AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, May 23, 2018
6:00 PM

I. Planning and Public Works Committee – Chairperson Michelle Ohley-Ward IV

A. **Bill No. 3195 –** P.Z. 07-2017 Chesterfield Valley Motor Sports **(Second Reading)**

B. **Bill No. 3196 –** P.Z 12-2017 15320 Conway **(Second Reading)**

C. **Bill No. 3197 –** P.Z. 13-2017 St. Louis Family Church Campus **(Second Reading)**

D. **Bill No. 3198 –** Brae Lane Parking Restrictions **(Sesond Reading)**

E. **Next Meeting – May 24, 2018 (5:45pm)**

II. Finance and Administration Committee – Chairperson Barbara McGuinness-Ward I

III. Parks, Recreation and Arts Committee – Chairperson Dan Hurt-Ward III

IV. Public Health and Safety Committee – Chairperson Ben Keathley-Ward II

V. Report from the City Administrator – Mike Geisel

A. **Liquor License Request** – Topgolf USA Chesterfield, LLC dba Topgolf **(Voice Vote)**

VI. Unfinished Business – Mayor Bob Nation

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

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

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

AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, May 23, 2018
7:00PM

I. CALL TO ORDER – Mayor Bob Nation

II. PLEDGE OF ALLEGIANCE – Mayor Bob Nation

III. MOMENT OF SILENT PRAYER – Mayor Bob Nation

IV. ROLL CALL – City Clerk Vickie Hass

V. APPROVAL OF MINUTES – Mayor Bob Nation

A. **Executive Session Minutes** – May 7, 2018

B. **City Council Meeting Minutes** – May 7, 2018

VI. COMMUNICATIONS AND PETITIONS – Mayor Bob Nation

VII. INTRODUCTORY REMARKS – Mayor Bob Nation

A. **Thursday, May 24, 2018** – Planning and Public Works (5:45 pm)

B. **Monday, May 30, 2018** – Planning Commission (7 pm)

C. **Monday, June 4, 2018** – Next City Council Meeting (7 pm)

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Michelle Ohley, Ward IV

1. **Bill No. 3195 –** P.Z. 07-2017 Chesterfield Valley Motor Sports **(Second Reading)**
2. **Bill No. 3196 –** P.Z 12-2017 15320 Conway **(Second Reading)**
3. **Bill No. 3197 –** P.Z. 13-2017 St. Louis Family Church Campus **(Second Reading)**
4. **Bill No. 3198 –** Brae Lane Parking Restrictions **(Second Reading)**
5. **Next Meeting – May 24, 2018 (5:45pm)**

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

C. Parks, Recreation and Arts Committee – Chairperson Dan Hurt, Ward III

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

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Liquor License Request – Topgolf USA Chesterfield, LLC dba Topgolf (Voice Vote)

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

A. Bill No. 3198 - An ordinance amending Section 300, Schedule IX of the Model Traffic Ordinances of the City of Chesterfield by adding provisions thereto to restrict parking on Brae Lane. **(Second Reading) Planning & Public Works Committee recommends approval**

XIV. LEGISLATION – PLANNING COMMISSION

A. Bill No. 3195 - An ordinance repealing City of Chesterfield Ordinance Number 2363 to allow for specific display and storage areas for a 3.00 acre tract of land in a "C-8" Planned Commercial District located on the north side of North Outer 40 Road, west of Boone's Crossing at 17501 North Outer 40 Road (P.Z. 07-2017 Chesterfield Valley Motor Sports [17501 N Outer 40 Rd.]) **(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.**

B. Bill No. 3196 - An ordinance amending the Unified Development Code for the City of Chesterfield by changing the boundaries of an "R-3" Residence District to a "PC" Planned Commercial District for a 0.93 acre tract of land located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway. (P.Z. 12-2017 15320 Conway [SMS Group, LLC.] - 18S310348). **(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.**

C. Bill No. 3197 - An ordinance amending the Unified Development Code for the City of Chesterfield by changing the boundaries of a "C-8" Planned Commercial District, "PC" Planned Commercial District, and "PI" Planned Industrial District to a "PC" Planned Commercial District for 35.3 acres of land, located on the south side of Chesterfield Airport Road 675 feet east of its intersection with Long Road, and north of Edison Avenue 575 feet east of its intersection with Long Road. (P.Z. 13-2017 St. Louis Family Church Campus [St. Louis Family Church] - 17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364). **(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.**

XV. ADJOURNMENT

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

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

RECORD OF PROCEEDING

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

MAY 7, 2018

The meeting was called to order at 7:03 p.m.

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

A roll call was taken with the following results:

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

APPROVAL OF MINUTES

The minutes of the April 18, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Keathley, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mr. Mike Doster, 16090 Swingley Ridge Road, spoke in support of Bill No. 3197 (P.Z. 13-2017 St. Louis Family Church Campus).

Pastor Jeff Perry, 17458 Chesterfield Airport Road, spoke in support of Bill No. 3197 (P.Z. 13-2017 St. Louis Family Church Campus).

Mr. Brandon Harp, 10820 Sunset Office, stated that we was available to answer questions related to Bill No. 3197 (P.Z. 13-2017 St. Louis Family Church Campus).

Ms. Sherry Cooper, 15368 Braefield Drive, spoke in support of Bill No. 3198 (Brae Lane Parking Restrictions) and complimented Director of Public Works/City Engineer Jim Eckrich for his assistance.

Ms. Wendy Geckeler, 26 Chesterfield Lakes, spoke about the April election and use of dark money in the campaign, and challenged candidates to be more transparent.

Ms. Jenny Potashnick, 1824 Aston Way, spoke in support of the American Promise, supporting a constitutional amendment to limit political contributions.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, May 23, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3192 (P.Z. 20-2017 City of Chesterfield [Unified Development Code – Articles 4 and 10]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley reported that Bill No. 3194 (P.Z. 03-2018 Spirit Valley Business Park [Ordinance Amendment]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley reported that Bill No. 3195 (P.Z. 07-2017 Chesterfield Valley Motor Sports) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley reported that Bill No. 3196 (P.Z. 12-2017 15320 Conway) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley reported that Bill No. 3197 (P.Z. 13-2017 St. Louis Family Church Campus) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley reported that Bill No. 3198 (Brae Lane Parking Restrictions) will be read for the first time under the "Legislation" portion of the agenda.

Councilmember Ohley reported that Bill No. 3199 (Four Seasons Plaza, Lots 1-A & 1-B – Boundary Adjustment Plat) is scheduled for both first and second reading approval under the "Legislation" portion of the agenda.

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

Finance and Administration Committee

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

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, indicated that the PR&A Committee met immediately prior to the Council meeting and actions from that meeting would be addressed at the next City Council meeting.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Sauce on the Side, located at 1637 Clarkson Road (former location of Yori restaurant), has requested a new liquor license, for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported that, per City policy, this application had been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Keathley made a motion, seconded by Councilmember Ohley, to approve issuance of a new liquor license to Sauce on the Side. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3198 Amends section 300, schedule IX of the Model Traffic Ordinances of the City of Chesterfield by adding provisions thereto to restrict parking on Brae Lane **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3198. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3198 was read for the first time.

BILL NO. 3199 Provides for the approval of a Boundary Adjustment Plat for Lots 1-A and 1-B of the Four Seasons Center Plat to create a 7.963 acre tract of land and 0.322 acre tract of land, zoned "C-2" Shopping District and "PC" Planned Commercial District, and located on the southwest corner of the intersection of Olive Boulevard and North Woods Mill Road (16Q330902, 16Q220939) **(First and Second Readings) Department of Planning & Development Services recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3199. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3199 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3199. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3199 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3199 with the following results: Ayes – DeCampi, McGuinness, Moore, Mastorakos, Hurt, Keathley, Flachsbart and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3199 approved, passed it and it became **ORDINANCE NO. 3000.**

LEGISLATION – PLANNING COMMISSION

BILL NO. 3192 Amends Article 4 Section 04-03 Lighting Standards and Article 10 Definitions of the Unified Development Code (P.Z. 20-2017 City of Chesterfield {Unified Development Code Articles 4 and 10})

(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3192. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3192 was read for the second time. Councilmember Hurt complimented Director of Planning and Development Services Justin Wyse and Senior Planner Jessica Henry for their hard work and expertise in compiling this amendment to prepare for technical advances within the industry. A roll call vote was taken for the passage and approval of Bill No. 3192 with the following results: Ayes – McGuinness, Keathley, Flachsbart, DeCampi, Mastorakos, Hurt, Ohley and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3192 approved, passed it and it became **ORDINANCE NO. 3001.**

BILL NO. 3194 Repeals City of Chesterfield Ordinance Number 2745 to modify development conditions for a 52.82 acre tract of land, more or less, zoned "PI" Planned Industrial District located south of Olive Street Road and east of Wardenburg Road (P.Z. 03-2018 Spirit Valley Business Park {Ordinance Amendment}) **(Second Reading) Planning Commission recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3194. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3194 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3194 with the following results: Ayes – Ohley, Mastorakos, McGuinness, Flachsbart, Moore, Hurt, DeCampi and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3194 approved, passed it and it became **ORDINANCE NO. 3002.**

BILL NO. 3195 Repeals City of Chesterfield Ordinance Number 2363 to allow for specific display and storage areas for a 3.00 acre tract of land in a "C-8" Planned Commercial District located on the north side of North Outer 40 Road, west of Boone's Crossing at 17501 North Outer 40 Road (P.Z. 07-2017 Chesterfield Valley Motor Sports [17501 N Outer 40 Rd.]) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3195.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to amend Bill No. 3195 to incorporate the green sheet amendment as recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the main motion, with a unanimous affirmative result, and the main motion was declared passed. Bill No. 3195 was read for the first time.

BILL NO. 3196 Amends the Unified Development Code for the City of Chesterfield by changing the boundaries of an "R-3" Residence District to a "PC" Planned Commercial District for a 0.93 acre tract of land located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway (P.Z. 12-2017 15320 Conway [SMS Group, LLC.] - 18S310348) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3196.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to amend Bill No. 3196 to incorporate the green sheet amendment as recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the main motion, with a unanimous affirmative result, and the main motion was declared passed. Bill No. 3196 was read for the first time.

BILL NO. 3197 Amends the Unified Development Code for the City of Chesterfield by changing the boundaries of a "C-8" Planned Commercial District, "PC" Planned Commercial District, and "PI" Planned Industrial District to a "PC" Planned Commercial District for 35.3 acres of land, located on the south side of Chesterfield Airport Road 675 feet east of its intersection with Long Road, and north of Edison Avenue 575 feet east of its intersection with Long Road (P.Z. 13-2017 St. Louis Family Church Campus [St. Louis Family Church] - 17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3197.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to amend Bill No. 3197 to incorporate the green sheet amendment as recommended by the Planning and Public Works Committee.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to further amend (second amendment) Bill No. 3197 to establish the area limitation on the fly loft by incorporating the following language in Section 2a: "The footprint of the fly loft area shall not exceed 7,150 square feet" and incorporating the following language in Section 2b: "The transition area shall not exceed 42,150 square feet).

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to further amend (third amendment) Bill No. 3197 by changing the additional language in Section 2b to read, "The footprint of the fly loft and transition area combined shall not exceed 42,150 square feet". A voice vote was taken with a unanimous affirmative result and the third motion to amend was declared passed.

A voice vote was taken on the second motion to amend, with a unanimous affirmative result, and the second motion to amend was declared passed.

A voice vote was taken on the first motion to amend, with a unanimous affirmative result, and the first motion to amend was declared passed.

A voice vote was taken on the main motion, with a unanimous affirmative result, and the main motion was declared passed. Bill No. 3197 was read for the first time.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:48 p.m.

_____
Mayor Bob Nation

ATTEST:

_____
Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

AGENDA REVIEW – Wednesday, 5/23/2018 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 pm, on Wednesday, May 23, 2018**.

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

UPCOMING MEETINGS/EVENTS

A. **Thursday, May 24, 2018 – Planning and Public Works (5:45 pm)**

B. **Monday, May 30, 2018 – Planning Commission (7 pm)**

C. **Monday, June 4, 2018 – Next City Council Meeting (7 pm)**

COMMUNICATIONS AND PETITIONS

APPOINTMENTS

There are no appointments scheduled for this meeting.

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

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee has the following action items for the May 23, 2018 City Council meeting.

LEGISLATION – PLANNING COMMISSION

Bill No. 3195 - P.Z. 07-2017 Chesterfield Valley Motor Sports
An ordinance repealing City of Chesterfield Ordinance Number 2363 to allow for specific display and storage areas for a 3.00 acre tract of land in a "C-8" Planned Commercial District located on the north side of North Outer 40 Road, west of Boone's Crossing at 17501 North Outer 40 Road (P.Z. 07-2017 Chesterfield Valley Motor Sports [17501 N Outer 40 Rd.])
(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.

Bill No. 3196 - P.Z. 12-2017 15320 Conway
An ordinance amending the Unified Development Code for the City of Chesterfield by changing the boundaries of an "R-3" Residence District to a "PC" Planned Commercial District for a 0.93 acre tract of land located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway. (P.Z. 12-2017 15320 Conway [SMS Group, LLC.] - 18S310348).
(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.

Bill No. 3197 - P.Z. 13-2017 St. Louis Family Church Campus
An ordinance amending the Unified Development Code for the City of Chesterfield by changing the boundaries of a "C-8" Planned Commercial District, "PC" Planned Commercial District, and "PI" Planned Industrial District to a "PC" Planned Commercial District for 35.3 acres of land, located on the south side of Chesterfield Airport Road 675 feet east of its intersection with Long Road, and north of Edison Avenue 575 feet east of its intersection with Long Road. (P.Z. 13-2017 St. Louis Family Church Campus [St. Louis Family Church] - 17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364).
(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.

LEGISLATION

Bill No. 3198 - Brae Lane Parking Restriction
An ordinance amending Section 300, Schedule IX of the Model Traffic Ordinances of the City of Chesterfield by adding provisions thereto to restrict parking on Brae Lane.
(Second Reading) Planning & Public Works Committee recommends approval.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, May 24, 2018 at 5:45 pm.

If you have any questions, please contact Director of Planning & Development Services Justin Wyse, Director of Public Works\City Engineer Jim Eckrich or me prior to Wednesday's meeting.

FINANCE AND ADMINISTRATION COMMITTEE

There are no action items coming forward from the Finance and Administration Committee for this meeting.

If you have any questions or require additional information please contact Finance Director Chris DesPlanques or me prior to Wednesday's meeting.

PARKS, RECREATION AND ARTS COMMITTEE

There are no action items coming forward from the Parks, Recreation and Arts Committee for this meeting.

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

PUBLIC HEALTH AND SAFETY COMMITTEE

There are no action items coming forward from the Public Health and Safety Committee for this meeting.

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

CITY ADMINISTRATOR'S REPORT

Liquor License Request

Topgolf USA Chesterfield, LLC dba Topgolf, 16851 N. Outer 40 has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and Sunday sales. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services**.**

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

City of Chesterfield

MEMORANDUM

DATE: May 8, 2018

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – TOPGOLF USA CHESTERFIELD, LLC dba TOPGOLF**

TOPGOLF USA CHESTERFIELD, LLC dba TOPGOLF, 16851 N Outer 40 Road, has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Ms. Cheree Goodall 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 Wednesday, May 23, 2018 City Council meeting, I will immediately issue this license.

UNFINISHED BUSINESS

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

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

NEW BUSINESS

I am unaware of any New Business items for this meeting's agenda.

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

LEGISLATION

A. **Bill No. 3198 -** An ordinance amending Section 300, Schedule IX of the model traffic ordinances of the city of chesterfield by adding provisions thereto to restrict parking on brae lane. **(Second Reading) Planning & Public Works Committee Recommends Approval**

BILL NO. 3198 **ORDINANCE NO._____**

AN ORDINANCE AMENDING SECTION 300, SCHEDULE IX OF THE MODEL TRAFFIC ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO RESTRICT PARKING ON BRAE LANE.

WHEREAS, the City of Chesterfield has received a request from the Braefield Owners Association to restrict parking on both sides of Brae Lane; and,

WHEREAS, the Braefield Owners Association has obtained the required signatures supporting the parking restriction, in accordance with City of Chesterfield Policy PW-25; and,

WHEREAS, the City Engineer has reviewed the request and has no objection to the desired parking restriction; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the restriction of parking on both sides of Brae Lane from West Drive to Braefield Drive;

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

Section 1. Section 300, Schedule IX of the Model Traffic Ordinances as it relates to Parking Restrictions is hereby amended by adding provisions thereto as follows:

Part of Road or Street Where Parking is Regulated	*Parking Restriction*
Brae Lane, both sides of street, From West Lane Drive to Braefield Drive	No Parking Anytime

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

Passed and approved this _____ day of _____, 2018.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie Hass, CITY CLERK

FIRST READING HELD: 5-7-2018

LEGISLATION – PLANNING COMMISSION

B. Bill No. 3195 - An ordinance repealing City of Chesterfield Ordinance Number 2363 to allow for specific display and storage areas for a 3.00 acre tract of land in a "C-8" Planned Commercial District located on the north side of North Outer 40 Road, west of Boone's Crossing at 17501 North Outer 40 Road (P.Z. 07-2017 Chesterfield Valley Motor Sports [17501 N Outer 40 Rd.]) **(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.**

C. Bill No. 3196 - An ordinance amending the Unified Development Code for the City of Chesterfield by changing the boundaries of an "R-3" Residence District to a "PC" Planned Commercial District for a 0.93 acre tract of land located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway. (P.Z. 12-2017 15320 Conway [SMS Group, LLC.] - 18S310348). **(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.**

D. Bill No. 3197 - An ordinance amending the Unified Development Code for the City of Chesterfield by changing the boundaries of a "C-8" Planned Commercial District, "PC" Planned Commercial District, and "PI" Planned Industrial District to a "PC" Planned Commercial District for 35.3 acres of land, located on the south side of Chesterfield Airport Road 675 feet east of its intersection with Long Road, and north of Edison Avenue 575' east of its intersection with Long Road. (P.Z. 13-2017 St. Louis Family Church Campus [St. Louis Family Church] - 17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364). **(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.**

BILL NO. 3195 **ORDINANCE NO. _____**

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2363 TO ALLOW FOR SPECIFIC DISPLAY AND STORAGE AREAS FOR A 3.00 ACRE TRACT OF LAND IN A "C-8" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTH SIDE OF NORTH OUTER 40 ROAD, WEST OF BOONE'S CROSSING AT 17501 NORTH OUTER 40 ROAD (P.Z. 07-2017 CHESTERFIELD VALLEY MOTOR SPORTS [17501 N OUTER 40 RD.])

WHEREAS, the petitioner, Matthew Surdyke, has requested an ordinance amendment to allow for specific areas of display and storage for this 3.00 acre tract of land located north of North Outer 40 Road and west of Boone's Crossing; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment request with the condition that the triangular display area only be permitted two (2) vehicles for display; and,

WHEREAS, the Planning and Public Works Committee upon review of said request, recommended approval with an amendment to allow only one (1) vehicle for display in the triangular display area, to provide clarification that all display vehicles on the concrete display area must remain entirely on the concrete, and to limit the outdoor display of vehicles to specific areas in the parking lot; and,

WHEREAS, the City Council upon review of said request, recommended approval of the request with an amendment.

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 Ordinance Number 2363 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made a part hereof for Chesterfield Valley Motor Sports.

Legal Description

A tract of land being Lot 1 of Koester Acres, City of Chesterfield , St. Louis County, Missouri, as per plat recorded in Plat Book 207 Page 1 of the St. Louis County Records, Township 45 North, Range 4 East of the Fifth Principal Meridian, said tract being more particularly described as follows:

Beginning at a point on the Northern right-of-way line of Interstate Highways 40-61, said point being 185.00 feet perpendicularly distant North of Station 200 +30, thence along said right-of-way line, North 71 degrees 07 degrees 07 minutes 58 seconds West 16.45 feet to a point being the Southeast corner of a

tract conveyed to Save Gasoline by deed recorded in Book 3480 Page 473 of the St. Charles County Records, thence leaving said right-of-way line along the Northwest corner of Lot 1, thence along the North line of said Lot 1, South 89 degrees 26 minutes 00 seconds East 305.79 feet to the Northeast corner of said Lot 1, being on the West line of a tract conveyed to Peter Willi by deed recorded in Book 2159 Page 462 of the St. Louis County Records, thence along said West line, South 00 degrees 34 minutes 00 seconds West 441.69 feet to a point on the aforesaid right-of-way line of Interstate 40-61, thence along said right-of-way line North 84 degrees 06 minutes 40 seconds West 291.42 feet to the Point of Beginning and containing 3.00 acres as per calculations by Bax Engineering Company, Inc., during August, 1997.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance 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" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Matthew Surdyke in P.Z. 07-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 24th day of April 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie Hass, CITY CLERK

FIRST READING HELD: 05/7/2018

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 "C8" Planned Commercial District shall be the sales and service of new and used motorcycles, motor scooters, all-terrain vehicles, personal watercraft boats, jet boats and trailers, herein referred to as vehicles.

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

1. BUILDING REQUIREMENTS

   a. A maximum of two (2) structures/buildings shall be permitted in this development.

   b. A minimum thirty percent (30%) openspace requirement is required for this site.

2. HEIGHT

   a. No building shall exceed two (2) stories in height.

3. OUTDOOR STORAGE AND DISPLAY AREAS

   a. Outdoor paved storage or display of vehicles shall be restricted to locations depicted on the Preliminary Plan with the following additional restrictions:

      i. Vehicles will be permitted to be displayed during business hours only.

      ii. Only one (1) vehicle with a footprint no larger than 75 square feet shall be permitted on the triangular display area west of the building and east of the concrete driveway shown on the Preliminary Plan.

iii. For those vehicles displayed within the concrete display area shown on the Preliminary Plan which surrounds the building on a portion of the south and the entire west side, all wheels and support points are to be placed on the concrete.

b. Sight-proof fencing and/or landscaping shall be required for all storage areas, which shall be a minimum of six (6) feet in height at the time of installation. Sight-proof fencing shall be as approved on the Preliminary Plan.

c. If there are parking spaces which exceed the required parking of the site as approved on the Site Development Plan, vehicles for sale and displayed in the parking area are limited to areas blocked from view of North Outer 40 Road by the building.

These include the eight (8) motorcycle parking spaces in the first row of parking (abutting the building), and the nine (9) easternmost parking spaces of the northernmost row of parking as delineated on Attachment C.

All vehicles must remain entirely in the parking spaces delineated on Attachment C to ensure parking aisles remain clear at all times.

C. SETBACKS

1. 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:

a. Fifty (50) feet from the right-of-way of North Outer Forty Road.

b. Ten (10) feet from the eastern property line.

c. Fifty (50) feet from the western property line.

d. Forty (40) feet from the northern property line, unless further required by the Chesterfield Levee District.

2. PARKING SETBACKS

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

   a. Fifty (50) feet from the right-of-way of North Outer Forty Road.

   b. Thirty (30) feet from the northern property line, unless further required by the Chesterfield Levee District.

   c. Forty-five (45) feet from the eastern property line.

   d. Forty-five (45) feet from the western property line.

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

   a. Twenty (20) feet from the western property line.

D. PARKING AND LOADING REQUIREMENTS

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

2. No construction related parking shall be permitted within the North Outer Forty Road right-of-way.

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

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the Saint Louis County Department of Transportation and the City of Chesterfield for sight distance consideration and approved prior to installation or construction.

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

3. One freestanding business sign shall be permitted on North Outer Forty Road. If said sign is taller than six (6) feet in height, said sign shall be a minimum of twenty five (25) feet from the right-of-way of North Outer Forty Road.

4. No advertising signs shall be permitted.

G. LIGHT REQUIREMENTS

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

2. No light standard shall exceed twenty four (24) feet in height.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

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

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from North Outer forty Road shall be restricted to the one (1) existing commercial entrance as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for the shared access with the neighboring property.

2. No direct access will be granted to Interstate 64, U.S. Highway 40/61.

3. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the Missouri Department of Transportation. No gate installation will be permitted on public right of way.

2. Obtain approvals from the City of Chesterfield and Saint Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

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

4. 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.

5. Trust fund contributions shall be deposited with St. Louis County through standard escrow procedure prior to the issuance of building permits. The trust fund contribution shall be deposited with St. Louis County in the form of a cash escrow.

6. Any improvements within MoDOT's right-of-way will require permit. The entrance geometrics and drainage design shall be in accordance with MoDOT standards.

7. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right-of-way.

8. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.

9. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

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

K. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. The Monarch-Chesterfield Levee District retains a Permanent Underseepage Berm Easement for the area covered by the seepage berm. Any use or improvements proposed within the Permanent Underseepage Berm Easement are subject to Protective Restrictions.

2. Improvements to the site shall not be permitted if they hinder the flood protection system operation and maintenance.

3. Parking and roadway areas may be permitted when designed to accommodate all seepage forces and flows.

4. Temporary storage may be possible subject to review and approval from the Monarch Chesterfield Levee District and the City of Chesterfield.

L. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

M. STORMWATER

1. 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.

2. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

3. 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.

4. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (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.

5. The Chesterfield Valley Storm Water Master Plan indicates a 7'x7' box to be constructed along the south property line of this site. According to the Chesterfield Valley Storm Water Collection Data completed in 2017 by the City of Chesterfield, an 8'x5' box culvert is installed along the south side of the property. If future development on this site occurs, an analysis shall be completed to determine functional equivalence with the Chesterfield Storm Water Master Plan. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements.

6. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved

7. All storm water shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the City of Chesterfield. This may require extensive off-site storm sewer ditch work and appropriate easements.

8. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right-of-way line, whichever is greater.

9. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. 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. If any development or alteration of in or within 200 feet, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall submit a floodplain study and be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development.

Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area (200 feet from the Special Flood Hazard Area). All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

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

3. The developer is advised that utility companies will require compensation for relocation of their utility 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.

4. The Underseepage Berm Area is subject to the following restrictions:

    a. No use that would alter, diminish, damage or interfere with the Monarch-Chesterfield Levee or the Underseepage Berm Area is permitted.

    b. No excavation, penetration, or exploration hole which extends below the surface of the Underseepage Berm Area by more than one (1) foot is permitted. Material shall not be removed from the Underseepage Berm Area.

    c. Additional fill over and above the surface of the Underseepage Berm Area is permissible at any time.

    d. Subject to obtaining a permit as required below, the following uses are generally permitted in the Underseepage Berm Area: farming, parking lots, and roadways.

e. Requests to construct any improvements or to use the Underseepage Berm Area for any purpose, including those uses provided for in paragraph 4 above, shall be subject to review and approval of the Monarch Chesterfield Levee District prior to initiating construction of the proposed improvements or use of the Underseepage Berm Area, which approval shall not be unreasonably withheld. Prior to initiating any construction of the proposed improvements or use of the Underseepage Berm Area, the applicant must receive written approval of the request. Upon receipt of the request to construct any improvements or to use the Underseepage Berm Area, the Monarch Chesterfield Levee District shall forward said request to the U.S. Army Corps of Engineers (the "Corps") for review and comment.

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

A. The developer shall submit a concept plan within 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 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 PLANS

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

1. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Transportation, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

2. Location map, north arrow, and plan scale. The scale shall be no greater than 1 inch equals 100 feet.

3. Outboundary plat and legal description of the property.

4. Density Calculations.

5. Parking calculations. Including calculation for all off-street parking spaces, required and proposed, and the number, size and location for handicap designed.

6. Provide open space percentage for overall development including separate percentage for each lot on the plan.

7. Provide Floor Area Ratio (F.A.R.).

8. A note indicating all utilities will be installed underground.

9. A note indicating signage approval is separate process.

10. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

11. Specific structure and parking setbacks along all roadways and property lines.

12. Indicate location of all existing and proposed freestanding monument signs.

13. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

14. Floodplain boundaries.

15. 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.

16. 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.

17. Indicate the location of proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

18. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.

19. Address trees and landscaping in accordance with the City of Chesterfield Code.

20. Provide a lighting plan in accordance with the City of Chesterfield Code.

21. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.

22. 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.

23. Compliance with Sky Exposure Plane.

V. CHESTERFIELD VALLEY TRUST FUND

The developer shall be required to contribute to the Chesterfield Valley Trust Fund.

Roads

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

Type of Development	**Required Contribution**
General Retail	$2,278.87/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.

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

Road Improvement Traffic Generation Assessment contributions shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before 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 a building permit of each phase of development. Funds shall be payable to “Treasurer, Saint Louis County”.

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $916.54 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

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

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on $2,907.99 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to "Treasurer, Saint Louis County".

Sanitary Sewer

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

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee.

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 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 Saint Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

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

VII. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to any Special Use Permit being issued by St. Louis County Department of Transportation, a special cash escrow, or a special escrow supported by an Irrevocable Letter of Credit, must be established with this Department to guarantee completion of the required roadway improvements.

VIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.

B. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation, St. Louis County Department of Transportation, Monarch Chesterfield Levee District and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

IX. 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.

GENERAL NOTES:

1. THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM READILY AVAILABLE RECORDS. BUT THE ACCURACY AND COMPLETENESS OF SUCH IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ANY UTILITIES NOT SHOWN AND TO PROTECT SUCH UTILITY DURING CONSTRUCTION. THE OWNER WILL NOT BE RESPONSIBLE FOR THE COST OF PROTECTION, REPAIR OR REPLACEMENT OF ANY STRUCTURE, PIPE LINE, CONDUIT, SERVICE CONNECTION ETC., ABOVE AND BELOW GROUND WHICH MAY BE BROKEN OR DAMAGED BY INDIVIDUAL CONTRACTORS DURING CONSTRUCTION.

2. ALL FILL UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST "A.A.S.H.O. T-99" (ASTM D-698). ALL TESTS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.

3. ALL EMBANKMENT TO BE COMPACTED TO MINIMUM OF 90 PERCENT (STANDARD PROCTOR). ALL TESTS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.

4. GRADES SHOWN ON THIS DRAWING ARE ROUGH GRADES. FINISH GRADING SHALL BE COMPLETED WITH CONSTRUCTION OF INDIVIDUAL BUILDINGS.

5. MAXIMUM SLOPE = 3 UNITS HORIZONTAL/1 VERTICAL. (EARTH SLOPES ONLY)

6. SOFT OR SPONGY EARTH, MULCH, MUD, UNCONSOLIDATED EARTH FILL, UNSUITABLE FILL SUCH AS DECAYED VEGETABLE OR ORGANIC MATTER, OR SOFT, FRIABLE UNCONSOLIDATED MATERIALS SUCH AS ASHES OR RUSTED CANS, OR ANY OTHER MATERIALS UNSUITABLE AS A FIRM BASE FOR THE PIPE OR SEWER OR STRUCTURE SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED LIMESTONE.

7. GRANULAR BACKFILL SHALL BE PLACED AT LOCATIONS INDICATED ON THE PLANS FROM THE LEVEL SIX INCHES ABOVE THE TOP OF THE PIPE TO THE SUBGRADE ELEVATION OF THE PAVEMENT. ALL GRANULAR BACKFILL MATERIALS SHALL BE COMPACTED BY WATER JETTING.

8. BACKFILLING IN TRENCHES WHERE GRANULAR BACKFILL IS NOT SPECIFIED SHALL CONSIST OF JOB-EXCAVATED EARTH THOROUGHLY COMPACTED TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH. SAID MATERIAL SHALL BE FREE OF DEBRIS, ORGANIC MATTER, PERISHABLE COMPRESSIBLE MATERIALS, AND SHALL CONTAIN NO STONES OR LUMPS OF ROCK FRAGMENTS LARGER THAN SIX INCHES IN DIMENSION. CARE SHALL BE TAKEN THAT STONES AND LUMPS ARE KEPT SEPARATE AND WELL DISTRIBUTED, AND THAT VOIDS ARE COMPLETELY FILLED WITH FINE MATERIALS. THE BACKFILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING NINE INCHES BEFORE COMPACTION.

9. CONTRACTOR MAY EXCAVATE THE UPPER PART OF SEWER TRENCHES WITH SLOPING SIDES ABOVE A LEVEL ONE FOOT ABOVE THE TOP OF THE PIPE. TRENCH EXCAVATION BELOW THIS LEVEL SHALL BE CARRIED OUT WITH VERTICAL SIDES.

10. ALL UTILITY TRENCHES UNDER PAVEMENT SHALL BE BACKFILLED WITH 1" CLEAN CRUSHED STONE.

11. PRECAST MANHOLES SHALL CONFORM TO ASTM-478.

12. ALL LATERALS TO BE DIAMETER SPECIFIED BY SEWER DISTRICT AND ENDS OF LATERALS TO BE STAKED AND TAILSTAKE ELEVATION GIVEN.

13. ALL SANITARY AND STORM SEWERS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.

14. ALL WYES AND ENDS OF LATERALS TO BE CAPPED TO PREVENT INFILTRATION.

15. ALL SEWERS WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16. ALL STREETS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.

17. STORM SEWER PIPING: ALL PIPE TO BE SMOOTH WALL POLYETHYLENE (ADS N-12, HANCORE HI-Q, OR EQUIVALENT) OR REINFORCED CONCRETE PIPE CL. 3 OR ABOVE (CL MUST BE APPROVED BY ENGINEER). OTHER PIPE MAY BE USED WITH APPROVAL BY ENGINEER. ALL PIPE MUST BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

18. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED IMMEDIATELY UPON THE COMPLETION OF GRADING OR CESSATION FOR MORE THAN ONE MONTH. SEEDING AND STRAWING MAY BE DELAYED IN IMMEDIATE AREA OF BUILDING CONSTRUCTION WHERE SUCH CONSTRUCTION IS INITIATED IMMEDIATELY FOLLOWING GRADING.

19. CONTRACTOR SHALL PROVIDE EROSION CONTROL DEVICES AS REQUIRED BY THE CITY OF CHESTERFIELD SEDIMENT AND EROSION CONTROL MANUAL.

20. ALL SANITARY SEWERS SHALL HAVE A GRANULAR BEDDING OF 6" BELOW TO 12" ABOVE SEWER PIPE.

21. ALL STREETS SHALL MEET THE STANDARDS ESTABLISHED BY A.A.S.H.T.O. STANDARDS - SOIL ENGINEERS TO COORDINATE WITH THE CITY OF CHESTERFIELD.

22. TWENTY FOUR HOUR NOTICE SHALL BE PROVIDED TO THE CITY OF CHESTERFIELD PLANNING AND ZONING BEFORE EACH OF THESE OPERATIONS.

    1. INSTALLATION OF STORM DRAINS.

    2. INSTALLATION OF ROAD BASE.

    3. PAVING OF ROAD SURFACE.

23. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON THE SITE WITH THE PUBLIC WORKS DEPARTMENT INSPECTOR PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION.

24. DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE CONSTRUCTION BEGINS.

25. THE INSTALLATION OF TYPE A2 EXPANSION JOINTS ARE REQUIRED ON RESIDENTIAL STREETS AT THE FOLLOWING LOCATIONS:

    a) AT END OF RADIUS ON EACH APPROACH TO "T" INTERSECTION;

    b) ACROSS THE THROAT OF CUL-DE-SACS;

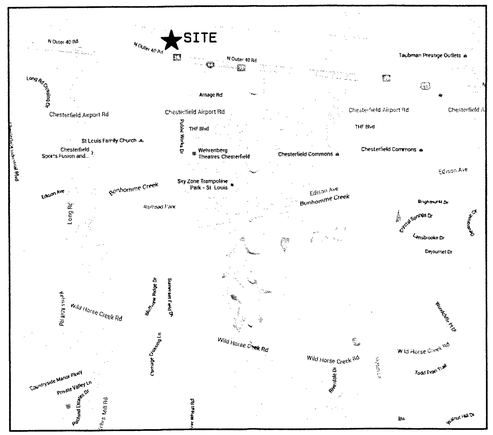
    c) THE BEGINNING (PC) AND THE END (PT) OF CURVED SECTIONS OF STREET.

26. WHEN APPLICABLE, ANY CHANGE TO EXISTING OFFSITE IMPROVEMENTS SHALL BE REPLACED WITH IN-KIND MATERIALS.

Preliminary Development Plan

Chesterfield Motor Sports

A Tract of Land Being Lot 1 of Koester Acres, as recorded in Plat Book 207, Page 1 St. Louis County, Missouri



Location Map

Index of Sheets

1. Cover Sheet
2. Site Plan

Legend of Symbols

- Benchmark
- Fire Hydrant
- Water Valve
- Water Meter
- Water Manhole
- Gas Valve
- Gas Meter
- Propane Tank
- Electric Pedestal
- Electric Meter
- Light Pole
- Utility Pole
- Transformer Pole
- Cable TV Pedestal
- Grated Inlet
- Storm Manhole
- Sanitary Manhole
- Downspout
- Flared End Pipe
- Telephone Pedestal/Marker
- Sign
- Bollard
- Cleanout

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP - CALL BEFORE YOU DIG! CALL 2 WORKING DAYS BEFORE YOU DIG 1-800-DIG-RITE TOLL FREE

CITY OF CHESTERFIELD

PLANNED DISTRICT ORDINANCE ATTACHMENT B

ELECTRIC

AmerenUE
1901 Chouteau Ave
St Louis, MO 63103
(314) 342-1111

GAS

Laclede Gas Company
3950 Forest Park Avenue
St. Louis, MO 63108
(314) 658-5542

SEWERS

Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6260

TELEPHONE

AT&T
Craig Romph
12930 Olive Blvd, F1.2
Creve Coeur, MO 63141

WATER

Missouri American Water
12950 Maurer Industrial Drive
St. Louis, MO 63127
Mark Migneco
Operations Supervisor
314.483.2500 Ext. 2011
314.843.5854 F
mark.migneco@amwater.com

FLOOD STATEMENT

This site is located in the unshaded zone X areas of 500yr flood and 100yr flood with average depths less than 1ft. or with drainage areas less than 1 square mile; and areas protected by levees from the 100yr flood, per the Flood Insurance Rate Map for St. Louis County, Missouri Map Number 29189C0165K, effective date February 4, 2015

OWNER/DEVELOPER

Chesterfield Motor Sports
Matt Surdyke
17501 North Outer 40 Rd.
Chesterfield, MO 63005
314-401-0687

SURVEYOR ~ ENGINEER

Govero Land Services, Inc. 242D
5929 Old State Road
Imperial, MO 63052
636-464-9380

SURVEYOR ~ Daniel L. Govero LS-1778
ENGINEER ~ Jerome J. Govero E-13969

INDEX OF SHEET

DISCLAIMER
THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER WAS PREPARED OR HAD PREPARED UNDER HIS DIRECTION, AS AUTHENTICATED BY HIS SEAL AND DATED SIGNATURE, IS LIMITED TO ONLY SITEWORK ITEMS OF: GRADING, WATER SEWERS, PAVING, STORM DRAINAGE AND EROSION CONTROL. THIS PERMIT DOES NOT COVER, AND NO RESPONSIBILITY IS TAKEN BY THE ENGINEER FOR SERVICES TOPOGRAPHIC SURVEYS AND ARCHITECTURAL PLANS, INCLUDING MECHANICAL AND STRUCTURAL AND ELECTRICAL COMPONENTS, GEOTECHNICAL INVESTIGATIONS AND RECOMMENDATIONS, OTHER PLANS, SPECIFICATIONS, ESTIMATES, PLATS, REPORTS, SURVEYS OR OTHER OR PARTS OF THIS PROJECT UNLESS AUTHENTICATED BY THE DATED SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL ENGINEER. CONSTRUCTION MEANS AND METHODS OF ANY PART OF THE TOTAL PROJECT, AND ANY REVISIONS UNLESS AUTHENTICATED.

Preliminary Development Plan

Chesterfield Motor Sports

17501 N. Outer 40 Rd
Chesterfield, MO 63005

GOVERO LAND SERVICES
SURVEYING * ENGINEERING
5929 OLD STATE RD.
IMPERIAL, MO 63052
Email: info@goverolandservices.net
PH:(636)464-9380 FAX:(636)464-9026
Engineering Corporation License #001085
Surveying Corporation License #2002462

REVISION	REVISION	REVISION	REVISION
03/06/2017	04/12/2017	08/17/2017	

FIELD WORK BY	DRAWN BY	CHECKED BY	DATE
	J.MARTIN	D.GOVERO	08/16/2016

ENGINEERS SEAL

RECEIVED
SEP 27 2017
City of Chesterfield
Department of Public Services

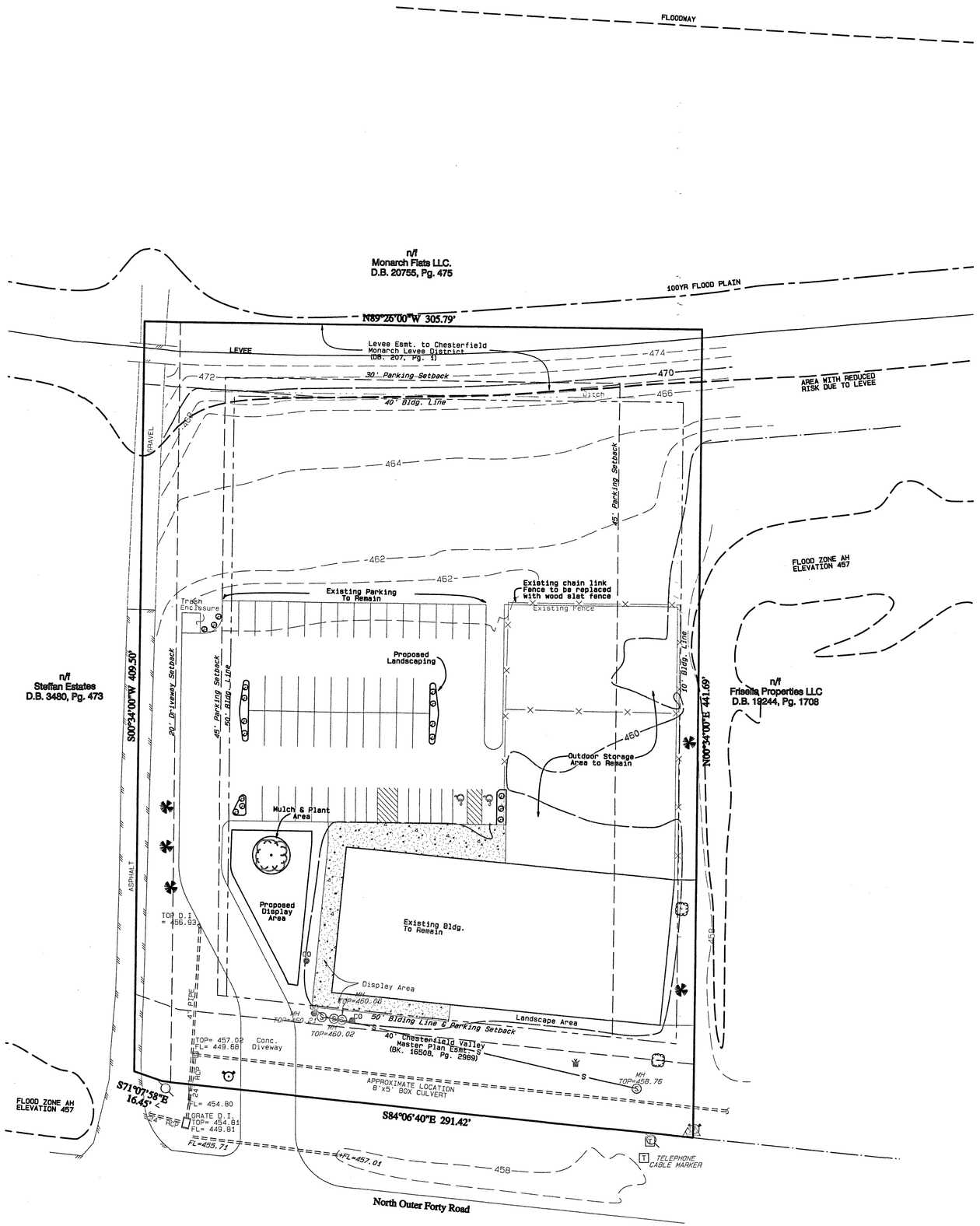
NAME
DISCIPLINE
LIC#

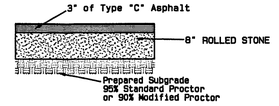
© Copyright. All Rights Reserved by Govero Land Services, Inc.

JOB NO. 16037

SHEET NO. 1 OF 2

B:\16037\16037.pro





Parking
Lot Standard

LANDSCAPE LEGEND	
	Existing Glauca Juniper
	Existing Red Maple
	Existing China Girl Holley

SITE BENCHMARK

"O" in open on fire hydrant west of entrance
Elevation 460.25

16037

Legal Description

All of Lot 1 of Koester Acres located in US Surveys 125 and 126, Township 45 North, Range 4 East, in St. Louis County, Missouri, as recorded in Book 207, Page 1, of the St. Louis County Land Records more particularly known as follows:

Beginning at the Southeast corner of said Lot 1, also the North right of way of Highway 40; thence North 00 degrees, 34 minutes, 00 seconds East, a distance of 441.69 feet to the Northeast corner of said Lot 1; thence North 89 degrees, 26 minutes, 00 seconds West, a distance of 305.79 feet to the Northwest corner of Lot 1; thence south 00 degrees, 34 minutes, 00 seconds West, a distance of 409.50 feet to the southwest corner of Lot 1, and also being the right of way of Highway 40; thence along the right of way South 71 degrees, 07 minutes, 58 seconds East, a distance of 16.45 feet; thence South 84 degrees, 06 minutes, 40 seconds East a distance of 291.42 feet to the Point of Beginning.

DISCLAIMER
THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED UNDER HIS DIRECTION, AS AUTHENTICATED BY HIS SEAL AND DATED SIGNATURE, IS LIMITED TO GRADING, SITE WORK AND STORM IMPROVEMENTS WITHIN THE PROPERTY LINES AS SHOWN ON THE PLANS. THIS PLAN DOES NOT COVER AND NO RESPONSIBILITY IS TAKEN BY THE ENGINEER FOR SERVICES INCLUDING BUT NOT LIMITED TO ZONING, BOUNDARY AND TOPOGRAPHIC SURVEYS, ARCHITECTURAL PLANS, INCLUDING MECHANICAL, STRUCTURAL AND ELECTRICAL COMPONENTS, SUPERVISION, INVESTIGATION OF ACTUAL FIELD CONDITIONS AND ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, PLATS, REPORTS, SURVEYS OR OTHER DOCUMENTS NOT PREPARED BY THE ENGINEER. THE ENGINEER SHALL NOT BE LIABLE FOR PARTS OF THIS PROJECT UNLESS AUTHENTICATED BY THE DATED SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL ENGINEER. CONSTRUCTION METHODS OF ANY PART OF THE TOTAL PROJECT, AND ANY REVISIONS UNLESS AUTHENTICATED.

Preliminary Development Plan

Chesterfield Motor Sports

17501 N. Outer 40 Rd
Chesterfield, MO 63005

GOVERO
LAND SERVICES
SURVEYING * ENGINEERING
6929 OLD STATE RD.
IMPERIAL, MO. 63052
Email: info@goverolandservices.net
PH:(636)940-4949 FAX:(636)940-4906
Engineering Corporation License #001035
Surveying Corporation License #2002942

REVISION	03/06/2017
REVISION	04/12/2017
REVISION	08/17/2017
REVISION	
FIELD WORK BY	
DRAWN BY	I.MARTIN
CHECKED BY	D.GOVERO
DATE	08/16/2016

ENGINEERS SEAL

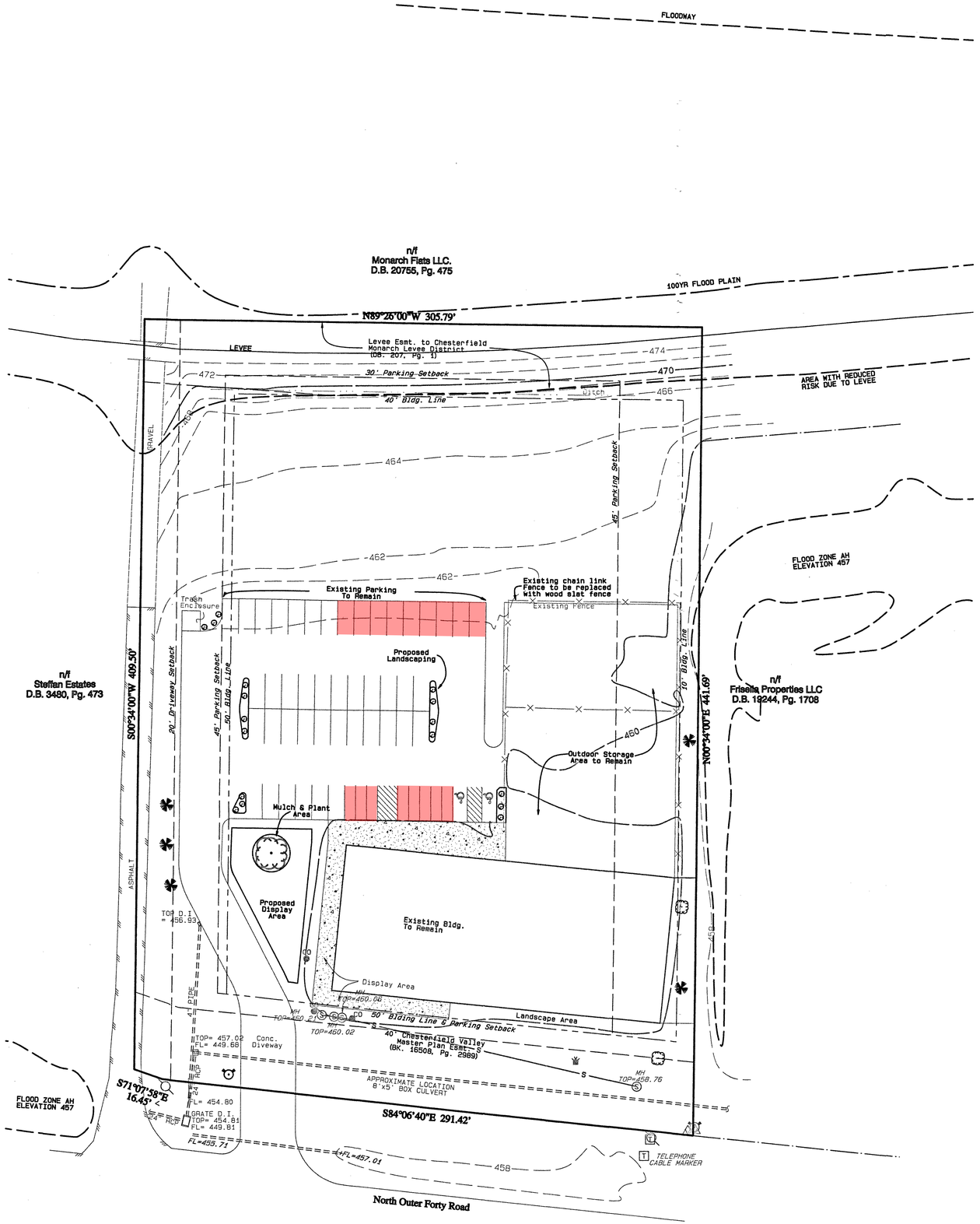
NAME
DISCIPLINE
LIC#

© Copyright. All Rights Reserved by Govero Land Services, Inc.

JOB NO. 16037

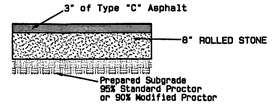
SHEET NO. 2 OF 2

8/17/2017 S:\16037\16037.dwg



CITY OF CHESTERFIELD

ATTACHMENT C



Parking
Lot Standard

LANDSCAPE LEGEND	
	Existing Glauca Juniper
	Existing Red Maple
	Existing China Girl Holley

SITE BENCHMARK

"O" in open on fire hydrant west of entrance
Elevation 460.25

16037

Legal Description

All of Lot 1 of Koester Acres located in US Surveys 125 and 126, Township 45 North, Range 4 East, in St. Louis County, Missouri, as recorded in Book 207, Page 1, of the St. Louis County Land Records more particularly known as follows:

Beginning at the Southeast corner of said Lot 1, also the North right of way of Highway 40; thence North 00 degrees, 34 minutes, 00 seconds East, a distance of 441.69 feet to the Northeast corner of said Lot 1; thence North 89 degrees, 26 minutes, 00 seconds West, a distance of 305.79 feet to the Northwest corner of Lot 1; thence south 00 degrees, 34 minutes, 00 seconds West, a distance of 409.50 feet to the southwest corner of Lot 1, and also being the right of way of Highway 40; thence along the right of way South 71 degrees, 07 minutes, 58 seconds East, a distance of 16.45 feet; thence South 84 degrees, 06 minutes, 40 seconds East a distance of 291.42 feet to the Point of Beginning.

DISCLAIMER
THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED UNDER HIS DIRECTION, AS AUTHENTICATED BY HIS SEAL AND DATED SIGNATURE, IS LIMITED TO GRADING, DRAINAGE, AND SITE IMPROVEMENTS BUT DOES NOT COVER AND NO RESPONSIBILITY IS TAKEN BY THE ENGINEER FOR SERVICES INCLUDING, BUT NOT LIMITED TO, SOILS INVESTIGATION, FOUNDATION DESIGN, STRUCTURAL AND ELECTRICAL COMPONENTS, SUPERVISION, INVESTIGATION, PRACTICES, METHODS AND ACTIVITIES OF CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH CONSTRUCTION, AND FOR ANY OTHER ACTIVITIES AND RESPONSIBILITIES RELATED TO THE CONSTRUCTION OF THE PROJECT. ARCHITECTURAL PLANS, INCLUDING MECHANICAL, TOPOGRAPHIC SURVEYS, ARCHITECTURAL PLANS, SPECIFICATIONS, ESTIMATES, PLATS, REPORTS, SURVEYS OR OTHER OTHER PLANS, SPECIFICATIONS, ESTIMATES, PLATS, REPORTS, SURVEYS OR OTHER DOCUMENTS PREPARED BY THE ENGINEER ARE NOT TO BE USED FOR ANY OTHER OR PARTS OF THIS PROJECT UNLESS AUTHENTICATED BY THE DATED SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL ENGINEER. ANY USE OF CONSTRUCTION METHODS OR ANY PART OF THE TOTAL PROJECT, AND ANY REVISIONS UNLESS AUTHENTICATED.

Preliminary Development Plan

Chesterfield Motor Sports

17501 N. Outer 40 Rd
Chesterfield, MO 63005

GOVERO
LAND SERVICES
SURVEYING * ENGINEERING
6929 OLD STATE RD.
IMPERIAL, MO. 63052
Email: info@goverolandservices.net
PH:(636)464-2580 FAX:(636)464-A626
Engineering Corporation License #001035
Surveying Corporation License #2002462

REVISION	03/06/2017		
REVISION	04/12/2017		
REVISION	08/17/2017		
REVISION			
FIELD WORK BY		DATE	08/16/2016
DRAWN BY	I.MARTIN	CHECKED BY	D.GOVERO

ENGINEERS SEAL

NAME
DISCIPLINE
LIC#

© Copyright. All Rights Reserved by Govero Land Services, Inc.

JOB NO. 16037

SHEET NO. 2 OF 2

8/17/2017 S:\2016\16037\16037.dwg

BILL NO. 3196 **ORDINANCE NO._____**

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-3" RESIDENCE DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 0.93 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF CONWAY ROAD, APPROXIMATELY 500' WEST OF THE INTERSECTION OF CONWAY ROAD AND CHESTERFIELD PARKWAY. (P.Z. 12-2017 15320 CONWAY [SMS GROUP, LLC.] - 18S310348).

WHEREAS, the petitioner, SMS Group, LLC., has requested a change in zoning from an "R-3" Residence District to a new "PC" Planned Commercial District for a 0.93 acre tract of land at 15320 Conway Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on September 25, 2017; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning with amendments by a vote of 8-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request on April 19, 2018 recommended approval of the change of zoning with amendments; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for 0.93 acres located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway, and as described as follows:

A TRACT OF LAND BEING PART IN FRACTIONAL SECTION 10, 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:

A TRACT OF LAND DESCRIBED IN DEED RECORDED BOOK 1199 PAGE 392 OF THE ST LOUIS COUNTY RECORDS, AND DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MAZIE MOSS HORD BY DEED RECORDED IN BOOK 1199 PAGE 392 OF THE ST LOUIS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF PROPERTY CONVEYED TO HORD AS AFORESAID, SOUTH 4 DEGREES 35 MINUTES 48 SECONDS EAST 144.04 FEET TO THE NORTH

LINE OF MISSOURI STATE HIGHWAY NO. 40 (TRAFFIC RELIEF), 200 FEET WIDE; THENCE ALONG THE NORTH LINE OF HIGHWAY NO. 40, SOUTH 70 DEGREES 9 MINUTES 00 SECONDS EAST 311.93 FEET; THENCE NORTH 4 DEGREES 35 MINUTES 48 SECONDS WEST 216.76 FEET TO A POINT IN THE CENTER LINE OF CONWAY ROAD, 40 FEET WIDE; THENCE ALONG THE CENTER LINE OF SAID ROAD SOUTH 83 DEGREES 49 MINUTES 52 SECONDS WEST 58.97 FEET AND NORTH 80 DEGREES 08 MINUTES 47 SECONDS WEST 232.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,705 SQUARE FEET OR 0.93 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. 12-2017, 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 25th day of September 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie Hass, CITY CLERK

FIRST READING HELD: 5/7/2018

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 District shall be:

   a. Art Gallery

   b. Art Studio

   c. College/University

   d. Financial Institution, no drive-through

   e. Museum

   f. Office-dental

   g. Office-general

   h. Office-medical

   i. Recreation Facility

   j. Veterinary Clinic

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

   a. Use i. shall be limited to gymnastics facility, fitness center

3. Hours of Operation.

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

4. Telecommunication facilities 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 11,020 square feet.
2. Height
   a. The maximum height of the building, exclusive of roof screening, shall not exceed 30 feet.
3. Building Requirements
   a. A minimum of 30% open space is required for this development.
   b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

   No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
   a. 20 feet from the right-of-way of Conway on the northern boundary of the Planned Commercial "PC" District.
   b. 10 feet from the southern boundary of the "PC" District.
   c. 20 feet from the eastern boundary of the "PC" District.
   d. 20 feet from the western boundary of the "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. 5 feet from all boundaries of the "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 or on any other existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), 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 15310 Conway Road to allow utilization of the shared entrance drive.

4. Provide a cross access easement(s) to 15400/15446 Conway Road, as applicable, to facilitate access between the two properties and to minimize curb cuts on Conway Road by utilizing shared access.

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. Improve Conway Road to provide a full width concrete road section including curbs, tapers, stormwater drainage facilities, etc. The section of Conway Road to be improved includes the portion directly adjacent to 15320 Conway Road tapering back to the existing width roadway beyond the western property line.

6. Obtain approvals from the City of Chesterfield for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

K. TRAFFIC STUDY

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

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Conway Rd. 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.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members from any Ward may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

3. 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.

N. SANITARY SEWER

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

2. Extend sewer to adjacent property lines and/or provide necessary easements and connections to allow for future sanitary sewer extensions and service 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. All utilities will be installed underground.

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

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

5. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

6. 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.

7. 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.

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 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 and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of property.

3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.

11. Indicate location of all existing and proposed freestanding monument signs.

12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the 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

Type of Development	Required Contribution
General Office	$759.58/parking space
General Retail	$2,278.87/parking space
Loading Space	$3,729.09/parking space

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

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

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.
Allowable credits for required roadway improvements will be awarded as directed by the 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 the St. Louis County Department of Transportation. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to "Treasurer, St. Louis County."

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

The amount of these required contributions, if not submitted by January 1, 2018 shall be adjusted 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.

VI. RECORDING

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

VII. ENFORCEMENT

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

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

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

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

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

Attachment B

PRELIMINARY PLAN

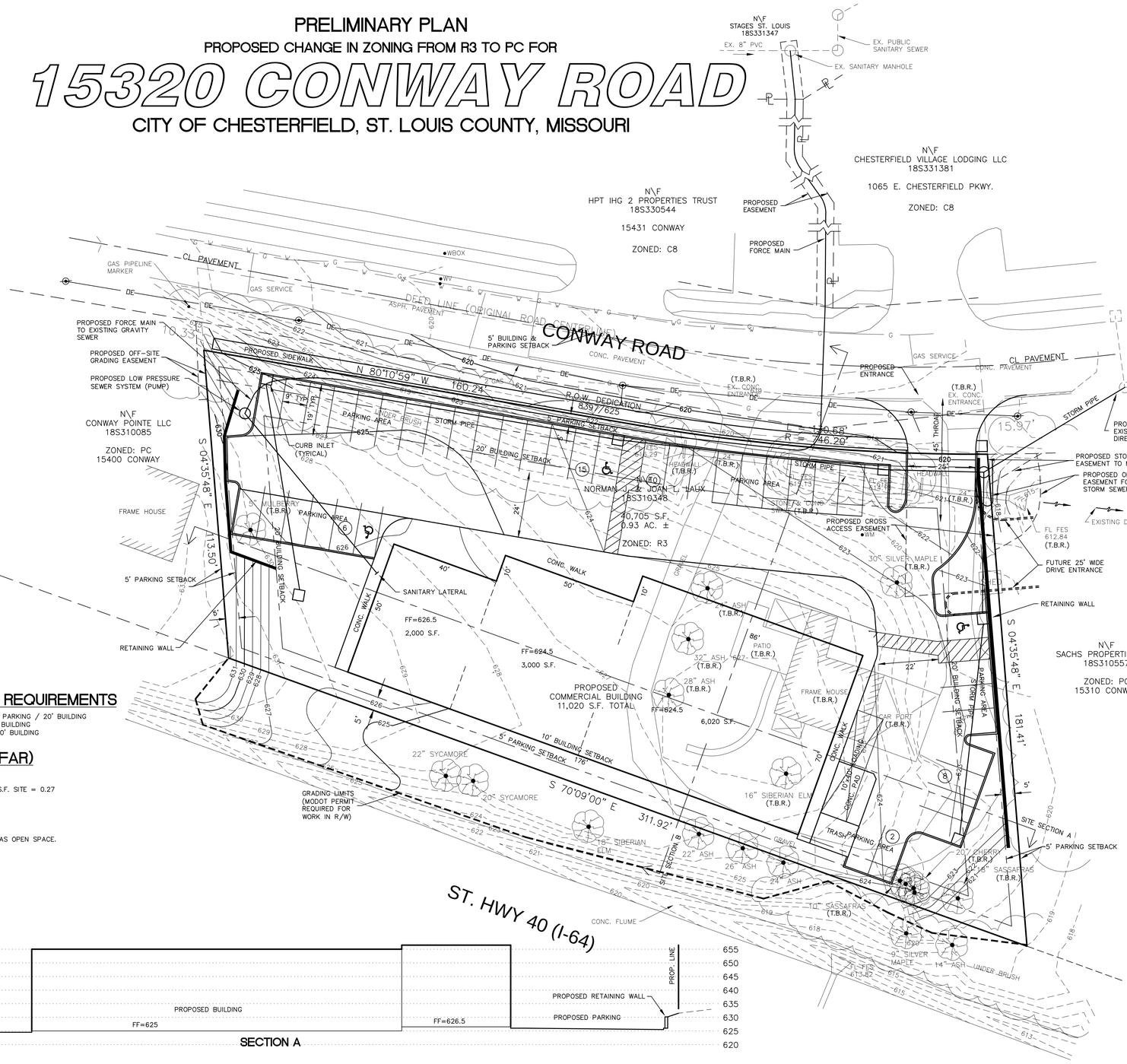
PROPOSED CHANGE IN ZONING FROM R3 TO PC FOR

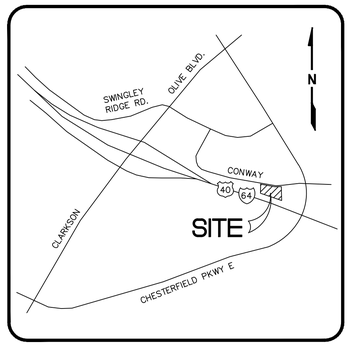
15320 CONWAY ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	500
EXISTING MINOR CONTOUR	502
PROPOSED MAJOR CONTOUR	504
PROPOSED MINOR CONTOUR	502
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
EXISTING WATERLINE	W
EXISTING FIRE HYDRANT	
EXISTING GAS LINE	G
EXISTING OVERHEAD UTILITY	OE
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)





LOCATION MAP

N.T.S.

PROJECT DATA

LOCATOR NO.	: 18S310348
ADDRESS	: 15320 CONWAY ROAD CHESTERFIELD, MO 63017
OWNER	: NORMAN J. & JOAN L. LAUX
AREA OF TRACT	: 40,705 S.F. = 0.93 Ac.±
PRESENT ZONING	: R3 – RESIDENTIAL
PROPOSED ZONING	: PC – PLANNED COMMERCIAL
PRESENT USAGE	: SINGLE FAMILY RESIDENTIAL
PROPOSED USAGE	: COMMERCIAL
SCHOOL DISTRICT	: PARKWAY
FIRE DISTRICT	: MONARCH
WATERSHED(S)	: MISSOURI RIVER
FIRM PANEL	: 29189C0170K
UTILITIES	: MISSOURI–AMERICAN WATER CO. : METRO. ST. LOUIS SEWER DIST. : LACLEDE GAS COMPANY : AT&T TELEPHONE COMPANY : AMEREN UE

PROPOSED SETBACK REQUIREMENTS

NORTH (ALONG CONWAY RD. FRONTAGE) – 5' PARKING / 20' BUILDING
EAST AND WEST SIDES – 5' PARKING / 20' BUILDING
SOUTH (ALONG I–64 R/W) – 5' PARKING / 10' BUILDING

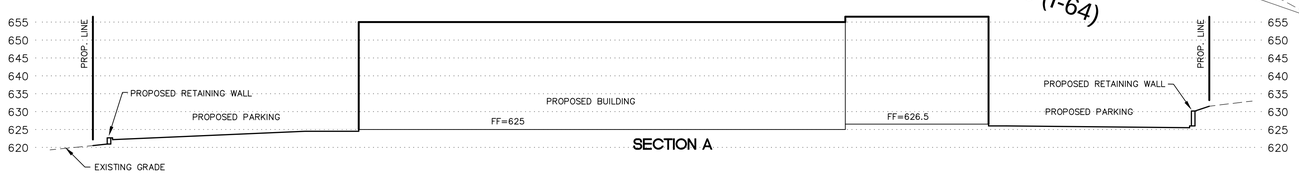
FLOOR AREA RATIO (FAR)

MAXIMUM ALLOWABLE = 0.55

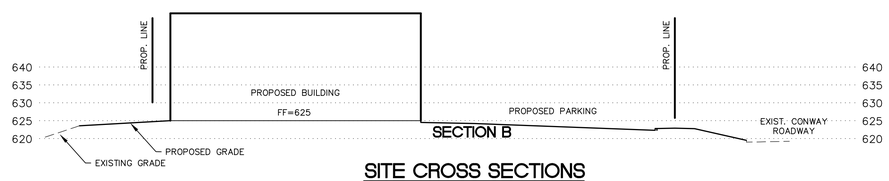
PROPOSED: 11,020 S.F. BUILDING / 40,705 S.F. SITE = 0.27

OPEN SPACE

30% OF THE TOTAL SITE AREA IS PROPOSED AS OPEN SPACE.



SECTION A



SECTION B

SITE CROSS SECTIONS

SCALE: 1" = 20' (HORIZ. & VERT.)

SITE PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

4/27/18

MICHAEL CLAY VANCE, PE
E–25616
VANCE ENGINEERING, INC. AUTHORITY NO. 2003022194

UNDERGROUND UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

BEFORE YOU
DIG – DRILL – BLAST
1–800–344–7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

THE WORK PRESENTED BY OR UNDER THE DIRECTION OF THE ENGINEER AND APPEARING ON THIS DOCUMENT AND ANY ATTACHMENTS BEARING THE ENGINEER'S SIGNATURE IS LIMITED TO SITE/WORK ITEMS AS DEFINED BY THE APPLICABLE CHAPTER, PARTS, SECTIONS, AND OTHER REFERENCES OF THE MISSOURI STATUTES. PURSUANT TO 327.411 RSMo, NO PROFESSIONAL SERVICES PERFORMED, NOT RENDERED, INCLUDING, BOUNDARY SURVEYS, OPINIONS, RECOMMENDATIONS, RECOMMENDATIONS, UTILITY DISTRIBUTION AND LOCATIONS, FLOODPLAIN ANALYSIS, ESTIMATES, METHODS AND SCHEDULING, ANY, AND ALL OTHER PROFESSIONAL SERVICES PERFORMED OR REPORTS PREPARED BY OR UNDER THE DIRECTION OF THE ENGINEER, AND ANY DATA, AS THEY INCLUDE, SHALL BEAR THE ENGINEERS SIGNATURE, AND SEAL.

SMS Group LLC
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

15320 CONWAY ROAD

ZONING PLAN

MICHAEL CLAY VANCE, P.E.
ENGINEER LIC E–25616

REVISED

08/31/17	PARKING
09/06/17	CITY
12/05/17	CITY
01/16/18	FF&HT
02/11/18	FF&10'STBK
03/11/18	SETBACKS
04/02/18	SETBCK TBL
04/27/18	OPN SPC

15077

05/04/17

1 / 1

COPYRIGHT 2017

BILL NO. 3197 ORDINANCE NO._____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "C-8" PLANNED COMMERCIAL DISTRICT, "PC" PLANNED COMMERCIAL DISTRICT, AND "PI" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR 35.3 ACRES OF LAND LOCATED ON THE SOUTHERN SIDE OF CHESTERFIELD AIRPORT ROAD 675 FEET EAST OF ITS INTERSECTION WITH LONG ROAD, AND NORTH OF EDISON AVENUE 575 FEET EAST OF ITS INTERSECTION WITH LONG ROAD. (P.Z. 13-2017 ST. LOUIS FAMILY CHURCH CAMPUS [ST. LOUIS FAMILY CHURCH] - 17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364).

WHEREAS, the petitioner, St. Louis Family Church, has requested a change in zoning from a "C-8" Planned Commercial District, "PC" Planned Commercial District and "PI" Planned Industrial District to a "PC" Planned Commercial District for 35.3 acres of land at 17550, 17536, 17526, 17476, 17458 Chesterfield Airport Road, and 17535 Edison Avenue; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 13, 2017; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning with amendments by a vote of 7-1; and

WHEREAS, the Planning and Public Works Committee, having considered said request on April 19, 2018 recommended approval of the change of zoning with amendments; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for 35.3 acres south of Chesterfield Airport Road and north of Edison Avenue and as described as follows:

THE VALLEY CENTER – PLAT 3 AS RECORDED IN PLAT BOOK 296 PAGES 96 AND 97, A BOUNDARY ADJUSTMENT PLAT OF "THE VALLEY CENTER" AS RECORDED IN PLAT BOOK 349 AND PAGE 493, LOT C OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AS RECORDED IN PLAT BOOK 363 PAGE 72 ALL OF THE ST. LOUIS COUNTY RECORDS AND PART OF LOTS 4 AND 6 OF

THE WEST HALF OF U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF STEVE W. WALLACE SUBDIVISION AS RECORDED IN PLAT BOOK 345 PAGE 701 OF THE ST. LOUIS COUNTY RECORDS ON THE SOUTH LINE OF CHESTERFIELD AIRPORT (100' WIDE) ROAD;

THENCE ALONG SAID SOUTH LINE OF CHESTERFIELD AIRPORT (100' WIDE) ROAD NORTH 89 DEGREES 35 MINUTES 57 SECONDS EAST A DISTANCE OF 664.07 FEET TO THE WEST LINE OF SHARE 7 AS SHOWN ON THE PLAT ACCOMPANYING THE COMMISSIONER'S REPORT IN PARTITION IN CASE OF ELIZABETH B. KRANUNG ET AL, VERSUS HARTMAN STEFFEN, ET AL, CAUSE NO. 4186 OF THE CIRCUIT COURT OF THE COUNTY OF ST. LOUIS;

THENCE ALONG SAID WEST LINE OF SHARE 7 SOUTH 00 DEGREES 34 MINUTES 53 SECONDS WEST A DISTANCE OF 355.13 FEET TO THE NORTH LINE OF ADJUSTED LOT A OF THE AFORESAID BOUNDARY ADJUSTMENT PLAT OF "THE VALLEY CENTER";

THENCE ALONG SAID ADJUSTED LOT A THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 35 MINUTES 57 SECONDS EAST A DISTANCE OF 316.47 FEET;

NORTH 00 DEGREES 34 MINUTES 53 SECONDS EAST A DISTANCE OF 355.13 FEET TO THE AFORESAID SOUTH LINE OF CHESTERFIELD AIRPORT (100' WIDE) ROAD;

THENCE ALONG SAID SOUTH LINE OF CHESTERFIELD AIRPORT (100' WIDE) ROAD NORTH 89 DEGREES 35 MINUTES 57 SECONDS EAST A DISTANCE OF 680.70 FEET TO THE EAST LINE OF THE AFORESAID THE VALLEY CENTER – PLAT 3;

THENCE ALONG SAID THE VALLEY CENTER – PLAT 3 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 34 MINUTES 53 SECONDS WEST A DISTANCE OF 335.05 FEET;

SOUTH 89 DEGREES 35 MINUTES 57 SECONDS WEST A DISTANCE OF 368.38 FEET TO THE EAST LINE OF THE AFORESAID ADJUSTED LOT A OF A BOUNDARY ADJUSTMENT PLAT OF "THE VALLEY CENTER";

THENCE ALONG SAID ADJUSTED LOT A THE FOLLOWING COURSES AND DISTANCES;

SOUTH 00 DEGREES 34 MINUTES 53 SECONDS WEST A DISTANCE OF 342.15 FEET;

SOUTH 89 DEGREES 25 MINUTES 07 SECONDS EAST A DISTANCE OF 17.68 FEET;

SOUTH 00 DEGREES 34 MINUTES 53 SECONDS WEST A DISTANCE OF 534.07 FEET TO THE NORTH LINE OF EDISON AVENUE;

THENCE ALONG SAID NORTH LINE OF EDISON AVENUE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 79 DEGREES 13 MINUTES 13 SECONDS WEST A DISTANCE OF 416.67 FEET TO A POINT OF CURVATURE;

WESTERLY ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 126.64 FEET, A RADIUS OF 853.13 FEET A CHORD BEARING OF SOUTH 74 DEGREES 58 MINUTES 04 SECONDS WEST WITH A CHORD LENGTH OF 126.52 FEET TO A POINT OF COMPOUND CURVATURE;

WESTERLY ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 240.16 FEET, A RADIUS OF 937.96 FEET AND A CHORD BEARING OF SOUTH 72 DEGREES 51 MINUTES 31 SECONDS WEST WITH A CHORD LENGTH OF 239.50 FEET;

SOUTH 65 DEGREES 31 MINUTES 27 SECONDS WEST A DISTANCE OF 202.14 FEET TO A POINT OF CURVATURE;

WESTERLY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 255.41 FEET, A RADIUS OF 565.42 FEET AND A CHORD BEARING OF SOUTH 80 DEGREES 40 MINUTES 12 SECONDS WEST WITH A CHORD LENGTH OF 253.24 FEET;

NORTH 88 DEGREES 35 MINUTES 38 SECONDS WEST A DISTANCE OF 70.95 FEET;

NORTH 83 DEGREES 50 MINUTES 38 SECONDS WEST A DISTANCE OF 59.54 FEET TO THE WEST LINE OF THE AFORESAID LOT C OF “MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF THE VALLEY CENTER PLAT 4-A”;

THENCE ALONG SAID LOT C OF “MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF THE VALLEY CENTER PLAT 4-A” THE FOLLOWING COURSES AND DISTANCES:

NORTH 10 DEGREES 33 MINUTES 17 SECONDS EAST A DISTANCE OF 68.07 FEET;

NORTH 00 DEGREES 33 MINTUES 00 SECONDS EAST A DISTANCE OF 359.19 FEET;

NORTH 89 DEGREES 27 MINTUES 00 SECONDS WEST A DISTANCE OF 5.00 FEET;

NORTH 00 DEGREES 33 MINUTES 00 SECONDS EAST A DISTANCE OF 78.21 FEET TO THE SOUTH LINE OF ADJUSTED PARCEL 1 AS PER THE

BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 346 PAGE 760 OF THE ST. LOUIS COUNTY RECORDS;

THENCE ALONG SAID ADJUSTED LOT 1 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 559.15 FEET;

NORTH 01 DEGREES 23 MINUTES 57 SECONDS EAST A DISTANCE OF 459.21 FEET;

SOUTH 89 DEGREES 35 MINUTES 45 SECONDS WEST A DISTANCE OF 565.58 FEET TO THE EXTENSION OF THE EAST LINE OF AFORESAID STEVE W. WALLACE SUBDIVISION;

THENCE ALONG SAID EAST LINE OF THE STEVE W. WALLACE SUBDIVISION AND ITS EXTENSION THEREOF THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREES 25 MINUTES 45 SECONDS EAST A DISTANCE 296.24 FEET;

NORTH 89 DEGREES 36 MINUTES 07 SECONDS EAST A DISTANCE OF 15.40 FEET;

NORTH 01 DEGREES 25 MINUTES 45 SECONDS EAST A DISTANCE OF 62.00 FEET;

SOUTH 89 DEGREES 36 MINUTES 07 SECONDS WEST A DISTANCE OF 19.30 FEET;

NORTH 01 DEGREES 25 MINUTES 45 SECONDS EAST A DISTANCE OF 188.25 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 35.294 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 St. Louis Family Church in P.Z. 13-2017, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of November 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie Hass, CITY CLERK

FIRST READING HELD: 5/7/2018

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. Administrative offices for educational or religious institutions
   b. Banquet Facility
   c. Church or other place of worship
   d. College/university
   e. Community Center
   f. Fairground
   g. Kindergarten or nursery school
   h. Office-General
   i. Recreation facility
   j. Specialized private school
2. Hours of Operation.
   a. Hours of operation for this "PC" District shall not be restricted.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area
   a. Total building floor area shall not exceed 600,000 square feet.

2. Height

   a. The maximum height of the fly loft portion of the theater within the Worship Center building ("Fly Loft"), exclusive of rooftop equipment and screening, shall not exceed seventy (70) feet. The footprint of the Fly Loft area shall not exceed 7,150 square feet.

   b. The maximum height of the remaining portion of the Worship Center and all other buildings, exclusive of rooftop equipment and screening, shall not exceed fifty (50) feet ("Main Roofline"), except that a roofline with a maximum height between fifty (50) feet and seventy (70) feet shall be allowed for the Worship Center to permit the height transition between the Main Roofline and the top of the Fly Loft. The footprint of the Fly Loft and transition area combined shall not exceed 42,150 square feet.

3. Building Requirements

   a. A minimum of 35% openspace is required for each lot within this development.

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

C. SETBACKS

1. Structure Setbacks

   a. No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the setbacks as depicted on the Preliminary Plan attached hereto as Attachment B.

   b. The fly loft portion of the Worship Center building shall be setback to the north of the line described on the Preliminary Plan as S 89º 27' 00" E, as extended across the entire subject site.

2. Parking Setbacks

   No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the setbacks as depicted on the Preliminary Plan attached as hereto Attachment B.

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

E. LANDSCAPE AND TREE REQUIREMENTS

Upon redevelopment, the area being redeveloped shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

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

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

G. LIGHT REQUIREMENTS

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

2. Wall mounted light fixtures are not permitted on the portion of the Worship Center building that exceeds fifty (50) feet in height unless required for safety by the FAA or Spirit of St. Louis Airport.

H. ARCHITECTURAL

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

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Airport Road shall be restricted to one (1) existing commercial entrance opposite the AutoZone entrance and one (1) new commercial entrance opposite Caprice Drive, as directed by the Saint Louis County Department of Transportation. In addition, the two existing accesses located near the western property line will remain, with the western access a truck ingress only and the easternmost of the two accesses a truck egress only, gates to both access shall be either eliminated or modified to be electronically controlled and set back a distance from edge of pavement that will allow storage of the design vehicle without encroachment onto Chesterfield Airport Road pavement while opening the gate, and accesses shall be reconfigured to enable a turnaround on the road side of the gates, all as directed by the Saint Louis County Department of Transportation. All other entrances along Chesterfield Airport Road frontage shall be removed and right-of-way restored per Saint Louis County Standards and as directed by the Saint Louis County Department of Transportation.

2. Gated access points shall provide adequate stacking distance and accommodate a turnaround for rejected vehicles. The proposed gates shown on the preliminary plan must receive final approval by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.

3. Construct a two hundred (200) foot right turn deceleration lane with four (4) foot shoulders at the commercial entrance opposite Caprice Drive on Chesterfield Airport Road as shown on the preliminary plan and as directed by the Saint Louis County Department of Transportation.

4. Secondary access to the main site drive shall be a minimum of sixty (60) feet from the right-of-way of Chesterfield Airport Road, as directed by the City of Chesterfield Department of Planning and Development Services and the Saint Louis County Department of Transportation.

5. Access to the development from Edison Avenue shall be restricted to two (2) existing commercial entrances and one (1) new commercial entrance as directed by the City of Chesterfield and as shown on the Preliminary Plan.

6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the City of Chesterfield and the agency in control of the right-of-way off which the access is proposed.

7. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the project frontages of Chesterfield Airport Road. The sidewalk shall provide future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance, and utility easement dedicated to the City of Chesterfield.

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

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

4. 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.

K. TRAFFIC STUDY

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

Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

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

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members from any Ward may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. 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 Code shall be required where applicable.

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

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

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

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

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

D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.

6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

8. Specific structure and parking setbacks along all roadways and property lines.

9. Indicate location of all existing and proposed freestanding monument signs.

10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

Type of Development	Required Contribution
General Office	$758.82/parking space
Recreational Uses	$524.40/parking space
Loading Space	$3,752.36/parking space

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

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

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

Credits for roadway improvements required will be awarded as directed by St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department Transportation.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Department of Transportation or a Building Permit by St. Louis County Public Works Department. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to "Treasurer, St. Louis County."

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2019 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 Transportation.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $915.62 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

C. STORM WATER

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

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County.

D. SANITARY SEWER

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

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

VI. RECORDING

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

VII. ENFORCEMENT

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

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

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

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

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

PRELIMINARY DEVELOPMENT PLAN

for

ST. LOUIS FAMILY CHURCH

THE VALLEY CENTER – PLAT 3 AS RECORDED IN PLAT BOOK 296 PAGES 96 AND 97, A BOUNDARY ADJUSTMENT PLAT OF "THE VALLEY CENTER" AS RECORDED IN PLAT BOOK 349 PAGE 493, LOT C OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4–A" AS RECORDED IN PLAT BOOK 363 PAGE 72 ALL OF THE ST. LOUIS COUNTY RECORDS AND PART OF LOTS 4 AND 6 OF THE WEST HALF OF U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

LEGAL DESCRIPTION

The Valley Center – Plat 3 as recorded In Plat Book 296 Pages 96 and 97, A Boundary Adjustment Plat of "The Valley Center" as recorded In Plat Book 349 Page 493,Lot C of "Monarch Center: A Minor Subdivision Plat of the Boundary Adjustment of Valley Center Plat 4–A" as recorded In Plat Book 363 Page 72 all of the St. Louis County records and part of Lots 4 and 6 of the West Half of U.S. Survey 126, Township 45 North, Range 4 East, St. Louis County, Missouri described as follows:

Beginning at the Northeast corner of Lot 1 of Steve W. Wallace Subdivision as recorded In Plat book 345 Page 701 of the St. Louis County records on the South line of Chesterfield Airport (100' wide) Road;

Thence along said South line of Chesterfield Airport (100' wide) Road North 89 Degrees 35 Minutes 57 Seconds East a distance of 664.07 feet to the West line of Share 7 as shown on the plat accompanying the commissioner's report in partition In case of Elizabeth B. Kranung, et al, versus Hartman Steffen, et al, Cause No. 4186 of the Circuit Court of the County of St. Louis;

Thence along said West line of Share 7 South 00 Degrees 34 Minutes 53 Seconds West a distance of 355.13 feet to the North line of Adjusted Lot A of the aforesaid A Boundary Adjustment Plat of "The Valley Center";

Thence along said Adjusted Lot A the following courses and distances:

North 89 Degrees 35 Minutes 57 Seconds East a distance of 316.47 feet;

North 00 Degrees 34 Minutes 53 Seconds East a distance of 355.13 feet to the aforesaid South line of Chesterfield Airport (100' wide) Road;

Thence along said South line of Chesterfield Airport (100' wide) Road North 89 Degrees 35 Minutes 57 Seconds East a distance of 680.70 feet to the East line of the aforesaid The Valley Center – Plat 3;

Thence along said The Valley Center – Plat 3 the following courses and distances:

South 00 Degrees 34 Minutes 53 Seconds West a distance of 335.05 feet;

South 89 Degrees 36 Minutes 57 Seconds West a distance of 368.38 feet to the East line of the aforesaid Adjusted Lot A of A Boundary Adjustment Plat of "The Valley Center";

Thence along said Adjusted Lot A the following courses and distances:

South 00 Degrees 34 Minutes 53 Seconds West a distance of 342.15 feet;

South 89 Degrees 25 Minutes 07 Seconds East a distance of 17.68 feet;

South 00 Degrees 34 Minutes 53 Seconds West a distance of 534.07 feet to the North line of Edison Avenue;

Thence along said North line of Edison Avenue the following courses and distances:

South 79 Degrees 13 Minutes 13 Seconds West a distance of 416.67 feet to a point of curvature;

Westerly along a curve to the left with an arc length of 126.64 feet, a radius of 853.13 feet and a chord bearing of South 74 Degrees 58 Minutes 04 Seconds West with a chord length of 126.52 feet to a point of compound curvature;

Westerly along a curve turning to the left with an arc length of 240.16 feet, a radius of 937.96 feet and a chord bearing of South 72 Degrees 51 Minutes 31 Seconds West with a chord length of 239.50 feet;

South 65 Degrees 31 Minutes 27 Seconds West a distance of 202.14 feet to a point of curvature;

Westerly along a curve to the right with an arc length of 255.41 feet, a radius of 565.42 feet and a chord bearing of South 80 Degrees 40 Minutes 12 Seconds West with a chord length of 253.24 feet;

North 88 Degrees 35 Minutes 38 Seconds West a distance of 70.95 feet;

North 83 Degrees 50 Minutes 38 Seconds West a distance of 59.64 feet to the West line of the aforesaid Lot C of "Monarch Center: A Minor Subdivision Plat of the Boundary Adjustment of Valley Center Plat 4–A";

Thence along said Lot C of "Monarch Center: A Minor Subdivision Plat of the Boundary Adjustment of Valley Center Plat 4–A" the following courses and distances:

North 10 Degrees 33 Minutes 17 Seconds East a distance of 68.07 feet;

North 00 Degrees 33 Minutes 00 Seconds East a distance of 359.19 feet;

North 89 Degrees 27 Minutes 00 Seconds West a distance of 5.00 feet;

North 00 Degrees 33 Minutes 00 Seconds East a distance of 78.21 feet to the South line of Adjusted Parcel 1 as per the Boundary Adjustment plat recorded In Plat Book 346 Page 760 of the St. Louis County records;

Thence along said Adjusted Lot 1 the following courses and distances:

South 89 Degrees 27 Minutes 00 Seconds East a distance of 569.16 feet

North 01 Degrees 23 Minutes 57 Seconds East a distance of 459.21 feet;

South 89 Degrees 36 Minutes 45 Seconds West a distance of 565.58 feet to the extension of the East line line of the aforesaid Steve W. Wallace Subdivision;

Thence along said East line line of the Steve W. Wallace Subdivision and it's extension thereof the following courses and distances:

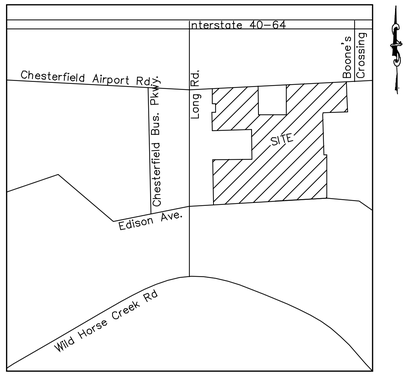
North 01 Degrees 25 Minutes 45 Seconds East a distance of 296.24 feet;

North 89 Degrees 36 Minutes 07 Seconds East a distance of 15.40 feet;

North 01 Degrees 25 Minutes 45 Seconds East a distance of 62.00 feet;

South 89 Degrees 36 Minutes 07 Seconds West a distance of 19.30 feet;

North 01 Degrees 25 Minutes 45 Seconds East a distance of 188.25 feet to the point of beginning and having an area of 35.294 acres, more or less.



LOCATION MAP

N.T.S.

PROPERTY DATA

OWNER	= ST. LOUIS FAMILY CHURCH INC
ADDRESS	= 17476, 17458, 17526, 17536 & 17550 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MISSOURI 63005
LOCATOR NO.	= 17476 – 17U230353 17458 – 17U230232 17536 – 17U140405 17550 – 17U140102 17526 – 17U140131
TOTAL ACREAGE	= 35.29 Ac.
PROPOSED ZONING	= PC – PLANNED COMMERCIAL
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= METRO. ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0165K, 02/04/2015
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

C01	TITLE SHEET
C02	SITE PLAN

GENERAL NOTES

1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.

2.) ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK

3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.

4.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.

5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.

6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.

8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.

11.) GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.

12.) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & MODOT.

13.) SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.

14.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP.

15.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

16.) DENSITY CALCULATIONS

Open Space: $\frac{536,000 \text{ s.f.}}{1,537,232 \text{ s.f. total site}} \times 100 = 35\%$

F.A.R.: $\frac{600,000 \text{ s.f. Bldg}}{1,537,232 \text{ s.f. total site}} = 0.40$

17.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES LIE WITHIN SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0165K AND COMMUNITY NUMBER 290896 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED).

18.) NO ON–SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 31.04.03 OF THE UNIFIED DEVELOPMENT CODE.

19.) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.

20.) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND

21.) ROOF TOP EQUIPMENT SHALL BE SCREENED

22.) THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.

23.) NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT–OF–WAY OF EDISON OR LONG ROAD

24.) ALL PROVISIONS OF THE CITY CODE SHALL APPLY

PROJECT BENCHMARK

BENCHMARK

NAVD88 (SLC2011a) Elev = 459.91 FtUS (NGVD29 Elev = 460.06 FtUS)
Standard DNR aluminum disk stamped SL–38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road; roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.

SITE BENCHMARK # 1

Elev. 457.51' – "Sq." on concrete pad as shown on this survey.

SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
	BRUSH & SHRUB LINE
-O-	SIGN
	ELECTRIC YARD LIGHT
MB⊠	MAIL BOX
EB⊠	ELECTRIC BOX
PP	POWER POLE
PP⟵○	POWER POLE & GUY
CO○	CLEAN OUT
GV▲	GAS VALVE
GM▲	GAS METER
GD▲	GAS DRIP

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

LEGEND

EXISTING CONTOURS	453
PROPOSED CONTOURS	453
EXISTING STORM SEWER	
PROPOSED STORM SEWER	ST ST
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	SAN SAN
RIGHT–OF–WAY	
EASEMENT	
CENTERLINE	
EXISTING TREE	
EXISTING SPOT ELEVATION	+ 453.38
PROPOSED SPOT ELEVATION	453.28
SWALE	
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R.& R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	W W
GAS MAIN	GAS GAS
UNDERGROUND TELEPHONE	T T
OVERHEAD WIRE	OHE OHE
UNDERGROUND ELECTRIC	E E
SILTATION CONTROL	X X
FIRE HYDRANT	
POWER POLE	
WATER VALVE	
LIGHT STANDARD	

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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

NOTE TO CONTRACTOR
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT–OF–WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTICATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

RECEIVED
City of Chesterfield
Apr 25 2018
Department of Public Services

PREPARED FOR:
ST. LOUIS FAMILY CHURCH
174580 Chesterfield Airport Road
Chesterfield, Missouri 63005

PREPARED BY:

CEDC CIVIL ENGINEERING DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

BRANDON A. HARP, P.E. E–28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

CEDC CIVIL ENGINEERING DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

Preliminary Development Plan for
St. Louis Family Church
17458 Chesterfield Airport Road
Chesterfield, Missouri

Proj. # 1623	
No. Description	Date
To City	09/01/17
Per City	10/17/17
Per City/Cnty	02/12/17
Per City/Cnty	03/16/18
Per City	04/24/18

TITLE SHEET

C01

DRIVE TO BE "ENTER ONLY" & GATED FOR TRUCKS ONLY

DRIVE TO BE "EXIT ONLY" & GATED FOR TRUCKS ONLY

PROPOSED 200'L RIGHT TURN LANE WITH 5:1 TAPER , AS DIRECTED BY STL. COUNTY. (60'L SHOWN)

CAPRICE DRIVE

EXISTING ACCESS TO 84 LUMBER

EXISTING 5'W CONCRETE WALK

PROPOSED ACCESS (BY OTHERS)

FULL ACCESS DRIVE TO BE RELOCATED

PROPOSED 5'W CONCRETE WALK

FULL ACCESS DRIVE TO BE USED IN PLACE

PROPOSED 5'W CONCRETE WALK

PROPOSED SIDEWALK EASEMENT

PROPOSED SIDEWALK EASEMENT

DRIVE WAY NOTE PER ST. LOUIS COUNTY

THE GATES SHALL PROVIDE ADEQUATE STACKING DISTANCE AND ACCOMMODATION FOR A REJECTED VEHICLE, AND THAT THESE GATES WILL NEED FINAL APPROVAL FROM BOTH THE CITY OF CHESTERFIELD AND THE AGENCY IN CONTROL OF THE RIGHT OF WAY AT TIME OF REDEVELOPMENT. DETAILS ON THESE GATES WILL BE PROVIDED AS PART OF A SITE DEVELOPMENT PLAN

CHESTERFIELD AIRPORT ROAD (100' W)
PUBLIC ROADWAY

PARKING

ACCESS DRIVE

BUILDINGS & PARKING

PLAZA TIRE SERVICE
P.B. 354 PG. 667-669

STEVE W. WALLACE SUBDIVISION
P.B. 345 PG. 701

LOT 1

LOT 2

PARCEL 4

PARCEL 3

PARCEL 2

EXISTING BUILDING

BUILDING & PARKING

ADJUSTED TRACT C
BOUNDARY ADJUSTMENT PLAT
PLAT BOOK 345 PAGE 89-91

Ⓔ VALLEY MASTER PLAN DITCH
L=560', W=70', F.B.D. @ 0.10%

Ⓕ VALLEY MASTER PLAN DITCH
L=465', W=20', F.B.D. @ 0.10%

PROPOSED LOT A
35.29 AC.

ADJUSTED LOT A

PARCEL 1

ADJUSTED PARCEL 1
BOUNDARY ADJUSTMENT PLAT
PLAT BOOK 345 PAGE 788

FLY LOFT SETBACK (SOUTHERN)

EDISON AVENUE (

EXISTING FULL ACCESS DRIVE ENTRANCE TO BE USED IN PLACE

BUILDINGS, PARKING & ATHLETIC FIELD W/LIGHTS

PROPOSED STORM SEWER, TYPICAL

EXISTING RIGHT IN/ RIGHT OUT ENTRANCE TO BE USED IN PLACE

PROPOSED FULL ACCESS DRIVE ENTRANCE

STORM WATER MASTER DITCHES

REQUIRED DITCHES	PROPOSED
Ⓐ – L=442', W=5', F.B.D @ 0.16%	NO CHANGE
Ⓑ – L=303', W=30', F.B.D. @ 0.08%	DITCH Ⓑ TO BE REMOVED W/COMPENSATED VOLUME IN DITCHES ⒺⒻ
Ⓒ – L=592', W=20', F.B.D. @ 0.08%	DITCH Ⓒ TO BE REMOVED W/COMPENSATED VOLUME IN DITCHES ⒺⒻ
Ⓓ – L=890', W=30', F.B.D. @ 0.12%	DITCH Ⓓ TO BE RELOCATED W/COMPENSATED VOLUME IN DITCHES ⒺⒻ

0 60 120
SCALE:
1 inch = 60 ft.

● – Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-D"
○ – Denotes Found 1/2" Iron Pipe

RECEIVED
City of Chesterfield
Apr 25 2018
Department of Public Services

30' PARKING SETBACK
30' BUILDING SETBACK
10' PARKING SETBACK
30' BUILDING SETBACK
25' BUILDING SETBACK
25' PARKING SETBACK
15' PARKING SETBACK
15' BUILDING SETBACK
10' BUILDING SETBACK
10' PARKING SETBACK
5' PARKING SETBACK
100' BUILDING SETBACK
100' PARKING SETBACK
40' PARKING SETBACK
40' BUILDING SETBACK
0' PARKING SETBACK
25' BUILDING SETBACK
FLY LOFT SETBACK (SOUTHERN)
50' BUILDING SETBACK
30' PARKING SETBACK

BUILDING & PARKING SETBACK EXHIBIT

SCALE: 1"=180'

SITE SECTION A-A
SCALE:
HORZONTAL/VERTICAL: 1"=60'

SITE SECTION B-B
SCALE:
HORZONTAL/VERTICAL: 1"=60'

SITE SECTION C-C
SCALE:
HORZONTAL/VERTICAL: 1"=60'

POTENTIAL FLY LOFT (70'H)
PROPOSED BUILDING
50'H
EXISTING FIELD
PROPOSED GRADE
EXISTING BRIDGE
EXISTING PARKING LOT
EXISTING BUILDING F.F.=±459.70
EXISTING BUILDING F.F.=±459.50
PROPOSED BUILDING 50'H (MAX.)
EXISTING DRIVE
PROPERTY LINE
CHESTERFIELD AIRPORT ROAD

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
Sunset Hills, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

Preliminary Development Plan for
St. Louis Family Church
17458 Chesterfield Airport Road
Chesterfield, Missouri

Proj. # 1623	
No. Description	Date
To City	09/01/17
Per City	10/17/17
Per City/Cnty	02/12/17
Per City/Cnty	03/16/18
Per City	04/24/18

SITE PLAN

C02