAL INVESTIGATION.
STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
IMPERVIOUS AREA WILL BE DECREASED FROM EXISTING CONDITIONS.

Attachment B

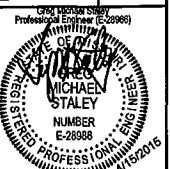
RECEIVED
City of Chesterfield
APR 17 2015
Department of Public Services



CAPITOL LAND COMPANY
11850 Studi Avenue
St. Louis, Missouri 63141
(314) 991-8900

PRELIMINARY PLAN

FOUR SEASONS - READJUSTED LOT 2



Designed: GMS
Drawn: GMS
Checked: GMS
Date: 4/15/2015
Project Number: 95128.6
Sheet Number: 1 of 1

BILL NO. 3038

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C-7" GENERAL EXTENSIVE COMMERCIAL DISTRICT TO A "PS" PARK AND SCENIC DISTRICT FOR A 1.415 ACRE TRACT OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF BAXTER ROAD AND OLD CHESTERFIELD ROAD (P.Z. 18-2014 CITY OF CHESTERFIELD [16659 OLD CHESTERFIELD ROAD] - 17T220498).

WHEREAS, the City of Chesterfield, has initiated a change in zoning from "C-7" General Extensive Commercial District to "PS" Park and Scenic District for 1.415 acres located northeast of the intersection of Baxter Road and Old Chesterfield Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on January 12, 2015; and,

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

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PS" Park and Scenic District for 1.415 acres located northeast of the intersection of Baxter Road and Old Chesterfield Road and as described as follows:

A tract of land being part of U.S. Survey 2031 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Northeast corner of a tract of land described as Tract 1 in a deed to St. Louis County, Missouri as recorded in Deed Book 107929, Page 1019 of the St. Louis County Records, said point is the intersection of the Northern line of Old Chesterfield Road with the East line of a tract of land described as Tract 2 in a deed conveyed to Doorack Brick Contracting Company as recorded in Deed Book 6505, Page 801 of the St. Louis County Records; thence along the Northern and Northeastern line of Old Chesterfield Road the following: North 69 degrees 38 minutes 00 seconds West, 117.93 feet to a point; thence North 64 degrees 11 minutes 40 seconds East, 36.99 feet to a point; thence North 51 degrees 15 minutes 47 seconds West, 84.17 feet to a point; thence North 32 degrees 59 minutes 05 seconds West, 73.70 feet to a point; thence North 05 degrees 07 minutes 58 seconds West, 101.09 feet to a point; thence North 04 degrees 36 minutes 52 seconds East, 9.90 feet to the intersection with the Southern line of Chicago, Rock Island and Pacific Railroad; thence along said Southern line in an Easterly direction along a curve to the right having a radius of 1948.69 feet, an arc length of 341.37 feet, the chord of which bears South 80 degrees 41 minutes 26 seconds East and chord length of 340.93 feet to the intersection with the aforesaid Eastern line of the Doorack Brick Contracting Company Tract; thence along said Eastern line South 19 degrees 05 minutes 05 seconds West, 240.24 feet to the Point of Beginning and containing 61,625 square feet or 1.415 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during January, 2015.

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 as recommended by the Planning Commission in its recommendation to the City Council.

Section 3. The City Council, pursuant to the petition filed by the City of Chesterfield in P.Z. 18-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 12th day of January 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2015

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: 06/01/15



NEWSLETTER - CITY COUNCIL MEETING

AGENDA REVIEW – Monday, June 15 – 5:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **5:30pm**, on Monday, June 15, 2015. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

As always, if you have any questions regarding any of the items contained within said AGENDA, please let me know. Additionally, if there is anything that you would like ADDED to said AGENDA, please contact either Mayor Nation, or me, prior to Monday's meeting.

UPCOMING MEETINGS/EVENTS

Wednesday, June 17	F&A Committee (5:30pm)
Thursday, June 18	Planning & Public Works Committee (5:30pm)
Sunday, June 21	Happy Father's Day!
Monday, June 22	Planning Commission (7pm)
Saturday, June 27	HAPPY BIRTHDAY TO DIRECTOR OF FINANCE CRAIG WHITE!
Friday, July 3	Fourth of July Holiday (City Hall Closed)
Sunday, July 19	HAPPY BIRTHDAY TO POLICE CHIEF RAY JOHNSON!
Monday, July 20	Next City Council meeting

LIQUOR LICENSE REQUESTS

As detailed in the enclosed MEMO, prepared by Andrea Majoros, Business Assistance Coordinator, Staff is recommending approval of two new full liquor licenses to sell liquor by the drink and Sunday sales:

Buffalo Wild Wings, located at 17276 Chesterfield Airport Rd

El Maguey, located at 104 Chesterfield Town Center

Both our Police Department and the Planning/Development Services Division of the Dept. of Public Services, recommend your approval.

Please let me know, prior to Monday's meeting, if you have any questions.

BID RECOMMENDATION - SIDEWALK REPLACEMENT

As detailed in the enclosed MEMO, prepared by Public Works Director Jim Eckrich, bids were recently opened for the 2015 Sidewalk Replacement project. Having reviewed the information provided by Mr. Eckrich and reviewed by Finance Director Craig White, I am joining with them in recommending award of a contract to **AMCON MUNICIPAL CONCRETE in an amount-not-to-exceed \$200, 225**. This work is **funded via the Capital Improvement Sales Tax Fund** and adequate funds exist to cover this entire expense.

As always, if you have any questions, please contact Mr. Eckrich or me, prior to Monday's meeting.

LEGISLATION

BILL NO. 3039 - ADDS SECTION 26-2 TO CHAPTER 26, ARTICLE I OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF PORTABLE STORAGE UNITS. (SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

LEGISLATION - PLANNING COMMISSION

BILL NO. 3037 - AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING "C-2" SHOPPING DISTRICT AND "PC" PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA—16Q220719, 16Q210763, AND 16Q220690). (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)

BILL NO. 3038 - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C-7" GENERAL EXTENSIVE COMMERCIAL DISTRICT TO A "PS" PARK AND SCENIC DISTRICT FOR A 1.415 ACRE TRACT OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF BAXTER ROAD AND OLD CHESTERFIELD ROAD (P.Z. 18-2014 CITY OF CHESTERFIELD [16659 OLD CHESTERFIELD ROAD] – 17T220498). (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)