



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, May 7, 2018
5:30 PM**

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

- A. **Bill No. 3192** – P.Z. 20-2017 City of Chesterfield (Unified Development Code – Articles 4 and 10) **(Second Reading) Green Sheet Amendment**
- B. **Bill No. 3194** – P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment) **(Second Reading)**
- C. **Bill No. 3195** – P.Z. 07-2017 Chesterfield Valley Motor Sports **(First Reading) Green Sheet Amendment**
- D. **Bill No. 3196** – P.Z. 12-2017 15320 Conway **(First Reading) Green Sheet Amendment**
- E. **Bill No. 3197** – P.Z. 13-2017 St. Louis Family Church Campus **(First Reading) Green Sheet Amendment**
- F. **Bill No. 3198** – Brae Lane Parking Restrictions **(First Reading)**
- G. **Bill No. 3199** – Four Seasons Plaza, Lots 1-A & 1-B – Boundary Adjustment Plat **(First & Second Readings)**
- H. **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 – Sauce on the Side (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
Monday, May 7, 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. City Council Meeting Minutes** – April 18, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Monday, May 14, 2018** – Planning Commission (7 pm)
 - B. Wednesday, May 23, 2018** – Next City Council Meeting (7 pm)
 - C. Thursday, May 24, 2018** – Planning and Public Works (5:45 pm)
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3192** – P.Z. 20-2017 City of Chesterfield (Unified Development Code – Articles 4 and 10) **(Second Reading) Green Sheet Amendment**
- 2. Bill No. 3194** – P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment) **(Second Reading)**
- 3. Bill No. 3195** – P.Z. 07-2017 Chesterfield Valley Motor Sports **(First Reading) Green Sheet Amendment**
- 4. Bill No. 3196** – P.Z. 12-2017 15320 Conway **(First Reading) Green Sheet Amendment**
- 5. Bill No. 3197** – P.Z. 13-2017 St. Louis Family Church Campus **(First Reading) Green Sheet Amendment**
- 6. Bill No. 3198** – Brae Lane Parking Restrictions **(First Reading)**
- 7. Bill No. 3199** – Four Seasons Plaza, Lots 1-A & 1-B – Boundary Adjustment Plat **(First & Second Readings)**
- 8. 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 – Sauce on the Side (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. **(First Reading) Planning & Public Works Committee recommends approval**

- B. Bill No. 3199** - An ordinance providing 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**

XIV. LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3192** - An ordinance amending 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**
- B. Bill No. 3194** - An ordinance repealing 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**
- C. 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.]) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**
- D. 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). **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**
- E. 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). **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

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.*

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RECORD OF PROCEEDING

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

APRIL 18, 2018

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Randy Logan
Councilmember Tom DeCampi
Councilmember Michelle Ohley

PRESENTATION

Mayor Bob Nation presented Councilmember Guy Tilman – Ward II and Councilmember Randy Logan – Ward III, with plaques commemorating their service to the City of Chesterfield.

APPROVAL OF MINUTES

The minutes of the April 2, 2018 special City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Logan, to approve the April 2, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

There were no speakers.

SWEARING-IN CEREMONY

Mayor Nation recognized the Honorable Richard K. Brunk, Jr., Municipal Judge. Judge Brunk then conducted the Swearing-In Ceremony for: Councilmember Barry Flachsbart-Ward I; Councilmember-Elect Mary Ann Mastorakos-Ward II; Councilmember-Elect Michael Moore-Ward III; and Councilmember Tom DeCampi-Ward IV.

ROLL CALL

A roll call was then re-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

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Nation temporarily adjourned the meeting at 7:15 p.m., for those in attendance to attend a reception for the newly-elected and re-elected officials.

The meeting was reconvened at 7:45 p.m.

INTRODUCTORY REMARKS

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

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Vice-Chairperson of the Planning/Public Works Committee, reported that Bill No. 3191 (P.Z. 01-2018 Clarkson Square) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3192 (P.Z. 20-2017 City of Chesterfield [Unified Development Code – Articles 4 and 10]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Ohley reported that Bill No. 3193 (16915 & 17095 Wild Horse Creek Road [Fienup Farms] – Boundary Adjustment Plat) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

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

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to approve a proposed resolution authorizing the City Administrator to file a map plan amendment with the Boundary Commission of St. Louis County, identifying the limits of any potential boundary changes that may occur during the upcoming five-year planning cycle. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 444.

Councilmember Ohley announced that the next meeting of this Committee has been scheduled for Thursday, April 19, at 5:45 p.m.

Finance and Administration Committee

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Ben Keathley, Vice-Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Mayor Nation opened the floor to receive nominations for President Pro Tem for April 2018-April 2019. Councilmember Moore nominated Councilmember McGuinness and Councilmember McGuinness accepted the nomination. Councilmember DeCampi nominated Councilmember Hurt and Councilmember Hurt accepted the nomination, but indicated that he would serve if elected but he would be voting in support of Councilmember McGuinness. Discussion ensued regarding the responsibilities of the position and the merits of the two candidates. With no further nominations offered, a roll call vote was taken with the following results:

Votes for Councilmember Hurt - DeCampi, Keathley, Flachsbart and Ohley.

Votes for Councilmember McGuinness – Hurt, Moore, Mastorakos and McGuinness.

Mayor Nation voted for Councilmember McGuinness to break the tie and declared Councilmember McGuinness as President Pro Tem for 2018-2019.

Councilmember McGuinness, in her capacity as the newly elected President Pro Tem, announced the following proposed City Council Committee assignments:

FINANCE AND ADMINISTRATION COMMITTEE

Councilmember Barbara McGuinness, Ward I – **CHAIRPERSON**

Councilmember Ben Keathley, Ward II

Councilmember Michael Moore, Ward III

Councilmember Tom DeCampi, Ward IV

PARKS, RECREATION AND ARTS COMMITTEE

Councilmember Dan Hurt, Ward III – **CHAIRPERSON**
Councilmember Barbara McGuinness, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Michelle Ohley, Ward IV

PLANNING AND PUBLIC WORKS COMMITTEE

Councilmember Michelle Ohley, Ward IV – **CHAIRPERSON**
Councilmember Barry Flachsbart, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Dan Hurt, Ward III

PUBLIC HEALTH AND SAFETY COMMITTEE

Councilmember Ben Keathley, Ward II – **CHAIRPERSON**
Councilmember Barry Flachsbart, Ward I
Councilmember Michael Moore, Ward III
Councilmember Tom DeCampi, Ward IV

Councilmember McGuinness made a motion to approve the City Council Committee Assignments listed above for April 2018-April 2019. Mayor Nation stated no second is required and a voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION

BILL NO. 3193 Provides for the approval of a Boundary Adjustment Plat for two tracts totaling 214.9 acres, with the first tract zoned “NU” Non-Urban and “PUD” Planned Unit Development located at 16915 Wild Horse Creek Road and the second tract zoned “NU” Non-Urban located at 17095 Wild Horse Creek Road (18U640049 & 18U540037) **(First & 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. 3193. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3193 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3193. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3193 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3193 with the following results: Ayes – DeCampi, Hurt, Moore, Ohley, Flachsbart, Keathley, Mastorakos and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3193 approved, passed it and it became **ORDINANCE NO. 2998**.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3191 Repeals City of Chesterfield Ordinance 2169 and amends Ordinance 2020 relating to a “C-8” Planned Commercial District located on the west side of Clarkson Road at its intersection with Baxter Road (P.Z. 01-2018 Clarkson Square [1709 Clarkson Rd] Ordinance Amendment) **(Second Reading) Planning Commission recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3191. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3191 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3191 with the following results: Ayes – Hurt, Moore, Mastorakos, Keathley, DeCampi, McGuinness, Flachsbart and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3191 approved, passed it and it became **ORDINANCE NO. 2999**.

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)} **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet amendment provided**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first 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 first time.

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}) **(First Reading) Planning Commission recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first 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 first time.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:03 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

City of Chesterfield

Payment Register

Checks in Excess of \$5000

From Payment Date: 3/1/2018 - To Payment Date: 3/31/2018

Number	Date	Payee Name	Transaction Amount
<u>Check</u>			
41814	03/02/2018	G. R. ROBINSON SEED	\$5,616.00
41833	03/09/2018	G. R. ROBINSON SEED	\$6,562.00
41846	03/16/2018	AMERICAN READY MIX CO.	\$10,821.00
41859	03/23/2018	B & J FOOD SERVICE EQUIPMENT OF MISSOURI INC	\$14,684.69
53540	03/02/2018	BOARD OF ELECTION	\$37,778.81
53541	03/02/2018	BURNS & MCDONNELL	\$17,863.07
53544	03/02/2018	COMPASS MINERALS AMERICA INC	\$15,065.85
53546	03/02/2018	DELTA DENTAL OF MISSOURI	\$13,679.34
53555	03/02/2018	GAMMA TREE EXPERTS	\$12,930.50
53556	03/02/2018	GERSHENSON CONSTRUCTION	\$56,549.00
53578	03/02/2018	THE HARTFORD-PRIORITY ACCOUNTS	\$8,666.25
53580	03/02/2018	TIMBERLINE PROFESSIONAL TREE CARE	\$9,091.00
53582	03/02/2018	TOPE PLUMBING	\$12,650.00
53599	03/07/2018	NEW DAWN TECHNOLOGIES	\$5,208.00
53600	03/07/2018	SHI INTERNATIONAL CORP	\$20,900.00
53610	03/09/2018	CISSELL MUELLER	\$5,249.75
53642	03/09/2018	NORTH POINTE DEVELOPMENT, LLC	\$7,500.00
53648	03/09/2018	ST. LOUIS AREA HEALTH INSURANCE TRUST- MERCIA	\$189,666.97
53654	03/09/2018	THE GRAVILLE LAW FIRM, LLC	\$58,905.74
53662	03/09/2018	WORLD WIDE	\$6,351.58
53704	03/16/2018	BEELMAN LOGISTICS LLC	\$5,224.97
53719	03/16/2018	SURDEX CORPORATION	\$11,000.00
53723	03/16/2018	WORLD WIDE	\$5,216.64
53726	03/23/2018	AMEREN MISSOURI	\$7,972.76
53736	03/23/2018	COMPASS MINERALS AMERICA INC	\$246,490.66
53740	03/23/2018	DOORACK BRICK CONTRACTING COMPANY	\$6,500.00
53745	03/23/2018	FARINELLA NURSERY LANDSCAPE CONST. LLC	\$53,030.00
53747	03/23/2018	FROESEL OIL, INC.	\$14,318.08
53750	03/23/2018	GAMMA TREE EXPERTS	\$6,678.00
53764	03/23/2018	LACLEDE GAS COMPANY	\$5,568.98
53780	03/23/2018	SWEETENS CONCRETE SERVICES, LLC	\$41,556.80
53796	03/27/2018	BURNS & MCDONNELL	\$5,714.94
53800	03/27/2018	GULF STATES	\$5,657.00
53807	03/27/2018	PNC BANK	\$9,154.65
53814	03/27/2018	TRUCK CENTERS, INC.	\$519,711.00
53820	03/30/2018	AMEREN MISSOURI	\$24,475.94
53827	03/30/2018	CLEAN ENERGY	\$18,420.00
53845	03/30/2018	SWEETENS CONCRETE SERVICES, LLC	\$47,741.20

City of Chesterfield

Payment Register

Checks in Excess of \$5000

From Payment Date: 4/1/2018 - To Payment Date: 4/30/2018

Number	Date	Payee Name	Transaction Amount
41917	04/03/2018	POOL PROS	\$11,500.00
41919	04/06/2018	A GRAPHIC RESOURCE, INC	\$5,886.48
41925	04/06/2018	JOHN DEERE CO.	\$13,386.22
41935	04/10/2018	FRED WEBER INC.	\$5,219.88
41939	04/16/2018	CERTIFIED BACKFLOW PREVENTION LLC	\$6,506.57
41955	04/17/2018	AMERICAN READY MIX CO.	\$8,350.00
41957	04/17/2018	CUSTOM PROPERTY SOLUTIONS LLC	\$5,757.00
41985	04/19/2018	VISION ELECTRIC LLC	\$7,125.00
41986	04/24/2018	BUGSY KERSHAW, LLC	\$9,000.00
41987	04/24/2018	COLLIN RAYE ENTERTAINMENT, LLC	\$5,500.00
41988	04/24/2018	TIP TOP ENTERTAINMENT, INC	\$5,500.00
41996	04/25/2018	FRED WEBER INC.	\$7,778.04
42001	04/25/2018	LAFARGE NORTH AMERICA, INC	\$12,305.20
42004	04/25/2018	POOL PROS	\$30,375.00
42010	04/25/2018	US SILICA COMPANY	\$6,722.45
53866	04/03/2018	TREASURER-ST. LOUIS COUNTY	\$16,109.50
53875	04/06/2018	COMPASS MINERALS AMERICA INC	\$74,045.37
53914	04/06/2018	TOPE PLUMBING	\$14,645.00
53922	04/10/2018	GULF STATES	\$6,379.00
53924	04/10/2018	JEWISH COMMUNITY CTR	\$7,415.00
53928	04/10/2018	PAVEMENT SOLUTIONS, LLC	\$48,456.65
53935	04/16/2018	AMCON MUNICIPAL CONCRETE, LLC	\$29,993.50
53940	04/16/2018	DELTA DENTAL OF MISSOURI	\$12,922.15
53954	04/16/2018	KIESEL COMPANY	\$6,981.50
53962	04/16/2018	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	\$189,230.39
53966	04/16/2018	THE HARTFORD-PRIORITY ACCOUNTS	\$8,453.59
53970	04/16/2018	TYLER TECHNOLOGIES, INC	\$78,442.50
53975	04/17/2018	AMEREN MISSOURI	\$9,174.73
54001	04/19/2018	DOORACK BRICK CONTRACTING COMPANY	\$6,500.00
54003	04/19/2018	GERSHENSON CONSTRUCTION	\$212,285.10
54025	04/25/2018	FROESEL OIL, INC.	\$30,761.71
54042	04/25/2018	OATES ASSOCIATES	\$8,337.50
54053	04/25/2018	TIMBERLINE PROFESSIONAL TREE CARE	\$6,675.00
54056	04/25/2018	TOPE PLUMBING	\$8,660.00
54057	04/25/2018	TREASURER-ST. LOUIS COUNTY	\$16,109.50

AGENDA REVIEW – Monday, 5/7/2018 – 5:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:30 pm, on Monday, May 7, 2018.**

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

UPCOMING MEETINGS/EVENTS

- A. Monday, May 14, 2018 – Planning Commission (7 pm)**
- B. Wednesday, May 23, 2018 – Next City Council Meeting (7 pm)**
- C. Thursday, May 24, 2018 – Planning and Public Works (5:45 pm)**

COMMUNICATIONS AND PETITIONS

APPOINTMENTS

There are no appointments proposed for this meeting.

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

PLANNING AND PUBLIC WORKS COMMITTEE

Committee Chair - Councilmember Ohley, Ward IV

Vice Chair - Councilmember Hurt Ward III

The Planning and Public Works Committee met on Thursday, April 19th and has several action items for Council's consideration.

- A. Bill No. 3192** - An ordinance amending 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 by the Green Sheet. As you may remember, the green sheet was deferred at the last Council meeting and was subsequently discussed by the Committee.**

- B. Bill No. 3194** - An ordinance repealing 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**

- C. 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.]) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

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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). **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended by the Green Sheet.**

F. 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. **(First Reading) Planning & Public Works Committee Recommends Approval**

G. Bill No. 3199 - An ordinance providing 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**

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 Monday's meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, April 19, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, April 19, 2018 in Conference Room 101.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Jessica Henry, Senior Planner; Cecilia Dvorak, Project Planner; Cassie Harashe, Project Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the March 22, 2018 Committee Meeting Summary

Councilmember Flachsbart made a motion to approve the Meeting Summary of **March 22, 2018**. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 3-0 with **Councilmember Mastorakos** abstaining.

II. UNFINISHED BUSINESS

- A. **P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd)**: A request for an amendment to an existing "C8" Planned Commercial District for a 3.0 acre tract of land located north of North Outer 40 Rd west of its intersection with Boone's Crossing (17U510051) (Ward 4).

STAFF REPORT

Project Planner Cecilia Dvorak presented the request for an amendment to an existing "C8" Planned Commercial District for a 3.0 acre tract of land located north of North Outer 40 Road west of its intersection with Boone's Crossing. The request is to remove the restriction of a maximum of six vehicles for the display area directly north and west of the existing building. Additionally, the applicant is requesting to expand the outdoor storage area northeast of the building by approximately 55 feet. The public hearing for this petition was held on April 24, 2017.

At the Planning Commission meeting on March 12, 2018, the Commission recommended approval with the condition that only two vehicles be permitted in the triangular display.

At the March 22, 2018 Planning & Public Works (PPW) Committee meeting, a motion was made to forward the petition back to the PPW Committee and provide a Green Sheet amendment to allow an outdoor display of one vehicle with a footprint no larger than 75 square feet on the triangular area west of the building and to allow an outdoor display of unlimited vehicles along the paved strip wrapped around the building with the condition that all wheels and/or support points must be on concrete.

In addition to these changes, the Committee requested information regarding display vehicles being parked in the parking lot. Staff agreed to provide information regarding what is currently required on the site, what the current UDC would require, and what the Institute of Transportation Engineers (ITE) data would suggest. After careful review, Staff found that all information was consistent, and would recommend the City's typical process be used to ensure consistency throughout the City. The applicant currently has 15 excess parking spaces which can be used for display vehicles, however, when the applicant comes forward with a Site Development Plan, Staff would ask that he comply with the current UDC requirements which would provide the applicant with an excess of 17 parking spaces.

There was a desire at the last meeting to see the display vehicles restricted to a specific area to limit visibility of these vehicles from the road. If the Committee wishes to limit this, Staff would recommend limiting the display vehicles to eight parking spaces in the first row of parking abutting the building and the nine easternmost parking spaces of the northernmost row of parking. Staff also recommends the exhibit depicting the display area be attached to the ordinance as Attachment C and descriptive language be added to the Attachment A: The language will provide flexibility for change on the site and ensures that at no time shall the parking area exceed the display vehicle limit areas described above and shown on Attachment C. For example, should the current or future property owner construct an addition to the building, the additional square footage would increase the amount of required parking and decrease the area permitted to display vehicles. Alternatively, if the site plan was changed to remove square footage, the parking requirement may decrease; however, the area permitted to display vehicles could not increase.

Ms. Dvorak stated that Staff has visited the site at various times during regular business days to ensure compliancy and found that the site has been maintained in compliance with the request.

Ms. Dvorak noted that the Petitioner has submitted a letter addressed to the Committee to provide his request and rationale that the parking area not be regulated.

DISCUSSION

In response to Councilmember Hurt's question regarding the number of parking spaces allotted for display vehicles, Ms. Dvorak confirmed that the red spaces shown on the diagram is Staff's recommendation. The current site plan has an excess of 15 parking spaces. The site will need to undergo an Amended Site Development Plan in order to bring the fence into compliance. At that time, Staff would bring the parking into compliance with the Unified Development Code standards as parking standards have changed since the previous Site Development Plan submitted in the 1990s. At that point, the parking calculation would allow for 17 additional parking spaces and those are depicted on the diagram.

Councilmember Hurt stated he is still in favor of the Committee's Green Sheet language.

Councilmember Flachsbart commented that he likes how Staff incorporated the specific display areas within the parking lot. He realizes that the Petitioner wants to make the display more visible to the public, however, the Committee does not share that same feeling.

On a recent site visit, Chair Ohley noted that the entire front row was filled with vehicles which made it difficult to access the walkway to the building from the parking lot.

Chair Ohley made a motion to accept the Staff recommendation for the Attachment A language to limit the placement of display vehicles in the parking lot and include Attachment C to the Planning & Public Works Green Sheet amendment. The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 4-0.

Chair Ohley made a motion to forward P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd), as amended by the Planning & Public Works Committee, to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 4-0.

Discussion after the Motion

In response to Councilmember Hurt's question, the Petitioner replied that his manager is now aware of what is required for the site to be in compliance. He further explained his rationale for requesting that the remaining parking spaces in the row adjacent to the building be used for display purposes as needed.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the May 7, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd).]

III. NEW BUSINESS

A. Selection of Officers and Committee Assignments

- Chair of Planning & Public Works Committee/Planning Commission Liaison
- Vice Chair of Planning & Public Works Committee
- Chesterfield Historic and Landmarks Preservation Committee
- Board of Adjustment

After considerable discussion, **Councilmember Hurt made a motion recommending the following appointments:**

Planning Commission Liaison – Councilmember Hurt
Vice Chair of Planning & Public Works Committee – Councilmember Hurt
Chesterfield Historic & Landmarks Preservation Committee – Councilmember Mastorakos
Board of Adjustment – Councilmember Flachsbart

The motion was seconded by Chair Ohley and **passed** by a voice vote of 4-0.

- B. **P.Z. 12-2017 15320 Conway (SMS Group, LLC.)**: A request for a zoning map amendment from the “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 (18S310348) (Ward 2).

STAFF REPORT

Project Planner Cassie Harashe presented the request for a zoning map amendment from “R3” Residence District to a “PC” Planned Commercial District for 15320 Conway Road. The site is located between Conway Road and I-64/US40, west of Chesterfield Parkway. The applicant is proposing to develop a one-story building of approximately 11,000 square feet in size.

Uses

A Public Hearing was held on September 25, 2017. At that time, the Applicant was requesting 42 uses. At the April 9, 2018 Planning Commission meeting, there was discussion regarding these uses. There was concern that some of the uses may be too intense for the site. The Petitioner was amenable to reducing the list to the following uses:

Public/Recreational – art gallery, art studio, recreational facility, museum

Office – general, dental, medical

Service – financial institutions-no drive thru, veterinary clinic

Educational – college/university

Open Space

The applicant also requested a modification to the open space requirement of 35%. At the April 9, 2018 Planning Commission meeting, discussion was held comparing the request to the adjacent properties and the Commission approved a motion to reduce the open space to 30%.

The Planning Commission ultimately approved the request at their April 9, 2018 meeting with two changes to the Attachment A. Those changes included reducing the list of permitted uses to 10 and reducing the amount of required open space to 30%.

Ms. Harashe stated the preliminary plan does not reflect the 30% open space requirement. Staff is currently working with the applicant to have a revised plan prior to going before the City Council.

DISCUSSION

Councilmember Flachsbart asked for clarification on what a “recreational facility” use would be as he has concerns about such a use. Ms. Harashe stated it would include facilities such as a Sky Zone or gymnastic facilities. She stated that the Petitioner has a potential tenant for a gymnastics use in the larger section located on the eastern side of the site. Chair Ohley had concerns as to whether a gymnastics facility could fit within a 30-foot high building.

In response to Councilmember Mastorakos’ question regarding the college/university use, Ms. Harashe stated that it would most likely be a satellite campus for a larger college or university.

In response to Councilmember Flachsbart’s question, Ms. Harashe stated there is no restriction on square footage for each permitted use. Councilmember Flachsbart stated that there may be some types of recreational uses that should be restricted and suggested that a limit be imposed on the maximum square footage of the building for that use or a certain percentage of the building.

Councilmember Mastorakos stated that during the Planning Commission meeting, a neighboring property owner expressed concern that the proposed building would limit visibility of her property and asked if the City received any other letters of opposition from other property owners. Ms. Harashe replied that no other property owners expressed a concern. Additionally, the Petitioner has worked with that property owner and showed her how the sight lines would not negatively impact visibility of her property.

Councilmember Hurt made a motion to forward to City Council P.Z. 12-2017 15320 Conway (SMS Group, LLC.), as recommended by the Planning Commission, with the understanding that the Planning & Public Works Committee would like to have the recreational facility use better defined. The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the May 7, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 12-2017 15320 Conway (SMS Group, LLC.).]

- C. P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church):** A request for a zoning map amendment from a “PC” Planned Commercial District, “PI” Planned Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District for 35.3 acres 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. (17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364) (Ward 4).

STAFF REPORT

Project Planner Cassie Harashe presented the request for a zoning map amendment from a “PC” Planned Commercial, “PI” Planned Industrial, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District for the St. Louis Family Church campus. The subject site is located between Chesterfield Airport Road and Edison, east of Long Road.

The southwest portion of the site is under contract to purchase and as such, one of the primary goals of this petition is to consolidate the church under one governing ordinance. The major components of the preliminary plan include lighted athletic fields in the southwest portion of the site, eventual plans for a new building and parking in the northwest portion, and a new worship center with an 80 foot high fly loft in the central portion of the site.

A public hearing was held on November 13, 2017 where the majority of discussion focused on the uses and of the height of the fly loft portion of the worship center. The petitioner removed the vocational school use request at the March 26, 2018 Planning Commission meeting and then later revised the maximum height request from 80 feet to 70 feet for the worship center only. The Planning Commission voted at their April 9, 2018 meeting to recommend approval 7-1 with a change to the Attachment A to include an additional setback for the 70’ portion of the fly loft. Language reflecting this setback has been added to the Attachment A. Staff is working with the Petitioner to have the preliminary development plan reflect this setback and the height of the worship center in the section profiles prior to this plan going to City Council.

Prior to the April 9, 2018 Planning Commission meeting, the Petitioner submitted their preferred language regarding the height restrictions for the development. This was discussed at the Planning Commission meeting and there were no concerns. However, the Commission did not include the petitioner's preferred language in their motion. The Petitioner would still like to request the amendment to the Attachment A Section I.B.2.Height to allow for transition along the roofline. The roof transition will not be available until a site development section plan is submitted. If the Committee chooses to accept this language, a Green Sheet amendment will be prepared before it reaches Council.

DISCUSSION

Height and Orientation of Building

Councilmember Hurt pointed out that the Planning Commission was concerned about the height of the loft and the location of the building, but not the square footage of the building, which is his main concern. During the Planning Commission meeting, there was discussion related to the size of the building being 40 feet wide and 100 feet long with a maximum height of 70 feet. Councilmember Hurt recommended this language be added to the Attachment A.

Planning Commission Chair Merrell Hansen stated that the Planning Commission's core concern was the location and orientation of the highest portion of the building which ultimately ties to the square footage of the overall building. At the time of the discussion, the Applicant did not have detailed architectural plans as they were presenting a concept.

Mike Doster, Doster Ullom & Boyle, stated that ultimately, the campus will encompass 35 acres. Build out of the campus will occur over a relatively long period of time. Detailed architectural plans have not been developed yet. The purpose of the zoning map amendment is to lay the ground work to understand what the guidelines are as they begin to build out the campus. Building footprints will be provided during the site plan review process. A concept plan of the sky loft was presented to the Planning Commission to emphasize the importance of the loft in relation to the worship center. The ultimate design of the loft has not been developed at this point.

Chair Ohley urged the Petitioner to take into consideration the Planning Commission's concerns along with Councilmember Hurt's concerns when developing the final architectural plan.

Ms. Hansen reiterated that the Planning Commission had strong concerns about the orientation of the building and asked the Petitioner to also take that into consideration when planning and designing the building.

Access

There was discussion regarding the access points and in particular the proposed full access drive on the western portion of the site. Ms. Harashe explained that the middle access drive does not currently exist. However, when the property was rezoned as part of the Monarch Center with a gas station, that Ordinance granted the property three access points. The current plan eliminates one access point on the eastern portion. Ms. Harashe stated that the western access drive can be relocated as long as it meets the City's access management guidelines. At this time, the Petitioner is proposing a full access drive which can always be changed at a later date. Justin Wyse, Director of Planning & Development Services, stated that the location of the access points along the road were previously established in the original right of way dedication agreement and that spacing has been incorporated into Monarch Center Governing Ordinance.

Councilmember Hurt made a motion to forward P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church) to City Council with a recommendation to approve with

the stipulation that the maximum square footage for the sky loft and orientation of the building will be determined prior to the next City Council meeting. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the May 7, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church).]

D. Brae Lane Parking Restriction (Ward 1)

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that the Braefield Owners Association has requested a parking restriction on both sides of Brae Lane, from West Drive to Braefield Drive. They have received the required support in accordance with City Policy PW-25 and Staff recommends approval of the ordinance.

Councilmember Flachsbart made a motion to restrict parking along Brae Lane and to forward to City Council with a recommendation to approve the parking restriction. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the May 7, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Brae Lane Parking Restriction.]

E. Removal of Deer from City Right of Way

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated that the City has been notified that effective June 1, 2018, the Missouri Department of Conservation (MDC) will no longer remove deer from the City right of way. Staff has solicited costs for deer removal from area contractors. Animal Care Service (ACS) has submitted the low bid of \$125 for weekday pickup during business hours and \$150 for weekend or non-business hour pickups. Staff estimates that it will be necessary to remove up to 25 dead deer per year from the right of way at an estimated annual cost of \$3,500. The costs for 2018 (estimated to be \$2,000) will be absorbed within the existing street division budget with no budget adjustment requested at this time. However, beginning in 2019, the budget request for contractual services will be increased by approximately \$3,500.

DISCUSSION

In response to Chair Ohley's question, Mr. Eckrich stated that the estimate to remove 25 deer from the right of way is based on previous work orders.

No action was taken as this item was for informational purposes only.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:07 p.m.

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: April 25, 2018 See Bill No.3192

CC Date: May 7, 2018

RE: **P.Z. 20-2017 City of Chesterfield (Unified Development Code-Articles 4 and 10):** An ordinance amending Articles 4 and 10 of the Unified Development Code to revise regulations pertaining to architectural specialty lighting and various definitions.

This item was discussed at the April 18, 2018 City Council meeting where questions regarding the green sheet amendment were raised. The green sheet amendment came out of the March 22, 2018 Planning and Public Works Committee meeting and resulted from a desire to ensure that a Specialty Architectural Lighting Package would be required for lighting applications that deviate from traditional architectural lighting.

Specifically, the green sheet amendment would insert language allowing for the Mayor, a Councilmember in the Ward where the lighting application is located, or any two Councilmembers to make a determination of whether a Specialty Architectural Lighting Package would be required for lighting applications.

While this is similar to the existing Power of Review (POR) process established in the UDC, it deviates from POR in that the review would not be on an approval, but rather on the determination if a permit (in this case, Specialty Architectural Lighting Package) is required. Given the sheer volume of lighting installations that occur within the City each year, Staff has concerns about implementing the green sheet language as this would place a substantial administrative burden on both Staff and the Mayor/Council, who would be inundated with lighting installations to review in order to issue such a determination.

However, Staff understands the concerns expressed by the Planning and Public Works Committee and that particular caution and sensitivity must be exercised in making the determination of whether or not a Specialty Architectural Lighting Package is required. In order to address these concerns, Staff recommends that a resolution be prepared and put forth for consideration. The resolution would convey City Council's expectation that Staff will exercise good judgement in reviewing all lighting applications and will ensure that a Specialty Architectural Lighting Package is required for any proposed lighting application that does not expressly adhere to the qualities of a standard, traditional lighting application.

Attachments

1. Legislation
2. Green Sheet Amendment
3. Draft amendment to UDC Article 04-03 Lighting Standards
4. Draft amendment to UDC Article 10 Definitions

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

JW

Date: April 20, 2018

See Bill No.3195

CC Date: May 7, 2018

RE: **P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd.):**
A request for an amendment to an existing "C8" Planned Commercial District for a 3.0 acre tract of land located north of North Outer 40 Rd west of its intersection with Boone's Crossing (17U510051).

Mr. Surdyke has submitted a request for an ordinance amendment in a "C8" Planned Commercial District. The request seeks to remove the restriction of a maximum of 6 vehicles for the display area directly north and west of the existing building. Additionally, the applicant is requesting to expand the outdoor storage area to the northeast of the building by approximately 55 feet as shown on the attached preliminary plan.

The public hearing was held on April 24, 2017, at which time four (4) issues were raised regarding the display areas in relation to the building and parking setbacks, the need for a sight barrier from the Levee Trail, a need to limit the type and/or amount of display, and a final issue was raised regarding the amount of time it has taken to pursue compliance.

This petition was next discussed at the October 9th, 2017 Planning Commission meeting at which time the Commission made a motion to approve which failed by a vote of 4-3. A subsequent motion was made to reconsider, which passed by a vote of 7-0. The Commission then requested further information regarding the type of display areas proposed and examples of the variety of number of vehicles which could be displayed.

Ultimately, the Planning Commission recommended approval of the request on March 12, 2018 by a vote of 5 – 2 with the condition that the triangular display area only be permitted two (2) vehicles for display.

The petition was then presented before the Planning & Public Works Committee on March 22, 2018. At that time a motion was made to bring the petition back to the Planning and Public Works Committee and provide a green sheet amendment to change the vehicles permitted in the triangular display area to one and 75 square feet, and to clarify that all wheels and support points of vehicles displayed on the concrete display area around the building, must remain on the concrete. In addition to the changes outlined above, the Planning and Public Works Committee requested information with regards to display vehicles being parked in the parking lot. At the

meeting on March 22nd, the Committee expressed a desire to see the display vehicles restricted to a specific area to limit visibility of these vehicles from the road.

At the following meeting on April 19th, the Committee made a motion to forward the petition to City Council with the green sheet amendment and staff's recommendation to limit the area for display of vehicles in the parking lot.

Attached to this report please find a copy of the Greensheet Amendment to incorporate the conditions requested by the Planning and Public Works Committee including the limitation on display vehicles in the parking lot, Attachment "A", Attachment "B" (Preliminary Plan), and Attachment "C".

Attachments: Greensheet Amendment
Attachment A
Attachment B (Preliminary Plan)
Attachment C



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: April 27, 2018 See Bill No.3196
CC Date: May 7, 2018

RE: **P.Z. 12-2017 15320 Conway (SMS Group, LLC.)**: A request for a zoning map amendment from the “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 (18S310348).

Summary

Mr. Sortor has submitted a request for a zoning map amendment from an “R-3” Residence District to a “PC” Planned Commercial District. The request is for 0.93 acres located on the south side of Conway Road, approximately 500’ west of the intersection of Conway Road and Chesterfield Parkway.

A public hearing was held on September 25, 2017, at which time two (2) issues were raised regarding the number of uses being requested and the size of the setbacks being requested. The Planning Commission requested the applicant reduce his list of uses and reevaluate as to whether the setbacks could be increased.

The Planning Commission recommended approval of the request with amendments to reduce the number of uses and to reduce the required open space to 30% on April 9, 2018 by a vote of 8-0.

At the April 19, 2018 Planning and Public Works Committee Meeting, a motion was passed by a vote of 4-0 to approve the request with one green sheet amendment to further define the recreation facility use.

Attached to this report, please find a copy of the green sheet amendment, legislation, Attachment “A”, Preliminary Development Plan, labeled Attachment “B”.

Attachments: Green sheet Amendment
Attachment A
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: April 27, 2018 See Bill No.3197
CC Date: May 7, 2018

RE: **P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church)**: A request for a zoning map amendment from a “PC” Planned Commercial District, “PI” Planned Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District for 35.3 acres 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. (17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364).

Summary

St. Louis Family Church has submitted a request for a zoning map amendment from a “PC” Planned Commercial District, “PI” Planned Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District for 35.3 acres 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. The request seeks to consolidate the Church campus under one governing ordinance with cohesive development standards.

The public hearing was held on November 13, 2017, at which time one (1) issue was raised regarding the uses being requested.

At the March 26, 2018 Planning Commission Meeting, the Petitioner removed one use from their request and asked to revise the request to increase the overall square footage of the development and increase the height of the flyloft portion of the worship center to 80 feet. At that time, the Planning Commission approved a motion to postpone voting on this petition until the next meeting.

On April 9, 2018, the Planning Commission voted to approve the zoning request by a vote of 7-1 with a maximum building height of 70 feet for the flyloft and an additional setback for the 70 foot portion of the worship center.

At the April 19, 2017 Planning and Public Works Committee Meeting, there was considerable discussion regarding orientation of and limiting the square footage of the flyloft portion of the worship center that would be over 50 feet. At that time, the Petitioner was not prepared to discuss a specific number of square feet. Ultimately, the Planning and Public Works Committee passed a motion by a vote of 4-0 to approve the request with one green sheet amendment, to allow for a transitional building

heights between the flyloft and the main roofline of the worship center, and with the stipulation that the Petitioner define the maximum square footage and orientation of the flyloft. This information was not provided to Staff prior to packet distribution. Should the City Council choose to add criteria to these areas, it may be done through a pink sheet amendment and draft language is provided below.

Section I. Specific Criteria, B. Floor Area, Height, Building and Parking Structure Requirements. Revise the following language:

1. Floor Area

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

b. Total building floor area of the flyloft portion of the worship center shall not exceed XXXX 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. The flyloft portion shall be oriented so the narrowest portion shall be perpendicular to Edison Avenue.

Attached to this report, please find a copy of the green sheet amendment, legislation, Attachment “A”, Preliminary Development Plan, labeled Attachment “B”.

Attachments: Green sheet Amendment
Attachment A
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E. See Bill No.3198
City Administrator

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

DATE: March 29, 2018

Please forward to the PPW Committee
for review and direction.

MOGEISEL 3/29/2018

RE: Parking Restriction on Brae Lane

The Braefield Owners Association (BOA) has requested a parking restriction on both sides of Brae Lane, from West Drive to Braefield Drive. In accordance with City of Chesterfield Policy PW-25, the BOA has submitted a letter of support from the Trustees, as well as a petition signed by the area residents. The petition contains the required support of 90% of the residents abutting the parking restriction, as well as 75% of the residents within the general area.

The requested parking restriction has been reviewed by City Staff, and we have no objection to the request. Accordingly, I recommend approval of the parking restriction on Brae Lane from West Drive to Braefield Drive.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee. Should PPW concur with Staff's recommendation, it should recommend approval of the attached ordinance to the full City Council.



BRAEFIELD OWNERS ASSOCIATION

March 28, 2018

City of Chesterfield
ATTN: James A. Eckrich, PE
Public Works Director / City Engineer
Chesterfield City Hall
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0670

Dear Mr. Eckrich:

This letter is in reference to our communications via the phone and by email on March 9, 2018 (see attached documents).

I shared the information you provided to me with the Braefield Owners Association Board of Directors at our regularly scheduled Meeting on March 20, 2018 regarding what would be required for the Association to petition the City to install no parking signs on the entire length of Brae Lane.

As you are aware Brae Lane is a very short street, with no homes fronting on its length, running between West Drive and Braefield Drive providing access into our subdivision.

On several occasions cars parking along Brae Lane have created a life and property safety concern; whereby emergency vehicles may not have been able to immediately enter the subdivision. The most recent of these occasions was an estate sale held on March 3-4 at one of our homes during which the Chesterfield Police department intervened multiple times in an attempt to control the obstruction caused by cars parked on Brae Lane; which would have prevented firetrucks or other first responders to enter the subdivision using this entrance.

After a discussion about this issue; a review of City Code prohibiting parking "*within thirty (30) feet upon the approach to any intersection or so close to the intersection as to obstruct the normal flow of traffic;*" and a review of the requirements you shared with me necessary to petition the City to install no parking signs on both sides of Brae Lane – the Board of Directors voted unanimously during our March 20 Meeting to circulate a petition to the 29 residents identified by you to ascertain if they are in support of this petition – and if so – to formally ask the City to consider this request.

Beginning on March 20 a petition was circulated to the residents in the designated area. You told me that the Association must show support by the 29 residents in the area nearest Brae Lane as identified by you on the map you provided. This is to include the residents at 15400 and 15380 Braefield Drive and then 75% of the remaining 27 residents shown on your map. Seventy-five percent of 27 homes = 20 homes.

The enclosed petition includes signatures from the residents at 15400 and 15380 Braefield Drive and 20 additional residents living in the designated area closest to Brae Lane.

Please let me know what additional information you may need from the Braefield Owners Association to process this formal request to the City to install no parking signs on both sides of the entire length of Brae Lane between West Drive and Braefield Drive.

Thank you so much for your help as the Braefield Owners Association works with the City to ensure the safety and welfare of all our residents.

If you have any questions, please contact me at slcoopr@aol.com or 636-530-4542.

We look forward to hearing from you once this request has been considered by the City.

Sincerely,



Sherry L. Cooper, President

CC: Braefield Owners Association Board of Directors:
Dennis Whittington, Vice President
Marilyn Kaufman, Treasurer
Steve Brody, Secretary
Bob Chlebowski, Director at Large
Hilary O'Brien, Community Manger / Smith Management Group

ENCLOSURES

NEW BUSINESS C / ATTACHMENT

-----Original Message-----

From: Jim Eckrich <JEckrich@chesterfield.mo.us>
To: Sherry Cooper <slcoopr@aol.com>
Sent: Fri, Mar 9, 2018 1:48 pm
Subject: RE: No parking survey limits

Yes, 100% support from the two adjacent property owners. 75% Support from the rest. Signed petition would be fine. I would put each address on the petition and then the property owner could sign indicating he/she is in favor of the parking restriction. Once you have 75% of the required signatures (one per household) you would meet the 75% threshold. Any other questions let me know.

James A. Eckrich, P.E.
Public Works Director / City Engineer
City of Chesterfield
(636) 537-4764

From: Sherry Cooper [mailto:slcoopr@aol.com]
Sent: Friday, March 09, 2018 1:41 PM
To: Jim Eckrich <JEckrich@chesterfield.mo.us>
Subject: Re: No parking survey limits

Thank you so much for the call and the guidance.

Just to be sure before our next Board Meeting where this will be discussed, you said universal support by the two home Owners at 15380 Braefield Drive and 15400 Braefield Dr and then 75% support from the Owners shown on your map in the shaded area.

Also, if the Board approves moving forward with this - would I show you the support of the affected Owners by a signed petition? Letters? Let me know.

Thank you again for your help.

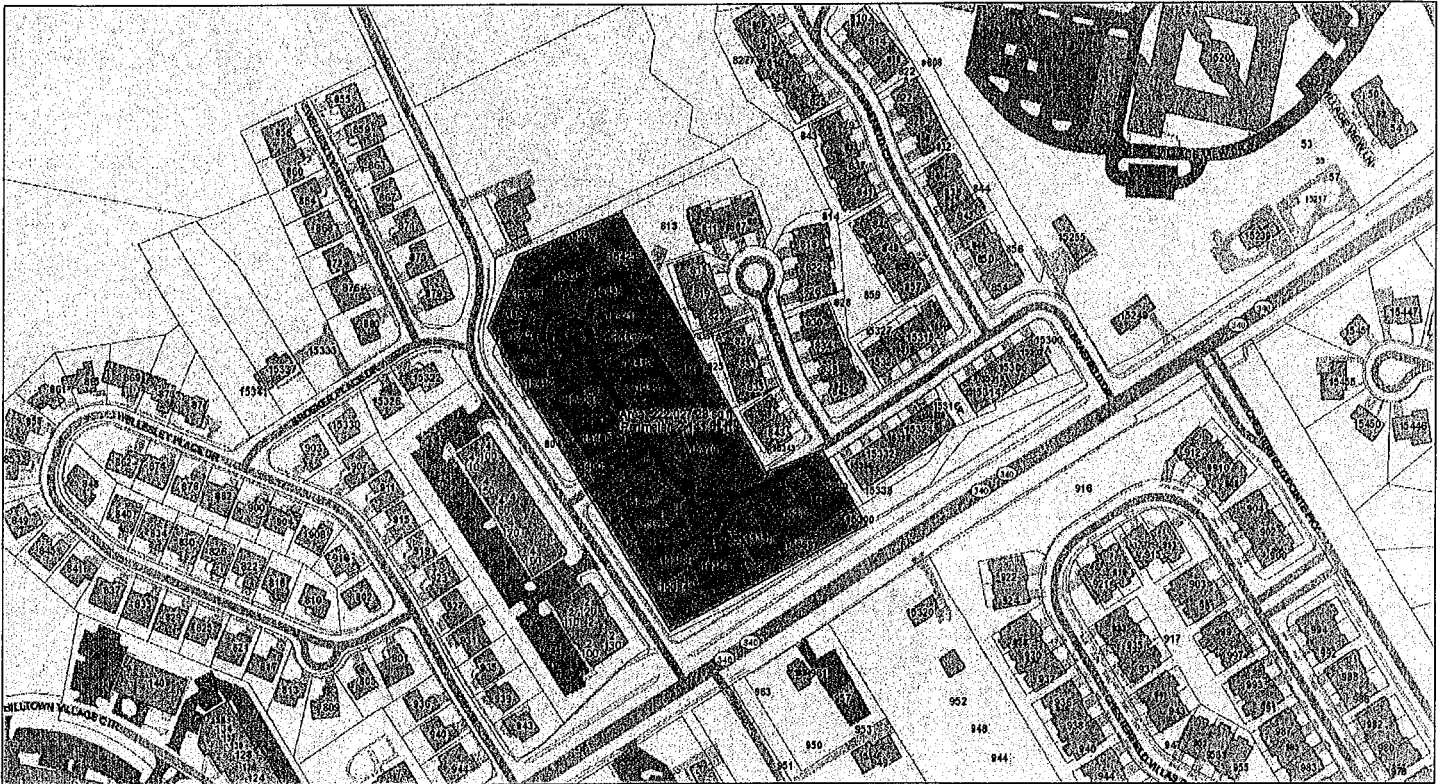
Sherry L. Cooper | President
Braefield Owners Association
15368 Braefield Drive
Chesterfield, MO 63017
636-530-4542 | Home
314-378-6621 | Mobile
slcoopr@aol.com

-----Original Message-----

From: Jim Eckrich <JEckrich@chesterfield.mo.us>
To: slcoopr <slcoopr@aol.com>
Sent: Fri, Mar 9, 2018 1:36 pm
Subject: No parking survey limits

Sherry, as discussed attached is the map. Once you have surveyed the area residents please provide the results to me, along with a letter detailing the formal request for the parking restriction. Any questions or problems let me know.

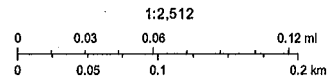
James A. Eckrich, P.E.
Public Works Director / City Engineer
City of Chesterfield
(636) 537-4764



March 9, 2018

Address and Unit Labels

☐ Parcels



Eeri, Inc., City of Chesterfield, Missouri

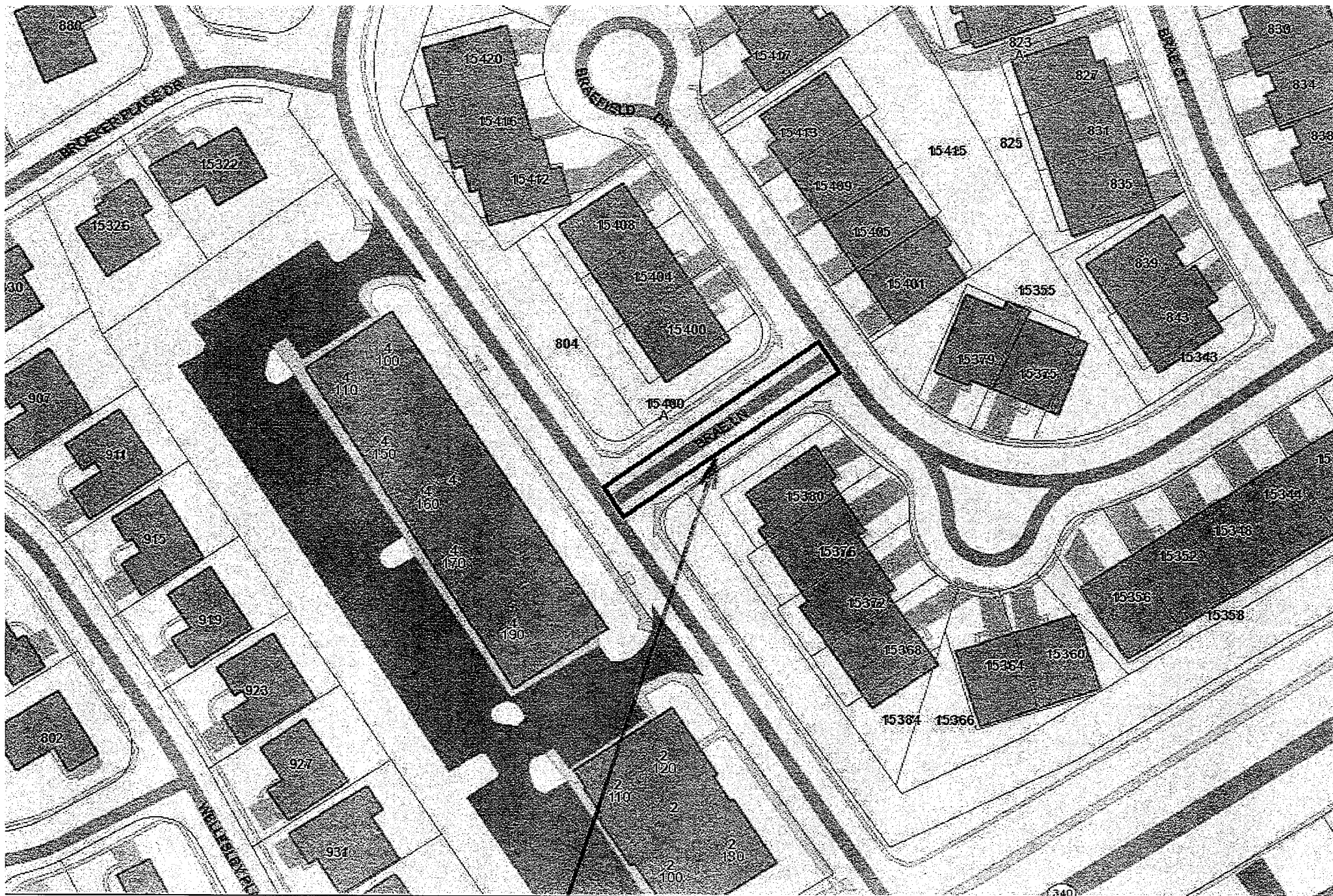
This Map has been prepared from the most reliable information obtainable. We cannot, however, due to circumstances beyond our control, guarantee complete accuracy. Any errors or omissions brought to our attention will be appreciated and will be corrected in subsequent updates.

Petition to the City of Chesterfield to Install No Parking Signs on the Length of Brae Lane

Brae Lane is a 180' Street Providing Access into the Braefield Subdivision (no homes front on this short street).

Those signing the petition below support this request made on behalf of the Braefield Owners Association. The two indicated with an * must support the proposal. 75% of the remaining 27 residents (meaning 20 residents) must support the proposal (one signature/vote per home). For information please contact Braefield Owners Association President Sherry L. Cooper at 636-530-4542 or slcoop@aol.com.

NAME:	STREET ADDRESS:	SIGNATURE:	DATE:
1. ED & SUE HIGGINS	15340 BRAEFIELD DR	Edward A. Higgins	3/25/18
2. JOE BALK ESTATE (FOR SALE)	15344 BRAEFIELD DR		
3. MARLENE MARENGO	15348 BRAEFIELD DR		
4. ROSE VANDEVENTER	15352 BRAEFIELD DR	Rose Vandeventer	3/24/18
5. FLOYD & DONNA BRUMLEY	15356 BRAEFIELD DR	Floyd R. Brumley	3/27/18
6. ALLAN & MARILYN KAUFMAN	15360 BRAEFIELD DR	M Kaufman	3.20.18
7. JAMES & HILDA GIGANTI	15364 BRAEFIELD DR	Hilda Giganti	3.25.18
8. SHERRY L COOPER	15368 BRAEFIELD DR	Sherry L Cooper	3.23.18
9. DAVE KRAKAUSKAS	15372 BRAEFIELD DR	Dave Kruskas	3.26.18
10. JOE PODORSKI	15375 BRAEFIELD DR	Joe Podorski	3.25.18
11. GORDON & SHARON BURKHART	15376 BRAEFIELD DR	Sharon Burkhardt	3-27-18
12. KEVIN & JANE WHELAN	15379 BRAEFIELD DR	Kevin Whelan	3-28-18
13. JACK ROGERS*	15380 BRAEFIELD DR	Jack Rogers	3-21-18
14. ROBERT & LINDA CHLEBOWSKI*	15400 BRAEFIELD DR	Robert Chlebowski	3/20/18
15. DONNA THUM	15401 BRAEFIELD DR		
16. AUDREY ZEUSCHEL	15404 BRAEFIELD DR	Audrey Zeuschel	3/25/18
17. JAMES & NANCY DAHIR	15405 BRAEFIELD DR		
18. BOBBIE CHASKELSON	15408 BRAEFIELD DR	(Bobbie) Chaskelson	3/25/18
19. RON KOOTMAN	15409 BRAEFIELD DR	Ron Kootman	3/23/18
20. HELEN HILKE	15412 BRAEFIELD DR	Helen Hilke	3.25.18
21. CLIFF & MERLE WINTER	15413 BRAEFIELD DR	Clifford Winter	3-20-18
22. WARREN & ROSE BECKER	15416 BRAEFIELD DR	Rose Becker	3.20.18
23. LEE BARIS (FOR SALE)	15417 BRAEFIELD DR		
24. PETE & MARY JO KREJCI	15420 BRAEFIELD DR	Mary Jo Krejci	3-26-18
25. JOHN YOKUBAT	15421 BRAEFIELD DR	John Yokubat	3.25.18
26. DAVID & RENE ROYSE	15425 BRAEFIELD DR		
27. JEANNE MARGULIS (FOR SALE)	15429 BRAEFIELD DR		
28. ADRIENNE & RANDY MELLOVITZ	15433 BRAEFIELD DR	Adrienne Mellovitz	3/25/18
29. LORETTA GEIST	15437 BRAEFIELD DR	Loretta Geist	3-26-18



Area of proposed parking restriction
Both sides of street - Brae Lane



**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS

NO. 25

SUBJECT Parking Restrictions

INDEX PW

DATE 2/20/02

DATE 5/01/2017

ISSUED

REVISED

POLICY

Federal, State and County Roadways

All requests for parking restrictions on Federal, State and County roads will be forwarded to the appropriate agency for their consideration and approval.

City Public Streets – Subdivision

All resident requests for parking restrictions on City of Chesterfield Public Streets, within a subdivision, must be submitted in writing to the City Engineer. The request will be forwarded to the appropriate subdivision trustees, who, if they support the request, must survey, or otherwise verify to the City Engineer that there exists among the residents a 75% level of support within the general area for the parking restriction, and a 90% level of support among property owners immediately adjacent to the area where parking restrictions are proposed. Immediately adjacent refers to those properties that have frontage where parking is to be restricted on the same side of the street or on the opposite side of the street.

For the purpose of this policy, the “general area” is defined as the area within the subdivision and a 500 foot radius of the proposed parking restriction. If the parking restriction is proposed on a cul-de-sac, the general area is limited to those residents who have driveway access on the street containing the cul-de-sac.

If the required levels of support are met, a draft of an ordinance calling for the parking restriction shall be submitted to the Planning and Public Works Committee for review and then, if approved by the Committee, forwarded to City Council for consideration.

If the required levels of support are not met, the Department of Public Works shall review the request and prepare a recommendation based upon traffic engineering principles and forward same to the Planning and Public Works Committee for review and consideration. Said recommendation shall include the original written request, data provided by the Trustees, traffic volumes, and accident history.

City Public Streets - Non-Subdivision

All requests for parking restrictions on City Public Streets that are not located within a subdivision must be submitted in writing to the City Engineer. The Department of Public Services shall then conduct a survey of those property owners who are immediately adjacent to the area where parking restrictions are proposed. A 75% level of support among property owners immediately adjacent to the area where parking restrictions are proposed is required. If the required levels of support are met, a draft of an ordinance calling for the parking restriction shall be submitted to the Planning and Public Works Committee for review and then, if approved by the Committee, forwarded to City Council for consideration.

If the required levels of support are not met, the Department of Public Services shall review the request and prepare a recommendation based upon traffic engineering principles and forward same to the Planning and Public Works Committee for review and consideration. Said recommendation shall include the original request, the survey of the adjacent property owners, traffic volumes, and accident history.

City Private Streets

Any resident requesting a parking restriction on a private street shall be notified that the street is private and referred to the street owner or subdivision trustees.

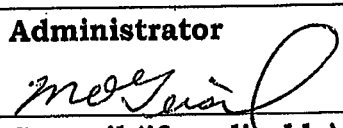
Per the codified ordinances of the City of Chesterfield, the obligation and responsibility for installation and maintenance of appropriate traffic control devices rests with the City Engineer. This policy shall in no way interfere with the obligations assigned to the City Engineer by the Traffic Code.

RECOMMENDED BY:

 3/1/2017 PPW Committee 3/23/2017
Department Head/Council Committee (if applicable) Date

APPROVED BY:

City Administrator


City Council (if applicable)

Date

5/1/2017

Date

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: April 27, 2018 See Bill No.3199

CC Date: May 7, 2018

Re: **Four Seasons Plaza, Lot 1-A & Lot 1-B (Boundary Adjustment Plat)**: A Boundary Adjustment Plat for Lots 1A & 1B of Four Seasons Center Plat, 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 (16Q220939, 16Q330902).

Civil Engineering Design Consultants, on behalf of Dierbergs, has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 8.28 acres; Lot 1-A zoned "C-2" Shopping District located at 8 Four Seasons Shopping Center and Lot 1-B zoned "PC" Planned Commercial District at 13506 Olive Boulevard.

The purpose of said Boundary Adjustment Plat is to adjust the southern property line of 13506 Olive Boulevard.

Address	Before BAP	After BAP
8 Four Seasons Shopping Center (Lot 1-A)	7.97 acres	7.96 acres
13506 Olive Boulevard (Lot 1-B)	0.31 acres	0.32 acres

For your information, Boundary Adjustment Plats are only reviewed by City Council.

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



Figure 1: Aerial Photograph

FINANCE AND ADMINISTRATION COMMITTEE

Committee Chair - Councilmember McGuinness, Ward I

Vice Chair –

The Finance and Administration Committee has not met since the last City Council meeting and no action items are currently pending.

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

PARKS, RECREATION AND ARTS COMMITTEE

Committee Chair - Councilmember Hurt, Ward III

Vice Chair -

The Parks, Recreation and Arts Committee is scheduled to meet on Monday, 5/7/2018 at 5 pm, immediately prior to the City Council work session. There are no action items currently pending.

As always, if you have any questions or require additional information, please contact Tom McCarthy or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Committee Chair - Councilmember Keathley, Ward III

Vice Chair -

The Public Health and Safety Committee has not met since the last City Council meeting and no action items are currently pending.

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

CITY ADMINISTRATOR'S REPORT

Liquor License Request

Sauce on the Side, 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. This application was reviewed and approved by both the Police Department and the Planning & Development Services Department.

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



MEMORANDUM

DATE: May 1, 2018
TO: Mike Geisel ✓
City Administrator
FROM: Andrea Majoros, Business Assistance Coordinator
SUBJECT: **LIQUOR LICENSE REQUEST – SAUCE ON THE SIDE**

SAUCE ON THE SIDE, 1637 CLARKSON RD (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. Lance Kaden the Managing Officer.

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

With City Council approval at the Monday, May 7, 2018 City Council meeting, I will immediately issue this license.

UNFINISHED BUSINESS

There are no unfinished items on the agenda for Monday evening.

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

NEW BUSINESS

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

If you have any questions or require additional information, please contact me prior to Monday'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. **(First Reading) Planning & Public Works Committee Recommends Approval**
- B. Bill No. 3199** - An ordinance providing 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**

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:

BILL NO. 3199

ORDINANCE NO. _____

AN ORDINANCE PROVIDING 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 A 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).

WHEREAS, Civil Engineering Design Consultants, on behalf of Dierbergs, has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 8.28 acres, zoned "C-2" Shopping District and "PC" Planned Commercial Districted, and located at 8 Four Seasons Shopping Center and 13506 Olive Boulevard; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust the southern property line of Four Seasons Center Lot 1-B to increase the size of Four Seasons Center Lot 1-B; and,

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

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

Section 1. The Boundary Adjustment Plat for Lots 1-A and 1-B of the Four Seasons Center Plat, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

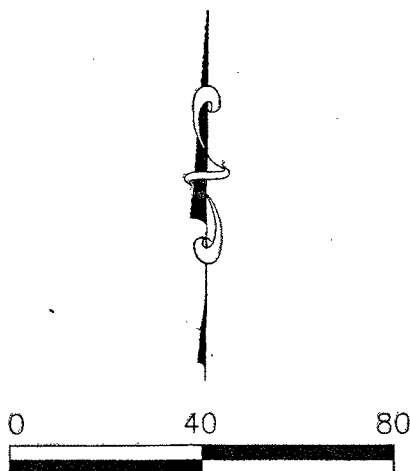
ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 05/07/2018

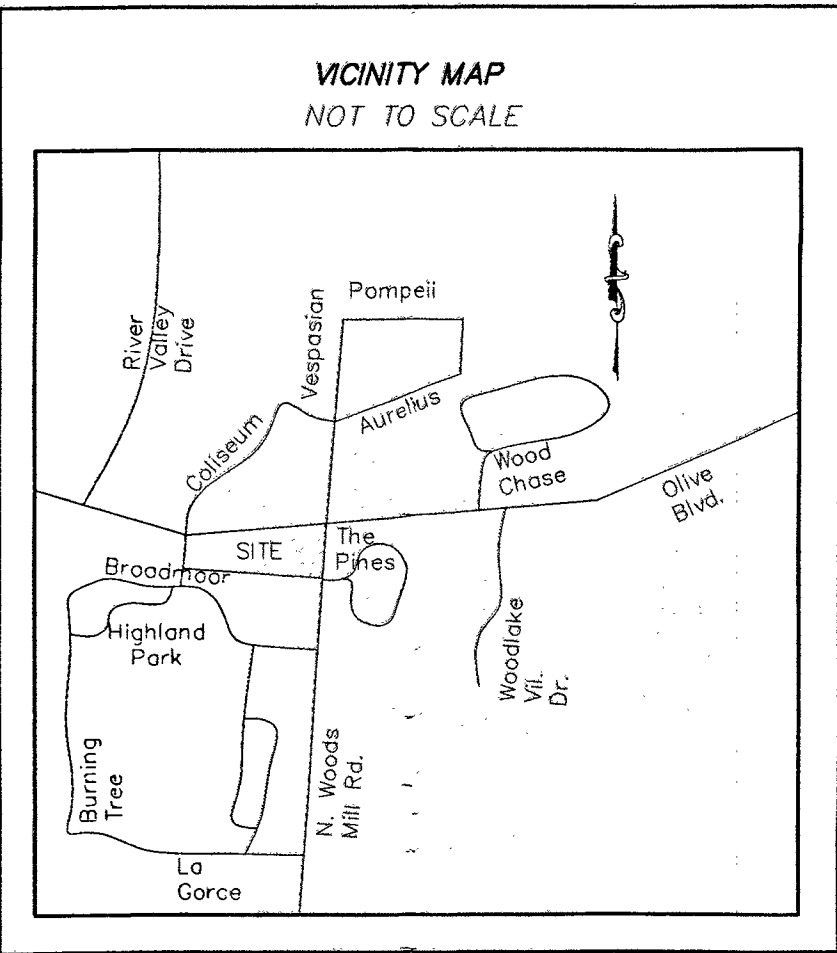
FOUR SEASONS CENTER ADJUSTMENT PLAT
A BOUNDARY ADJUSTMENT OF READJUSTED LOT 1 OF THE FOUR SEASONS CENTER (PLAT BOOK 363 PAGE 226-227) AND PART OF LOT 2 IN SHARE NO. 1 OF THE
PARTITION OF MISSOURI STEVENS ESTATE IN U. S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST.

ST. LOUIS COUNTY, MISSOURI



SCALE:
1 inch = 40 ft.

BASIS OF BEARING:
GRID NORTH, NAD 83, MISSOURI EAST ZONE



ZONING INFORMATION

LOT 1-B

ZONED "PC" - PLANNED COMMERCIAL per Bill No. 2766, Ordinance # 2592

Setbacks:

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

Forty (40) feet from the right of way of Olive Boulevard.

Fifty (50) feet from the right of way of Woods Mill Road.

Twenty (20) feet from the Southern boundary of this "PC" District.

Thirty (30) feet from the Western boundary of the "PC" District.

LOT 1-A

ZONED "C-2" - SHOPPING DISTRICT

Setbacks:

Front Yard, General: No Structure is allowed within fifteen (15) feet of any roadway right of way line.

Side and Rear, General: No structure is allowed within fifteen (15) feet of a property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.

Refer to zoning regulations for Specific Regulations and Exceptions.

LIEN HOLDER SCRIPT

The undersigned holder or legal owner of notes secured by deed in book _____ page _____ of the St. Louis County Land Records joins in and approves this Boundary Adjustment Plat of "FOUR SEASONS CENTER BOUNDARY ADJUSTMENT PLAT"

In witness whereof, we have hereunto set our hand and affixed our corporate seal this _____ day of _____ 20____.

Bank

(Printed name)

(Signature)

State of Missouri

SS.

St. Louis County

On this _____ day of _____ 20____, before me personally appeared _____ to me known, who, being by me duly sworn, did say that he/she is the _____ of _____ a corporation of the state of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and _____ further acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and year first above written.

My commission expires: _____

notary public

LIEN HOLDER SCRIPT

The undersigned holder or legal owner of notes secured by deed in book _____ page _____ of the St. Louis County Land Records joins in and approves this Boundary Adjustment Plat of "FOUR SEASONS CENTER BOUNDARY ADJUSTMENT PLAT"

In witness whereof, we have hereunto set our hand and affixed our corporate seal this _____ day of _____ 20____.

Bank

(Printed name)

(Signature)

State of Missouri

SS.

St. Louis County

On this _____ day of _____ 20____, before me personally appeared _____ to me known, who, being by me duly sworn, did say that he/she is the _____ of _____ a corporation of the state of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and _____ further acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and year first above written.

My commission expires: _____

notary public

CITY OF CHESTERFIELD SCRIPT

This is to certify that this Plat of "Four Seasons Center Boundary Adjustment Plat" was approved by the City Council of Chesterfield by Ordinance No. _____ on the _____ day of _____, 2018 and hereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Bob Notion, Mayor

Vickie Hass, City Clerk

OWNER SCRIPT

The undersigned owner of the tract of land described undersigned owner's of the tracts of land described in the surveyor's certificate has caused said tract of land to be adjusted in the manner shown, and said tract of land shall hereafter be collectively known as "FOUR SEASONS CENTER BOUNDARY ADJUSTMENT PLAT"

In witness hereon, I have hereunto set my hand and affixed my seal this _____ day of _____, 2018.

(Owner's Printed Name/Title)

(Owner's Signature)

(Owner's Printed Name/Title)

(Owner's Signature)

State of Missouri

SS.

St. Louis County

On this _____ day of _____ 20____, before me personally appeared _____ to me known, who, being by me duly sworn, did say that he/she is the _____ of _____ a corporation of the state of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and _____ further acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and year first above written.

My commission expires: _____

Notary Public

State of Missouri

SS.

St. Louis County

On this _____ day of _____ 20____, before me personally appeared _____ to me known, who, being by me duly sworn, did say that he/she is the _____ of _____ a corporation of the state of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and _____ further acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and year first above written.

My commission expires: _____

Notary Public

LAND DESCRIPTIONS (FROM RECORD)

READJUSTED LOT 1

Readjusted Lot 1 of the Four Seasons Center, a Boundary Adjustment Plat of Adjusted Lots 1 and 2 of A Boundary Adjustment Plat of Lots 1 and 2 of Four Seasons Plot 6, as recorded in Plat Book 363 pages 226-227 of the St. Louis County Land Records Office in St. Louis County, Missouri.

LOC. # 16Q330902

A tract of land in part of Lot 2 in Share No. 1 of the Partition of Missouri Stevens Estate in U.S. Survey 207, Township 46 North, Range 5 East, St. Louis County, Missouri, and more particularly described as follows:

Beginning at a point which is the intersection of the West line of Woods Mill Road, 60 feet wide, with the South line of Olive Street Road, 60 feet wide, thence along the West line of Woods Mill Road, South 7 degrees 41 minutes 30 seconds West, a distance of 130 feet to a point; thence South 81 degrees 31 minutes 30 seconds West, a distance of 140.60 feet to a point; thence North 8 degrees 28 minutes 30 seconds West, a distance of 124.86 feet to a point in the said South line of Olive Street Road; thence North 81 degrees 31 minutes 30 seconds East a distance of 177 feet along said South line of Olive Street Road, to the point of beginning, according to survey executed by Lugin & Dabler Land Surveyors on October 30, 1962. EXCEPTING THEREFROM that part condemned for Highway purposes, by Cause No. 373601 of the Circuit Court of St. Louis County, Missouri the Report of Commissions, a copy of which is recorded in Book 6853, Page 1200, and further excepting therefrom all right, title and interest in all oil, gas and other minerals reserved by Shell Oil Company by the Limited Warranty Deed recorded in Book 11717, Page 1152.

LAND DESCRIPTIONS

LOT 1-A

Part of Readjusted Lot 1 of the Four Seasons Center, a Boundary Adjustment Plat of Adjusted Lots 1 and 2 of A Boundary Adjustment Plat of Lots 1 and 2 of Four Seasons Plot 6, as recorded in Plat Book 363 pages 226-227 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:

Beginning at a Found 1/2" iron pipe with Cap "L.S. 14-D" on the Southern right of way line of Olive Street Road, Missouri State Highway 340 (Variable width) being the Northwest Corner of Readjusted Lot 1; thence along the Southern right of way line of said Olive Street Road, South 79 degrees 30 minutes 23 seconds East a distance of 32.61 feet to set 1/2" x 18" rebar with cap "L.S. 347-D" (Typical); thence continuing along said right of way line, along a curve to the left having a radius of 1959.86 feet, an arc length of 620.92 feet and a chord bearing and distance of South 88 degrees 34 minutes 57 seconds East, 618.33 feet to a set rebar; thence North 82 degrees 20 minutes 28 seconds East a distance of 154.45 feet to a set rebar being the Northwest corner of a tract of land conveyed to Ginger C LLC by Deed Book 22360 Page 369 of the St. Louis County Land Records Office; Thence leaving said right of way line of Olive Street Road, South 09 degrees 09 minutes 23 seconds East a distance of 94.67 feet to a found R/R Spike at the Southwest corner of the aforesaid Deed Book 22360 Page 369; thence North 81 degrees 54 minutes 13 seconds East a distance of 59.73 feet to a set rebar; thence North 86 degrees 46 minutes 40 seconds East a distance of 39.70 feet to a set rebar; thence South 77 degrees 55 minutes 08 seconds East a distance of 38.65 feet to a set rebar on the Western right of way line of Woods Mill Road (Variable width); thence along said right of way line, South 07 degrees 00 minutes 37 seconds West a distance of 410.00 feet to a found cross being the Southeast corner of the aforementioned Readjusted Lot 1; thence leaving said right of way line along the Southern line of Readjusted Lot 1, North 83 degrees 17 minutes 21 seconds West a distance of 780.81 feet to a point from which a found cross bears North 53 degrees 28 minutes East 0.23 feet; thence continuing along said Southern line, North 79 degrees 30 minutes 23 seconds West a distance of 15.03 feet to a set mag spike being the Southwest corner of said Readjusted Lot 1; thence along the Western line of said Readjusted Lot 1 the following courses and distances, North 06 degrees 42 minutes 39 seconds East a distance of 225.61 feet to a point from which a found mag spike bears North 11 degrees 26 minutes East 0.12 feet; thence North 79 degrees 30 minutes 02 seconds West a distance of 47.82 feet to a found cross; North 11 degrees 04 minutes 47 seconds East a distance of 105.21 feet to a point, from which a found 1/2" iron pipe with cap "L.S. 14-D" bears South 10 degrees 09 minutes East 0.17 feet; North 75 degrees 55 minutes 02 seconds West a distance of 47.17 feet to a set rebar; North 72 degrees 08 minutes 22 seconds West a distance of 68.60 feet to a set rebar; North 11 degrees 11 minutes 20 seconds East a distance of 35.70 feet to the point of beginning containing 346,851 square feet, 7.963 acres more or less as surveyed by Marler Surveying Company Inc. during January 2018.

LOT 1-B

Part of Readjusted Lot 1 of the Four Seasons Center, a Boundary Adjustment Plat of Adjusted Lots 1 and 2 of A Boundary Adjustment Plat of Lots 1 and 2 of Four Seasons Plot 6, as recorded in Plat Book 363 pages 226-227 and part of a tract of land in part of Lot 2 in Share No. 1 of the Partition of Missouri Stevens Estate in U.S. Survey 207, Township 46 North, Range 5 East, as recorded in Deed Book 22360 Page 369 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:

Commencing at a Found 1/2" iron pipe with Cap "L.S. 14-D" on the Southern right of way line of Olive Street Road, Missouri State Highway 340 (Variable width) being the Northwest Corner of Readjusted Lot 1; thence along the Southern right of way line of said Olive Street Road, South 79 degrees 30 minutes 23 seconds East a distance of 32.61 feet to a point; thence continuing along said right of way line, along a curve to the left having a radius of 1959.86 feet, an arc length of 620.92 feet and a chord bearing and distance of South 88 degrees 34 minutes 57 seconds East, 618.33 feet to a point; thence North 82 degrees 20 minutes 28 seconds East a distance of 154.45 feet to a set rebar 1/2" x 18" with cap stamped "Marler 347-D" (Typical), being the Northwest corner of a tract of land conveyed to Ginger C LLC by Deed Book 22360 Page 369 of the St. Louis County Land Records Office, said point being the point of beginning of the herein described parcel; thence continuing along said right of way line, North 82 degrees 20 minutes 28 seconds East a distance of 117.14 feet to a set rebar; thence South 65 degrees 54 minutes 42 seconds East a distance of 38.07 feet to a set rebar on the Western right of way line of Woods Mill Road (Variable Width); thence along said Western right of way line of said road, South 09 degrees 09 minutes 23 seconds East a distance of 42.14 feet to a set rebar; thence South 07 degrees 00 minutes 37 seconds West a distance of 49.78 feet to a set rebar; thence leaving said right of way line, North 77 degrees 55 minutes 08 seconds West a distance of 38.65 feet to a set rebar; thence South 86 degrees 46 minutes 40 seconds West a distance of 59.73 feet to a found R/R Spike being the Southwestern corner of the aforesaid Deed Book 22360 Page 369; thence along the Western line of said deed, North 09 degrees 09 minutes 23 seconds West a distance of 94.67 feet to the point of beginning containing 14,031 square feet, 0.322 acres more or less as surveyed by Marler Surveying Company Inc. during January 2018.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF GINGER C., LLC., WE HAVE DURING THE MONTH OF JANUARY 2018, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF EASEMENTS ON READJUSTED LOT 1 OF FOUR SEASONS CENTER (PLAT BOOK 363 PAGES 226-227) AND PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE IN U. S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST AS RECORDED IN DEED BOOK 22360 PAGE 369 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND HAVE SUBSEQUENTLY ADJUSTED IN THE MANNER SHOWN HEREFTER TO BE KNOWN AS "FOUR SEASONS CENTER ADJUSTMENT PLAT" AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING.

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY OF 2017, (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 14th DAY OF APRIL, 2018.

TITLE COMMITMENT PROVIDED BY:
LAFAYETTE TITLE COMPANY
FILE NO.: 203448

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

By: *Martyl Marler*

MARTYL L. MARLER
MISSOURI P.L.S. 2501

JOB NO. 1712-019

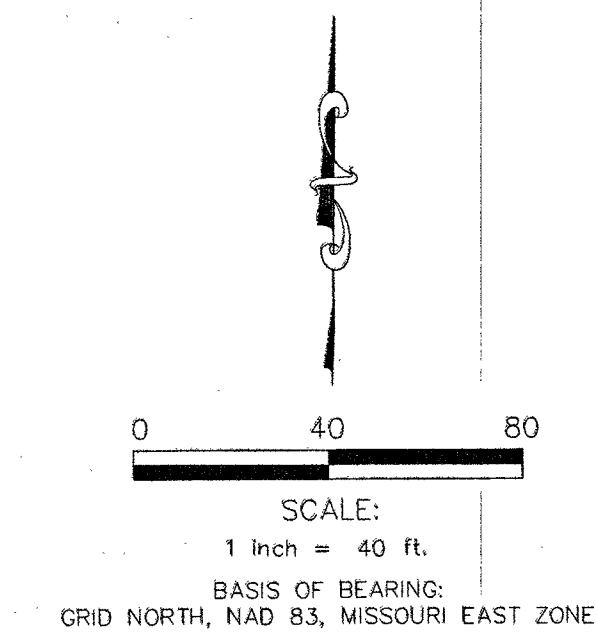
DRWN BY: D.J.N.

MARLER
SURVEYING COMPANY, INC.
11402 GRAVVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
110 WEST MAIN STREET, SULLIVAN, MO (573) 488-4884 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

DEPUTY: K.M./J.R.

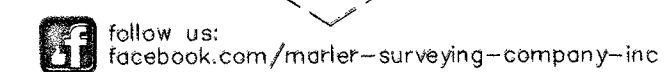
CHK'D BY: M.L.M.

ST. LOUIS COUNTY, MISSOURI



STATE PLANE COORDINATES

The state plane coordinates were established using a Trimble R-6 RTK Receiver, NAD 1983, 2401 Missouri East Zone and the Missouri Department of Transportation (MODOT) Network using a combined factor of 0.999991225.



LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3192** - An ordinance amending 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**
- B. Bill No. 3194** - An ordinance repealing 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**
- C. 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.]) **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**
- D. 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). **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**
- E. 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). **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment**

BILL NO. 3192 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING 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)}.

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

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

WHEREAS, the City of Chesterfield seeks to update regulations and requirements pertaining to architectural specialty lighting and various definitions; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 27, 2017; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said amendments, recommended approval with one amendment; and,

WHEREAS, the City Council, having considered said amendments, voted to approve the updates to Articles 4 and 10 of the Unified Development Code pertaining to architectural specialty lighting and various definitions.

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

Section 1. The City of Chesterfield hereby approves new criteria pertaining to architectural specialty lighting to be inserted into Article 4-03 Lighting Standards as set out in Attachment “A” which is attached hereto and made part thereof.

Section 2. The City of Chesterfield hereby approves new definitions to be inserted into Article 10 Definitions of the Unified Development Code and replaces it with a new Section as set out in Attachment “B” which is attached hereto and made part thereof.

Section 3. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 4. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield.

Section 5. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 6. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 7. 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: 04/18/2018

AMENDMENT 1:

The Planning and Public Works Committee recommended that the following changes be made to Article 04-03 by a vote of 4-0:

Sec. 04-03. LIGHTING STANDARDS

A. Architectural Specialty Lighting Package Submittals.

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

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2. Architectural specialty lighting should highlight and accentuate traditional building detailing and architectural features.
3. The color temperature of architectural specialty lighting should underscore the building materials and character.
4. When non-traditional lighting color is requested, changes in color shall be limited to one change within any 24 hour time period. Modifications to this standard shall require a two-thirds vote of the Planning Commission.
5. Precise lighting applications should highlight distinctive architectural features.
6. All proposed light fixtures should be permanently mounted.
7. Architectural specialty lighting should be unobtrusive in intensity and should not turn a building into an attention-getting device or blanket signage.
8. Architectural specialty lighting shall not interfere with or obscure the public's capacity to receive information, or cause visual confusion by interfering with pedestrian or vehicular traffic. Architectural specialty lighting shall conform to the character of the community, enhance the visual harmony of development, and preserve the public health, convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.

9. When an architectural specialty lighting package is requested for a proposed or existing development, the criteria for site lighting, as provided for in this Article, may no longer be applicable in its entirety or portions thereof. The reason for the requested modification is to provide for flexible architectural accent lighting criteria that promotes superior design, and is tailored to a specific development which may vary from general ordinance provisions.
10. Consideration of flexibility in architectural specialty lighting criteria is based on a number of review factors including, but not limited to, the physical impact of the proposed architectural specialty lighting package, the quality of the proposed architectural specialty lighting package, and mitigation of unfavorable conditions such as excessive lighting, light spillover, height, and other related conditions and potentially negative impacts. However, in no instance shall architectural specialty lighting applications result in light trespass at the property line.
11. When an architectural specialty lighting package is requested for a development, the following shall be submitted to the Department:
 - a.) A narrative detailing the reasoning for the architectural specialty lighting package request and why it will enhance the proposed development above what would be permitted through the City of Chesterfield UDC. The narrative shall address how the proposed architectural specialty lighting is architecturally integrated with the building style, materials, and color.
 - b.) The narrative shall include a description of the location, illumination level, color, dimensions, mounting height, construction material, hours of use, nature (static, shifting, flashing, blinking, animation, graphics, light patterns, etc.), frequency and duration of lighting shifts/changes, brightness, and type of all proposed architectural accent lighting fixtures.
 - c.) Detailed, high-resolution, color elevations drawn to scale of all structures containing proposed architectural specialty lighting fixtures.
 - d.) Night view perspectives or renderings.
 - e.) Photographs of all existing architectural specialty lighting fixtures.
 - f.) Lighting plans indicating the location of all standards and fixtures and the proposed type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices as well as three-dimensional photometric elevations denoting foot-candle levels on all impacted building elevations and adjacent ground areas.

- g.) A cut sheet will be required for each proposed fixture and associated shielding.
 - h.) Where shielding is not provided in conjunction with the proposed light fixture, information indicating that no light trespass or sky glow will result from the requested fixture is required.
 - i.) Photographs of similar installations or building applications.
 - j.) Photographs of adjacent properties.
 - k.) Other information as required by the City of Chesterfield.
12. Upon review by staff and after receiving recommendation from the ARB, architectural specialty lighting packages shall be submitted to the Planning Commission for review and consideration.

Sec. 10-07 LIGHTING TERMS

1. Specialty architectural lighting: Lighting applications located on the exterior or visible from the exterior of a building that highlight and accentuate certain portions, features, or entire façades of a building or structure and that may utilize non-traditional colors, motion, or other similar features. The use of such lighting transforms the architecture rather than simply embellishing it; architectural elements may be designed specifically for the specialty lighting application. Lighting that uses projection to display logos, text, animations, holograms, etc. shall be classified as signage.
2. Traditional architectural lighting: White or neutral colored lighting applications that illuminate the architecture of a building without changing the building's character.

BILL NO. 3194

ORDINANCE NO.

AN ORDINANCE REPEALING 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}).

WHEREAS, Stock & Associates Consulting Engineers, Inc., on behalf of Spirit Valley Development, LLC, has requested an ordinance amendment to allow for a taller height of a hangar on Lots 8 & 9B, clarification of tarmac setbacks, and to permit ancillary structures 25 feet from the east property line of Lot 9B for a 52.82 acre tract of land, more or less, located south of Olive Street Road and east of Wardenburg Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 9, 2018; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request.

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

Section 1. The City of Chesterfield Ordinance Number 2745 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made a part hereof for Spirit Valley Business Park.

LEGAL DESCRIPTION

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF LOT 5 OF THE SUBDIVISION OF AMELIA BOISSELIER ESTATE, IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, AND A TRACT OF LAND IN U.S. SURVEY 153, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEING COMPOSED OF TWO PARCELS, ONE MARKED "COSMOS TAMIAN KROENUNG" AND THE OTHER MARKED "HERMAN SCHAEPER AND AGNES SCHAEPER" ACCORDING TO THE PLAT ACCOMPANYING COMMISSIONER'S REPORT IN PARTITION IN ESTATE OF

VALENTINE KROENUNG, DECEASED, BEING CAUSE NO. 16263 OF THE CIRCUIT COURT OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI, IN THE YEAR 1870, A COPY OF WHICH REPORT IS RECORDED IN BOOK 439 PAGE 448 OF THE RECORDS OF SAID CITY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD AT THE POINT OF INTERSECTION WITH THE WESTERN LINE OF LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 16, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID OLIVE STREET ROAD SOUTH 82 DEGREES 31 MINUTES 57 SECONDS EAST, A DISTANCE OF 863.63 FEET TO THE POINT OF INTERSECTION WITH THE WESTERN LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO HORNET PROPERTIES INC., AS RECORDED IN DEED BOOK 10602, PAGE 2235 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN LINE SOUTH 11 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 444.89 TO THE SOUTHERN LINE OF THE AFORESAID LOT 5; THENCE ALONG SAID SOUTHERN LINE AND THE PROLONGATION THEREOF NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 268.25 FEET TO NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN A DEED TO PAUL N. ALBRECHT, TRUSTEE, ETAL. AS RECORDED IN DEED BOOK 10392, PAGE 1830 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 11 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 1536.29 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 78 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 1171.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE WESTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT NORTH 12 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 117.14 FEET TO A STONE AT THE SOUTHEAST CORNER OF LOT 3 OF THE AFORESAID SUBDIVISION OF THE AMELIA BOISSELIER ESTATE; THENCE CONTINUING ALONG THE WESTERN LINE OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT, BEING THE EASTERN LINE OF SAID LOT 3, NORTH 12 DEGREES 22 MINUTES 59 SECONDS WEST, A DISTANCE OF 1421.85 FEET TO A STONE AT THE NORTHWEST CORNER OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT; THENCE ALONG THE NORTHERN LINE OF SAID TRACT NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 112.42 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELIER ESTATE; THENCE ALONG THE WESTERN LINE OF SAID LOT 5 NORTH 11 DEGREES 25 MINUTES 51

SECONDS WEST, A DISTANCE OF 728.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,300,839 SQ. FT. 52.819 ACRES.

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 Stock & Associates Consulting Engineers, Inc. in P.Z. 03-2018, 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 9th day of April 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 04/18/2018

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 “PI” District shall be:
 - a. Animal hospitals, veterinary clinics, and kennels.
 - b. Meat packing facilities.
 - c. Broadcasting studios for radio and television.
 - d. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
 - e. Business, professional, and technical training schools.
 - f. Business service establishments.
 - g. Cafeterias for employees and guests only.
 - h. Churches shall be allowed on tracts of land of at least one (1) acre in size.
 - i. Financial institutions.
 - j. Filling stations, including emergency towing and repair services.
 - k. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
 - l. Storage and charter of boats on land, repair facilities for boats, and sale of fuel and other supplies for marine use.
 - m. Highway department garages.
 - n. Hotels and motels.
 - o. Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
 - p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or

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

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

- q. Mail order sale warehouses.
- r. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii) Facilities for animal slaughtering or rendering;
 - (iii) Sulphur plants, rubber reclamation plants, or cement plants; and
 - (iv) Steel mills, foundries, or smelters.
- s. Medical and dental offices.
- t. Office or office buildings.
- u. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- w. Police, fire, and postal stations.
- x. Printing and duplicating services.
- y. Public utility facilities.
- z. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- aa. Restaurants, fast food.
- bb. Restaurants, sit down.
- cc. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- dd. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

- ee. Service facilities, studios, or work areas, for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
 - ff. Storage and repair garages for public mass transit vehicles.
 - gg. Storage yards for lumber, coal, and construction materials.
 - hh. Stores, shops, markets, service facilities, and automotive vending facilities in which goods or services of any kind, including sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
 - ii. Union halls and hiring halls.
 - jj. Vehicle repair facilities.
 - kk. Vehicle service centers.
 - ll. Welding, sheet metal, and blacksmith shops.
 - mm. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.
 - nn. Warehousing, storage, or wholesaling of manufactured commodities.
2. The following Ancillary Uses shall be permitted:
- a. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
3. Hours of Operation
- a. Hours of operation are unrestricted.

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

1. HEIGHT

- a. The maximum height of the hangars on Lots 8 & 9B shall not exceed sixty-five (65) feet.
- b. The maximum height of all other buildings, exclusive of roof screening, shall not exceed forty (40) feet.

2. BUILDING REQUIREMENTS

- a. Until such time as the connection of the site to a permanent sanitary sewer system, a minimum fifty percent (50%) open space is required for this development. Upon connection to a sanitary sewer system, a minimum of thirty percent (30%) openspace will be required for this development.

C. SETBACKS

1. Structure Setbacks

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

- a. Fifty (50) feet from the right-of-way of Olive Street Road.
- b. Fifty (50) feet from 18668 Olive Street Road.
- c. Fifty (50) feet from 18626 Olive Street Road.
- d. Fifty (50) feet from the eastern and western property lines of this development.
- e. Fifty (50) feet from the southern property line of this development.
- f. Fuel tanks, or small structures affiliated with aircraft operations shall be permitted no closer than 25 feet from the eastern boundary of Lot 9B.

2. Parking Setbacks

No parking stall or loading space will be located within the following setbacks:

- a. Thirty-five (35) feet from the right-of-way Olive Street Road.
- b. Ten (10) feet from the internal property lines, with the exception of shared driveways.
- c. Twenty (20) feet from the principal internal street.
- d. Fifteen (15) feet from the eastern and western property lines of this development.
- e. The parking setback along the western property line contiguous to 18668 Olive Street Road for the first 175 feet from Olive Street Road shall be thirty (30) feet. The parking setback for the remainder of this property line shall be fifteen (15) feet.
- f. Fifteen (15) feet from the northern property line bearing S78°19'49"W.

3. No internal driveway or roadway, except tarmac or points of ingress and egress, or tarmac will be located within the following setbacks:
 - a. Thirty (30) feet from the right-of-way of Olive Street Road.
 - b. Three hundred fifty (350) feet from the southern property line.
 - c. Two hundred seventy-five (275) feet from the eastern and western property lines of this development.
 - d. Zero (0) feet from the eastern property line bearing N11°25'51"W.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Code.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. No construction related parking shall be permitted within the Olive Street Road right-of-way.
3. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted within thirty (30) days of the placement of street pavement.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. The landscape buffer along the western property line shall be as follows:
 - a. A thirty (30) foot landscape buffer measuring no less than 175 feet in length from Olive Street Road will be required along the western property line contiguous to the residential structure at 18668 Olive Street Road.

- b. A fifteen (15) foot landscape buffer shall be required for the remainder of the western property line.
- c. If the residential structure at 18668 Olive Street Road is re-developed into a use other than residential, the thirty (30) foot landscape buffer requirement may be reduced to fifteen (15) feet as directed by the City of Chesterfield.
- d. Screening of exterior storage of materials and/or equipment along Olive Street Road shall be required as directed by the City of Chesterfield.
- e. There shall be a fifteen (15) foot landscape buffer along the northern property line bearing S78°19'49"W.

F. SIGN REQUIREMENTS

- 1. Sign package submittal materials shall be required for this development. All sign packages shall be 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

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

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 Olive Street Road shall be limited to two (2) street approaches, as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.
2. Provide for cross access to the properties adjoining this development to the east and west, as directed by the City of Chesterfield, to allow for future connection to the internal roadway system within this development.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a street connection to the property to the west. The connection shall be a minimum of five hundred (500) feet from Olive Street Road, as directed by the City of Chesterfield.
2. All roadway and related improvements shall be constructed prior to sixty percent (60%) occupancy of the development.
3. Provide any additional right-of-way and construct any improvements to Olive Street Road as required by St. Louis County Department of Highways and Traffic.
4. Provide a forty (40) foot right-of-way with a minimum of ten (10) foot roadway improvement, maintenance, utility and sewer easements on both sides for all interior roadways. Minimum roadway sections shall provide a twenty-six (26) foot travel way with seven (7) foot shoulders on both sides and appurtenant storm drainage facilities as required by the City of Chesterfield.
5. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Olive Street Road frontage of the site and along one (1) side of all interior roadways, as directed by the City of Chesterfield. The sidewalk shall be privately maintained; therefore, no public easements shall be required.
6. Improve Olive Street Road to one-half of a sixty (60) foot right-of-way and a thirty-eight (38) foot pavement with seven (7) foot full depth shoulders and additional widening to provide a minimum thirty-three (33) foot wide road surface for a 200 foot left turn lane serving each entrance along with

fifty to one (50:1) tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Widening may be required on opposite side of street to provide a minimum thirty-three (33) foot pavement for three (3) driving lanes in addition to seven (7) foot shoulder.

7. Access to this development from Olive Street Road shall be restricted to two (2) commercial entrances, each having a three (3) lane section of a minimum thirty-six (36) foot pavement for a minimum distance of 100 feet, in order to provide separate left and right turn lanes for outbound traffic along with a single inbound lane. These driveways shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. The easternmost driveway serving this site should be located opposite an existing commercial entrance on the north side of Olive Street Road in this area.
8. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.
9. 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 St. Louis County Department of Highways and Traffic.

K. TRAFFIC STUDY

Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. 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.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. East entrance location will require relocation of fire hydrant proposed on the MCLD Sewer Improvements.

2. Stormwater ditches shall match the latest provided by the City of Chesterfield.
3. The easement that will be required for the proposed MCLD force main at the southwest corner of the Albrecht tract and the easements for the proposed utilities along Olive Street Road shall be shown on the site development concept and section plans.

M. POWER OF REVIEW

The Mayor, either Councilmember of the Ward, or any two (2) City Council members from any Ward in which a development is proposed may request that the plan 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.

STORMWATER

1. Due to the inherent nature of development, the specific size, location, and configuration of the storm water infrastructure associated with the Chesterfield Valley Master Storm Water Plan are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. The developer will be required to construct ditches along the west, north, and east property lines of the property governed by this ordinance.

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

criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City. The developer shall be responsible for all costs related to the work performed by the consultant.

2. Provide any additional Chesterfield Valley Storm Water Easements along the north, east, and west property lines as required and directed by the City of Chesterfield to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel(s) on the Site Development Plan and improvement plans. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).
3. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas, as directed by 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 connected to an adequate piped system.
5. 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 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.
6. Stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan.

N. SANITARY SEWER

1. Private sewer lines and laterals cannot cross property lines. Extension of public sewer lines will be necessary to serve this site and proper easements required.
2. Downstream pump stations and force mains shall be evaluated to ensure adequate capacity.
3. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

4. This project is in the Caulks Creek Surcharge Area and is subject to a surcharge of \$2750.00 per acre.

O. GEOTECHNICAL REPORT.

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

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. 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.
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 of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.

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 (1) additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN, SITE DEVELOPMENT SECTION PLAN, SITE DEVELOPMENT PLANS.

1. Any site development plan shall show all information required on a sketch plan 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, St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and St. Louis County Department of Highways and Traffic.

V. TRUST FUND CONTRIBUTION

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

Roads

The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Commercial	\$2.07/sq.ft.of building space
Office	\$1.44/sq.ft.of building space
Industrial	\$4,986.59/acre

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

If types of development differ from those listed, the Department of Highways and Traffic will provide rates.

Credits for roadway improvements will be awarded by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements as required by the development shall be retained in the appropriate Trust Fund.

The roadway improvement contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by the Saint Louis County Highways and Traffic. Funds shall be payable to the "Treasurer, Saint Louis County."

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

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$654.66 per acre for that 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 St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County

Highways and Traffic. Funds shall be payable to the “Treasurer, Saint Louis County”.

Stormwater

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 MSD. The amount of storm water contribution will be computed based on \$2,077.15 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 Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by Saint Louis County Department of Highways and Traffic. Funds shall be payable to the “Treasurer, Saint Louis County.”

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 MSD 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 Highways and Traffic.

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 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 RECORD PLAT APPROVAL

The developer shall cause, at his expense and prior to the recording of any plat, the re-establishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries 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.

VIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

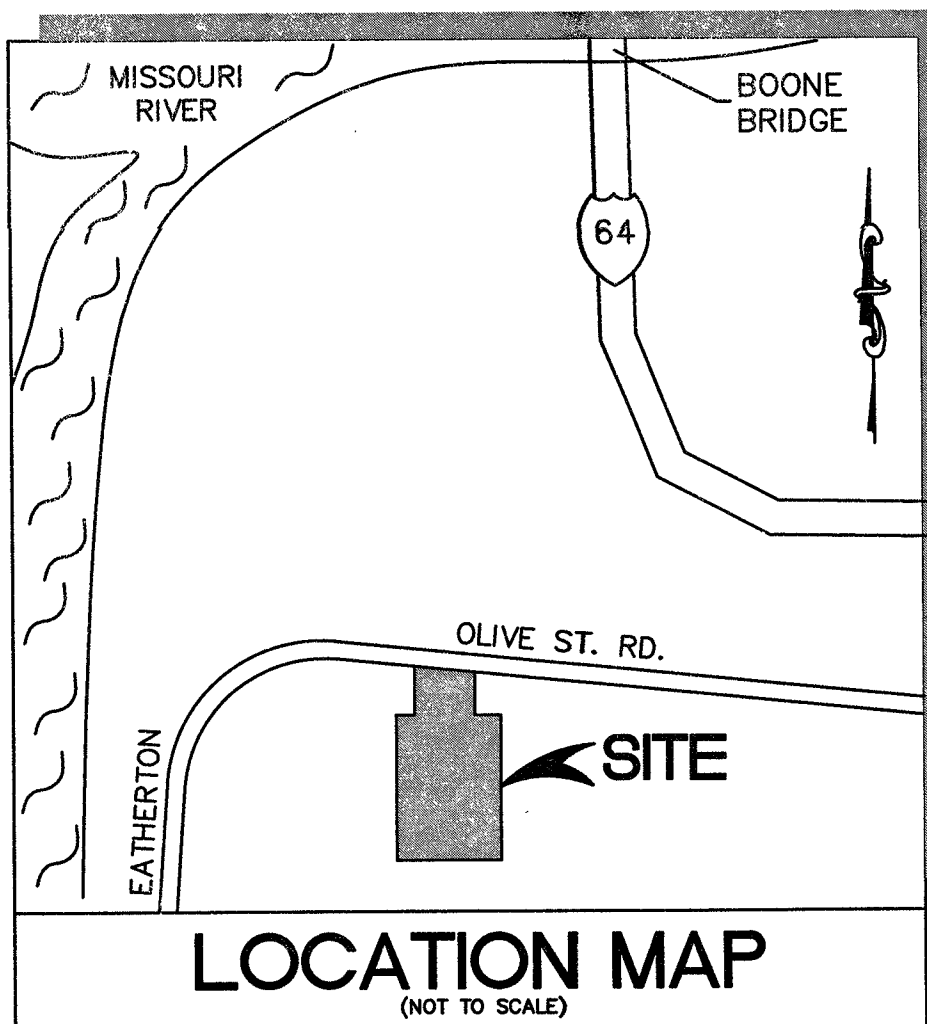
Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

IX. ENFORCEMENT

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

PRELIMINARY PLAN FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD. #2745 (PHASE 1)
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONING: PI 'PLANNED INDUSTRIAL'

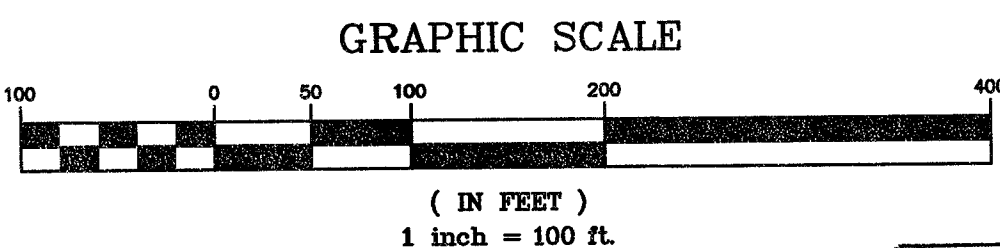


Property Description

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF LOT 5 OF THE SUBDIVISION OF AMELIA BOISSELER ESTATE, IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, AND A TRACT OF LAND IN U.S. SURVEY 153, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEING COMPOSED OF TWO PARCELS, ONE MARKED "COSMOS TAMIAN KROENUNG" AND THE OTHER MARKED "THERMAN SCHAEFER AND AGNES SCHAEFER" ACCORDING TO THE PLAT ACCOMPANYING COMMISSIONER'S REPORT IN PARTITION IN ESTATE OF VALENTINE KROENUNG, DECEASED, BEING CAUSE NO. 18263 OF THE CIRCUIT COURT OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI, IN THE YEAR 1870, A COPY OF WHICH REPORT IS RECORDED IN BOOK 439 PAGE 448 OF THE RECORDS OF SAID CITY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD AT THE POINT OF INTERSECTION WITH THE WESTERN LINE OF LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELER ESTATE AS RECORDED IN PLAT BOOK 16, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID OLIVE STREET ROAD SOUTH 82 DEGREES 31 MINUTES 57 SECONDS EAST, A DISTANCE OF 863.63 FEET TO THE POINT OF INTERSECTION WITH THE WESTERN LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO HORNET PROPERTIES INC., AS RECORDED IN DEED BOOK 10602, PAGE 2235 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN LINE SOUTH 11 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 444.89 TO THE SOUTHERN LINE OF THE AFORESAID LOT 5; THENCE ALONG SAID SOUTHERN LINE AND THE PROLONGATION THEREOF NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 268.25 FEET TO NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN A DEED TO PAUL N. ALBRECHT, TRUSTEE, ETAL AS RECORDED IN DEED BOOK 10392, PAGE 1830 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 11 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 1536.29 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT SOUTH 78 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 1171.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE WESTERN LINE OF SAID PARCEL 2 OF SAID ALBRECHT TRACT NORTH 12 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 117.14 FEET TO A STONE AT THE SOUTHEAST CORNER OF LOT 3 OF THE AFORESAID SUBDIVISION OF THE AMELIA BOISSELER ESTATE; THENCE CONTINUING ALONG THE WESTERN LINE OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT, BEING THE EASTERN LINE OF SAID LOT 3, NORTH 12 DEGREES 22 MINUTES 59 SECONDS WEST, A DISTANCE OF 1421.85 FEET TO A STONE AT THE NORTHWEST CORNER OF THE AFORESAID PARCEL 2 OF SAID ALBRECHT TRACT; THENCE ALONG THE NORTHERN LINE OF SAID TRACT NORTH 78 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 112.42 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 5 OF THE SUBDIVISION OF THE AMELIA BOISSELER ESTATE; THENCE ALONG THE WESTERN LINE OF SAID LOT 5 NORTH 11 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 728.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,300,839 SQ. FT. 52.819 ACRES.

- A.) SITE DEVELOPMENT CONCEPT PLAN (PHASE 1)
RECORDED 10/15/07
PB. 355/ PGS. 752-757 : ORD. #2373
ORD. #4556 REPEALED
ORD. #2373 ON 5/5/08
- B.) SITE DEVELOPMENT CONCEPT PLAN (PHASE 2)
RECORDED 8/30/10
PB. 358/ PGS. 292-297: ORD. #2413
- C.) AMENDED SITE DEVELOPMENT CONCEPT PLAN (PHASE 1 - EXCLUDING PHASE 2 PARK)
RECORDED 10/15/13
PB. 361/ PGS. 333-336



PREPARED FOR:
SPIRIT VALLEY DEVELOPMENT, LLC
ATTN: DANIEL HAYES
101 SOUTH HANLEY SUITE 1900
ST. LOUIS, MISSOURI 63105
(314) 994-4068

PREPARED BY:

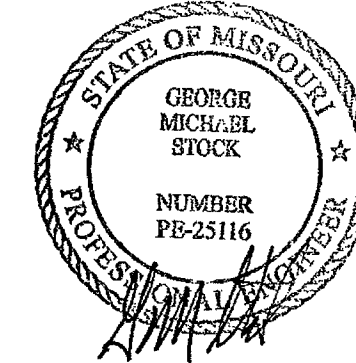
PRELIMINARY PLAN FOR:

SPIRIT VALLEY BUSINESS PARK

OLIVE STREET ROAD

CHESTERFIELD

MISSOURI, 63005



3/05/16
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DATE	BY	DESCRIPTION
03/05/2018	K.S.G.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT
03/05/2018	G.M.S.	ISSUED FOR PERMIT

SHEET TITLE:

PRELIMINARY PLAN

SHEET NO.:

C1.0

RECEIVED
MAR 27 2018
City of Chesterfield
Department of Public Works

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

GREEN SHEET AMENDMENTS:

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 1:

Section I.B.3. OUTDOOR STORAGE AND DISPLAY AREAS

Amend language as follows:

- 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) ~~two (2)~~ vehicles 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.

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 Site Development Plan. Only two (2) vehicles shall be permitted on the triangular display area west of the building and east of the concrete driveway shown on the Preliminary Plan. Vehicles will be permitted to be displayed during business hours only.
- 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. 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.

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 FILL FOR THE PIPE OR STRUCTURE SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED LIMESTONE.
7. GRANULAR BACKFILL SHALL BE PLACED AT LOCATIONS INDICATED ON THE PLANS FROM A MINIMUM OF 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, HANCOCK HI-G, 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.

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

**PLANNED DISTRICT ORDINANCE
ATTACHMENT B**

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

GAS

Laclede Gas Company
3950 Forest Park Avenue
St. Louis, MO
(314) 686-5542

SEWERS

Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103-2555
(314) 766-6260

TELEPHONE

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

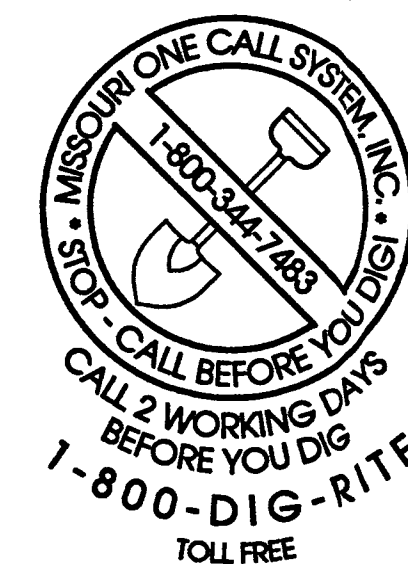
WATER

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



1. **Cover Sheet**
2. **Site Plan**

- 🏆 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



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

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

INDEX OF SHEET

[illegible]

Chesterfield Motor Sports

**17501 N. Outer 40 Rd
Chesterfield, MO 63005**

GOVERO
LAND SERVICES

SURVEYING • ENGINEERING
5929 OLD STATE RD.
IMPERIAL, MO. 63062
Email: info@governlandservices.net
PH: (636)464-9380 FAX: (636)464-9626
Engineering Corporation License #001035

FIELD WORK BY	REVISION	03/06/2017
DRAWN BY	REVISION	04/12/2017
CHECKED BY	REVISION	08/17/2017
DATE	REVISION	08/16/2016

ENGINEERS SE

RECEIVED
SEP 27 2011

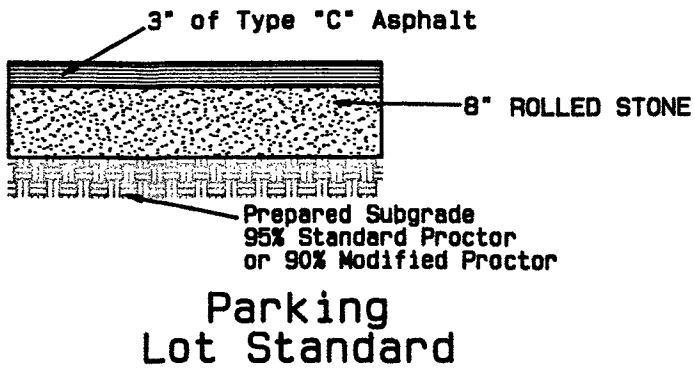
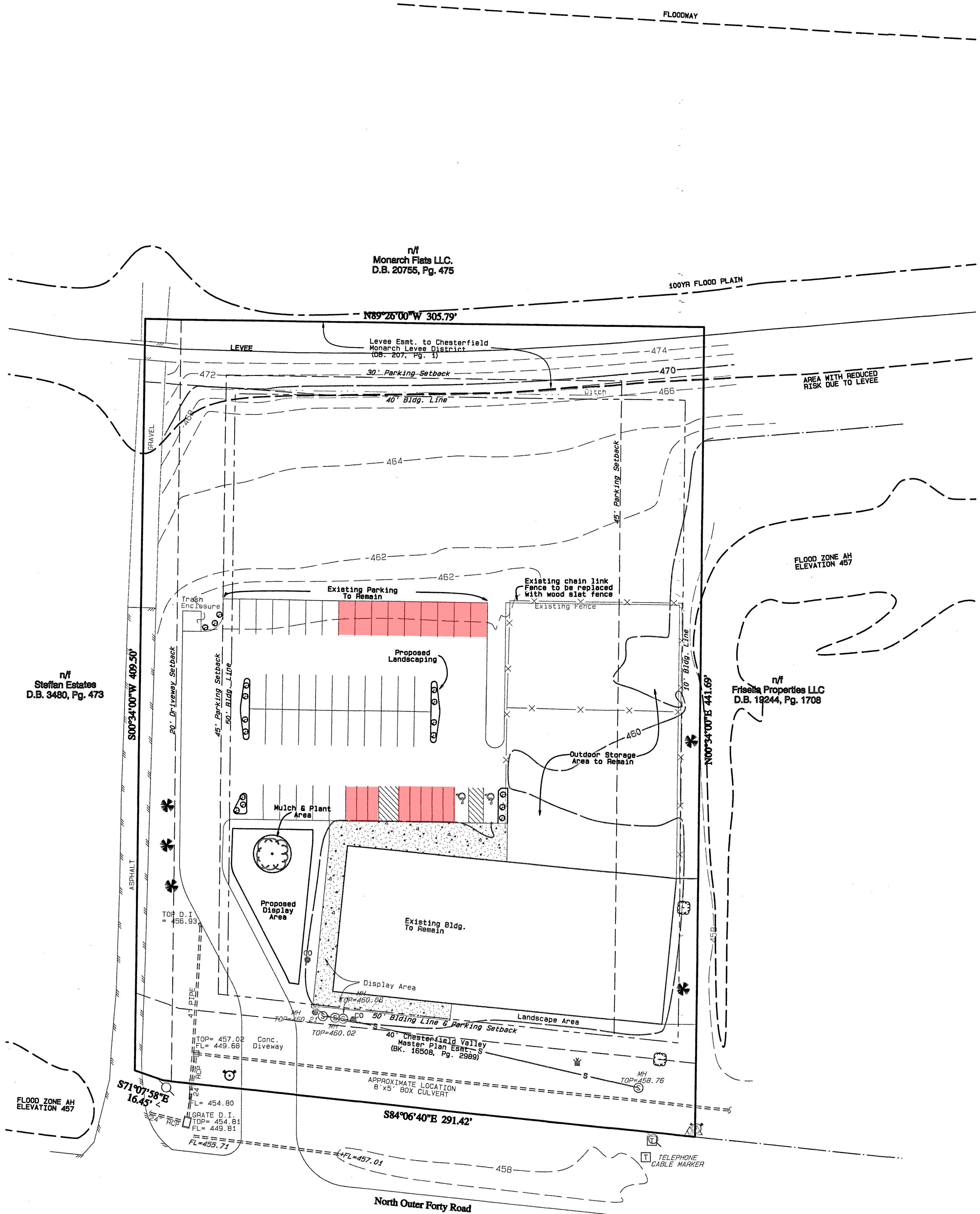
NAME
DISCIPLINE
LIC#

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16037

1 OF 2

CITY OF CHESTERFIELD
ATTACHMENT C



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

SITE BENCHMARK
10" 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 18.45 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 ARE LIMITED TO ONLY SUCH WORK AS IS SPECIFICALLY SET FORTH IN THE CONTRACT DOCUMENTS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK AND NOT TO THE CONSTRUCTION THEREOF. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS, NOR DOES HE WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION OBTAINED FROM HIS OWN SURVEYS OR INVESTIGATIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK AND NOT TO THE CONSTRUCTION THEREOF. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS, NOR DOES HE WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION OBTAINED FROM HIS OWN SURVEYS OR INVESTIGATIONS.

Preliminary Development Plan
Chesterfield Motor Sports
17501 N. Outer 40 Rd
Chesterfield, MO 63005

GOVERO
LAND SERVICES
SURVEYING & ENGINEERING
5922 OLD FARM RD
MEXIA, MO 65262
Email: info@govero-land.com
PH: (636) 444-4580 FAX: (636) 444-4505
Engineering Corporation License #001085
Surveying Corporation License #002022

REVISION	03/06/2017
REVISION	04/12/2017
REVISION	08/17/2017
REVISION	08/16/2016

NAME _____
DISCIPLINE _____
LIC# _____

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JOB NO. 16037
SHEET NO. 2 OF 2

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

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 1:

Section I. Specific Criteria, A. Permitted Uses, page 1. Revise the following language:

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

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. Hours of Operation.
 - a. Hours of operation for this “PC” District shall not be restricted.
3. 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

<u>Type of Development</u>	<u>Required Contribution</u>
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.

LEGEND

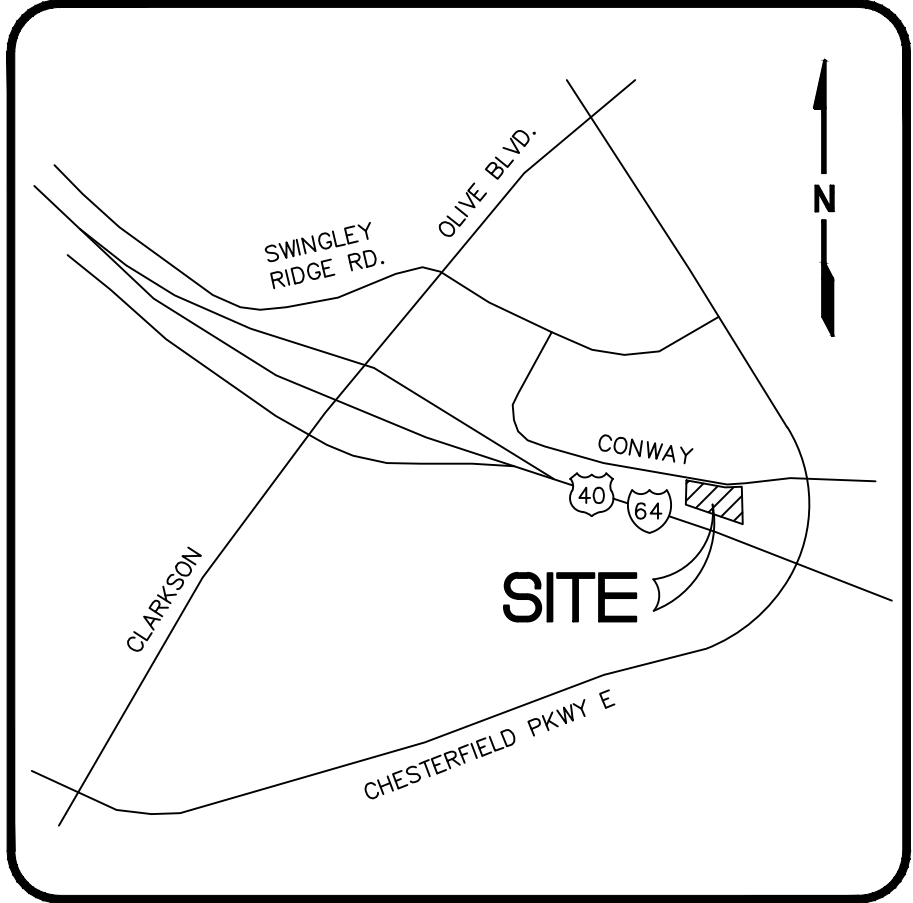
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EXISTING MINOR CONTOUR	—502—
PROPOSED MAJOR CONTOUR	—504—
PROPOSED MINOR CONTOUR	—502—
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	—●—
EXISTING STORM SEWER	—□—
PROPOSED SANITARY SEWER	—■—
PROPOSED STORM SEWER	—●—
EXISTING WATERLINE	—W—
EXISTING FIRE HYDRANT	—FH—
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.)

PRELIMINARY PLAN

PROPOSED CHANGE IN ZONING FROM R3 TO PC FOR

15320 CONWAY ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



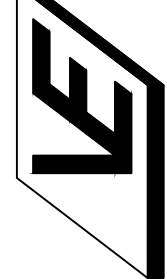
LOCATION MAP

N.T.S.

PROJECT DATA

LOCATOR NO.	: 185310348
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

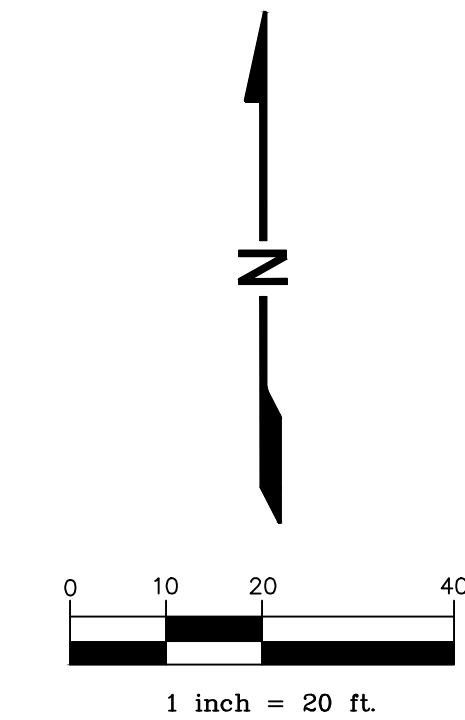
Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800



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

15320 CONWAY ROAD

ZONING PLAN



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

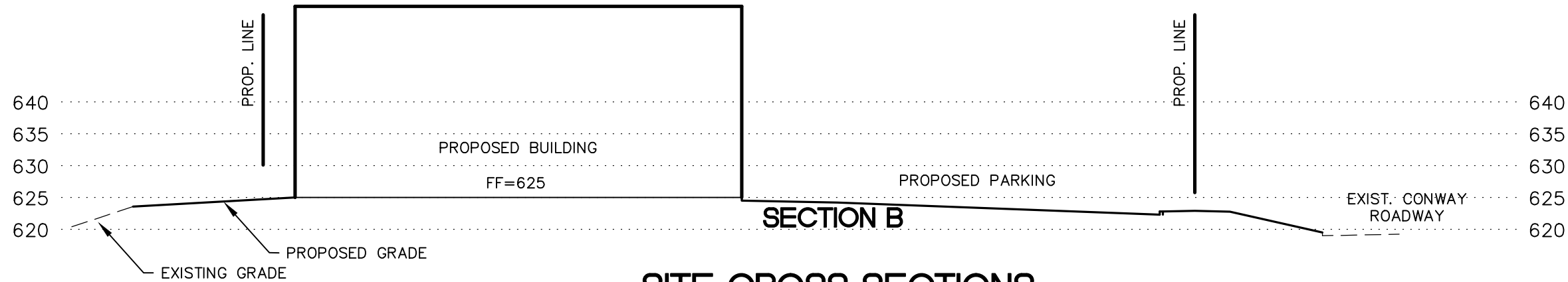
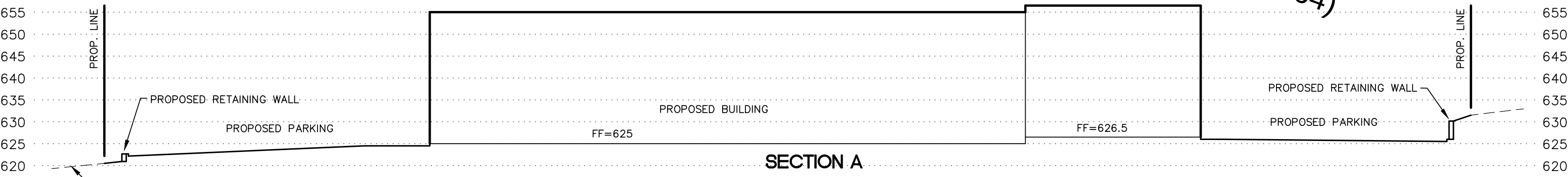
FLOOR AREA RATIO (FAR)

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.



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.


4/27/19

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
1-800-544-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

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	SETBACK TBL
04/27/18	OPN SPC

15077

05/04/17

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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 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
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

GREENSHEET AMENDMENT

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 1:

Section I. Specific Criteria, B. Floor Area, Height, Building and Parking Structure Requirements, page 2. Revise the following language:

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.
- 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.**

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, exclusive of rooftop equipment and screening, shall not exceed seventy (70) 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.

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 89° 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:

<u>Type of Development</u>	<u>Required Contribution</u>
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 684.07 feet to the West line of Shore 7 as shown on the plat accompanying the commissioner's report in partition in case of Elizabeth B. Kranning, 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 Shore 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 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 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 239.60 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 233.24 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 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 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 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:

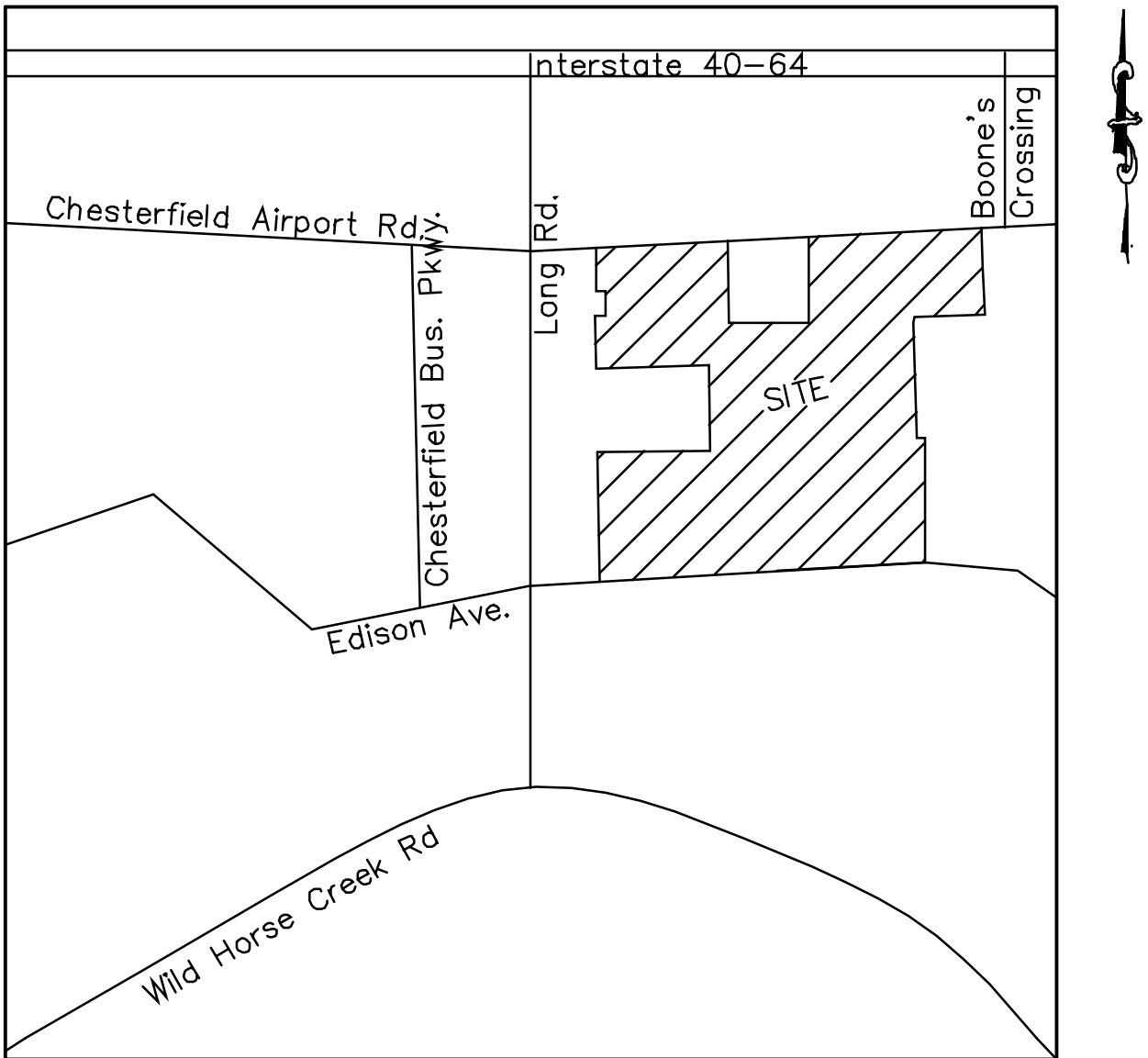
North 01 Degrees 25 Minutes 45 Seconds East a distance of 296.24 feet;

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 35.29 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	= 29189C016K, 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

PROJECT BENCHMARK

BENCHMARK

NAVDB8 (SLC2011a) Elev = 459.91 FUS (NGVD29 Elev = 460.06 FUS)
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.

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 INVESTIGATION 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.

GENERAL NOTES

- 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 BY TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 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.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & WOODOT.
- SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1%:20% SLOPES GREATER THAN 1%:20% MUST BE DESIGNED AS A RAMP.
- 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.
- DENSITY CALCULATIONS
Open Space = 35.29 x 100 = 35.29
F.A.R. = 1.537,232 s.f. total site = 0.40
600,000 s.f. Bldgs = 1,537,232 s.f. total site
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES LIE WITHIN SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C016K AND COMMUNITY NUMBER 29189B (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).
- 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.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
- ROOF TOP EQUIPMENT SHALL BE SCREENED
- THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD
- ALL PROVISIONS OF THE CITY CODE SHALL APPLY

SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
BRUSH & SHRUB LINE	
SIGN	
ELECTRIC YARD LIGHT	
MAIL BOX	
ELECTRIC BOX	
POWER POLE	
POWER POLE & GUY	
CLEAN OUT	
GAS VALVE	
GAS METER	
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
FL	FINISH FLOOR
FLWINE	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCF	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

EXISTING CONTOURS	— 432 —
PROPOSED CONTOURS	— 432 —
EXISTING STORM SEWER	— ST —
PROPOSED STORM SEWER	— ST —
EXISTING SANITARY SEWER	— SAN —
PROPOSED SANITARY SEWER	— SAN —
RIGHT-OF-WAY	— — — — —
EASEMENT	— — — — —
CENTERLINE	— — — — —
EXISTING TREE	— — — — —
EXISTING SPOT ELEVATION	432.28
PROPOSED SPOT ELEVATION	432.28
SWALE	— — — — —
TO BE REMOVED	— — — — —
TO BE REMOVED & RELOCATED	— — — — —
TO BE USED IN PLACE	— — — — —
ADJUST TO GRADE	— — — — —
BACK OF CURB	— — — — —
FACE OF CURB	— — — — —
WATER MAIN	— W —
GAS MAIN	— GAS —
UNDERGROUND TELEPHONE	— T —
OVERHEAD WIRE	— OHE —
UNDERGROUND ELECTRIC	— E —
SILTATION CONTROL	— X —
FIRE HYDRANT	— — — — —
POWER POLE	— — — — —
WATER VALVE	— — — — —
LIGHT STANDARD	— — — — —

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

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

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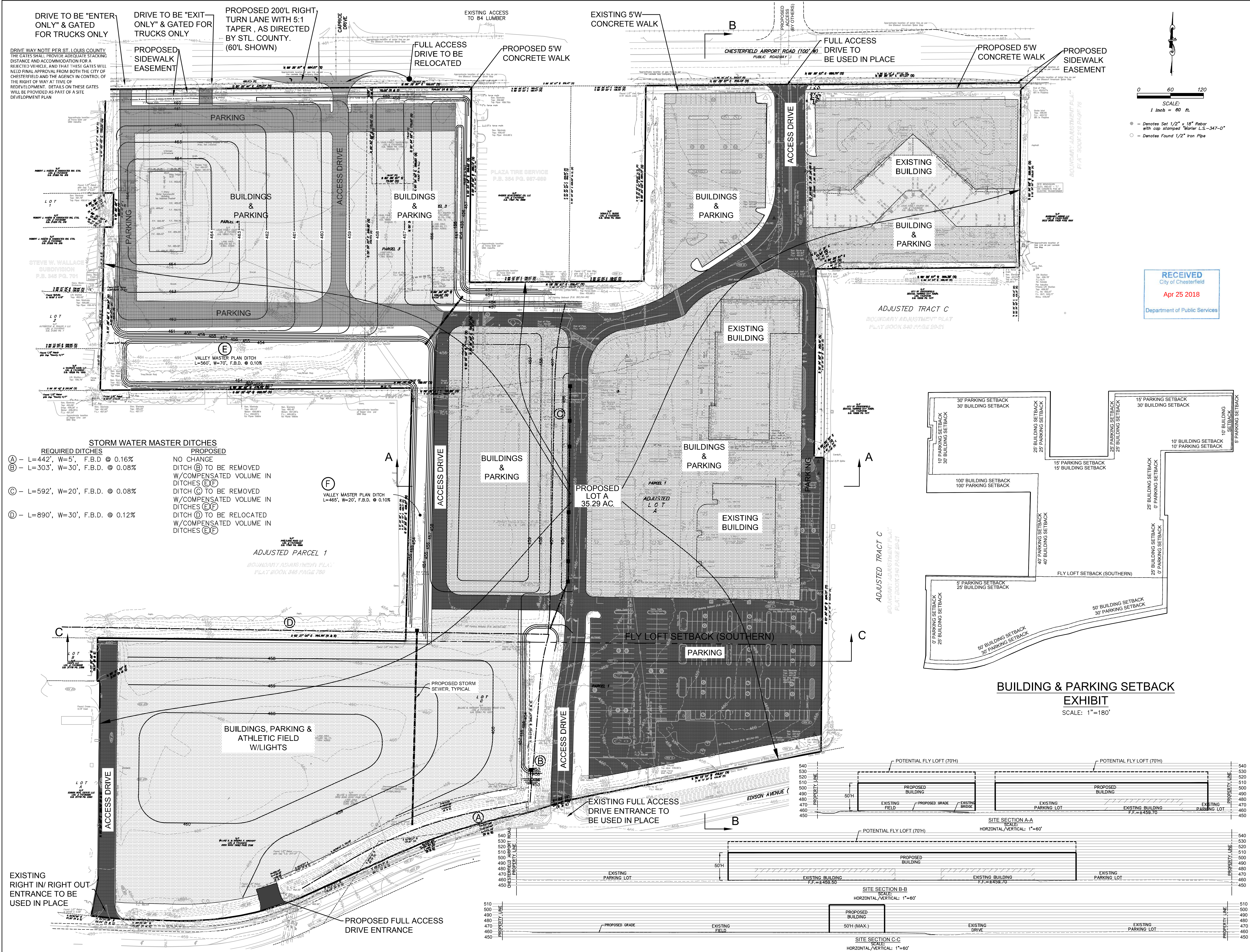
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

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

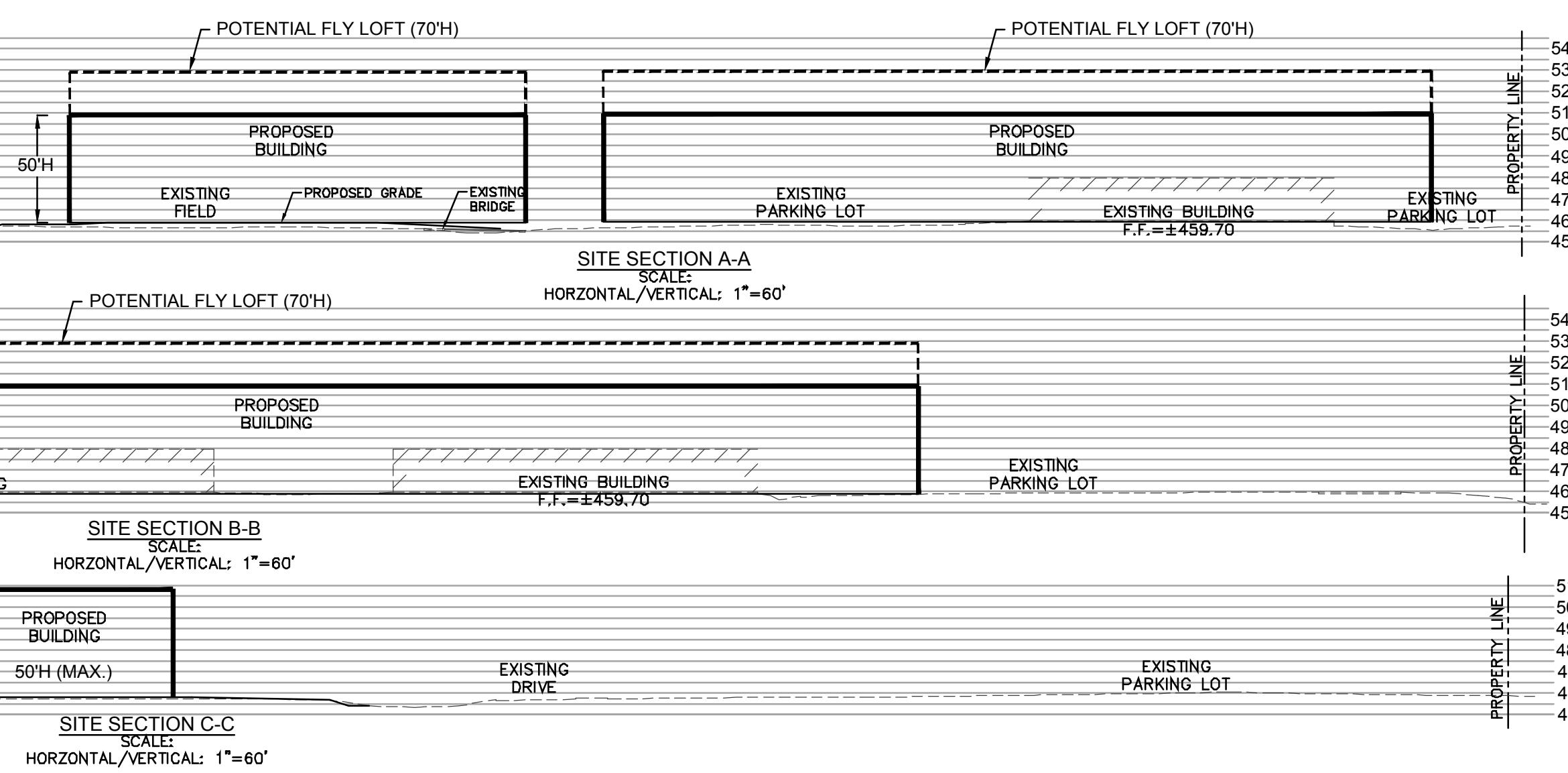
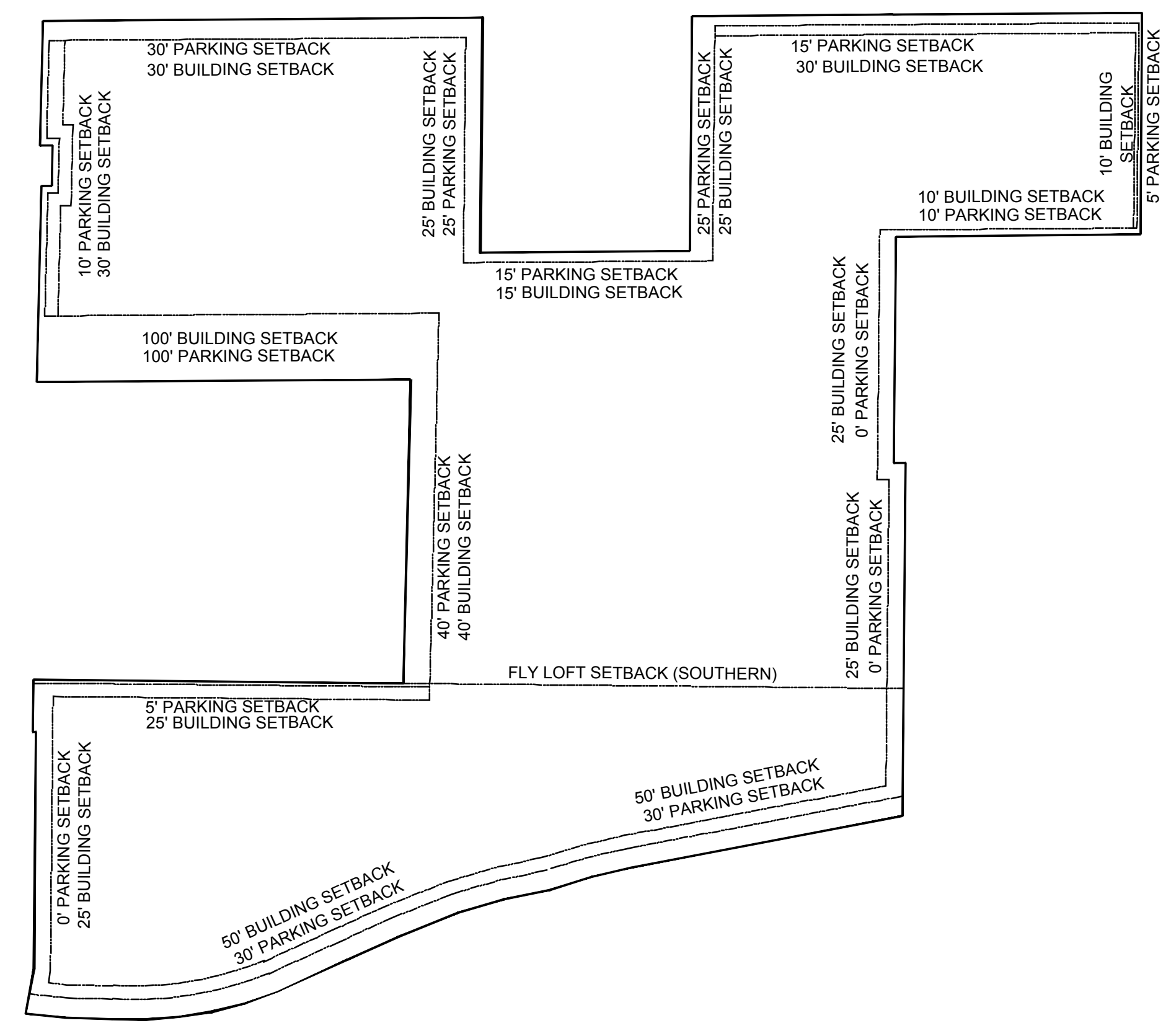
Proj. #	1623
No. Description	Date
To City	09/01/17
Per City	10/17/17
Per City/Cnty	02/12/17
Per City/Cnty	03/16/18
Per City	04/24/18

TITLE SHEET

C01



RECEIVED
City of Chesterfield
Apr 25 2018
Department of Public Services



BRANDON A. HARR, P.E. E-28850
PROFESSIONAL ENGINEER
CEDC LICENSE NO. 2003004674

10820 Sunset Office Drive
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

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