



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, May 6, 2019
6:00pm**

I. Appointments

A. Re-appointments to the Planning Commission

- Allison Harris
- John Marino Jr.
- Debbie Midgley
- Steven Wuennenberg

II. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

A. Bill No. 3244 - P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC) An ordinance repealing City of Chesterfield Ordinances 358 and 359 and amending City of Chesterfield Ordinance 1502 to establish a new permitted use and revise development criteria for an existing “C-8” Planned Commercial District for 6.9 acres located at the northwest corner of Clarkson Road and Lea Oak Drive (P.Z. 03-2019 Chesterfield Crossing [Chesterfield Crossing Partners, LLC] – 19S411286, 19S411275). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

B. Next Meeting – May 9, 2019 (5:45pm)

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

IV. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

I. Public Health and Safety Committee – Chairperson Barry Flachsbart, Ward I

A. Bill No. 3242 - An ordinance amending section 21-65 of the City of Chesterfield code of ordinances dealing with vandalizing public, private and abandoned family cemeteries. **(Second Reading) Public Health & Safety Committee Recommends Approval**

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

A. Liquor License Request – Schlotzsky’s Chesterfield (Voice Vote)

III. Other Legislation

B. Bill No. 3243 - P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone’s Crossing [P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) 17T420027]. **(Second Reading) Planning Commission recommends approval.**

C. Bill No. 3245 - P.Z. 05-2019 Chesterfield Ridge Center (Parcels VII and VIII) An ordinance amending Section I. of Attachment ‘A’ of City of Chesterfield Ordinance 3026 by repealing Section I.10.c of Attachment ‘A’ of Ordinance 3026 and enacting in lieu thereof a new section to be known as Section I.10.c within a “C-8” Planned Commercial District located within the northwest quadrant of the I-64 and MO 340 (Olive / Clarkson) Interchange (P.Z. 05-2019 Chesterfield Ridge Center {Parcels VII and VIII}). **(First Reading) Planning Commission recommends approval.**

D. Bill No. 3246 - Thousand Oaks Development – Boundary Adjustment Plat An ordinance providing for the approval of a Boundary Adjustment Plat for the Thousand Oaks development for two tracts totaling 1.2 acres, zoned “R1A” Residence District and located at 14735 Timberbluff Drive and 14799 Timberbluff Drive (19R230262 & 19R230332). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

IV.Unfinished Business – Mayor Bob Nation

V. New Business – Mayor Bob Nation

VI.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.

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, May 6, 2019
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. Town-Hall Meeting Minutes** – April 15, 2019
 - B. City Council Meeting Minutes** – April 17, 2019
- VI. INTRODUCTORY REMARKS (items not requiring action by City Council)** – Mayor Bob Nation
 - A. Thursday, May 9, 2019** – Planning & Public Works Committee (5:45pm)
 - B. Thursday, May 9, 2019** – Architectural Review Board (6pm)
 - C. Monday, May 13, 2019** – Planning Commission (7pm)
 - D. Monday, May 20, 2019** – Next City Council Meeting (7pm)
- VII. COMMUNICATIONS AND PETITIONS**
 - A.** Alice Liu Proclamation
 - B.** City Clerk Proclamation
 - C.** National Public Works Week Proclamation

VIII. APPOINTMENTS – Mayor Bob Nation

A. Re-appointments to the Planning Commission

- Allison Harris
- John Marino Jr.
- Debbie Midgley
- Steven Wuennenberg

IX. STANDING COMMITTEE OF COUNCIL COMMITTEE REPORTS & ASSOCIATED LEGISLATION

A. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

- 1. Bill No. 3244 - P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC)** An ordinance repealing City of Chesterfield Ordinances 358 and 359 and amending City of Chesterfield Ordinance 1502 to establish a new permitted use and revise development criteria for an existing “C-8” Planned Commercial District for 6.9 acres located at the northwest corner of Clarkson Road and Lea Oak Drive (P.Z. 03-2019 Chesterfield Crossing [Chesterfield Crossing Partners, LLC] – 19S411286, 19S411275). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

2. Next Meeting – May 9, 2019 (5:45pm)

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

C. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

D. Public Health and Safety Committee – Chairperson Barry Flachsbart, Ward I

- 1. Bill No. 3242 -** An ordinance amending section 21-65 of the City of Chesterfield code of ordinances dealing with vandalizing public, private and abandoned family cemeteries. **(Second Reading) Public Health & Safety Committee Recommends Approval**

X. REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL – Mike Geisel

A. Liquor License Request – Schlotzsky’s Chesterfield (Voice Vote)

XI. OTHER LEGISLATION

- A. Bill No. 3243 - P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC)** An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road

and east of Boone's Crossing [P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) 17T420027]. **(Second Reading) Planning Commission recommends approval.**

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XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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RECORD OF PROCEEDING

TOWN HALL
SPECIAL MEETING OF THE CITY COUNCIL
OF THE CITY OF CHESTERFIELD
AT 690 CHESTERFIELD PARKWAY WEST

APRIL 15, 2019

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

OFFICIALS PRESENT

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

OFFICIALS ABSENT

Councilmember Barry Flachsbart

WELCOME AND INTRODUCTION

Mayor Nation announced that the purpose of this meeting is to provide information and to seek input, comments, and questions from the audience pertaining to the proposed Better Together City County merger petition. Mayor Nation introduced Mr. Will Krueger, representing Better Together and Dr. Terry Jones, a recognized expert/author in public policy and government.

BETTER TOGETHER PRESENTATION

Mr. Will Krueger introduced himself and briefly described his history and his interest in the City County divide and how the structure of St. Louis frustrates the designs of policy makers, activists, and residents who want to see change in their community.

Mr. Krueger briefly described the history of Better Together and the process that has evolved since it was founded in 2013. Better Together staff compared the municipal structure in St. Louis to other regions across the United States, conducted surveys and identified problems they claim are directly tied to the municipal structure of the St. Louis region. A task force made up of five residents of the region was then convened to study everything again and four main themes were identified as areas for change:

- Unified public safety
- Unified economic development strategy
- More efficient government spending
- Preserve local identities while making communities feel like home

Mr. Krueger summarized the following highlights of the plan released on January 28, 2019:

- A new class of city would be created – the first ever Metropolitan City in Missouri.
- The Metropolitan City of St. Louis would have boundaries congruent with the current city and county combined.
- The Metropolitan City of St. Louis would be run by one mayor, one prosecutor and one assessor to form the executive branch, all elected democratically through a primary system.
- The legislative branch would consist of 33 members, elected from districts drawn by a non-partisan expert and approved by the County Council and Board of Aldermen before those bodies dissolve.
- There would be one police department, centrally accountable to the police chief and mayor, and one municipal court for the entire region.
- There would be regional use of sales tax to pay for these regional services.
- All municipalities, including Chesterfield, would become known as municipal districts. Municipal districts would retain their government structure, including their Mayor and City Council, and would continue doing general administration and operating Parks and Recreation. They would have the “first voice” in matters of zoning and trash/recycling.

DR. TERRY JONES PRESENTATION

Dr. Terry Jones introduced himself as a scholar of metropolitan governance, and stated that his assertions are made on the basis of decades of work in this area. Dr. Jones stated that Chesterfield was formed thirty years ago by a vote of the people. The Better Together petition not only kills the fundamental right of the people of St. Louis County to form their own community, it also eliminates all St. Louis County municipalities currently in existence. Dr. Jones then made several assertions about the legitimacy of the Better Together petition and how it violates local democracy:

- The normal process of writing a Charter involves input from citizens. A group is formed, there is public discussion, then a vote of the people. The Metropolitan City Charter will be written by two people (the mayor of the City of St. Louis as of January 1, 2021 and the County Executive as of that same date). It will take a two-thirds vote from the Metropolitan Council to either reject a Charter or change the charter once it has been approved.
- There was no popular process for selecting the five members of the Better Together task force. These individuals were not selected by a vote of the people and the drafting of the petition occurred behind closed doors with no public input. When the plan was finally released, it was filed as a petition by the Secretary of State, within hours.
- The Better Together petition introduces a great centralization of power. It is not a good idea to concentrate too much power in any one place. Citizens want popular, local control. The mayor of the Metropolitan City of St. Louis would be one of the most powerful mayors in the United States in terms of his or her formal powers. For example, he or she would appoint all six members of the Board of Trustees for the Metropolitan St. Louis Sewer District.
- Municipalities are dead if the Better Together petition passes. Municipal districts are a euphemism. The Metropolitan City of St. Louis will control whether or not certain municipal districts exist. It has ultimate budget approval and control over what municipal districts may and may not tax. It also has ultimate control over police and public works functions.
- If the Better Together petition is successful, there will be no exit strategy in case of failure. Because it will be embedded into the Missouri Constitution, it would require another statewide vote to change it.

Dr. Jones continued by addressing two of the main themes identified for change by the task force:

- **Unified economic development strategy** – While we can all agree that we need to be more economically competitive, there is no relationship between the number of governments a metropolitan area has and its economic performance. The things

that matter are educational attainment, workforce development, venture capital, financial capital, and having more of a foreign born population in the community. To our credit, those are the things that we have been working on as a region through initiatives like St. Louis Graduates and The Mosaic Projects. There are many other regional initiatives, including MSD, the Metropolitan Zoological Park and Museum District, St. Louis Community College, the Regional Justice Information System, and Great Rivers Greenway, to name a few.

- **More efficient government spending** – There have been nearly twenty city county consolidations in the United States in the last fifty years and not one has achieved any kind of cost savings. There are two very logical reasons for this: 1) When merging units with different pay scales, the resulting pay scales in all likelihood will have the higher pay scale, so the average cost per employee goes up. Keep in mind that about eighty percent of local government is made up of wages because it is a labor intensive enterprise. 2) When large bureaucracies are formed with thousands of individuals, they become very inner-focused and middle management tends to expand more than necessary, so their touted cost savings disappear.

Dr. Jones stated that equity, cost savings, and economic competitiveness are things that we all support, and we can improve and expand regional programs in a sensible way without threatening our sense of local democracy.

PUBLIC COMMENT

Mayor Nation opened the meeting to public comment. The following individuals asked questions and/or made comments in opposition to the Better Together petition:

Mr. Ron Cawood, 16992 Riverdale Drive
Mr. Edward Hamm, 14938 Royalbrook Drive
Mr. Oscar Cartaya, 1815 York Ridge Court
Ms. Elaine Zukowski, 88 River Bend Drive
Mr. Chris Howard, 222 Blue Sage Court
Mr. Gary Wiegert, 2028 Hickory
Ms. Sandy Geisel, 1114 Athena Way, St. Peters
Mr. David Levin, 14411 Quiet Meadow Court
Mr. Paul Dillender, 312 Cheval Square Drive
Mr. Alan Keathley, 16726 Chesterfield Farms Drive
Mr. Ben Lewin, 9 Bently Circle Court
Mr. Dennis Ganahl, 15979 Woodlet Way Court
Mr. Jim Denk, 3475 Brookshire, Florissant
Mr. William Munroe, 201 Cove Landing Drive, Wildwood
Mr. Bruce Geiger (former Chesterfield Mayor), 14787 Greenloch Court

The following individual asked a question of Mr. Krueger, but did not publicly state opposition or support of the petition:

Ms. Laura Grapes, 14988 Manor Ridge Drive

The following individual made comments in support of the Better Together petition:

Mr. Robert Fowler, 1547 Timberlake Manor Parkway

ADJOURNMENT

Mayor Nation gave each Councilmember the opportunity to speak, and each Councilmember made comments in opposition to this petition as proposed by the Better Together group.

Mayor Nation adjourned the meeting at 9:24 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____



RECORD OF PROCEEDING

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

APRIL 17, 2019

The meeting was called to order at 7:00 p.m.

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the March 18, 2019 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the March 18, 2019 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the March 18, 2019 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the March 18, 2019 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, May 6, at 7 p.m.

COMMUNICATIONS AND PETITIONS

The following individuals spoke in support of proposed park acquisition along Schoettler Road:

Ms. Kelli Unnerstall, 14649 Summer Blossom Lane
Ms. Vicky Iturri, 14644 Summer Blossom Lane
Ms. Maureen Trompeter, 9 Summer Blossom Court
Mr. Ray Bosenbecker, 1920 Lanchester Court
Mr. Bill Hemberger, 14673 Summer Blossom Lane

Mr. Edward Hamm, 14938 Royalbrook Drive, spoke in opposition to the proposed City County merger.

SWEARING-IN CEREMONY

Mayor Nation recognized the Honorable Rick Brunk, Municipal Judge. Judge Brunk then conducted the Swearing-In Ceremony for: Councilmember Barbara McGuinness-Ward I; Councilmember Ben Keathley-Ward II; Councilmember Dan Hurt-Ward III; and Councilmember Michelle Ohley-Ward IV.

ROLL CALL

A roll call was then re-taken, with the following results:

PRESENT

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

ABSENT

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Nation temporarily adjourned the meeting at 7:42 p.m., for those in attendance to attend a reception for the re-elected officials.

The meeting was reconvened at 8:07 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, expressed her appreciation for working with the City's professional staff and specifically Director of Planning and Development Services Justin Wyse during the past year.

Councilmember Ohley announced that the next meeting of this Committee is scheduled for Thursday, April 18, at 5:45 p.m.

Finance and Administration Committee

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

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

Bill No. 3242	Amends section 21-65 of the City of Chesterfield code of ordinances dealing with vandalizing public, private and abandoned family cemeteries (First Reading) Public Health & Safety Committee Recommends Approval (Blue Sheet Amendment)
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Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3242. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3242 was read for the first time.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Bridge Deck Sealing and Epoxy Overlay. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to enter into an agreement with R.V. Wagner Incorporated in an amount not to exceed \$140,000. This project is fully funded by the Capital Projects Fund. Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Moore, McGuinness, Ohley, Keathley, Mastorakos, Hurt, DeCampi and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for purchase of a replacement brush chipper. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to approve a purchase order to Vermeer Midwest in the amount of \$52,150, net cost after trade-in. This project is fully funded in the 2019 budget. Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Flachsbart, Ohley, Mastorakos, Hurt, Keathley, McGuinness, Moore and DeCampi. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for Sidewalk Replacement Project B. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to enter into an agreement with R.V. Wagner in an amount not to exceed \$276,500, inclusive of the remaining appropriation from the 2018 purchase order with Aztec Construction Specialties. Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, DeCampi, Hurt, Flachsbart, Keathley, Ohley, Moore and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3243	Amends City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing [P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) 17T420027] (First Reading) Planning Commission recommends approval
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Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3243. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3243 was read for the first time.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Mayor Nation opened the floor to receive nominations for President Pro-Tem for April 2019-April 2020. Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to nominate Councilmember Moore to serve as President Pro-Tem for the term April 2019-April 2020, and Councilmember Moore accepted the nomination. With no further nominations offered, a roll call vote was taken with the following results: Ayes – Keathley, Flachsbart, McGuinness, Hurt, Mastorakos and Moore. Nays – DeCampi and Ohley. Mayor Nation declared the motion passed.

Councilmember Moore, in his capacity as the newly elected President Pro-Tem, announced the following proposed slate for the City Council Standing Committee assignments:

FINANCE AND ADMINISTRATION COMMITTEE

Councilmember Michael Moore, Ward III – **CHAIRPERSON**
Councilmember Barbara McGuinness, Ward I
Councilmember Ben Keathley, Ward II
Councilmember Michelle Ohley, Ward IV

PARKS, RECREATION AND ARTS COMMITTEE

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

PLANNING AND PUBLIC WORKS COMMITTEE

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

PUBLIC HEALTH AND SAFETY COMMITTEE

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

Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to approve the City Council Committee Assignments listed above for April 2019-April 2020. Councilmember Hurt inquired if anyone had other alternatives, at which time Councilmembers DeCampi and Ohley indicated that they had conferred and desired to

switch their positions on Planning and Public Works Committee and Finance and Administration Committee. Councilmember Hurt made a motion, seconded by Councilmember Ohley, to amend the slate with these changes. Discussion ensued pertaining to membership on the Planning and Public Works Committee. Councilmember Hurt was advised that his motion to amend was out of order since the ordinance requires the President Pro-Tem to offer the slate of assignments for Council's consideration and consent.

A roll call vote was taken to approve the slate as presented by President Pro-Tem Moore with the following results: Ayes: Moore, McGuinness, Mastorakos and Flachsbart. Nays – Ohley, DeCampi, Hurt and Keathley. Mayor Nation voted "Aye" to break the tie and declared the motion passed.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:34 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

City of Chesterfield
Payment Register
 Checks Over \$5000

From Payment Date: 1/1/2019 - To Payment Date: 1/31/2019

Number	Date	Payee Name	Transaction Amount
43219	01/04/2019	PROS CONSULTING INC	\$10,158.97
43230	01/08/2019	METROPOLITAN ST. LOUIS SEWER DISTRICT	\$13,935.28
43240	01/08/2019	WESTPORT POOLS, INC.	\$8,350.00
43249	01/15/2019	BOBCAT OF ST. LOUIS	\$7,996.72
43309	01/29/2019	CHESTERFIELD VALLEY NURSERY	\$8,175.33
56340	01/04/2019	ALL TYPE COMPRESSOR	\$8,090.00
56351	01/04/2019	COMPASS MINERALS AMERICA INC	\$79,203.68
56352	01/04/2019	CONTRACTORS & MUNICIPAL	\$11,975.00
56364	01/04/2019	LOU FUSZ FORD, INC.	\$35,408.00
56366	01/04/2019	MEHER SARWAR MALLICK	\$5,000.00
56371	01/04/2019	MISSOURI MUNICIPAL LEAGUE	\$5,148.40
56382	01/04/2019	THE GRAVILLE LAW FIRM, LLC	\$62,111.49
56393	01/08/2019	ENERGY PETROLEUM CO.	\$12,417.64
56397	01/08/2019	HR GREEN, INC.	\$17,109.91
56401	01/08/2019	LOU FUSZ FORD, INC.	\$24,952.00
56420	01/11/2019	DELTA DENTAL OF MISSOURI	\$13,654.12
56427	01/11/2019	GEORGE BUTLER ASSOCIATES, INC.	\$5,459.73
56442	01/11/2019	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	\$194,959.16
56448	01/11/2019	THE HARTFORD-PRIORITY ACCOUNTS	\$8,406.49
56458	01/15/2019	AMEREN MISSOURI	\$8,541.73
56463	01/15/2019	COMPASS MINERALS AMERICA INC	\$86,525.66
56467	01/15/2019	ENERGY PETROLEUM CO.	\$12,241.57
56484	01/15/2019	POLICE LEGAL SCIENCES	\$12,200.00
56487	01/15/2019	RCCEEG	\$7,500.00
56497	01/15/2019	TOPE PLUMBING	\$5,871.00
56501	01/15/2019	TYLER TECHNOLOGIES, INC	\$8,272.25
56511	01/18/2019	GAMMA TREE EXPERTS	\$9,527.00
56525	01/18/2019	ST. LOUIS COUNTY TREASURER	\$9,310.25
56535	01/25/2019	AXON ENTERPRISE INC, ,	\$143,568.00
56555	01/25/2019	KRONOS, INC.	\$13,341.33
56588	01/29/2019	COMPASS MINERALS AMERICA INC	\$12,373.47
56593	01/29/2019	GEORGE BUTLER ASSOCIATES, INC.	\$22,143.00
56612	01/29/2019	TIMOTHY ENGELMEYER	\$13,151.80
56615	01/29/2019	TREASURER-ST. LOUIS COUNTY	\$16,109.50

City of Chesterfield

Payment Register

Checks Over \$5000

From Payment Date: 2/1/2019 - To Payment Date: 2/28/2019

Number	Date	Payee Name	Transaction
			Amount
43335	02/05/2019	METROPOLITAN ST. LOUIS SEWER DI	\$14,401.68
43353	02/08/2019	PETTY CASH - PARKS	\$12,600.00
43367	02/12/2019	MISSOURI MACHINERY	\$5,770.00
43373	02/15/2019	ADVANCED TURF SOLUTIONS, INC.	\$6,310.32
43400	02/22/2019	J&M DISPLAYS, INC	\$55,000.00
43431	02/26/2019	METROPOLITAN ST. LOUIS SEWER DI	\$5,773.28
56627	02/01/2019	DELTA DENTAL OF MISSOURI	\$13,686.06
56630	02/01/2019	ENERGY PETROLEUM CO.	\$13,429.21
56638	02/01/2019	J. M. MARSCHUETZ	\$34,717.27
56646	02/01/2019	PNC BANK	\$10,596.60
56648	02/01/2019	ST. LOUIS AREA INSURANCE TRUST	\$188,749.86
56657	02/05/2019	FARINELLA NURSERY LANDSCAPE CO	\$64,285.00
56678	02/05/2019	THE HARTFORD-PRIORITY ACCOUNT	\$8,550.27
56699	02/08/2019	LOU FUSZ FORD, INC.	\$29,633.00
56705	02/08/2019	NUWAY CONCRETE FORMS	\$14,669.80
56737	02/12/2019	TECH ELECTRONICS, INC	\$8,196.00
56747	02/15/2019	AMEREN MISSOURI	\$9,531.02
56779	02/15/2019	ST. LOUIS POST DISPATCH	\$5,220.00
56783	02/15/2019	TOWN PLANNING AND URBAN DESIGN	\$10,096.00
56794	02/22/2019	BOARD OF ELECTION	\$19,906.28
56815	02/22/2019	KNAPHEIDE TRUCK EQUIPMENT CENTER	\$11,134.00
56824	02/22/2019	PNC BANK	\$11,740.44
56828	02/22/2019	SHI INTERNATIONAL CORP	\$5,517.64
56832	02/22/2019	SPIRE ENERGY	\$5,151.53
56838	02/22/2019	THE GRAVILLE LAW FIRM, LLC	\$33,205.25
56839	02/22/2019	TOPE PLUMBING	\$6,087.30
56851	02/26/2019	ENERGY PETROLEUM CO.	\$11,717.16
56854	02/26/2019	GAMMA TREE EXPERTS	\$12,878.50

City of Chesterfield
Payment Register
 Checks Over \$5000

From Payment Date: 3/1/2019 - To Payment Date: 3/31/2019

Number	Date	Payee Name	Transaction Amount
43447	03/04/2019	RED 11 MUSIC	\$15,000.00
43453	03/05/2019	JEFF ELLIS AND ASSOCIATES, INC.	\$5,500.00
43482	03/13/2019	JOE MACHENS FORD	\$26,738.00
43540	03/27/2019	FRY & ASSOCIATES, INC.	\$10,385.17
56877	03/01/2019	APWA	\$5,350.00
56881	03/01/2019	DELTA DENTAL OF MISSOURI	\$13,142.12
56883	03/01/2019	ENERGY PETROLEUM CO.	\$16,889.14
56884	03/01/2019	GEORGE BUTLER ASSOCIATES, INC.	\$10,833.10
56888	03/01/2019	KIESLER POLICE SUPPLY &	\$12,320.00
56890	03/01/2019	LOU FUSZ GMC	\$143,180.00
56894	03/01/2019	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	\$192,312.34
56896	03/01/2019	THE HARTFORD-PRIORITY ACCOUNTS	\$8,410.37
56897	03/01/2019	TOPE PLUMBING	\$5,623.80
56899	03/01/2019	TOPE PLUMBING	\$7,452.05
56909	03/05/2019	DOUBLETREE	\$5,375.40
56920	03/05/2019	TREASURER-ST. LOUIS COUNTY	\$16,109.50
56928	03/08/2019	BOBCAT COMPANY	\$11,178.32
56931	03/08/2019	COMPASS MINERALS AMERICA INC	\$80,343.85
56973	03/13/2019	APPLIED CONCEPTS, INC.	\$6,120.60
56983	03/13/2019	IDEMIA IDENTITY & SECURITY USA, LLC, ,	\$5,928.00
56994	03/13/2019	NEW DAWN TECHNOLOGIES	\$5,468.00
57004	03/15/2019	AMEREN MISSOURI	\$9,891.91
57039	03/19/2019	COMPASS MINERALS AMERICA INC	\$68,321.88
57057	03/19/2019	TOWN PLANNING AND URBAN DESIGN COLLABORATIVE LLC	\$10,789.95
57095	03/27/2019	COMPASS MINERALS AMERICA INC	\$73,940.50
57115	03/27/2019	PNC BANK	\$8,171.85
57138	03/29/2019	MOHAWK RESOURCES LTD	\$28,288.06
57140	03/29/2019	PRESORT, INC.	\$5,148.42
57141	03/29/2019	PULTE HOME CORPORATION	\$69,291.62
57142	03/29/2019	PULTE HOME CORPORATION	\$350,369.68
57146	03/29/2019	TREASURER-ST. LOUIS COUNTY	\$16,301.16

AGENDA REVIEW – Monday 5/6/2019 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 pm, on Monday, May 6, 2019.**

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

APPOINTMENTS

Mayor Nation intends to nominate the following individuals for reappointment to the Planning Commission at the May 6, 2019 City Council meeting:

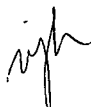
Allison Harris
36 Shady Valley Drive
Chesterfield, MO 63017
314-878-3179
Ward I
Term expires 6/3/19

John Marino Jr.
1320 Cherry Glen Court
Chesterfield, MO 63017
636-236-4351
Ward II
Term expires 6/3/19

Debbie Midgley
1518 Mallard Pointe Court
Chesterfield, MO 63017
314-610-7519 — c
Ward III
Term expires 6/3/19

Steven Wuennenberg
1571 Foxham Drive
Chesterfield, MO 63017
314-915-0859 — c
Ward III
Term expires 6/3/19



DATE: April 26, 2019
TO: Michael O. Geisel, City Administrator
FROM: Vickie J. Hass, City Clerk 
SUBJECT: Statutory Committee Re-Appointments

Mayor Nation intends to nominate the following individuals for re-appointment at the May 6, 2019 City Council meeting:

Planning Commission

Allison Harris
36 Shady Valley Drive
Chesterfield, MO 63017
314-878-3179
andharris731@charter.net
Ward I
Term expires 6/3/19

John Marino Jr.
1320 Cherry Glen Court
Chesterfield, MO 63017
636-236-4351
marino@mcmahonberger.com
Ward II
Term expires 6/3/19

Debbie Midgley
1518 Mallard Pointe Court
Chesterfield, MO 63017
314-610-7519 – c
dmidgley@cbgundaker.com
Ward III
Term expires 6/3/19

Steven Wuennenberg
1571 Foxham Drive
Chesterfield, MO 63017
314-915-0859 – c
steviewu_2000@yahoo.com
Ward III
Term expires 6/3/19

Please add these re-appointments to the May 6 City Council agenda.

UPCOMING MEETINGS/EVENTS

A. Thursday, May 9, 2019 – Planning & Public Works Committee (5:45pm)

B. Thursday, May 9, 2019 – Architectural Review Board (6pm)

C. Monday, May 13, 2019 – Planning Commission (7pm)

D. Monday, May 20, 2019 – Next City Council Meeting (7pm)

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Mastorakos

Vice Chair: Councilmember Flachsbart

The Planning and Public Works Committee has the following action items for the May 6, 2019 City Council Meeting.

Bill No. 3244 - P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC) An ordinance repealing City of Chesterfield Ordinances 358 and 359 and amending City of Chesterfield Ordinance 1502 to establish a new permitted use and revise development criteria for an existing "C-8" Planned Commercial District for 6.9 acres located at the northwest corner of Clarkson Road and Lea Oak Drive (P.Z. 03-2019 Chesterfield Crossing [Chesterfield Crossing Partners, LLC] – 19S411286, 19S411275). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, May 9, 2019 at 5:45 pm.

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

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: May 6, 2019

RE: **P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC)**: A request to amend Ordinance 1502 and repeal Ordinances 358 and 359 to establish new permitted uses and revise the development criteria for 6.9 acres of land within an existing “C-8” Planned Commercial District located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive (19S411286, 19S411275)(Ward 2).

Summary

Chesterfield Crossing Partners, LLC is requesting a text amendment to City of Chesterfield Ordinance 1502 with respect to permitted uses and development criteria for the Chesterfield Crossing subdivision. This amendment would add a new permitted use and revise and update the development conditions for the existing “C-8” Planned Commercial District on 6.9 acres of land located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive.

The request is to add “veterinary clinic” as a permitted use, and Staff is updating the development criteria as part of this request in the existing Attachment A to reflect updated references and criteria utilized by the City. As no physical changes to the existing development are proposed, the most recently approved and recorded Amended Site Development Plan serves as the preliminary development plan.

A Public Hearing was held on March 25, 2019, and there were no issues raised by the Planning Commission pertaining to this petition. It was noted by the applicant that the tenant space considered by the prospective veterinary clinic has been vacant for approximately ten years and emphasized that no alterations would be made to the footprint of the existing retail center.

On April 8, 2019 this petition was next brought before the Planning Commission. The petitioner requested at this meeting to include a parking setback of 8.72 feet from the rear property line with bearing N 68° 32’ 48” E to match the existing condition approved on the Amended Site Development Plan as opposed to the ten foot setback stated in the current site specific ordinance. Planning Commission made a motion to approve P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC) with the proposed Attachment A language included in the April 8, 2019 meeting packet with an amendment to include the requested parking setback. The motion passed by a vote of 7-0.

On April 18, 2019 the Planning and Public Works Committee met and discussed the petition. A motion to recommend approval was passed by a vote of 4-0 with a request for additional information regarding disposal of biohazardous material. The applicant has since provided a response which is attached to this memorandum.

Attached to this report please find the applicant's responses to Planning and Public Works Committee, legislation, the updated Attachment A, and Existing Site Development Plan to serve as the preliminary development plan.

Attachments: Applicant Responses to P&PW
Legislation
Attachment A
Existing Site Development Plan



Figure 1: Subject Site Aerial

1. Euthanasia is not a significant segment of our business, as we are primarily a preventive care practice focusing on vaccinations, nutrition, parasite control, dental care, and behavior counseling. If the pet is extremely ill, we try to partner with local specialty/emergency veterinarian facilities to exhaust all efforts to save the pet's life. Typically, the euthanasia occurs at these emergency/specialty hospitals. However, if we do perform the euthanasia, we comply fully with applicable laws and regulations and licensing standards. We have a national account with a company that services all of our deceased pets.
2. Animal waste and medical waste are disposed of in appropriate bags in full compliance with applicable laws and regulations and licensing standards. We direct our associates to have our pets use the internal dog runs. We then remove the waste in specific pet waste bags and hose down the dog run. If the pet is out for a walk with our associates, we direct them to use green space and pick up the waste. Our associates also sweep the parking lot twice a day to remove any accidental waste.

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCES 358 AND 359 AND AMENDING CITY OF CHESTERFIELD ORDINANCE 1502 TO ESTABLISH A NEW PERMITTED USE AND REVISE DEVELOPMENT CRITERIA FOR AN EXISTING “C-8” PLANNED COMMERCIAL DISTRICT FOR 6.9 ACRES LOCATED AT THE NORTHWEST CORNER OF CLARKSON ROAD AND LEA OAK DRIVE (P.Z. 03-2019 CHESTERFIELD CROSSING [CHESTERFIELD CROSSING PARTNERS, LLC] – 19S411286, 19S411275).

WHEREAS, the petitioner, Chesterfield Crossing Partners, LLC, has requested a text amendment to repeal City of Chesterfield Ordinances 358 and 359 and amend City of Chesterfield Ordinance 1502 to establish a new permitted use and revise development criteria for an existing “C-8” Planned Commercial District for 6.9 acres of land located at the northwest corner of Clarkson Road and Lea Oak Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 25, 2019; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the amendment by a vote of 7-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the amendment by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the text 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 Ordinances 358 and 359 are hereby repealed and City of Chesterfield Ordinance 1502 is hereby amended for 6.9 acres northwest of the intersection of Clarkson Road and Lea Oak Drive and as described as follows:

A TRACT OF LAND IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE OLD NORTHWEST LINE OF CLARKSON ROAD, 60 FEET WIDE, SAID POINT BEING THE MOST SOUTHERN CORNER OF A TRACT CONVEYED TO H. G. UNGERER AND WIFE BY DEED RECORDED IN BOOK 3502 PAGE 552; THENCE NORTH 62 DEGREES 47 MINUTES WEST 146.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 26 MINUTES 41 SECONDS WEST 169.48 FEET TO A POINT IN THE SOUTH LINE OF A PRIVATE ROAD, 16 FEET WIDE; THENCE ALONG SAID 16 FOOT PRIVATE ROAD, SOUTH 67 DEGREES 54 MINUTES 24 SECONDS WEST 400.00 FEET TO A POINT; THENCE SOUTH 18

DEGREES 46 MINUTES 28 SECONDS EAST 200.00 FEET TO A POINT; THENCE SOUTH 69 DEGREES 59 MINUTES 26 SECONDS WEST 307.30 FEET TO A POINT; THENCE SOUTH 20 DEGREES 02 MINUTES 33 SECONDS EAST 327.68 FEET TO A POINT; THENCE SOUTH 37 DEGREES 30 MINUTES 34 SECONDS WEST 58.65 FEET TO A POINT; THENCE SOUTH 62 DEGREES 10 MINUTES 04 SECONDS EAST 213.725 FEET TO A POINT IN THE NORTHWEST LINE OF CLARKSON ROAD; THENCE ALONG CLARKSON ROAD THE FOLLOWING COURSES AND DISTANCES; NORTH 64 DEGREES 42 MINUTES 50 SECONDS EAST 18.69 FEET TO A POINT, NORTH 32 DEGREES 21 MINUTES 57 SECONDS EAST 109.180 FEET TO A POINT, NORTH 30 DEGREES 30 MINUTES 56 SECONDS EAST 250.11 FEET TO A POINT, NORTH 32 DEGREES 25 MINUTES 46 SECONDS EAST 109.51 FEET TO A POINT, NORTH 79 DEGREES 29 MINUTES 05 SECONDS WEST 23.73 FEET TO A POINT, NORTH 39 DEGREES 05 MINUTES 26 SECONDS EAST 68.97 FEET TO A POINT, NORTH 32 DEGREES 02 MINUTES 17 SECONDS EAST 146.58 FEET TO A POINT, NORTH 25 DEGREES 57 MINUTES 35 SECONDS EAST 90.14 FEET TO A POINT AND THENCE NORTH 05 DEGREES 45 MINUTES 47 SECONDS WEST 70.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.89329 ACRES (300,272 SQUARE FEET). SUBJECT TO EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD, IF ANY.

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 Chesterfield Crossing Partners, LLC in P.Z. 03-2019, requesting the text 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 25th day of March 2019, 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 _____, 2019.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 05/06/2019

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 permitted in this “C-8” District shall be limited to all Permitted uses in the “C-2” Shopping District, and the following uses:
 - a. Financial institution with a drive-through facility
 - b. Veterinary clinic
2. The permitted uses in this “C-8” District shall be restricted as follows:
 - a. There shall be no outside storage permitted within this development.
 - b. Use “b” above shall be limited to indoor use only, and there shall be no overnight boarding of animals.
3. Hours of Operation.
 - a. Hours of operation for this “C-8” District shall not be restricted.
 - b. Onsite trash pick-up and the loading and unloading of materials at the rear of the buildings shall be restricted to the hours between 7:00 AM and 5:00 PM.

B. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

1. Floor Area
 - a. Total building area shall not exceed 67,544 square feet.
 - b. Floor area occupied by a single tenant shall not exceed 31,800 square feet.
2. Height
 - a. Building height shall not exceed one (1) building level.
3. Building Requirements
 - a. There shall be a maximum of five (5) buildings.

- b. A minimum of eighteen percent (18%) openspace is required for this development.

C. SETBACKS

1. Structure Setbacks

No structure, except signs, lights, fences, retaining walls and flag poles, shall be within the following setbacks:

- a. Sixty (60) feet from the right-of-way of Clarkson Road along the north and east property lines that abut State right-of-way.
- b. New buildings shall maintain a minimum setback of forty-four (44) feet from any residentially zoned property.
- c. Setbacks from Lea Oak Drive shall be as approved by the Planning Commission on the Site Development Plan.

2. Parking Setbacks

No parking space, internal drive, except points of ingress and egress, and detention basins, shall be within the following setbacks:

- a. Fifteen (15) feet from the right-of-way of Clarkson Road and the State right-of-way to the northeast.
- b. Setbacks from the south property line adjacent to Lea Oak Drive shall be as approved by the Planning Commission on the Site Development Plan.
- c. Five (5) feet from the north property line of the existing “C-8” development.
- d. Ten (10) feet from the west boundary line of the existing “C-8” area, except the setback from the property line with bearing N°68 32’ 48”E shall be 8.72 feet.
- e. Fifteen (15) feet from all other property boundaries adjoining residentially zoned property.

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.

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 Highways and Traffic (or MoDOT), for sight distance considerations and approved prior to installation or construction.
3. The location of all signs shall be as approved by the Planning Commission on the Site Development Plan.
4. No more than one (1) free-standing business sign and one (1) free-standing project identification sign shall be permitted for this “C-8” development.
5. No advertising or temporary signs shall be permitted in this development.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. The location of all lighting standards shall be as approved by the Planning Commission on the Site Development Plan. No on-site illumination source abutting the west and northeast property lines shall exceed sixteen (16) feet in height, or be so situated that light is cast directly on adjoining properties or public roadways. All other light standards shall be a maximum of twenty-four (24) feet in height.

H. ARCHITECTURAL

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

2. All exterior trash areas shall be enclosed with a six (6) foot high sight-proof fence.
3. All rooftop mechanical equipment on buildings shall be adequately screening by roofing or other screening, as approved by the Planning Commission.
4. Architectural elevations, styles, colors and exterior materials for all building facades and fencing shall be as approved by the Planning Commission in conjunction with the Site Development Plan. The exterior colors and materials of the outparcel building shall be compatible with the other buildings within this development. All buildings shall be brick on all sides, unless otherwise approved by the Planning Commission.
5. Retaining walls exceeding six (6) feet in height shall be of concrete materials.

I. ACCESS/ACCESS MANAGEMENT

Access to the development from Lea Oak Drive shall be limited to the current access serving the existing development. Overall access shall be as determined and approved by the Missouri Department of Transportation and the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide additional right-of-way and pavement widening for Clarkson Road, as directed by the Missouri Department of Transportation.
2. Provide a sidewalk or stabilized shoulder adjacent to Clarkson Road.
3. The main driveway aisle adjacent to the commercial buildings shall be a minimum of twenty-six (26) feet in width.
4. Minor driveways and parking lot aisles should intersect the main driveway at right angles and be logically located opposite other minor driveways and parking lot aisles. The main and minor driveways shall not have speed bumps. Stop signs may be installed for traffic on the minor driveways which intersect the main driveway, as directed by the Department of Planning and Development Services.
5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic and the Missouri Department of

Transportation. No gate installation will be permitted on public right-of-way.

6. 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 the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield. 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 St. Louis County 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 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. Detention of differential runoff of storm water is required by providing permanent detention facilities, such as: dry reservoirs, ponds or another acceptable alternative. The detention basin shall be completed and in operation prior to paving of any driveways or parking areas.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

Submit as deemed necessary by the Director of Public Works, a geotechnical report prepared by a professional engineer licensed in the State of Missouri for review and approval by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans.

P. MISCELLANEOUS

1. A grading permit is required prior to any grading on the site. No change in watershed shall be permitted.
2. Adequate temporary off-street parking for construction employees shall be provided. 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.

3. Interim stormwater drainage control in the form of siltation control measures are required.
4. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices, and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.
5. If roadways in this petition are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) or trustees forever.
6. The existence of private roadways within the development requires disclosure by the developer of responsibility of street maintenance in accordance with the provisions of the Unified Development Code (UDC).
7. As the tract abuts a roadway under the jurisdiction of the Missouri Department of Transportation, sidewalks along the tract must be placed in a public easement outside of the State right-of-way. Maintenance of sidewalks along State highways must be the responsibility of the property owners.
8. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion.
9. The City of Chesterfield shall enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the Planning Commission.
10. All utilities will be installed underground.
11. 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.
12. 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 Missouri 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 PLANS

- A.** Within eighteen (18) months from the date of approval of the preliminary development plan by the City Council and prior to issuance of any building or occupancy permit, the petitioner shall submit to the Planning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval 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 City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. The location and size of all proposed structures, including free-standing business signs.
2. Existing and proposed contours at two (2) foot intervals.
3. Location and size of all parking area.
4. Roadways and driveways on and adjacent to the property in question, including required roadway right-of-way dedication and pavement widening.
5. The design, location and size of all proposed lighting, fences and trash areas.
6. A landscape plan including, but not limited to, the location, size and general type of all plan and other material to be used and retained in accordance with the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
7. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

8. Outboundary plat and legal description of property.
9. Density calculations.
10. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
11. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
12. Provide Floor Area Ratio (F.A.R.).
13. A note indicating all utilities will be installed underground.
14. A note indicating signage approval is separate process.
15. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
16. Specific structure and parking setbacks along all roadways and property lines.
17. Indicate location of all existing and proposed freestanding monument signs.
18. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
19. Floodplain boundaries.
20. 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.
21. 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.
22. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
23. 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.

24. Address trees and landscaping in accordance with the City of Chesterfield Code.
25. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
26. 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.
27. 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.
28. Compliance with Sky Exposure Plane.
29. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,319.85/parking space
Medical Office	\$2,319.85/parking space
Loading Space	\$3,796.14/parking space

(Parking Space as required by the site-specific ordinance.)

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

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

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

2. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.
4. The amount of all required contributions, if not submitted by January 1, 2018, shall be adjusted on that date and on the first January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

VI.RECORDING

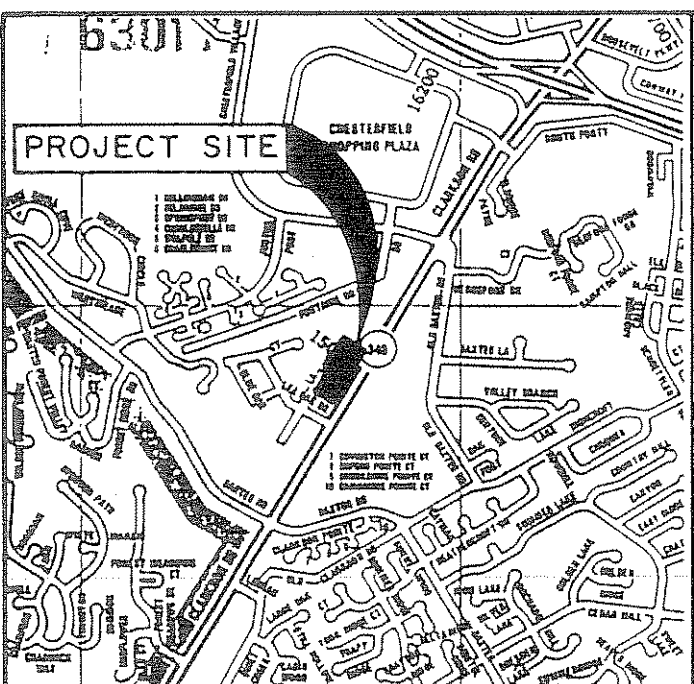
Within sixty (60) days of approval of any Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

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.



LOCATION MAP

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

SCALE 1" = 30'

DENOTES PROPOSED
OUTDOOR SEATING AREAS

PROPOSED OUTDOOR
SEATING AREA = 2,831 s.f.

EXISTING RESTAURANT
SPACES

PROPOSED OUTDOOR
SEATING AREA = 236 s.f.

CITY OF CHESTERFIELD
DEPARTMENT OF PLANNING AND
PUBLIC WORKS
ADMINISTRATIVE APPROVAL
PLAN TYPE: Amended Site Development Plan
AMENDED FOR: Addition of outdoor
seating area
BY: [Signature]
DATE: December 8, 2010

- GENERAL NOTES**
- All dimensions are to back of curb and face of building unless otherwise noted.
 - Addresses shown are Clarkson Road, Chesterfield, Missouri, 63017.
 - These plans reflect improvements to Missouri Route 340 (Clarkson Road) as contained in plans prepared by the Missouri Highway & Transportation Department received 1/4/90.
 - Exterior trash enclosures shall be enclosed with a six (6') foot high sight proof fence.
 - All rooftop mechanical equipment shall be adequately screened.
 - All new building exteriors shall be brick.
 - Bench Mark M50 BM 454-50, Elev. = 638.89 Square on northwest corner of highest traffic control box #C.L.-3, northwest corner of Clarkson Road and Chesterfield Village Parkway.
 - Pole Mounted Lights along North and West Property Lines abutting Residential Zoning shall be 16' maximum height.

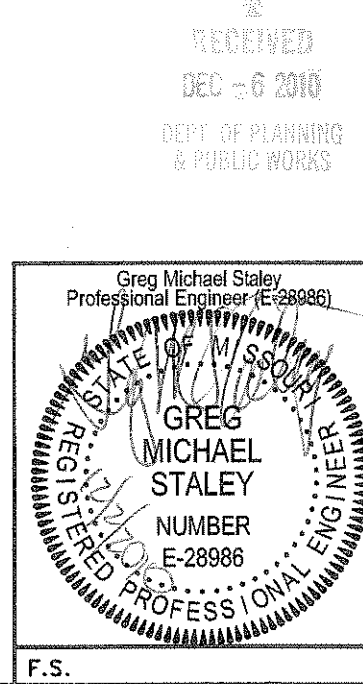
PARKING TABLE				
BUILDING	USE	GROSS AREA	PARKING RATIO	PARKING REQUIRED
A	RETAIL	5,404	4.5/1000	24.3
B	RETAIL	21,495	4.5/1000	96.7
C	RETAIL	21,430	4.5/1000	96.4
D1	RETAIL	9,109	4.5/1000	41.0
D2	RESTAURANT	8,124	4.5/1000	36.6
E	BANK	3,855	4.5/1000	17.3
TOTAL		69,417		312.3

PARKING SPACES PROVIDED:
HANDICAPPED 7
REGULAR 356
TOTAL 363

LOADING SPACE REQUIREMENTS:
REQUIRED PROVIDED
10' x 25' SPACE 2 2
10' x 40' SPACE 1 1

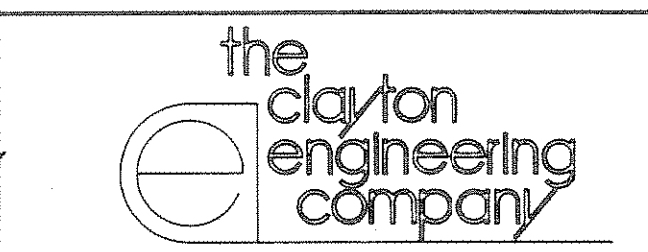
LEGEND

- Catch Basin
- Grate Inlet
- Manhole
- Flared End Section
- Storm Sewer
- Sanitary Sewer
- Sanitary Cleanout
- Water Meter & Curb Stop
- Building Mounted Light 16' Max. Height
- Site Lighting 24' Max. Height, see Note 8.
- Existing Contours
- Proposed Contours
- Concrete Curb
- Retaining Wall
- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Asphalt Curb



REVISIONS
CAPLACO NINETEEN INC.
11850 STUDD AVE.
ST. LOUIS, MISSOURI 63141
(314) 991-8900

AMENDED SITE DEVELOPMENT PLAN
CHESTERFIELD CROSSING
CHESTERFIELD, MISSOURI



12755 OLIVE BOULEVARD - SUITE 100
ST. LOUIS, MISSOURI 63141-6200
(314) 542-0009 FAX (314) 542-9999

Designed M. HENSON
Drawn E. SPAIN
Checked M. HENSON
Date February 27, 1990
Project Number 89270
Sheet Number 1 of 2
Plotted 2/28/90

Plotted 2/28/90

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore

Vice-Chair:

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

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

Chair: Councilmember DeCampi

Vice Chair: Councilmember Hurt

The Parks, Recreation and Arts Committee met on April 23rd, but has no action items for Council action at tonight's regular meeting. The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

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



PARKS, RECREATION & ARTS COMMITTEE OF COUNCIL MEETING RESULTS

April 23, 2019

Chairperson DeCampi called the meeting to order at 5:33 p.m.

Those in attendance included:

Councilmember Barbara McGuinness, Ward I;
Councilmember Mary Ann Mastorakos, Ward II;
Councilmember Dan Hurt, Ward III;
Councilmember Chairperson Tom DeCampi, Ward IV.

Also in attendance were:

Mike Whelan, Chairperson, Parks, Recreation & Arts Citizens Advisory Committee;
Councilmember Ben Keathley, Ward 2 (participated through Agenda Item #5);
Director of Parks, Recreation & Arts, Tom McCarthy;
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski.

Agenda Item #1: Approval of Minutes

The meeting results of the February 11, 2019 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Mastorakos, to approve the February 11, 2019 meeting results. A voice vote was taken to approve the meeting results with a 4-0 unanimous affirmative result and the motion was declared passed.

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

Councilmember McGuinness moved to appoint Councilmember Dan Hurt as the Vice Chair of Parks, Recreation & Arts Advisory Committee and Mary Ann Mastorakos as the liaison to the Parks, Recreation & Arts Advisory Committee. Councilmember Mastorakos seconded the motion. A voice vote was taken and a 4-0 unanimous affirmative result to approve the motion.

Agenda Item #3: Policy Recommendation from CCE on New Developments

Director McCarthy discussed a policy proposal from the Citizens Committee for the Environment recommending the new developments in the City of Chesterfield be required to install a National Wildlife Federation Certified 'Native Flora for Butterflies' Garden at least 7'X10' in size and post their plaque. This would be in addition to the already required 30% native, natural greenspace buffer.

Councilmember McGuinness asked if this was for commercial and residential developments. Director McCarthy clarified that it was intended for commercial developments. Councilmember McGuinness felt this was micromanaging and these areas can look weedy. Councilmember DeCampi inquired to what action the CCE Committee was looking for. Director McCarthy stated that they would like it moved on to the PPW

Committee. Councilmember Hurt believed they may be looking for roof top gardens. Councilmember McGuinness felt this idea made more sense. Councilmember Keathley felt the roof top idea was more typical in other areas of the country. Councilmember McGuinness asked how these are maintained. Director McCarthy commented that the garden at the YMCA that was previously installed looks like a weed patch now and CCE needs to contact the YMCA about better maintaining it because these types of areas can look weedy at times and send the wrong message.

Councilmember Hurt proposed the idea of giving a weighted value to the butterfly garden area instead of the already required green space. Councilmember McGuinness felt that the green space gives visual relief to the concrete and asphalt streets and didn't favor diminishing this.

Councilmember Keathley commented that the committee could forward this on to council instead of going to another committee but the PPW committee may be better prepared than this committee on this subject. Since it involves planning code it needs to end up in that committee in the end.

Councilmember Mastorakos stated it was a good idea but sees how it could end up as a weed patch. She felt that the city was losing garden space and maybe we could recommend or encourage, rather than force it on developers. Councilmember McGuinness questioned whether this would be policy. Director McCarthy stated that this was a proposal developed in his absence and that additional information was needed and he would like to explore the opportunity further. The 7'X10' space described could end up being medians where things could die and then they tend not to be replaced similar to medians in some of the parking lots where trees are planted, they die and then the trees are removed and the area looks unkept.

Councilmember McGuinness moved to send the idea back to CCE. There was no second. Councilmember DeCampi questioned, given the feedback, if the committee should kill the proposal. Councilmember Hurt felt that the CCE committee was concerned about the urban core of Chesterfield. Councilmember Mastorakos suggested sending it back to CCE with the caveat of addressing the requirement portion and what it looks like when it's not maintained and waiting for a response from CCE on their suggestions.

Councilmember Hurt stated that we would need a list of what could go in the garden area. Councilmember DeCampi inquired about what is the policy recommendation. Director McCarthy read the policy from CCE. Councilmember McGuinness questioned what the 30% in the policy refers to. Director McCarthy stated that the policy would require this 7' X 10' space in addition to the 30% green space already required by the City.

Councilmember DeCampi moved that we move the policy recommendation as stated in the March 29 memorandum on. Councilmember Mastorakos seconded the motion. Councilmember McGuinness stated that we should send it back to CCE. Councilmember DeCampi stated that as recommended he would vote against the policy because he doesn't like the requirement on developers. He loves butterflies and bees, but felt this might do better in our park space.

A voice vote was taken and the motion failed 4-0.

Councilmember Hurt moved that we put garden space in the 30% already required. Councilmember Mastorakos seconded the motion. Councilmember McGuinness felt it wasn't appropriate to mandate what the developers do with their projects because that was too much government. Councilmember Mastorakos was not in favor the part of the policy that made it mandatory and would like it to go back to CCE. Councilmember Hurt felt that the committee was not trying to ignore the idea but trying to make it better.

A voice vote was taken and the motion failed 3-1 with Councilmember Hurt being the affirmative vote. Director McCarthy will work with staff to put an alternative proposal together which may include habitat in our parks and green space and bring it back to the committee for review.

Agenda Item #4: Creative Arts Alliance Art Sculpture Update

Director McCarthy informed the committee that “Dashes” has been built and showed a picture. He stated that it is 12 feet tall and it will be blue when completed. Director McCarthy stated that he reached out to Amy at Sachs and they are not interested in having the sculpture at the Park Circle Roundabout location. The second choice for placement of the sculpture is next to the three flags in the plaza area in the north side of Central Park. Assistant Director Jarvis is investigating the viability of this area and locating utilities. There are concerns that it may be too small.

The third choice of the committee is to place the sculpture in front of City Hall. Councilmember McGuinness is concerned over sharp edges of the sculpture. Councilmember Mastorakos questioned who owned the green spaces on Chesterfield Parkway. Director McCarthy stated that the county owns the green spaces on the Parkway but the city maintains them. He will look into the possibility of putting them in a median and go back to the Parks Committee with that idea. Councilmember Mastorakos stated that there is already a large amount of art around Central Park. Councilmember Hurt questioned the fade resistant properties of the coating that would go on it. Director McCarthy stated that it is a different process than the pool paint and it would last.

Agenda Item #5: Cricket Pitch Update

Director McCarthy shared information regarding the discussions with Ganesh from the American Cricket Academy and Club on their proposal to build a cricket pitch and rent field space at Chesterfield Valley Athletic Complex. Superintendent Schuh did extensive research and found a temporary pitch material which he acquired. At an April 12th meeting with Ganesh they tested the material.

- On a grass field it wasn't bouncy enough.
- On asphalt it had a good bounce.
- On a dirt, scarified baseball field it had a bounce similar to the asphalt.

Ganesh maintains the position that he wants a permanent pitch and he will continue working with council to get it done. Director McCarthy explained that we don't have space for a permanent pitch. An alternative is to lease them a little space on the 33 acres, they pay to put it in. They pay to lease the property. We would give them one year to figure out if it's going to work. If it's working per the pre-defined measures, we give them a second year. There is no irrigation or bathroom facilities in the 33 acre space. We would look into leasing two acres for the field space with Council approval.

Director McCarthy spoke with John Bales at the Spirit of St. Louis Airport and he has space for the cricket club and would be happy to talk to him about it.

Councilmember DeCampi questioned the length of the pitch and could it be done on a baseball field. Director McCarthy stated that it is 12 feet wide and 125 feet long. Director McCarthy spoke with Ganesh about using baseball fields since they use them at Pond Elementary to run tournaments but he has no interest in that.

Councilmember DeCampi asked if there were extra baseball fields. Director McCarthy stated that we did not have enough and that Chesterfield Baseball and Softball Association (CBSA) wants to put in two more and they have first right of refusal per their contract on baseball and softball field rentals for their leagues.

Councilmember DeCampi clarified that there were two options:
Putting the pitch on the currently undeveloped 33 acres or
Going to the airport to use their space

The airport option would not fall under the City in any way. The Parks Department would just facilitate the connection. Ganesh said he would call John Bales.

Director McCarthy stated that the city has planted grass on parts of the 33 acres in the past. Councilmember McGuinness inquired if the City would need to staff the site during events. Director McCarthy stated that we would enter into a contract for trash removal and other services and that would be dependent on the contract.

Councilmember DeCampi asked how many acres they would need. Director McCarthy stated they would need the equivalent of two full size soccer fields. Councilmember Hurt stated that that was approximately 2 acres. Director McCarthy feels cricket is a good idea and the Parks Department reached out to them 5 years ago but couldn't make it work. He also stated that on the Parks Master Plan surveys, cricket was the last thing on the list of wants in the community besides "other". There was a 1% interest. On the list of the top 28 sports nationally by trend, cricket isn't even on the list. Ganesh has said he would pay for the pitch but would want credit back for the cost of the pitch through rental rates. The Park Department could not give a discount because they would then, by contract, have to give those rates to CBSA at a great loss to the City. The Parks Department would like cricket to be successful but the cricket club will not agree to do a camp here to see if there is even a need.

Councilmember DeCampi inquired as to how many of the 33 acres are decent enough and what would it take to make them playable. Director McCarthy said he would look into that. Councilmember DeCampi inquired if Tom could get the cost to improve the 2 acres and Director McCarthy said he would look into that if Ganesh was interested in that option.

Councilmember Keathley stated that he has been to the Defiance location where the cricket club currently is located and there are lots of kids there. They have cricket in the Rockwood and Parkway school district Physical Education classes. He felt that the cricket club was looking to move on and improve upon their current location. Director McCarthy stated that the club has been asked to run a camp and see what the numbers are and host a tournament on the baseball fields but they have declined. There is currently no space to install a temporary permanent pitch and games last 2-6 hours, with youth games usually shorter. The Parks Department would like to help but they are unsure what the numbers would be and if this can sustain itself on our current multiport fields.

Councilmember DeCampi suggested talking with Ganesh about the option on the 33 acres and see what he says about the airport area option. Councilmember Mastorakos agrees with that idea. Councilmember DeCampi asked the cost of putting in a permanent pitch. Director McCarthy explained that Parks would need to excavate, add rock, pour concrete and lay carpet. He will get the cost for that.

Councilmember Keathley asked if the CBSA contract extends to new fields on new property. Director McCarthy said that it does apply. Councilmember Keathley asked when that contract expires. Director McCarthy thought the contract expired in 2024 but will check. He will reach out to Ganesh on the Spirit of St. Louis option and the area on the 33 acres.

Councilmember McGuinness inquired if bleachers were needed. Councilmember Keathley stated that they could probably move the bleachers from the Defiance fields to the new fields.

Agenda Item #6: Master Plan Update

Director McCarthy stated that there is a meeting on May 15 at 6:00 in Council Chambers and council is invited. The meeting will be publicized and open to the public. The consultants will discuss:

- Trends
- Best practices
- How survey went
- Citizens' comments

They will then bring the completed Parks, Recreation & Arts Master Plan to council and council will decide on actions are to be adopted.

Councilmember Hurt inquired about the public feedback. Director McCarthy stated that we received approximately 1,400 general surveys and 340 statistical surveys. 300 statistical surveys were needed to make it a valid survey.

Councilmember attendance at meeting was encouraged.

Agenda Item #7: Municipal Parks Grant Update

Director McCarthy stating that we are still waiting for the agreement giving the City the Awakening property before going out to bid on the pavilion and the rubberized surface around the Awakening.

Councilmember McGuinness asked for an ETA on building the project. Director McCarthy stated it may be this fall because it is a package with the Awakening surface and they go together in the grant. Councilmember McGuinness inquired on the budget of the project. The City's portion of the project is in the 2019 budget.

Agenda Item #8: Pool Operation Update

Director McCarthy stated this is the first year we have taken the pool in house. Kelly Snider was hired as Recreation Manager and has hired 45 guards already which is 20 more than they had this time last year. Councilmember McGuinness asked if we created the position to do this. Director McCarthy stated that we created a full time position that was in the 2019 budget. Councilmember DeCampi asked who we used for the pool before this year. Director McCarthy stated that it was Lifeguards Unlimited. He feels the experience will be much better for the residents, having the operations in-house.

Agenda Item #9: Open Positions on the Parks, Recreation & Arts Advisory Committee and the Citizens Committee for the Environment Advisory Committee

Director McCarthy stated that there were openings on two committees:

- PRCAC – 0 openings in Ward I
- 2 openings in Ward II
- 1 opening in Ward III
- 0 openings in Ward IV

The committee meets one Saturday morning a month at 8:15 a.m. Councilmember Mastorakos is in discussion with a citizen about filling an opening in Ward II.

CCE – 3 openings in Ward I
2 openings in Ward II
0 openings in Ward III
0 openings in Ward IV

Agenda Item #10: Unfinished Business

Councilmember McGuinness inquired about the lighting around the pathways in Central Park from the pavilion to the Amphitheater. Director McCarthy stated that the electrician looked at the lights and they would have to cut out a reflector in the current lights and put in another reflector which made it cost prohibitive so he is waiting on the cost of installing a new head on the lights. The posts would remain and the inside guts would remain. He will come back for approval from the committee and full council when he knows the cost.

Councilmember McGuinness inquired about the status of getting a gazebo at the Awakening. Director McCarthy is looking into a competition to design a gazebo (and we would build it) once concept is worked out. He will come back to the committee after the municipal grant pavilion project is complete or sooner.

Agenda Item #11: New Business

No new business.

Agenda Item #12: Adjournment

There being no further business to discuss, Chairperson DeCampi adjourned the meeting at 6:47 p.m.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Flachsbart

Vice Chair:

Bill No. 3242 - An ordinance amending section 21-65 of the City of Chesterfield code of ordinances dealing with vandalizing public, private and abandoned family cemeteries. **(Second Reading) Public Health & Safety Committee Recommends Approval**

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

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

BILL NO. 3242

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21-65 OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES DEALING WITH VANDALIZING PUBLIC, PRIVATE AND ABANDONED FAMILY CEMETERIES.

WHEREAS, The Public Health and Safety Committee reviewed Section 21-65 of the Chesterfield City code; and,

WHEREAS, The Public Health and Safety Committee recommended amending the language within the Section 21-65 to include references to prehistoric Native American, or Slave-Era burial grounds; and,

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

SECTION 1: §21-65 (c) and (d) of the Municipal Code of the City of Chesterfield, Missouri, are hereby amended as follows:

SECTION 2: Add new section §21-65 (c) thereby moving existing section §21-65 (c) to section §21-65 (d) as follows:

(c) Any person knowing that unmarked human burial or human skeletal remains are being disturbed, destroyed, defaced, removed, excavated or exposed shall immediately notify either the Chesterfield Police Department, as required in Section 194.400-194.410 RSMo, which sections are incorporated herein by reference. Failure to immediately notify the Chesterfield Police Department as required herein shall be an ordinance violation and each day a violation of this ordinance occurs shall continue shall constitute a separate offense.

(d) Any person violating the provisions of this section shall, upon conviction, be punished by a fine of not less than five dollars (\$5.00) nor more than five hundred dollars (\$500.00) or by imprisonment for such a period of time not to exceed ninety (90) days or by both such fine and imprisonment.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this amendment is for any reason held invalid or unconstitutional by a judgment of a court of competent jurisdiction, as to which no further appeal right exists, such portion shall be deemed separate, distinct and independent provision and such holding shall not affect the validity or remaining portions hereof.

SECTION 4: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5: This Ordinance shall take effect and be in full force from and after passage and approval thereof.

Passed and approved by the City Council of the City of Chesterfield, Missouri this 6 day of May, 2019.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 4/17/19

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

Liquor License Request – Schlotzsky's Chesterfield (Voice Vote)

Edison Restaurant Group LLC dba SCHLOTZSKY'S CHESTERFIELD, 158 Long Road (former location of McArthur's Bakery) has requested a new liquor license for retail sale of beer and wine by the drink, to be consumed on premise and Sunday sales. Mr. Mace Nosovitch is the Managing Officer. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

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



MEMORANDUM

DATE: April 23, 2019

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – SCHLOTZSKY'S CHESTERFIELD**

Edison Restaurant Group LLC dba SCHLOTZSKY'S CHESTERFIELD, 158 Long Road (former location of McArthur's Bakery) has requested a new liquor license for retail sale of beer and wine by the drink, to be consumed on premise, and Sunday sales.

Mr. Mace Nosovitch is the Managing Officer.

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

With City Council approval at the Monday, May 6, 2019 City Council meeting, I will immediately issue this license.

OTHER LEGISLATION

Bill No. 3243 - P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) An ordinance amending City of Chesterfield Ordinance 2682 for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing [P.Z. 01-2019 Chesterfield Outlets (TSG Chesterfield Lifestyle, LLC) 17T420027] **(Second Reading) Planning Commission recommends approval.**

Bill No. 3245 - P.Z. 05-2019 Chesterfield Ridge Center (Parcels VII and VIII) An ordinance amending section I. of Attachment 'A' of City Of Chesterfield Ordinance 3026 by repealing Section I.10.c of Attachment 'A' of Ordinance 3026 and enacting in lieu thereof a new section to be known as Section I.10.c within a "C-8" Planned Commercial District located within the northwest quadrant of the I-64 and MO 340 (Olive / Clarkson) Interchange (P.Z. 05-2019 Chesterfield Ridge Center {Parcels VII and VIII}). **(First Reading) Planning Commission recommends approval.**

Bill No. 3246 - Thousand Oaks Development – Boundary Adjustment Plat An ordinance providing for the approval of a Boundary Adjustment Plat for the Thousand Oaks development for two tracts totaling 1.2 acres, zoned "R1A" Residence District and located at 14735 Timberbluff Drive and 14799 Timberbluff Drive (19R230262 & 19R230332). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 2682 FOR A 48.125 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE’S CROSSING. (P.Z. 01-2019 CHESTERFIELD OUTLETS [TSG CHESTERFIELD LIFESTYLE, LLC] - 17T420027).

WHEREAS, the petitioner, TSG Chesterfield Lifestyle, LLC, has requested a zoning map amendment to amend City of Chesterfield Ordinance 2682 and establish a new “PC” Planned Commercial District for a 48.125 acre tract of land located north of North Outer 40 Road and east of Boone’s Crossing; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 11, 2019; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the amendment by a vote of 7-0; and

WHEREAS, Per City Council policy #19, those amendments to existing planned district ordinances which receive a vote of $\frac{3}{4}$ of those present with a minimum of 5 votes, will go directly to City Council; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 48.125 acres located north of North Outer 40 Road and east of Boone’s Crossing and as described as follows:

A tract of land being Adjusted Lot 1 of the Boundary Adjustment Plat of Lot 4 and 5 of the James Long's Estate and Part of Lots 1 and 2 of the Subdivision of Ludwell Bacon's Estate, and Lots 6, 7, 8 and 9 of Herman Ficke Estate Subdivision and a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded in Book 20516, Page 2999 of the St. Louis County records, located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southeast corner of above said Adjusted Lot 1, South 01 degree 38 minutes 15 seconds West, 32.40 feet to the southeast corner of above said Taubman tract, said point being located on the north right-of-way line of North Outer 40 Road, variable width; thence along said right-of-way line the following courses and distances: North 84 degrees 18 minutes 34 seconds West, 260.09 feet to a point of curvature to the left having a radius of 5,020.50 feet; along said curve with an arc length of 117.62 feet and a

chord which bears, North 84 degrees 58 minutes 50 seconds West, 117.62 feet; North 85 degrees 39 minutes 06 seconds West, 509.93 feet to a point of curvature to the right having a radius of 5,005.00 feet; along said curve with an arc length of 130.86 feet and a chord which bears, North 84 degrees 54 minutes 10 seconds West, 130.85 feet; North 84 degrees 09 minutes 13 seconds West, 1,030.57 feet; North 05 degrees 50 minutes 47 seconds East, 12.00 feet; North 84 degrees 09 minutes 13 seconds West, 389.67 feet to a point of curvature to the right having a radius of 668.00 feet and along said curve with an arc length of 123.52 feet and a chord which bears, North 78 degrees 51 minutes 23 seconds West, 123.34 feet to the southwestern corner of above said Adjusted Lot 1, said point also being located on the northeastern right-of-way line of said North Outer 40 Road; thence continuing in a northwesterly direction, along said right-of-way line and the western line of said Adjusted Lot 1, the following courses and distances: along said curve, with an arc length of 339.14 feet and a chord which bears North 59 degrees 00 minutes 53 seconds West, 335.51 feet; North 44 degrees 28 minutes 14 seconds West, 31.47 feet; North 42 degrees 33 minutes 41 seconds West, 359.33 feet; South 47 degrees 26 minutes 19 seconds West 6.47 feet; North 44 degrees 28 minutes 14 seconds West, 102.46 feet to a point of curvature to the left having a radius of 812.50 feet; along said curve with an arc length of 36.26 feet and a chord which bears, North 45 degrees 44 minutes 56 seconds West, 36.25 feet to a point of compound curvature to the left having a radius of 100.00 feet; along said curve with an arc length of 4.92 feet and a chord which bears North 48 degrees 26 minutes 15 seconds West, 4.92 feet to a point of compound curvature to the left having a radius of 805.52 feet; along said curve with an arc length of 268.82 feet and a chord which bears North 59 degrees 24 minutes 30 seconds West, 267.57 feet to a point of reverse curvature to the right having a radius of 100.00 feet; along said curve with an arc length of 3.90 feet and a chord which bears, North 67 degrees 51 minutes 02 seconds West, 3.90 feet to a point of reverse curvature to the left having a radius of 800.50 feet and along said curve with an arc length of 177.04 feet and a chord which bears, North 73 degrees 04 minutes 06 seconds West, 176.68 feet to its intersection with the west line of said Adjusted Lot 1; thence along said west line, North 00 degrees 21 minutes 46 seconds East, 18.67 feet to the northwest corner thereof; thence along the northern lines of said Adjusted Lot 1 the following courses and distances: South 84 degrees 50 minutes 26 seconds East, 75.65 feet; South 83 degrees 33 minutes 04 seconds East, 203.31 feet; South 83 degrees 57 minutes 15 seconds East 199.86 feet; South 85 degrees 08 minutes 30 seconds East, 70.09 feet; South 04 degrees 51 minutes 30 seconds West, 9.00 feet; South 85 degrees 32 minutes 19 seconds East, 99.85 feet; North 05 degrees 25 minutes 52 seconds East, 9.00 feet; South 84 degrees 34 minutes 08 seconds East 230.73 feet; South 84 degrees 33 minutes 54 seconds East 799.19 feet; South 84 degrees 35 minutes 06 seconds East, 699.37 feet; South 84 degrees 39 minutes 13 seconds East, 1,101.32 feet; South 84 degrees 23 minutes 27 seconds East, 81.27 feet; South 05 degrees 36 minutes 33 seconds West, 6.80 feet; South 84 degrees 38 minutes 09 seconds East, 119.38 feet; North 05 degrees 17 minutes 33 seconds East, 8.00 feet; South 84 degrees 42 minutes 27 seconds East, 95.20 feet; South 84 degrees 22 minutes 35 seconds East,

98.38 feet; South 87 degrees 39 minutes 27 seconds East 96.96 feet and North 85 degrees 20 minutes 22 seconds East, 14.76 feet to the northeastern corner of said Adjusted Lot 1; thence along the eastern and southeastern lines of said Adjusted Lot 1, the following courses and distances: South 07 degrees 30 minutes 12 seconds West 22.65 feet; South 50 degrees 31 minutes 21 seconds West, 99.71 feet; South 38 degrees 40 minutes 37 seconds West, 130.29 feet; South 43 degrees 35 minutes 48 seconds West, 119.08 feet; South 52 degrees 55 minutes 22 seconds West, 83.69 feet; South 66 degrees 52 minutes 23 seconds West 42.59 feet and South 01 degree 38 minutes 15 seconds West, 288.83 feet to the POINT OF BEGINNING. Containing 2,152,505 square feet or 49.415 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 30, 2019.

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 TSG Chesterfield Lifestyle, LLC in P.Z. 01-2019, 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 11th day of March 2019, 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 _____, 2019.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 04/17/2019

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 District shall be:
 - a. Administrative office for educational or religious facility
 - b. Art gallery
 - c. Art studio
 - d. Bakery
 - e. Bar
 - f. Barber or beauty shop
 - g. Bowling center
 - h. Brewpub
 - i. Coffee shop
 - j. Commercial service facility
 - k. Community center
 - l. Drug store and pharmacy
 - m. Dry cleaning establishment
 - n. Education facility-specialized private schools
 - o. Education facility-vocational school
 - p. Educational facility-college/university
 - q. Educational facility – kindergarten or nursery school
 - r. Film drop-off and pick-up station
 - s. Financial institution
 - t. Grocery-community
 - u. Grocery-neighborhood
 - v. Grocery-supercenter
 - w. Gymnasium
 - x. Hospital
 - y. Hotel and motel
 - z. Hotel and motel, extended stay
 - aa. Office, dental
 - bb. Office, general
 - cc. Office, medical
 - dd. Professional and technical service facility
 - ee. Recreation facility
 - ff. Restaurant, fast food
 - gg. Restaurant, outdoor customer dining area
 - hh. Restaurant, sit down
 - ii. Restaurant, take out
 - jj. Retail sales establishment, community

- kk. Retail sales establishment, neighborhood
 - ll. Retail sales establishment, regional
 - mm. Retail sales, outdoor
 - nn. Tackle and bait shop
 - oo. Theater, indoor
2. Accessory uses for this development shall include, but not be limited to:
- a. Cafeteria for employees and guests only
 - b. Day care center, child
 - c. Donation collection bin
 - d. Farmers market
 - e. Kennel, boarding
 - f. Newspaper stand
 - g. Parking area, including garages, for automobiles
 - h. Sales yard operated by a church, school, or other not for profit
 - i. Theater, outdoor
 - j. Veterinary clinic
3. The above uses in the PC District shall be restricted as follows:
- a. No single tenant shall occupy more than 75,000 square feet within this PC District.
4. Hours of Operation.
- a. Hours of operation for retail sales will be limited to 6 a.m. to midnight.

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

1. Floor Area
- a. Total building floor area shall not exceed 500,000 square feet.
2. Height
- a. The maximum height of the building, exclusive of rooftop mechanical equipment and screening, shall not exceed 45 feet; however, architectural features, including but not limited to towers, that do not add any usable floor area may be a maximum of 60 feet in height.
 - b. Notwithstanding the limitation set forth in subsection B.2.a., the maximum height of the pavilion and the indoor theatre to be constructed on the property, including rooftop mechanical equipment, architectural features and screening, shall not exceed 60 feet.

3. Open Space

- a. A minimum of 35% open space is required for this development. 30% open space shall be required if the required storm water improvements, per the current version of the Chesterfield Valley Master Storm Water Plan, along the southern portion of this District are enclosed.

C. SETBACKS

1. Structure Setbacks

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

- a. 75 feet from the southern boundary of the PC District.
- b. 25 feet from the north, east and west boundaries 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. 30 feet from the north, south, and west boundaries of the PC District.
- b. 0 feet from the eastern boundary 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. Construction Parking

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
- b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer 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.
3. The maximum height from grade of any wall sign shall not exceed 45 feet.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping or as directed by the City of Chesterfield. 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. Ingress and egress must conform to the Missouri Department of Transportation's (MoDOT), St. Louis County Department of Transportation and City of Chesterfield's Access Management Guidelines, as directed by the City. Ingress and egress must be reviewed and approved by MoDOT, St. Louis County, and the City of Chesterfield, as directed by the City.
2. Provide public access easements as needed along the eastern and western extents of the property such that access is provided from North Outer 40 Road to the adjoining property to the north. The easements shall be dedicated to the City of Chesterfield for public use. The conveyance or dedication of these easements will be a condition of the issuance of permits following Site Improvement Plans approval. The location, dimensions and form of the conveyance or dedication shall be mutually agreed upon by the developer and the City of Chesterfield, and any such conveyance or dedication shall be subject to existing easements, if any.

J. ROAD IMPROVEMENTS

1. Construct improvements to North Outer 40 Road and Boone's Crossing as required by MoDOT, St. Louis County and the City of Chesterfield, as directed by the City, to support the proposed development.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield, St. Louis County and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield. Access to this development from North Outer 40 Road shall be as directed by the St. Louis County Department of Transportation and per the approved traffic study.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 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 and/or the Missouri Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT/HOWARD BEND LEVEE DISTRICT

1. All set-backs, dedication of easements and/or other restrictions or limitations shall be established as directed by the Monarch-Chesterfield Levee District upon site plan review.

M. POWER OF REVIEW

1. The City Council shall review and provide final approval of the Site Development Plan for the proposed development subsequent to Planning Commission review.

N. STORMWATER AND FLOOD PLAIN

1. Construct the required on-site storm water improvements per the current version of the Chesterfield Valley Master Storm Water Plan. The developer shall be responsible for construction of the required on-site storm water improvements and for providing positive drainage for the development. In the event that the ultimate off-site required improvements are not constructed concurrently with this development, the developer shall provide interim

drainage facilities. Interim facilities shall be sized to handle runoff from the on-site 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage for the development and handle existing off-site flows such that off-site properties are not negatively impacted.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Public Works Director, 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 Public Works Director 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 of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

2. Provide a Chesterfield Valley Storm Water Easement along North Outer 40 Road to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan improvements in that area, and depict the improvements on the Site Development Plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
3. All Chesterfield Valley Master Storm Water Plan on-site improvements shall be operational and positive drainage provided for the development prior to the paving of any driveways or parking areas.
4. The project is located in the Caulks Creek Impact area and subject to applicable fees.
5. Formal plan submittal and approval is required by the District prior to the issuance of permits.

O. 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 Planning and 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.

P. MISCELLANEOUS

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

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT 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 open space percentage for overall development including separate percentage for each lot on the plan.
- 6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, 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 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.

C. 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 open space 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 Transportation, 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. 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.

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,319.85 /parking space
High Turn-over Sit Down Restaurant	\$2,319.85 /parking space

(Parking spaces as required by the site-specific ordinance.)

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

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

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Transportation. 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. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development should be retained in the appropriate trust fund.
3. Traffic generation assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposits shall be made prior to the issuance of a Special Use Permit (S.U.P) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case no Special Use Permit is required. 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. Funds shall be payable to Treasurer, Saint Louis County.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$933.02 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 Saint Louis County Department of Transportation. 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 the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,960.28 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 before the issuance of building permits in the case where no Special Use Permit is required. 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 the Metropolitan St. 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, 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 of Transportation.

Prior to Special Use Permit issuance by the 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 the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Road improvements shall be completed prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments do not constitute a cause to allow occupancy prior to completion of road improvements.

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. 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.

SITE INFORMATION

SITE ACREAGE = 48.151 ACRES ±
EXISTING ZONING = "PC" PLANNED COMMERCIAL (ORD. #2682)
PROPOSED ZONING = "PC" PLANNED COMMERCIAL
CITY = CHESTERFIELD, MISSOURI
SITE ZIP CODE = 63005
SITE ADDRESS = 17017 N. OUTER 40 RD.
OWNER = TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD
c/o CHESTERFIELD LIFESTYLE, LLC
(UNDER CONTRACT)
WUNNENBERG MAP = PAGE 36, GRID P-24
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = CAULKS CREEK, MISSOURI RIVER
FLOOD MAP PANEL = FIRM 29189C0165K, EFFECTIVE FEB. 4, 2015
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
WATER DISTRICT = MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

- C1 - OVERALL DEVELOPMENT PLAN
C2 - PRELIMINARY DEVELOPMENT PLAN
C3 - PRELIMINARY DEVELOPMENT PLAN
C4 - PRELIMINARY DEVELOPMENT PLAN
C5 - SECTION PLAN

THE DISTRICT
PRELIMINARY DEVELOPMENT PLAN

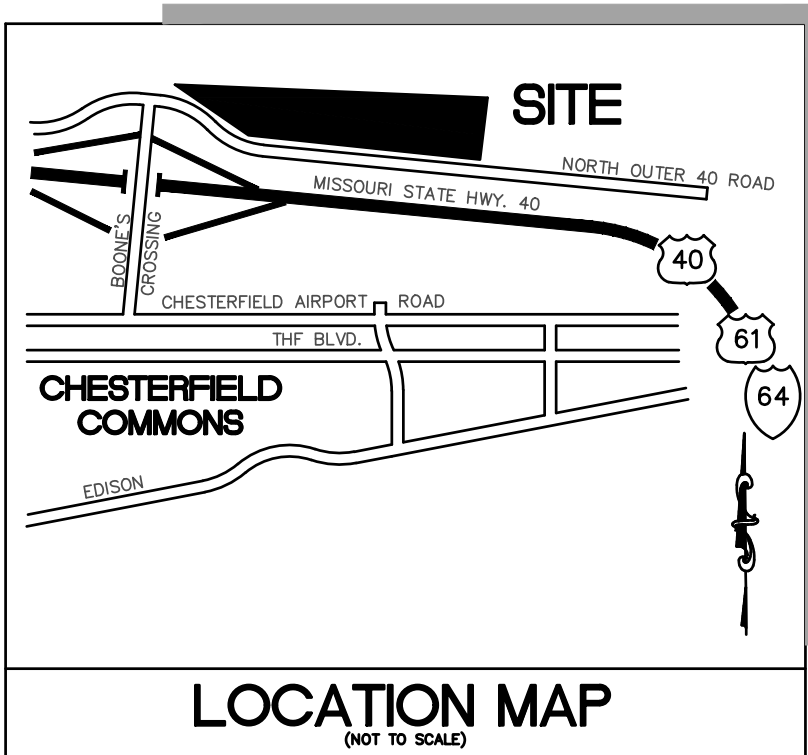
A TRACT OF LAND BEING ADJUSTED LOT 1 AND 2 OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 6, AND 7 OF HERMAN FICKE ESTATE SUBDIVISION, PART OF ADJUSTED TRACT B OF THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 354, PAGES 5 AND 6 AND PART OF ADJUSTED LOT 1 OF HAYNES BOUNDARY ADJUSTMENT PLAT AS RECORDED IN THAT BOOK 357, PAGES 3 AND 4" ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT THEREOF RECORDED IN PLAT BOOK 360 PAGE 137, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

TOTAL TRACT = 48.151 AC. ±

BENCHMARK

#12-166
ELEV. = 458.86
"STANDARD ALUMINUM DISK" STAMPED SL-32, 1990. DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY I-64. 10' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY. I-64. APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002.) AS SHOWN HEREON

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B



SITE NOTES

1. Present Zoning: PC (Planned Commercial) City of Chesterfield Ordinance No. 2682

PERMITTED USES (I.A.3)

NO SINGLE TENANT SHALL OCCUPY MORE THAN 75,000 SQUARE FEET WITHIN THIS PC DISTRICT.

FLOOR AREA (I.B.1)

TOTAL BUILDING FLOOR AREA SHALL NOT EXCEED 500,000 SQUARE FEET.

STRUCTURE SETBACKS (I.C.1)

NO BUILDING, STRUCTURE, OTHER THAN: FREESTANDING PROJECT IDENTIFICATION SIGNS, LIGHT STANDARDS OR FLAG POLES WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:

- 75 FEET FROM THE SOUTHERN BOUNDARY OF THE PC DISTRICT.
25 FEET FROM THE NORTH, EAST AND WEST BOUNDARIES OF THE PC DISTRICT.

PARKING SETBACKS (I.C.2)

NO PARKING STALL, LOADING SPACE, INTERNAL DRIVEWAY, OR ROADWAY, EXCEPT POINT OF INGRESS OR EGRESS, WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:

30 FEET FROM THE NORTH, SOUTH AND WEST BOUNDARIES OF THE PC DISTRICT.
0 FEET FROM THE EASTERN BOUNDARY OF THE PC DISTRICT.

THE ABOVE ZONING INFORMATION WAS PROVIDED BY THE CITY OF CHESTERFIELD, AND TO VERIFY, THE CLIENT SHOULD OBTAIN A ZONING ENDORSEMENT FROM THEIR TITLE COMPANY.

2. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED X (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP 29189C0165K WITH AN EFFECTIVE DATE OF 02/04/2015.
3. BASIS OF BEARING ADOPTED FROM PB. 360, PGS. 137-138.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc., have, during December, 2018, by order and for the use of The Staenberg Group executed a Partial Topographic Survey of part of Adjusted Lot 1, and that the results of said topographic survey are shown hereon. We further certify that the above plat was prepared from an actual field survey, and said survey does not represent a Property Boundary Survey.

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

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

PROPERTY DESCRIPTION

A tract of land being Adjusted Lot 1 of the Boundary Adjustment Plat of Lot 4 and 5 of the James Long's Estate and Part of Lots 1 and 2 of the Subdivision of Ludwig Bacon's Estate, and Lots 6, 7, 8 and 9 of Herman Ficke Estate Subdivision and a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded in Book 20516, Page 299B of the St. Louis County records, located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri., being more particularly described as follows:

Beginning at the southeast corner of above said Adjusted Lot 1, South 01 degree 38 minutes 15 seconds West, 32.40 feet to the southeast corner of above said Taubman tract, said point being located on the north right-of-way line of North Outer 40 Road, variable width; thence along said right-of-way line the following courses and distances: North 84 degrees 18 minutes 34 seconds West, 260.09 feet to a point of curvature to the left having a radius of 5,020.50 feet; along said curve with an arc length of 117.62 feet and a chord which bears, North 84 degrees 58 minutes 50 seconds West, 117.62 feet; North 85 degrees 39 minutes 06 seconds West, 509.93 feet to a point of curvature to the right having a radius of 5,005.00 feet; along said curve with an arc length of 130.86 feet and a chord which bears, North 84 degrees 54 minutes 10 seconds West, 130.85 feet; North 84 degrees 09 minutes 13 seconds West, 1,030.57 feet; North 05 degrees 50 minutes 47 seconds East, 12.00 feet; North 84 degrees 09 minutes 13 seconds West, 389.67 feet to a point of curvature to the right having a radius of 668.00 feet and along said curve with an arc length of 123.52 feet and a chord which bears, North 78 degrees 51 minutes 23 seconds West, 123.34 feet to the southwestern corner of above said Adjusted Lot 1, said point also being located on the northeastern right-of-way line of said North Outer 40 Road; thence continuing in a northwesterly direction, along said right-of-way line and the western line of said Adjusted lot 1, the following courses and distances: along said curve, with an arc length 339.14 feet and a chord which bears North 59 degrees 00 minutes 53 seconds West, 335.51 feet; North 44 degrees 20 minutes 14 seconds West, 31.47 feet; North 42 degrees 33 minutes 41 seconds West, 359.33 feet; South 47 degrees 26 minutes 19 seconds West, 6.47 feet; North 44 degrees 28 minutes 14 seconds West, 102.46 feet to a point of curvature to the left having a radius of 812.38 feet; along said curve with an arc length of 36.26 feet and a chord which bears, North 45 degrees 44 minutes 56 seconds West, 36.25 feet to a point of compound curvature to the left having a radius of 100.00 feet; along said curve with an arc length of 4.92 feet and a chord which bears North 48 degrees 26 minutes 15 seconds West, 14.92 feet to a point of compound curvature to the left having a radius of 805.52 feet; along said curve with an arc length of 268.82 feet and a chord which bears North 59 degrees 24 minutes 30 seconds West, 267.57 feet to a point of reverse curvature to the right having a radius of 100.00 feet; along said curve with an arc length of 3.90 feet and a chord which bears, North 67 degrees 51 minutes 02 seconds West, 3.90 feet to a point of reverse curvature to the left having a radius of 800.50 feet and along said curve with an arc length of 177.04 feet and a chord which bears, North 73 degrees 04 minutes 06 seconds West, 176.66 feet to its intersection with the west line said Adjusted Lot 1;

PROPERTY DESCRIPTION
(continued)

thence along said west line, North 00 degrees 21 minutes 46 seconds East, 18.87 feet to the northwest corner thereof; thence along the northern lines of said Adjusted Lot 1 the following courses and distances: South 84 degrees 50 minutes 26 seconds East, 75.65 feet; South 83 degrees 33 minutes 04 seconds East, 203.31 feet; South 83 degrees 57 minutes 15 seconds East, 199.86 feet; South 85 degrees 08 minutes 30 seconds East, 70.08 feet; South 84 degrees 51 minutes 38 seconds West, 9.00 feet; South 85 degrees 32 minutes 19 seconds East, 99.85 feet; North 05 degrees 25 minutes 52 seconds East, 9.00 feet; South 84 degrees 34 minutes 08 seconds East, 230.73 feet; South 84 degrees 33 minutes 54 seconds East, 799.19 feet; South 84 degrees 35 minutes 06 seconds East, 699.37 feet; South 84 degrees 39 minutes 13 seconds East, 1,101.32 feet; South 84 degrees 23 minutes 27 seconds East, 81.27 feet; South 05 degrees 38 minutes 33 seconds West, 6.80 feet; South 84 degrees 38 minutes 09 seconds East, 119.38 feet; North 05 degrees 17 minutes 33 seconds East, 8.00 feet; South 84 degrees 42 minutes 27 seconds East, 95.20 feet; South 84 degrees 22 minutes 35 seconds East, 98.38 feet; South 87 degrees 39 minutes 27 seconds East, 96.96 feet and North 05 degrees 28 minutes 22 seconds East, 14.76 feet to the northeastern corner of said Adjusted Lot 1; thence along the eastern and southeastern lines of said Adjusted Lot 1, the following courses and distances: South 07 degrees 30 minutes 12 seconds West, 22.85 feet; South 50 degrees 31 minutes 21 seconds West, 99.71 feet; South 38 degrees 40 minutes 37 seconds West, 130.29 feet; South 43 degrees 35 minutes 48 seconds West, 119.08 feet; South 52 degrees 55 minutes 22 seconds West, 83.69 feet; South 68 degrees 32 minutes 23 seconds West, 42.59 feet and South 01 degree 38 minutes 15 seconds West, 288.83 feet to the POINT OF BEGINNING. Containing 2,152,505 square feet or 49.415 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 30, 2019.

Notes:

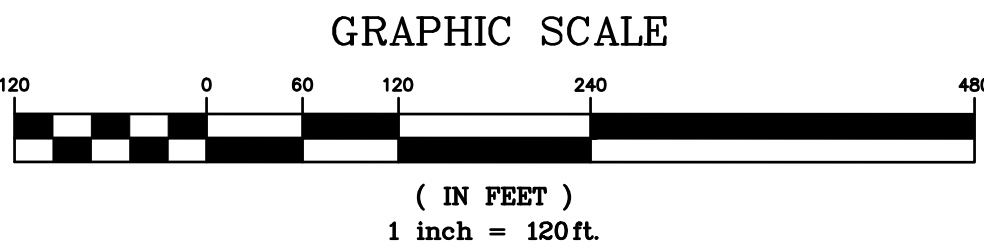
- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 10131STL, with an effective date of February 27, 2018, at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple as to parcel 1 and 1A, and easement as to parcel 2, and title thereto is at the effective date thereof vested in: Taubman Prestige Outlets of Chesterfield LLC, a Delaware limited liability company
(3) Title Commitment No. 10131STL with Schedule B-Section 2 exceptions:
(4) Subject to Terms and provisions of the Agreement for right of way recorded May 6, 1902 in Book 130 page 624, affects Parcel 1, "NOT SHOWN" Not plottable
(5) Intentionally Deleted
(6) Subject to Easement granted to Union Electric Company, by the instrument recorded in Book 6584 page 1096, affects Parcel 1, "SHOWN"
(7) Subject to Easement granted to St. Louis County Water Company, by the instrument recorded in Book 8571 page 1601, affects Parcel 1, "SHOWN"
(8) Subject to Easement granted to St. Louis County Water Company, by the instrument recorded in Book 8636 page 38, affects Parcel 1, "SHOWN"
(9) Subject to Easement granted to Wayne D. Haynes and Ruthann E. Haynes, husband and wife, for ingress and egress for roadway and utility purposes, by the instrument recorded in Book 9054 page 2047 and First Amendment to Easement Agreement recorded in Book 20091 page 1350, affects Parcel 1, "SHOWN"
(10) Subject to Easement granted to Carl R. Tison, for a storm water system, by the instrument recorded in Book 10179 page 1829, affects Parcels 1 and 2, "SHOWN"
(11) Subject to Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri by instrument recorded in Book 20091 page 2136, affects Parcel 2, "SHOWN"
(12) Subject to Easement granted to the City of Chesterfield, for a hiking, biking, and a walking trail, by the instrument recorded in Book 17132 page 396, affects Parcel 2, "SHOWN"
(13) Subject to Easement granted to Wayne D. Haynes and Ruthann E. Haynes, husband and wife, for ingress and egress, by the instrument recorded in Book 17434 page 242, affects Parcels 1 and 2, "SHOWN"
(14) Subject to Terms and provisions of the Chesterfield Outlets Site Development Plan, according to the plan thereof recorded in Plat Book 360 page 89, affects Parcel 1, "NOT SHOWN" Not survey related.
(15) Subject to Rights in favor of the Monarch-Chesterfield Levee District as shown on the Survey dated 1947, and as shown on the Boundary Adjustment Plat recorded in Plat Book 360 page 137, affects Parcel 2, "SHOWN" (Released by Deed Book 20091, Page 1210)
(16) Subject to Rights of ingress and egress in favor of the Monarch-Chesterfield Levee District for access to and from Adjusted Lot 2 of the Boundary Adjustment Plat recorded in Plat Book 360 page 137 and the land identified on the said boundary adjustment plat as Locator Number 167110013, affects Parcels 1 and 2.
(17) Subject to Permanent Levee Easement Deed granted to Monarch-Chesterfield Levee District, by the instrument recorded in Book 20091 page 1221, affects Parcel 1, "SHOWN"
(18) Subject to Access Easement Deed granted to Monarch-Chesterfield Levee District, by the instrument recorded in Book 20091 page 1221, affects Parcel 1, "SHOWN"
(19) Subject to Declaration of Covenants and Protective Restrictions (48-96) by and between Taubman Prestige Outlets of Chesterfield LLC and 20, the Monarch-Chesterfield Levee District, by the instrument recorded in Book 20091 page 1257, affects Parcel 1, Protected Excavation Area "SHOWN"
(20) Subject to Declaration of Covenants and Protective Restrictions (96-478) by and between Taubman Prestige Outlets of Chesterfield LLC and 20, the Monarch-Chesterfield Levee District, by the instrument recorded in Book 20091 page 1276, affects Parcel 1, Protected Excavation Area "SHOWN"
(21) Subject to Access and Parking Easement Agreement granted to the City of Chesterfield, Missouri, by the instrument recorded in Book 20091 21, page 1283, affects Parcel 1, "SHOWN"
(22) Subject to Chesterfield Valley Storm Water Easement granted to the City of Chesterfield, Missouri, by the instrument recorded in Book 20091 page 1332, affects Parcel 1, "SHOWN"
(23) Subject to Culvert Maintenance Agreement granted to the City of Chesterfield, Missouri, by the instrument recorded in Book 20091 page 1341, affects Parcel 1. Blanket ingress/egress for inspection/repair of culvert
(24) Subject to Terms and provisions of the Transportation Development Agreement evidenced by the Memorandum of Transportation Development Agreement recorded on July 25, 2012 in Book 20091 Page 1372, affects Parcel 1, "NOT SHOWN" Not survey related.
(25) Subject to Right of Way of the existing levee over that part of the subject land embraced therein, affects Parcels 1 and 2.
(26) Subject to Covenants and conditions, and terms and provisions of the Parking Easement Agreement executed by and between Monarch-Chesterfield Levee District, a Missouri levee district, grantor and Taubman Prestige Outlets of Chesterfield LLC, a Delaware limited liability company, grantees, dated as of July 25, 2012 recorded July 27, 2012 in Book 20091 page 1338 and re-recorded August 3, 2012 in Book 20100 page 2935, affects Parcel 2, "SHOWN"
(27) Subject to Easement to Public Water Supply District No. 2 of St. Charles County, Missouri as created by instrument recorded in Book 11446 page 391, affects Parcel 2, "SHOWN"
(28) Subject to Maintenance Agreement by and between Wayne D. Haynes and Ruthann E. Haynes and Carl R. Tison according to instrument recorded in Book 10179 Page 1832, affects Parcel 2, Easement areas "SHOWN"
(29) Subject to Rights of utilities for utility facilities within the subject land, if any, as reserved by the Quit Claim Deed recorded March 13, 2013 in Book 20411 page 766, affects Parcel 2.
(30) Subject to Reservation of the rights of direct access to Interstate 64 as reserved by the Quit Claim Deed recorded March 13, 2013 in Book 20411 page 766, affects Parcel 2.
(31) Subject to Right of way reserved by St. Louis County, Missouri, for a permanent roadway improvement maintenance utility easement by the Quit Claim Deed recorded March 15, 2013 in Book 20415 page 305, affects Parcel 2, "SHOWN"
(32) Subject to Rights of utilities for utility facilities within the subject land, if any, as reserved in the Quit Claim Deed recorded March 15, 2013 in 32, Book 20415 page 305, affects Parcel 2, Right of way transfer and PRIME "SHOWN"
(33) Subject to Terms and provisions of the Maintenance Agreement with The Metropolitan St. Louis Sewer District recorded in Book 20117 page 33, 2292, including a provision for sewer assessments. Sewer assessments, if any, "SHOWN"
(34) Sewer assessments "NOT SHOWN" Not survey related.
(35) Subject to Easement granted to The Metropolitan St. Louis Sewer District, by the instrument recorded in Book 20117 page 2305, "SHOWN"
(36) Easement granted to Missouri American Water Company, by the instrument recorded in Book 20280 page 1769, "SHOWN"

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED (NO UTILITIES ARE SHOWN ON THIS PLAN).
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
8. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
9. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
10. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
11. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
12. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
13. U.S. SURVEY CORNERS LOCATED ON OR NEAR THE DEVELOPMENT SITE MUST BE PROTECTED AND SHALL BE RESTORED IF DISTURBED DUE TO THE CONSTRUCTION.
14. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.

15. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
16. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
17. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

18. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.



PREPARED FOR:
THE STAENBERG GROUP
2127 INNERBELT BUSINESS CENTER DR.
SUITE 200, ST. LOUIS, MO 63114
PHONE: (314) 513-1500

PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9000 FAX: (636) 530-9100
e-mail: general@stockassoc.com Web: www.stockassoc.com

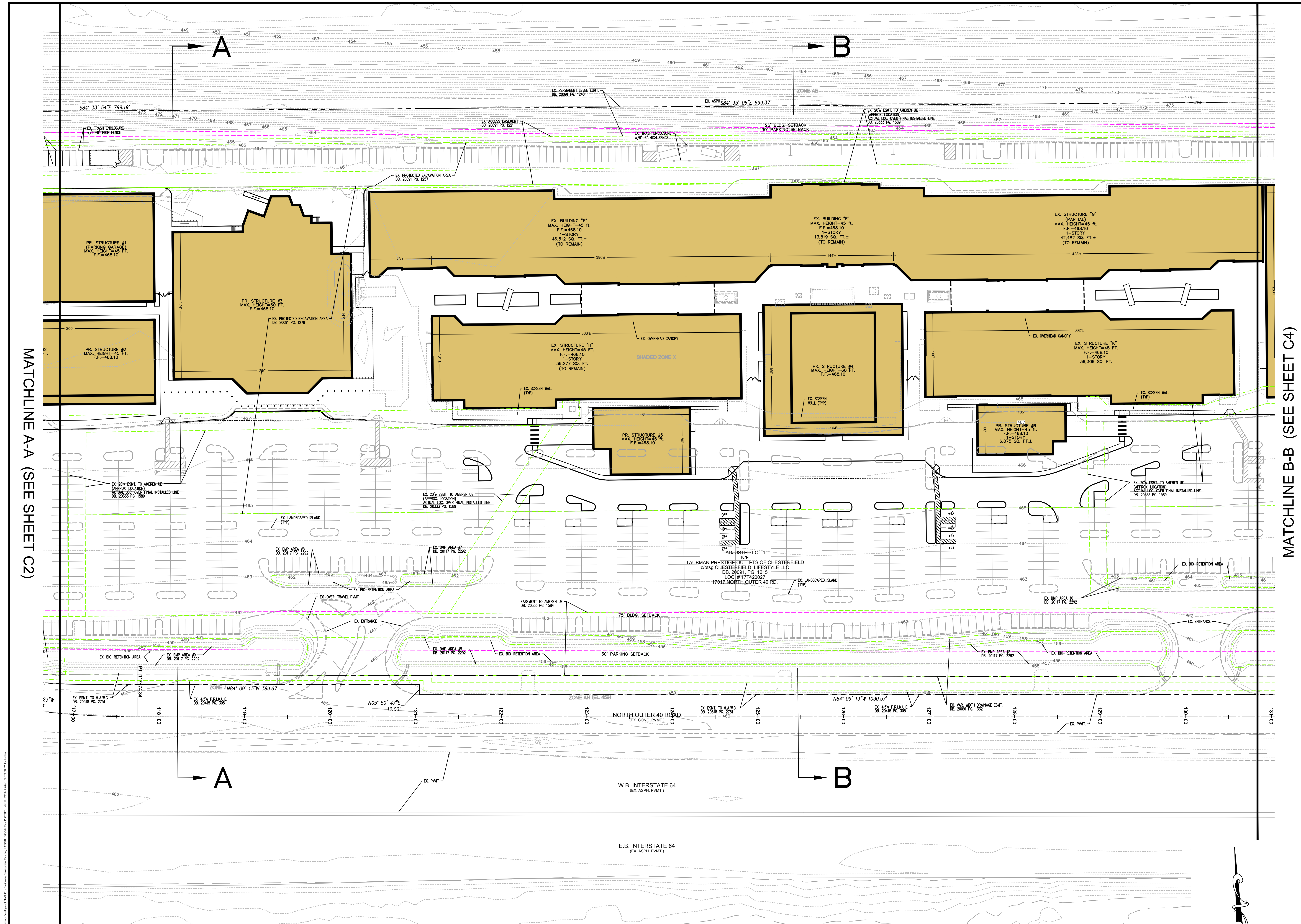
PRELIMINARY DEVELOPMENT PLAN FOR:

THE DISTRICT
17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005



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

REVISIONS:			
1	2/19/19	City Comments	
2	3/18/19	City Comments	
SHEET TITLE: OVERALL DEVELOPMENT PLAN			
SHEET NO.: C1			



DISCLAIMER:

STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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 AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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.

GRAPHIC SCALE

1 inch = 30 ft.

REVISIONS:

1	2/19/19 City Comments
2	3/18/19 City Comments

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300 FAX: (636) 530-9300
e-mail: general@stockassoc.com Web: www.stockassoc.com

PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:

THE DISTRICT

17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005

DATE:

3/18/2019

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

REVISIONS:

1	2/19/19 City Comments
2	3/18/19 City Comments

DRAWN BY: T.M.E.

CHECKED BY: G.M.S.

DATE: 01/31/2019

JOB NO: 218-6411

SCALE: P & P

BASE MAP: P

S.L.C. HAT: # XXXX

HAT S.U.P.: XX-XXX-XX

M.D.N.R. #: MD-

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: C3

MATCHLINE B-B (SEE SHEET C3)

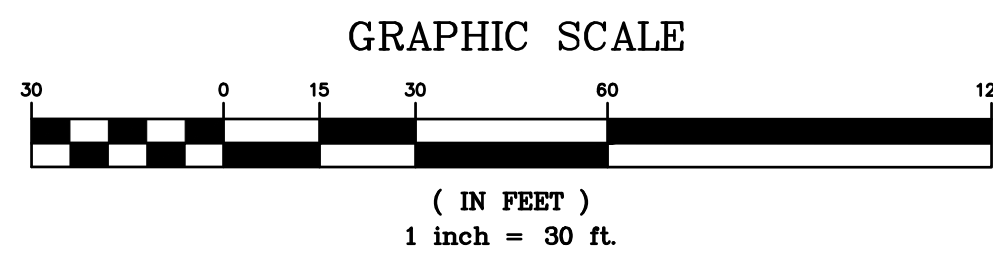


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UTILITY NOTE:

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PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:

THE DISTRICT

17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005

DATE:



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

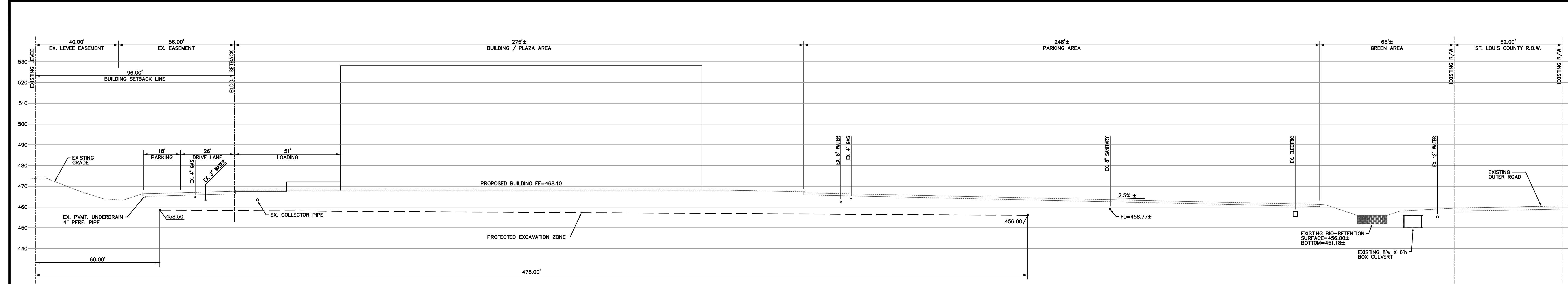
REVISIONS:

- | | |
|---|-----------------------|
| 1 | 2/19/19 City Comments |
| 2 | 3/18/19 City Comments |

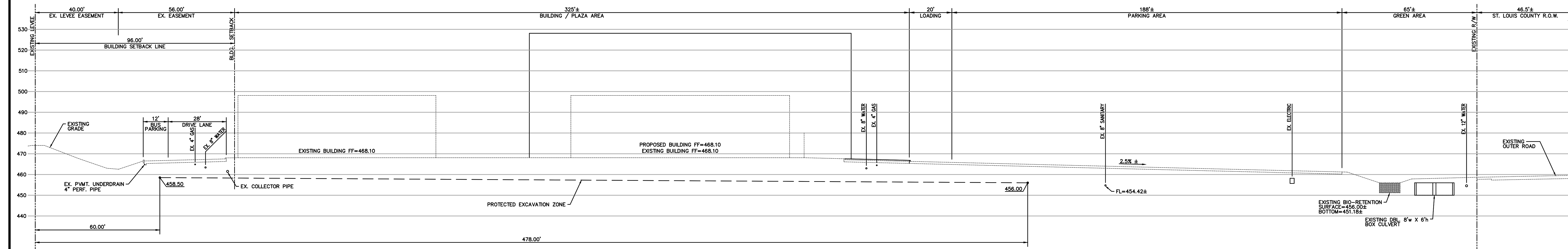
DRAWN BY:	T.M.E.	CHECKED BY:	G.M.S.
DATE:	01/31/2019	JOB NO.:	218-6411
SCALE:	P	BASE MAP:	P
S.L.C. HAT #	XXXX	HAT SUP.:	XX-XXX-XX
M.D.N.R. #	MO		

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

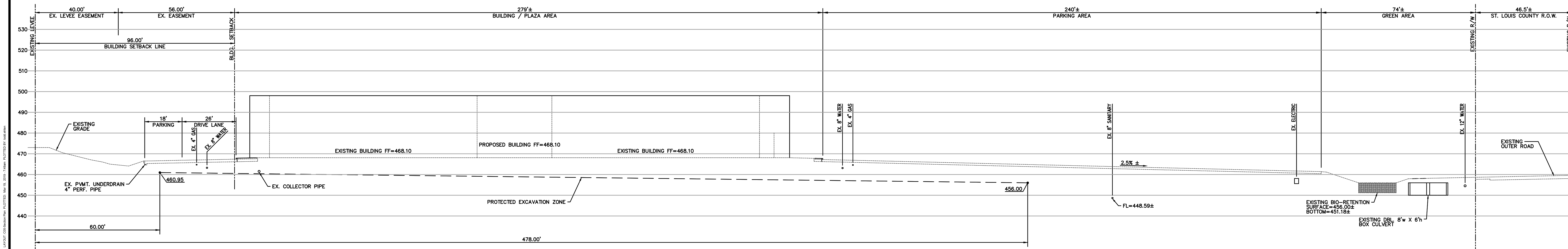
SHEET NO.:
C4



SITE SECTION A-A
SCALE: 1"=20'



SITE SECTION B-B
SCALE: 1"=20'



SITE SECTION C-C
SCALE: 1"=20'

DISCLAIMER:
STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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 AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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.

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: gmoen@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

THE DISTRICT
17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005

DATE: 3/18/2019
GEORGE MICHAEL STOCK
NUMBER PE-25116
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- 2/19/19 City Comments
- 3/18/19 City Comments

DRAWN BY: T.M.E. CHECKED BY: G.M.S.
DATE: 01/31/2019 JOB NO: 218-6411
K.S.G. P. # BASE MAP #
P- RAY SUP. #
S.L.C. HAT # HAT SUP. #
XXXX XX-XXX-XX
M.D.N.R. #
MO-

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C5

IF A SCALE IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: May 6, 2019

RE: **P.Z. 05-2019 Chesterfield Ridge Center (Parcels VII and VIII):** A request for an ordinance amendment to the existing signage allocation in a "C-8" Planned Commercial District for parcels totaling 39.2 acres located along Chesterfield Parkway W north of Olive Blvd. (18S521119, 18S540138, 18S540149, and 18S540150)

Summary

Stock and Associates Consulting Engineers, Inc. is seeking to amend Ordinance 3026 to revise the signage criteria for parcels VII and VIII of the Chesterfield Ridge Center development. Parcel VII contains the Pfizer Research Campus and Parcel VIII contains the Homewood Suites hotel, the Kiddie Academy daycare currently under development, and a vacant parcel slated for future development. Ordinance 3026 currently permits three (3) freestanding business signs, and the request seeks to increase the number of permitted freestanding signs to five (5). Currently, Pfizer has two freestanding signs and Homewood Suites has one, effectively precluding Kiddie Academy and the lot slated for future development from having any freestanding signs. This is the only requested change to Ordinance 3026.

Ordinance 3026 currently includes the following requirement for freestanding signs on Parcels VII and VIII:

I.10.c Parcels VII and VIII shall be limited to a maximum of three (3) freestanding business signs not to exceed fifty (50) square feet in outline area and thirty (30) feet in height. The location and size of said signs shall be as approved by the Planning Commission on the final development plans.

The Ordinance amendment is to establish the following language in place of that above:

I.10.c Parcels VII and VIII shall be limited to a maximum of five (5) freestanding monument signs with the size and height to comply with the Unified Development Code. The location of said signs shall be as approved on the Site Development Section Plans.

A public hearing was held on April 22, 2019, at which time the Planning Commission passed a motion to recommend approval by a vote of 7-0

Attached to this report, please find a copy of the legislation and Preliminary Development Plan, labeled Attachment "B".

Attachments: Legislation
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph

BILL NO. 3245

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION I. OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 3026 BY REPEALING SECTION I.10.C OF ATTACHMENT ‘A’ OF ORDINANCE 3026 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION I.10.C WITHIN A “C-8” PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 05-2019 CHESTERFIELD RIDGE CENTER {PARCELS VII AND VIII}).

WHEREAS, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a “C-8” Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

WHEREAS, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

WHEREAS, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved Ordinance 2916 on October 19, 2016 to consolidate building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains to building groups F, G, and H; and,

WHEREAS, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved Ordinance 3026 on November 19, 2018 to add additional permitted uses for building group I and to modify the development criteria pertaining to these additional uses; and

WHEREAS, Chesterfield Village, Inc. has filed a new petition to modify the signage allocation for Parcels VII and VIII which encompass building groups F, G, H and I; and

WHEREAS, a Public Hearing was held before the Planning Commission on April 22, 2019; and,

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

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning Commission.

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

Section 1. Section I.10.c of Attachment 'A' of City of Chesterfield Ordinance 3026 is repealed and in lieu thereof the following is adopted:

I. General Conditions

10. The following shall regulate all signs for the "C-8" development:

- c. Parcels VII and VIII shall be limited to a maximum of five (5) freestanding monument signs with the size and height to comply with the Unified Development Code. The location of said signs shall be as approved on the Site Development Section Plans.

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 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 Chesterfield Village Inc., in P.Z. 05-2019, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 22nd day of April 2019, 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 _____, 2019.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

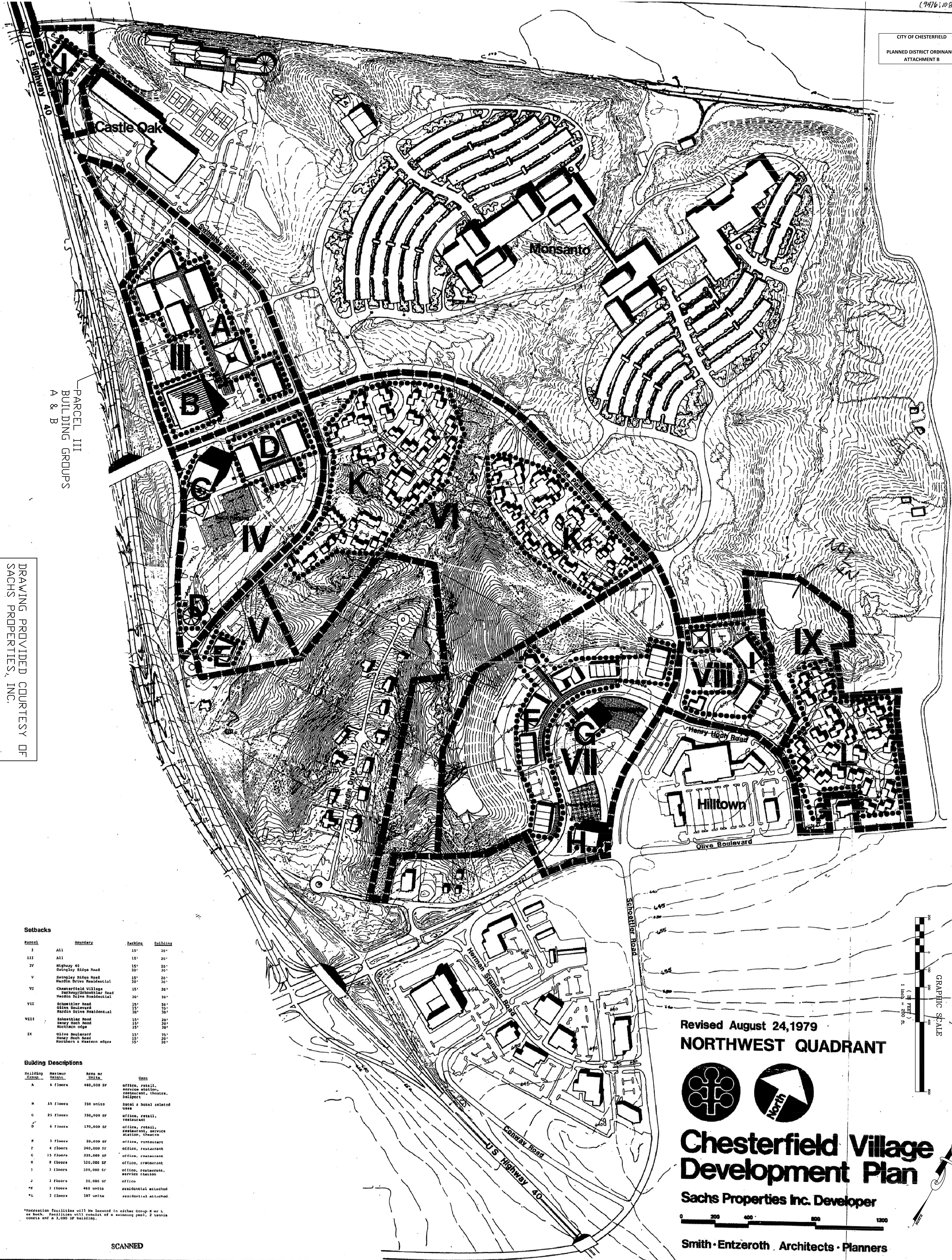
Vickie Hass, CITY CLERK

FIRST READING HELD: 05/06/2019

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(7476:10 B2)

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B



PARCEL III
BUILDING GROUPS
A & B

DRAWING PROVIDED COURTESY OF
SACHS PROPERTIES, INC.

Setbacks

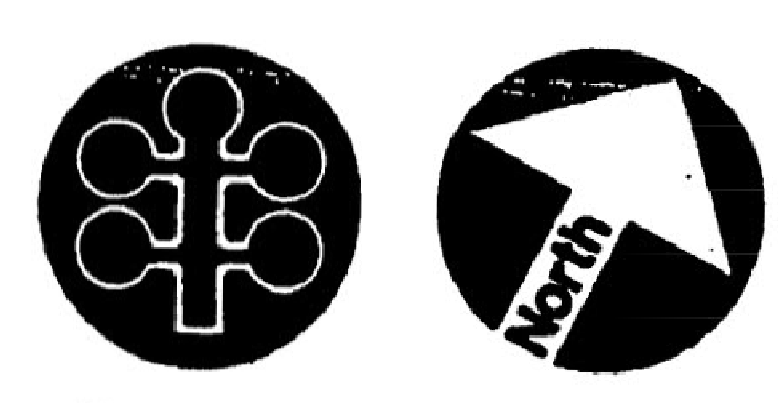
Parcel	Boundary	Parking	Building
I	All	15'	30'
III	All	15'	30'
IV	Highway 40 Swingley Ridge Road	15' 20'	30'
V	Swingley Ridge Road Haddon Drive Residential	15' 30'	30'
VI	Chesterfield Village Parkway/Schottel Road Haddon Drive Residential	15' 30'	30'
VII	Schottel Road Olive Boulevard Haddon Drive Residential	15' 15' 30'	30' 30' 30'
VIII	Schottel Road Henry-High Road Haddon Drive Residential	15' 15' 30'	30' 30' 30'
IX	Olive Boulevard Henry-High Road Haddon Drive Residential	15' 15' 30'	30' 30' 30'

Building Descriptions

Building Group	Maximum Units	Area or Units	Use
A	6 floors	480,000 SF	office, retail, service station, restaurant, theatre, hotel
B	35 floors	350 units	total & hotel related uses
C	25 floors	350,000 SF	office, retail, restaurant
D	6 floors	170,000 SF	office, retail, restaurant, service station, theatre
E	3 floors	30,000 SF	office, restaurant
F	4 floors	240,000 SF	office, restaurant
G	15 floors	325,000 SF	office, restaurant
H	8 floors	120,000 SF	office, restaurant
I	3 floors	100,000 SF	office, restaurant, service station
J	3 floors	30,000 SF	office
K	3 floors	480 units	residential attached
L	3 floors	180 units	residential attached

*Recreation facilities will be located in either group E or L or both. Facilities will consist of a swimming pool, 2 tennis courts and a 3,000 SF building.

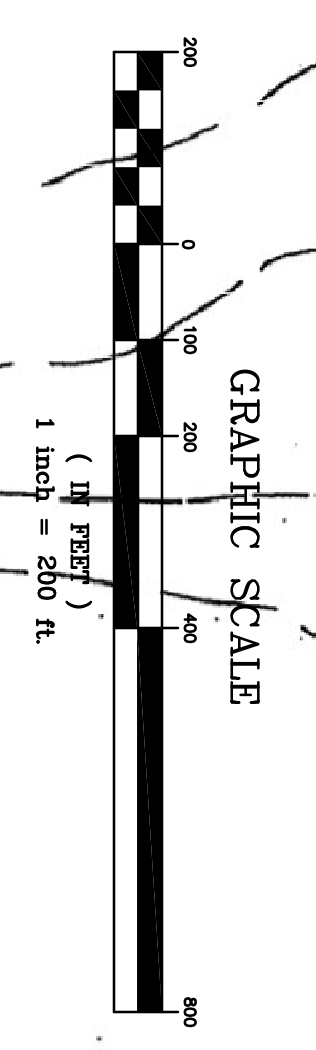
Revised August 24, 1979
NORTHWEST QUADRANT



Chesterfield Village Development Plan

Sachs Properties Inc. Developer

Smith-Entzeroth Architects-Planners



SCANNED

FILE COPY

Project Address
16600 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO

PRELIMINARY PLAN

Project Address
16600 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO

CLAYCO
THE ART & SCIENCE OF BUILDING

2109 INNERBELT BUSINESS CENTER DRIVE
SAINT LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

STOCK & ASSOCIATES
Consulting Engineers, Inc.

2000 Chestnut Hill Drive
St. Louis, MO 63103
Ph 314.429.5100 Fx 314.429.3137
www.stockandassociates.com

Chief Engineer
Civil Engineer
Contractor/Developer
CLAYCO
Civil Engineer
Stock & Associates
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Fire Protection Engineer

GEORGE M. STOCK
CIVIL ENGINEER
E-25116

Drawing Title
PRELIMINARY PLAN

Drawing No.
C2

DATE
05.11.79

ISSUE DATE
05.11.79

REVISIONS PER CITY
05.11.79

DATE
05.11.79

ISSUE DATE
05.11.79

REVISIONS PER CITY
05.11.79

DATE
05.11.79

ISSUE DATE
05.11.79

REVISIONS PER CITY
05.11.79

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services **JW**

Date: May 6, 2019

Re: **Thousand Oaks (Lots 9 and 16) BAP:** A Boundary Adjustment Plat for a 1.2 acre tract of land, zoned "R1A" Residence District, located at the terminus of Timberbluff Drive.

Volz Incorporated, on behalf of Elizabeth A. Litton and Kathleen Harshman has submitted for review and approval a Boundary Adjustment Plat for a 1.2 acre tract of land zoned "R1A" Residence District located at the terminus of Timberbluff Drive in the Thousand Oaks Subdivision (19R230262 & 19R230332).

The purpose of this Boundary Adjustment Plat is to adjust lot lines between two residential properties to accommodate existing conditions. 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.



BILL NO. 3246

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE THOUSAND OAKS DEVELOPMENT FOR TWO TRACTS TOTALING 1.2 ACRES, ZONED "R1A" RESIDENCE DISTRICT AND LOCATED AT 14735 TIMBERBLUFF DRIVE AND 14799 TIMBERBLUFF DRIVE (19R230262 & 19R230332).

WHEREAS, Volz Incorporated, on behalf of Elizabeth A. Litton and Kathleen Harshman has submitted for review and approval a Boundary Adjustment Plat for a 1.2 acre tract of land zoned "R1A" Residence District located at 14735 and 14799 Timberbluff Drive; and,

WHEREAS, the purpose of this Boundary Adjustment Plat is to adjust lot lines between two residential properties to accommodate existing conditions; 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 the Thousand Oaks Development, 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 _____, 2019.

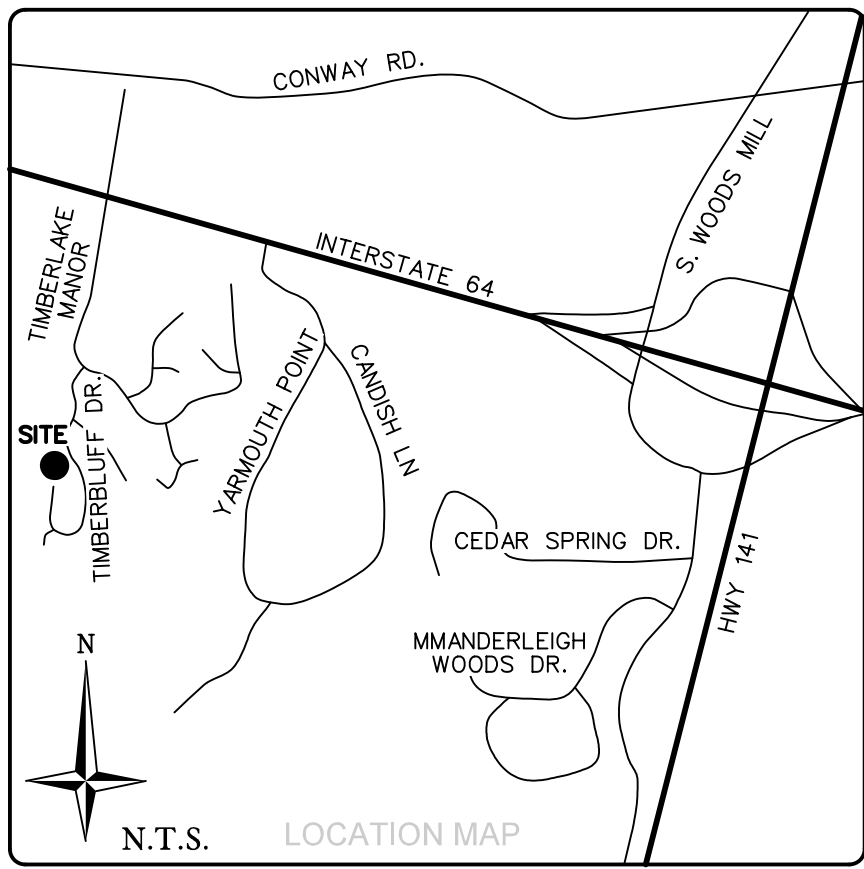
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

CITY CLERK

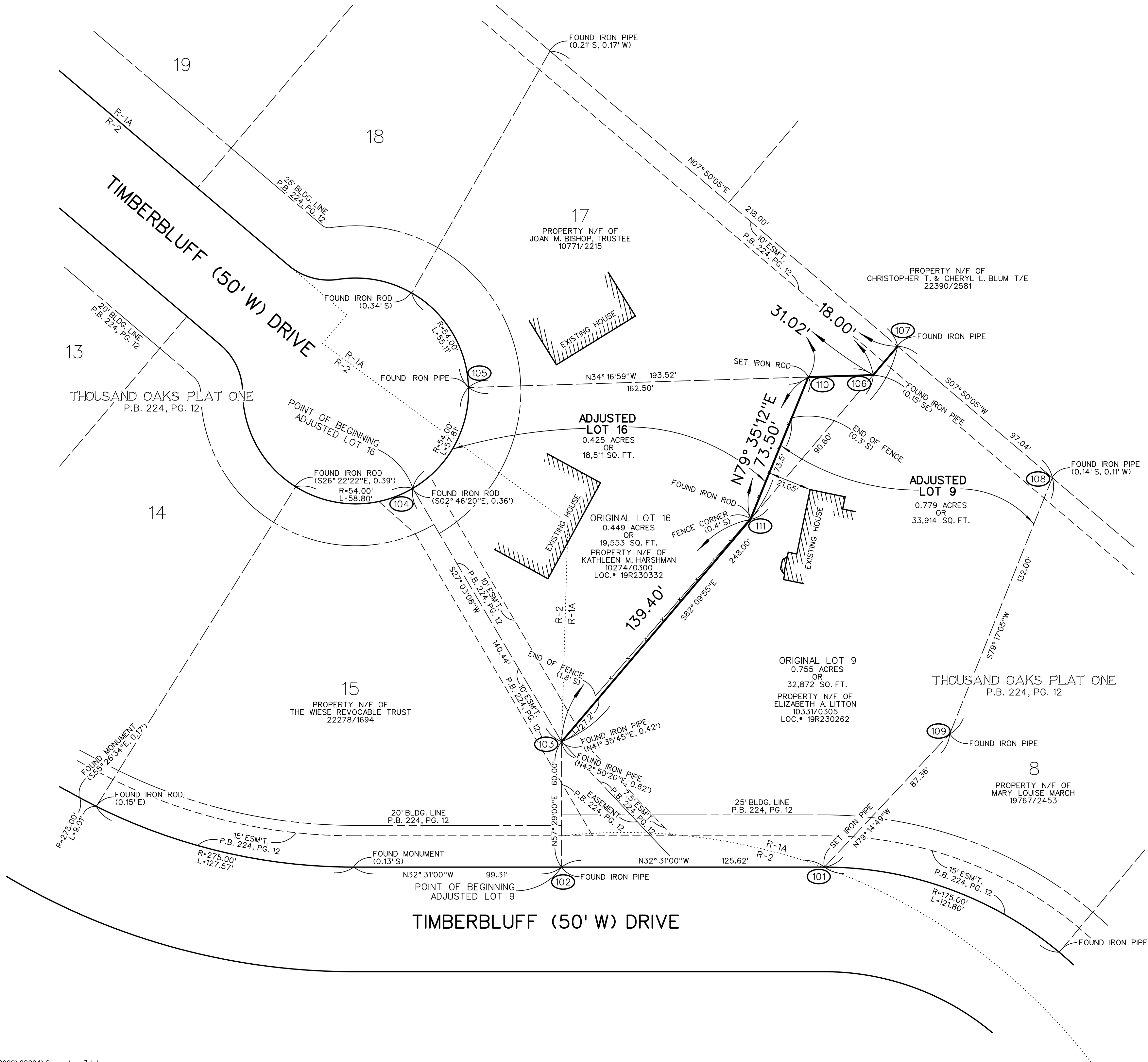
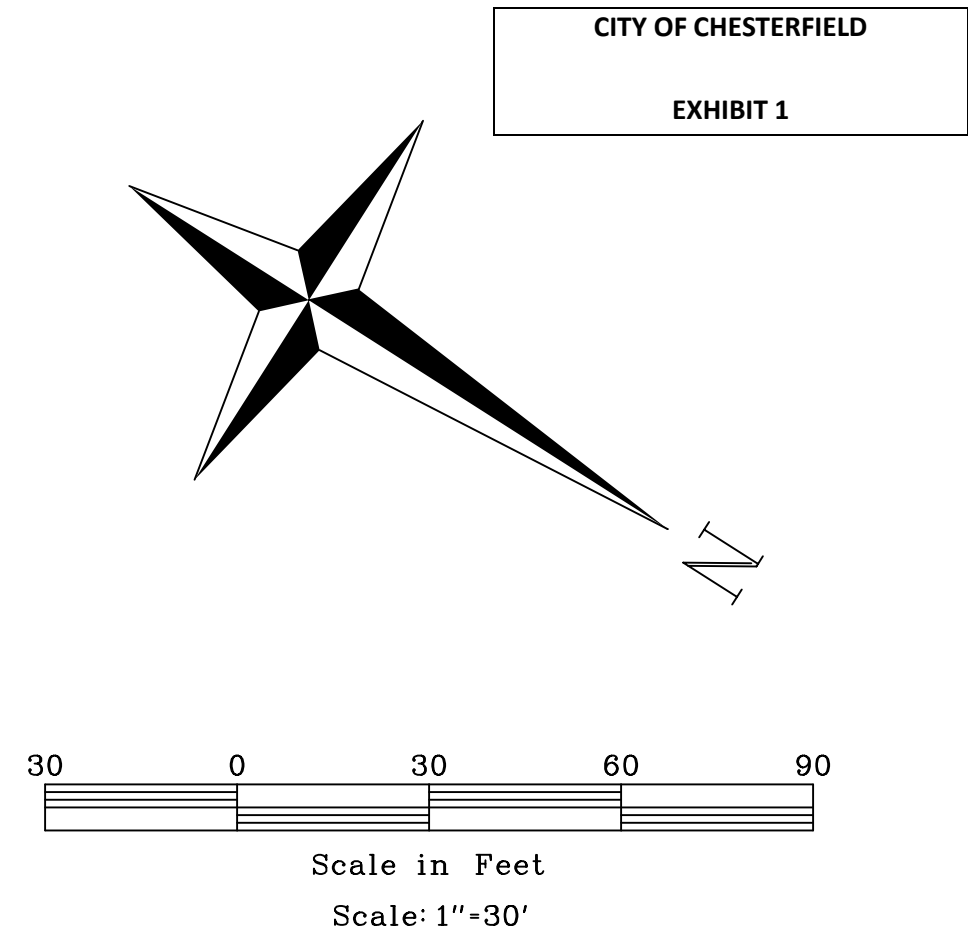
FIRST READING HELD: 05/06/2019



PT NO.	NORTHING	EASTING
101	311533.3972	247231.2113
102	311500.8071	247251.4644
103	311491.6335	247235.9461
104	311453.3126	247216.0933
105	311452.4293	247193.3307
106	311521.4901	247166.6024
107	311502.2628	247181.1755
108	311531.5486	247165.5029
109	311538.9289	247235.1052
110	311483.6246	247171.8489
111	311497.4501	247193.9167

Station Name: MOOF (OFallon, MO)
Northing: 324131.158
Easting: 232083.467
Grid Factor Used for Project: 0.9999144534
1 Meter = 3.2808333 Feet

THOUSAND OAKS PLAT ONE - LOTS 9 & 16
BOUNDARY ADJUSTMENT PLAT
A TRACT OF LAND BEING
LOTS 9 & 16 OF "THOUSAND OAKS PLAT ONE"
IN U.S. SURVEY 366 AND SECTIONS 13 & 14
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED "R-1A" & "R-2" PLANNED ENVIRONMENT UNIT
ORDINANCE NO. 11018



We, Volz Inc., have during February 2019, by order of Elizabeth A. Litton, made a survey and Boundary Adjustment Plat of "A tract of land being Lots 9 & 16 of 'Thousand Oaks Plat One' in U.S. Survey 366 and Sections 13 & 14, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri". The results of said survey are represented on this plat. Only the line of the property adjusted by this boundary adjustment plat, being the common line between Lot 9 and 16 and the West line of Lot 16 were surveyed. Those portions of the original Lots 9 and 16 not surveyed in 2019 are shown from the subdivision plat prepared by Volz Inc. during November 1983 under Volz Project No.82-0162. This survey was executed in compliance with the current standards for property boundary surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

Original Lot 9

A tract of land being Lot 9 of "Thousand Oaks Plat One", a subdivision according to the plat thereof recorded in Plat Book 224 page 12 of the St. Louis County Records in U.S. Survey 366 and Sections 13 & 14, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri.

Adjusted Lot 9

A tract of land being Lot 9 and part of Lot 16 of "Thousand Oaks Plat One", a subdivision according to the plat thereof recorded in Plat Book 224 page 12 of the St. Louis County Records in U.S. Survey 366 and Sections 13 & 14, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and more particularly described as follows:

Beginning at the Southeast corner of said Lot 9; thence along the South lines of said Lot 9 South 57 degrees 29 minutes 00 seconds West 60.00 feet and North 82 degrees 09 minutes 55 seconds West 139.40 feet to a point; thence leaving said South line South 79 degrees 35 minutes 12 seconds West 31.02 feet to a point in the West line of aforementioned Lot 16; thence Northwestwardly along said West line North 34 degrees 16 minutes 59 seconds West 31.02 feet to a point in the aforementioned South line of Lot 9; thence Westwardly along the said South line South 82 degrees 09 minutes 55 seconds West 18.00 feet to the Southwest corner of said Lot 9; thence North 07 degrees 50 minutes 05 seconds East 97.04 feet to the North line of said Lot 9; thence Eastwardly along said North line North 79 degrees 17 minutes 05 seconds East 132.00 feet and South 79 degrees 14 minutes 49 seconds East 87.36 feet to the West line of Timberbluff Drive, 50 feet wide; thence Southwardly along said West line South 32 degrees 31 minutes 00 seconds East 125.62 feet to the point of beginning and containing 0.779 acres according to calculations by Volz Incorporated during February 2019.

Original Lot 16

A tract of land being Lot 16 of "Thousand Oaks Plat One", a subdivision according to the plat thereof recorded in Plat Book 224 page 12 of the St. Louis County Records in U.S. Survey 366 and Sections 13 & 14, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri.

Adjusted Lot 16

A tract of land being part of Lot 16 of "Thousand Oaks Plat One", a subdivision according to the plat thereof recorded in Plat Book 224 page 12 of the St. Louis County Records in U.S. Survey 366 and Sections 13 & 14, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and more particularly described as follows:

Beginning at the Southeast corner of said Lot 16; thence along a curve to the left whose radius point bears South 27 degrees 03 minutes 08 seconds West 54.00 feet from the last mentioned point, a distance of 57.81 feet to the West line of said Lot 16; thence Northwardly along said West line North 34 degrees 16 minutes 59 seconds West 162.50 feet to a point; thence leaving said West line North 79 degrees 35 minutes 12 seconds East 73.50 feet to a point in the North line of said Lot 16; thence Eastwardly along said North line South 82 degrees 09 minutes 55 seconds East 139.40 feet to the East line of said Lot 16; thence Southwardly along said East line South 27 degrees 03 minutes 08 seconds West 140.44 feet to the point of beginning and containing 0.425 acres according to calculations by Volz Incorporated during February 2019.

Notes:

- Bearing system adopted from "Thousand Oaks Plat One" as recorded in Plat Book 224 page 12.
- A title commitment was not provided. Property may be subject to additional easements of record, if any.
- Building setback requirements

R-1A PEU
Front Yard: 25 feet
Side Yard: 10 feet
Rear Yard: 15 feet

R-2 PEU
Front Yard: 20 feet
Side Yard: 8 feet
Rear Yard: 15 feet

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and adjusted in the manner shown on this plat, which shall hereafter be known as "Thousand Oaks Plat One - Lots 9 & 16 Boundary Adjustment Plat"

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

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2019.

Lot 9 - Elizabeth A. Litton

Elizabeth A. Litton

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2019, before me personally appeared **Elizabeth A. Litton** who to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

My Commission Expires: _____

Notary Public

Lot 16 - Kathleen M. Harshman

Kathleen M. Harshman

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2019, before me personally appeared who **Kathleen M. Harshman** who to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

My Commission Expires: _____

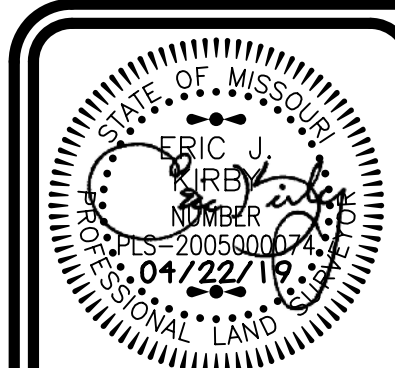
Notary Public

This is to certify that the plat of "Thousand Oaks Plat One - Boundary Adjustment Plat" was approved by the City Council of the City of Chesterfield by Ordinance Number _____ on _____, 2019 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

ATTEST:

Bob Nation, MAYOR

Vickie Hass, CITY CLERK



Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

VOLZ
Incorporated

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

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2019 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2019 - ENGINEERING

Thousand Oaks Plat One
Boundary Adjustment Plat
City of Chesterfield, MO
20984-00
Sheet 1 of 1

UNFINISHED BUSINESS

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

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

NEW BUSINESS

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

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