



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, May 1, 2017
5:30 PM**

1. Appointments

- A. **Re-Appointment** – Prosecuting Attorney Tim Engelmeyer – Proposed Resolution (4 Year Term)
- B. **Re-Appointment** – Assistant Prosecuting Attorney Tony Pezzani – Proposed Resolution (4 Year Term)

2. Planning and Public Works Committee – Chairperson Guy Tilman, Ward II

- A. **Bill No. 3145 – P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC) (First Reading)**
- B. **Bill No. 3146 – P.Z. 04-2017 Dierbergs The Market Place (Amendment) (First Reading)**
- C. **Bill No. 3147 – Canaan Crossing, Record Plat (First & Second Reading)**
- D. **Public Works Policies 45 and 46 (Voice Vote)**
 - PW#45 – Parking Restrictions**
 - PW#46 – School Zones**
- E. **Public Health and Safety Policies 1, 4, and 7 (Voice Vote)**
 - PH&S #1 – Citizens Requests for Traffic Control Devices and Street Enhancements**
 - PH&S #4 – Painting of Curbs**
 - PH&S #7 – Street Light Installations**
- F. **Next Meeting – May 4, 2017 (5:30pm)**

3. Finance and Administration Committee – Chairperson Tom DeCampi, Ward IV

4. Parks, Recreation and Arts Committee – Chairperson Randy Logan, Ward III

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

6. **Report from the City Administrator** – Mike Geisel

A. **Bid Recommendation** – 2017 Public Works Facility Painting

B. **Bid Recommendation** – 2017 Seal Coat Parking Lots and Trails

C. **Liquor License Request** – AR Workshop Chesterfield

D. **Sewer Lateral Fund** – 2016 Budget Adjustment

7. **Unfinished Business** – Mayor Bob Nation

A. **City's Representative to the Chesterfield Valley Transportation Development District Board** (postponed from 4/19 meeting)

8. **Adjourn** –

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, May 1, 2017
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – April 19, 2017
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** - Mayor Bob Nation
 - A. Wednesday, May 3, 2017** – Veteran Honor Park Dedication Ceremony (5:30pm)
 - B. Thursday, May 4, 2017** – Planning and Public Works (5:30pm)
 - C. Monday, May 8, 2017** – Planning Commission (7pm)
 - D. Monday, May 15, 2017** – Next City Council meeting (7pm)

VIII. APPOINTMENTS – Mayor Bob Nation

- A. Re-Appointment** – Prosecuting Attorney Tim Engelmeyer – Proposed Resolution (4 Year Term)
- B. Re-Appointment** – Assistant Prosecuting Attorney Tony Pezzani – Proposed Resolution (4 Year Term)

IX. COUNCIL COMMITTEE REPORTS

- A. Planning and Public Works Committee** – Chairperson Guy Tilman, Ward II
 - 1. Bill No. 3145 – P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC) (First Reading)**
 - 2. Bill No. 3146 – P.Z. 04-2017 Dierbergs The Market Place (Amendment) (First Reading)**
 - 3. Bill No. 3147 – Canaan Crossing, Record Plat (First & Second Reading)**
 - 4. Public Works Policies 45 and 46 (Voice Vote)**
 - PW#45** – Parking Restrictions
 - PW#46** – School Zones
 - 5. Public Health and Safety Policies 1, 4, and 7 (Voice Vote)**
 - PH&S #1** – Citizens Requests for Traffic Control Devices and Street Enhancements
 - PH&S #4** – Painting of Curbs
 - PH&S #7** – Street Light Installations
 - 6. Next Meeting – May 4, 2017 (5:30pm)**
- B. Finance and Administration Committee** – Chairperson Tom DeCampi, Ward IV
- C. Parks, Recreation and Arts Committee** – Chairperson Randy Logan, Ward III
- D. Public Health and Safety Committee** – Chairperson Barry Flachsbart, Ward I

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Bid Recommendation – 2017 Public Works Facility Painting**
- B. Bid Recommendation – 2017 Seal Coat Parking Lots and Trails**
- C. Liquor License Request – AR Workshop Chesterfield**
- D. Sewer Lateral Fund – 2016 Budget Adjustment**

XI. UNFINISHED BUSINESS – Mayor Bob Nation

- A. City's Representative to the Chesterfield Valley Transportation Development District Board** (postponed from 4/19 meeting)

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3145 – AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “R-3” RESIDENTIAL DISTRICT FOR A 0.722 ACRE TRACT OF LAND AND “R-4” RESIDENTIAL DISTRICT FOR AN 11.883 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY 2,200’ EAST OF THE INTERSECTION OF OLIVE BOULEVARD AND CHESTERFIELD PARKWAY (P.Z. 17-2016 GRAND RESERVE [HARDESTY DEVELOPMENT, LLC] —18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205). (FIRST READING) (PLANNING COMMISSION RECOMMENDS APPROVAL.)**
- B. BILL NO. 3146 – AN ORDINANCE REPEALING ORDINANCE 2256 OF THE CITY OF CHESTERFIELD TO CHANGE THE CONDITIONS OF ATTACHMENT “A” RELATIVE TO THE “C-8” PLANNED COMMERCIAL DISTRICT FOR AN 11.35 ACRE TRACT OF LAND LOCATED EAST OF CLARKSON ROAD AND NORTH OF BAXTER ROAD. (P.Z. 04-2017 DIERBERGS THE MARKET PLACE (AMENDMENT)). (FIRST READING) (PLANNING COMMISSION RECOMMENDS APPROVAL.)**
- C. BILL NO. 3147 – AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE PETER STEFFAN SUBDIVISION, A 5.00 ACRE TRACT OF LAND ZONED “PI” PLANNED INDUSTRIAL DISTRICT LOCATED NORTH OF OLIVE STREET ROAD WEST OF ITS INTERSECTION WITH SPIRIT AIRPARK WEST DRIVE. (FIRST & SECOND READINGS) (PLANNING COMMISSION RECOMMENDS APPROVAL.)**

XV. ADJOURNMENT

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

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AGENDA REVIEW – Monday, 5/1/2017 – 5:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:30 pm, on Monday, May 1, 2017.**

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



RECORD OF PROCEEDING

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

APRIL 19, 2017

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

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

A roll call was taken with the following results:

PRESENT

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

ABSENT

Councilmember Bridget Nations
Councilmember Nathan Roach

APPROVAL OF MINUTES

The minutes of the March 31, 2017 Special City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the April 10, 2017 Special City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember

Flachsbart, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Elaine Collins, 808 Grimstone, spoke in opposition to rezoning the mobile home park.

Mr. Ed Ernstrom, 908 Doesay Lane, spoke in opposition to rezoning the mobile home park.

Mr. Adam Lehde, 2142 Graystone Drive, St. Charles, spoke in opposition to rezoning the mobile home park.

SWEARING-IN CEREMONY

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

ROLL CALL

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

PRESENT

ABSENT

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

TEMPORARY ADJOURNMENT – RECEPTION

Mayor Nation temporarily adjourned the meeting at 7:27 p.m., for those in attendance to attend a reception for the newly-elected and re-elected officials.

The meeting was reconvened at 7:59 p.m.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, May 1, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

All action items deferred until next meeting of Council.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that, in accordance with the Secretary of State's recommendation for records retention, Staff is to report on the destruction of records, and such destruction should be acknowledged by Council for the record. Councilmember Logan made a motion, seconded by Councilmember Flachsbart, to authorize destruction of the records as recommended by City Clerk Vickie Hass in her memorandum dated March 27, 2017. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for Sidewalk Replacement Project A. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to Amcon Municipal Concrete in an amount not to exceed \$300,000. This project is fully funded by the Capital Projects Fund. Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Ohley, Keathley, Logan, DeCampi, Tilman, Hurt, McGuinness and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that the following series of items all relate to the Compressed Natural Gas (CNG) grant project. He referenced the memo prepared by Director of Public Works/City Engineer Jim Eckrich, dated April 12, 2017, for specific details.

Mr. Geisel reported that the City has received a federal grant for construction of a natural gas fueling facility and conversion of multiple Public Works vehicles. The funding strategy for this grant has been included and carried on the Fund Reserve financial statements since 2015 when the grant was accepted and the financing strategy was approved by City Council. The funding related to the grant project have been reported on the City's financial statements since acceptance of the grant, so the recommended approvals will not impact the fund reserve levels. Design of the fueling station was

initiated in 2016. Each phase of this project required review and approval by both East-West Gateway Council of Governments and the Missouri Department of Transportation.

Authorization to execute a contract for the construction of a CNG Station.

Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to authorize the City Administrator to execute a contract with Cissel Mueller for the construction of a CNG Station, in an amount not to exceed \$1,600,000. A roll call vote was taken with the following results: Ayes – Logan, McGuinness, Flachsbart, Ohley DeCampi, Tilman, Hurt and Keathley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Authorization to execute a contract for two one ton bi-fuel GMC trucks.

Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to authorize the City Administrator to execute a contract, for the purchase of two one ton bi-fuel trucks, with Lou Fusz GMC in an amount not to exceed \$143,180. A roll call vote was taken with the following results: Ayes – Ohley, DeCampi, Logan, Flachsbart, Hurt, Tilman, Keathley and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Authorization to execute a contract for seven 2.5 ton designated CNG Freightliner trucks. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to authorize the City Administrator to execute a contract, for purchase of seven 2.5 ton designated CNG Freightliner trucks, with Truck Centers Incorporated in an amount not to exceed \$1,203,023. A roll call vote was taken with the following results: Ayes – Keathley, McGuinness, Logan, Ohley, Hurt, Tilman, DeCampi and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

Budgetary Transfer. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to authorize a budgetary transfer of \$2,100,000 from the General Fund – Fund Reserves to the Capital Projects Fund and to transfer \$2,946,203 from the Capital Projects Fund – Fund Reserves to accounts “Autos & Trucks” and “Improvements to Buildings & Grounds”. A roll call vote was taken with the following results: Ayes – Ohley, Flachsbart, Tilman, DeCampi, Logan, McGuinness, Keathley and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Bill No. 3143 (Authorizes a Supplemental Agreement with the Missouri Highways and Transportation Commission for the CMAQ Project) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Mr. Geisel reported that Bill No. 3144 (Authorizes Execution of an Easement to Laclede Gas Company in order to allow construction of a gas main along the western property line of the Public Works Facility) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Councilmember DeCampi made a motion, seconded by Councilmember McGuinness, to nominate Councilmember Hurt as President Pro Tem for April 2017-April 2018. Councilmember Hurt accepted the nomination, and with no further nominations offered, Mayor Nation declared Councilmember Hurt as President Pro Tem by acclamation.

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

FINANCE AND ADMINISTRATION COMMITTEE

Councilmember Tom DeCampi, Ward IV – **CHAIRPERSON**
Councilmember Barbara McGuinness, Ward I
Councilmember Ben Keathley, Ward II
Councilmember Randy Logan, Ward III

PARKS, RECREATION AND ARTS COMMITTEE

Councilmember Randy Logan, Ward III – **CHAIRPERSON**
Councilmember Barbara McGuinness, Ward I
Councilmember Ben Keathley, Ward II
Councilmember Tom DeCampi, Ward IV

PLANNING AND PUBLIC WORKS COMMITTEE

Councilmember Guy Tilman, Ward II – **CHAIRPERSON**
Councilmember Barry Flachsbart, Ward I
Councilmember Dan Hurt, Ward III
Councilmember Michelle Ohley, Ward IV

PUBLIC HEALTH AND SAFETY COMMITTEE

Councilmember Barry Flachsbart, Ward I – **CHAIRPERSON**
Councilmember Guy Tilman, Ward II
Councilmember Dan Hurt, Ward III
Councilmember Michelle Ohley, Ward IV

Councilmember Hurt made a motion, seconded by Councilmember Logan, to approve the City Council Committee Assignments listed above for April 2017-April 2018. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Logan made a motion, seconded by Councilmember Tilman, to postpone discussion regarding the City's representative to the Chesterfield Valley Transportation Development District until the May 1, 2017 City Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION

BILL NO. 3143 AUTHORIZES A SUPPLEMENTAL AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE CMAQ PROJECT (FIRST AND SECOND READING)

Councilmember Tilman made a motion, seconded by Councilmember Logan, for the first reading of Bill No. 3143. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3143 was read for the first time.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to suspend the rules to allow second reading of Bill No. 3143. Councilmember Keathley expressed concern about the public's interest being served by following the rules and normal processes in not reading a bill twice in one meeting. A roll call vote was taken with the following results: Ayes – DeCampi, Logan, Ohley, Flachsbart, Hurt and Tilman. Nays – Keathley and McGuinness. Whereupon Mayor Nation declared the motion passed.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3143. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3143 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3143 with the following results: Ayes – Flachsbart, Logan, Tilman, Ohley, McGuinness, DeCampi, Hurt and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3143 approved, passed it and it became **ORDINANCE NO. 2945**.

BILL NO. 3144 AUTHORIZES EXECUTION OF AN EASEMENT TO LACLEDE GAS COMPANY IN ORDER TO ALLOW CONSTRUCTION OF A GAS MAIN ALONG THE WESTERN PROPERTY LINE OF THE PUBLIC WORKS FACILITY (FIRST AND SECOND READING)

Councilmember Tilman made a motion, seconded by Councilmember Logan, for the first reading of Bill No. 3144. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3144 was read for the first time.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to suspend the rules to allow second reading of Bill No. 3143. Councilmember Keathley expressed concern about the public's interest being served by following the rules and normal processes in not reading a bill twice in one meeting. A roll call vote was taken with the following results: Ayes – DeCampi, Logan, Ohley, Flachsbart, Hurt and Tilman. Nays – Keathley and McGuinness. Whereupon Mayor Nation declared the motion passed.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3144. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3144 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3144 with the following results: Ayes – Tilman, McGuinness, Flachsbart, Ohley, Keathley, Hurt, DeCampi and Logan. Nays – None. Whereupon Mayor Nation declared Bill No. 3144 approved, passed it and it became **ORDINANCE NO. 2946**.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:30 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

COMMUNICATIONS AND PETITIONS

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

UPCOMING MEETINGS/EVENTS

- A. **Wednesday May 3, 2017** – Veteran Honor Park Dedication Ceremony (5:30pm)
- B. **Thursday, May 4, 2017** – Planning and Public Works (5:30pm)
- C. **Monday, May 8, 2017** – Planning Commission (7pm)
- D. **Monday, May 15, 2017** – Next City Council meeting (7pm)

APPOINTMENTS

Reappointment of Prosecuting Attorney and Assistant Prosecuting Attorney are due to expire effective May 7, 2017

Reappointment – Prosecuting Attorney Tim Engelmeyer – Proposed Resolution (Additional 4 Year Term)

Reappointment – Assistant Prosecuting Attorney Tony Pezzani – Proposed Resolution (Additional 4 Year Term)

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



DATE: April 24, 2017

TO: Michael O. Geisel, City Administrator

FROM: Vickie J. Hass, City Clerk

A handwritten signature in blue ink, appearing to read 'VJH', is written over the 'FROM' line.

SUBJECT: Reappointment of Prosecuting Attorney and Assistant Prosecuting Attorney

The terms for Prosecuting Attorney Tim Engelmeyer and Assistant Prosecuting Attorney Tony Pezzani are due to expire effective May 7, 2017.

Mayor Nation supports the reappointment for Mr. Engelmeyer and Mr. Pezzani, each for an additional four year term. Their new terms will expire effective May 7, 2021.

Please add these re-appointments to the May 1 City Council agenda.

RESOLUTION NO. _____

COMES NOW the Mayor of the City of Chesterfield, pursuant to the power and authority vested in him to appoint positions, pursuant to Chapter 77.330 RSMo, and hereby appoints **Timothy Andrew Engelmeyer**, as Prosecuting Attorney, to serve for a period of four (4) years, beginning May 7, 2017, in accordance with City of Chesterfield Ordinance 6 and Chapter 77.370 RSMo. Said appointment to become effective upon completion of his current term.

Passed and approved this _____ day of _____, 2017.

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

RESOLUTION NO. _____

COMES NOW the Mayor of the City of Chesterfield, pursuant to the power and authority vested in him to appoint positions, pursuant to Chapter 77.330 RSMo, and hereby appoints **Anthony Pezzani**, as Assistant Prosecuting Attorney, to serve for a period of four (4) years, beginning May 7, 2017, in accordance with City of Chesterfield Ordinance 6 and Chapter 77.370 RSMo. Said appointment to become effective upon completion of his current term.

Passed and approved this _____ day of _____, 2017.

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee met on Thursday, March 23rd which resulted in several action items for the May 1, 2017 City Council meeting.

Bill No. 3145 - P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC) (First Reading) (PLANNING COMMISSION RECOMMENDS APPROVAL.)

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "R-3" RESIDENTIAL DISTRICT FOR A 0.722 ACRE TRACT OF LAND AND "R-4" RESIDENTIAL DISTRICT FOR AN 11.883 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY 2,200' EAST OF THE INTERSECTION OF OLIVE BOULEVARD AND CHESTERFIELD PARKWAY (P.Z. 17-2016 GRAND RESERVE [HARDESTY DEVELOPMENT, LLC] — 18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205).

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Bill No. 3147 - Canaan Crossing, Record Plat (First & Second Readings) (PLANNING COMMISSION RECOMMENDS APPROVAL.)

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE PETER STEFFAN SUBDIVISION, A 5.00 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED NORTH OF OLIVE STREET ROAD WEST OF ITS INTERSECTION WITH SPIRIT AIRPARK WEST DRIVE.

Public Works Policies 45 and 46

(Voice Vote) (PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL OF STAFF'S RECOMMENDATIONS.)

Recommends Revisions to Policies:

PW #45 – Parking Restrictions

PW #46 – School Zones

Public Health and Safety Policies 1, 4, and 7

(Voice Vote) (PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL OF STAFF'S RECOMMENDATIONS.)

Recommends removal from Public Health & Safety section of City Policies and moved to Public Works section with recommended changes:

PH&S #1 – Citizens Requests for Traffic Controls/Devices/Physical Improvements

PH&S #4 – Painting of Curbs

PH&S #7 – Street Light Installations

The following items are Department recommendations:

Next Meeting

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, May 4, 2017 at 5:30 pm.

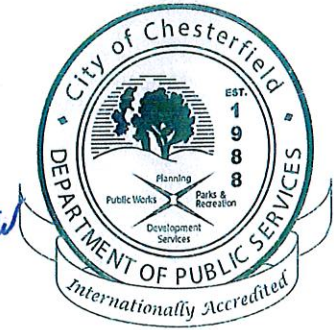
If you have any questions, please contact me prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, March 23, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, March 23, 2017 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Barry Flachsbart** (proxy for Councilmember Barbara McGuinness) (Ward I), **Councilmember Bridget Nations** (Ward II) and **Councilmember Nathan Roach** (Ward IV).

Also in attendance were: Planning Commission Chair Stanley Proctor; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Jessica Henry, Senior Planner and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the March 9, 2017 Committee Meeting Summary

Councilmember Roach made a motion to approve the Meeting Summary of March 9, 2017. The motion was seconded by Councilmember Hurt and passed by a voice vote of 3-0. (Councilmember Nations was not present for the vote.)

II. UNFINISHED BUSINESS - None

III. NEW BUSINESS

- A. P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC): A request for a zoning map amendment from the "NU" Non-Urban District and the "R-3" Residence District to an "R-4" Residence District for a 12.605 acre tract of land located on the south side of Olive Boulevard, approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway (18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205). (Ward 2)

STAFF REPORT

Jessica Henry, Senior Planner, presented the project request for a zoning map amendment from the "NU" Non-Urban District and the "R-3" Residence District to an "R-4" Residence District

for a 12.6 acre tract of land located on the south side of Olive Boulevard, east of the intersection of Olive Boulevard and Chesterfield Parkway.

A Public Hearing was held on February 27. There was a lot of discussion at the Public Hearing and at the subsequent Vote Meeting regarding buffering for the surrounding residential subdivisions. As a result, the Planning Commission made a motion to zone a 7.2 acre portion of the tract "R-3." The Petitioner was amenable and stated that no homes are to be built on that section as the area is reserved for tree preservation. This tract is approximately 100 feet from the adjacent White Plains subdivision.

The Planning Commission also expressed concern regarding homes located on the cul-de-sac off of Hitchcock Road in the Chesterfield Plantation subdivision. The petitioners stated that homes would be approximately 100 feet away from the cul-de-sac.

Ultimately, the Planning Commission unanimously approved the request for "R-4" zoning with a small portion of the tract along the western property line zoned as "R-3."

Ms. Henry pointed out that this is a conventional or straight zoning district, so there is no Attachment A or preliminary plan. The Petitioners have submitted an Alta Survey and a TSD.

(Councilmember Nations arrived at 5:35 p.m.)

Discussion

In response to Chair Hurt's question, Ms. Henry stated that the primary difference between "R-3" and "R-4" zoning is that "R-4" has a 7,500 sq. ft. minimum lot size and "R-3" has a 10,000 sq. ft. minimum. She stated the Petitioner would be developing within the "R-4" portion as they want 7,500 sq. ft. lots and plan to build only 35 homes on this parcel.

PLANNING COMMISSION REPORT

Planning Commission Chair Stanley Proctor stated neighboring residents were concerned with the size of the retaining wall.

Chair Hurt pointed out that due to the existing topography, storm water currently runs in a sheet flow pattern. When the site is developed, the City will require that the development design storm water facilities which will result in an overall improvement.

In response to questions, Mr. Brett Hardesty, Hardesty Homes, stated the retaining wall will not be 12 feet high as perceived by the residents. A 30 foot landscape buffer is required and the retaining wall will drop down into the ground around the retention basin and it will also be 100 feet back into the development. Mr. Hardesty stated they will be improving the storm water runoff. The City requires them to detain the storm water before it is discharged and the discharge rate will be significantly lower than the current runoff rate.

Councilmember Nations made a motion to forward P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC) to City Council with a recommendation to approve. The motion was seconded by Councilmember Roach and passed by a voice vote of 4-0.

B. Public Works Policies 45-53

STAFF REPORT

In a continuing effort to review all City Council policies to ensure those policies are current and accurate, Jim Eckrich, Director of Public Works/City Engineer, presented Policies 45-53 for review.

Staff recommends no change to the following policies.

- Policy 47: Street Migration** – The Policy is current and no change is recommended.
- Policy 48: Private Street Acceptance as a Public Street** – The Policy is current and no change is recommended.
- Policy 49: Posting of Speed Limit Signs** - The Policy is current and no change is recommended.
- Policy 50: Traffic Signs** – The Policy is current and no change is recommended.
- Policy 51: Street Tree Removals** – No change is recommended as the Policy is current and was recently revised by City Council on May 5, 2014.
- Policy 52: Installation of Deer Crossing Signs** – No change is recommended as the Policy is current and was recently created on February 11, 2012.
- Policy 53: Snow Removal for Private Driveways within the Public Right of Way** – No change is recommended at this time as this Policy is an “interim” Policy that is reviewed yearly to determine if the program is to continue on a permanent basis.

The Committee concurred that no vote is necessary for this group of Policies.

- Policy 45: Parking Restrictions** – Recommend a revised Policy that is substantively the same but also includes a section on private streets that states:

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

Staff also recommends removing the references to City Code sections within the current Policy.

Councilmember Flachsbart made a motion to forward Public Works Policy #45 to City Council with a recommendation to approve, as amended by Staff. The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

- Policy 46: School Zones** – Recommend a revised Policy that incorporates current requirements for school zones, including crossing, speed limits, and associated signage. The section on “Drug Free School Zones” has been removed because the Missouri Revised Statute referenced in the Policy has been repealed.

Councilmember Nations made a motion to forward Public Works Policy #46 to City Council with a recommendation to approve, as amended by Staff. The motion was seconded by Councilmember Roach and **passed by a voice vote of 4-0.**

Mr. Eckrich stated that in addition to the 53 Public Works Policies, there are 3 policies that should be moved from the Public Health and Safety Policies to the Public Works Policies. The policies are as follows:

PH&S #1: Citizen Requests for Traffic Control/Devices/Physical Improvements – Recommend changing “improvements” to “enhancements.” Residents who request improvements to their streets, i.e., pot holes, cracked section of curb, etc., should be able to contact the City for repair. If an enhancement is requested, i.e., an island, lane addition, geometric modification, etc., that should be forwarded to the subdivision trustees. Additionally, Staff has also clarified that requests for improvements to State and County roadways will be forwarded to those agencies for action.

PH&S #4: Painting of Curbs – Recommend minor changes including that the request for painting curbs shall be submitted to the City Engineer in writing.

PH&S #7: Streetlight Installations – The current Policy states:

The City Council shall consider requests for the installation of streetlights only at intersections involving a City street intersecting with a State or County roadway.

Recommended change is as follows:

The City Council will consider requests for streetlights only at intersections involving a City roadway with a State roadway, a County roadway, or a City Collector or Arterial roadway. All requests shall be submitted in writing to the City Engineer . . .”

Staff also recommends adding the following:

Streetlights are required as part of development, as detailed in the City of Chesterfield Municipal Code. These streetlights are to be funded and maintained by the Subdivision. The City of Chesterfield will not construct, fund, or maintain streetlights unless those streetlights are specifically approved by City Council.

Councilmember Nations made a motion to forward Public Health & Safety Policies #1, #4 and #7 to City Council with a recommendation that they be moved to the Public Works section of the City Policies, as recommended by Staff. The motion was seconded by Councilmember Roach and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Jim Eckrich, Director Public Works/City Engineer, for additional information on Public Works Policies 45-53.]

IV. OTHER – None

V. ADJOURNMENT

The meeting adjourned at 5:50 p.m.

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: April 11, 2017
CC Date: May 1, 2017

RE: **P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC):** A request for a zoning map amendment from the "NU" Non-Urban District and the "R-3" Residence District to an "R-4" Residence District for a 12.605 acre tract of land located on the south side of Olive Boulevard, approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway (18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205).

See Bill No.
3145

Stock and Associates Consulting Engineers, Inc., on behalf of Hardesty Development, LLC, has submitted a request for a zoning map amendment from an "NU" Non-Urban District and "R-3" Residence District to an "R-4" Residential District for a 12.6 acre tract of land. In the application for this request, the Petitioner stated it was their intent to construct 35 single-family homes on the subject site.

A Public Hearing for this request was held at the February 27, 2017 City of Chesterfield Planning Commission meeting. Although no specific issues relevant to the zoning request were raised during the Public Hearing, the Planning Commission did request that Staff present a comparison of the requested "R-4" Residence District to the "R-3" Residence District. Additionally, several members of the public spoke and expressed concerns regarding items such as proper buffering, storm water mitigation, and tree preservation. These items were discussed and additional information provided at the vote meeting held on March 13, 2017.

After a lengthy discussion regarding the appropriate residential district for this development, a motion was made to approve the zoning map amendment request to the "R-4" Residence District with a portion of the site to be zoned "R-3" Residence District. That portion to be zoned "R-3" is the area of land located between the western property line of the tract identified as "PR Church" and the parallel property line labeled N31° 39' 43"W 1036.16' as shown on the Alta/NSPS Land Title Survey. The motion passed by a vote of 8 to 0.

This petition was reviewed by the Planning and Public Works Committee on March 23, 2017. The Committee approved a motion to forward this item to City Council with a recommendation to approve as presented by a vote of 4-0.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If the request is approved, these parcels will have to adhere to the permitted uses and district regulations of the "R-3" and "R-4" Residential Districts as well as all other applicable code requirements.

Attached to this report, please find a copy of the Alta Survey and Tree Stand Delineation Plan.



City Council Memorandum

Department of Public Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: April 20, 2017

CC Date: May 1, 2017

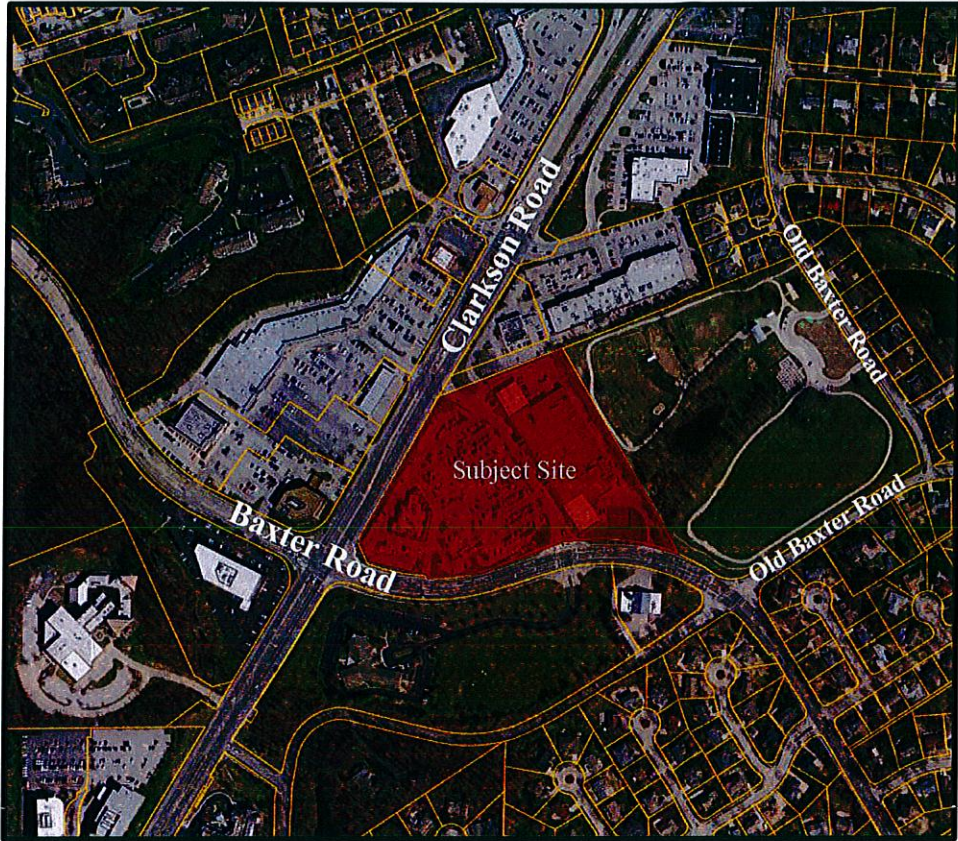
RE: **P.Z. 04-2017 Dierbergs The Market Place:** A request for an amendment to an existing "C-8" Planned Commercial District for an 11.35 acre tract of land located east of Clarkson Road and north of Baxter Road to increase the allowable density to permit an additional 3,800 square feet of supermarket and an additional 2,000 square feet in retail shopping abutting the supermarket.

See Bill NO. 3146

Dierbergs Village Chesterfield, Inc. has submitted a request for an amendment to an existing "C-8" Planned Commercial District. As stated in the submitted written narrative, the applicant wishes to add 3,800 square feet of supermarket and 2,000 square feet of retail shopping abutting the supermarket to their site. This would allow the applicant to provide minor additions to the supermarket, mainly a deli expansion in the back, enclosing a number of areas at the front for their shopping carts, enclosing a patio area for customers, and creating a tenant space on the interior of the supermarket.

A Public Hearing for this petition was held at the March 13th, 2017 Planning Commission meeting. No issues were identified during the public hearing. The Planning Commission voted on this item the same night. A motion to approve the petition as presented was passed by a vote of 8-0. Per City Council Policy #30, those amendments to existing ordinances which receive a vote of $\frac{3}{4}$ of those present with a minimum of 5 votes, will go directly to Council.

Attached to the legislation, please find a copy of the Attachment A, and Project Narrative. A redline version of the proposed changes can be found on page 3 of the attached Planning Commission Vote Report.



City Council Memorandum

Department of Public Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: April 20, 2017

CC Date: May 1, 2017

Re: **Canaan Crossing, Record Plat:** A Record Plat for a 5.00 acre tract of land zoned "PI" Planned Industrial District, located south of Olive Street Road, west of its intersection with Spirit Airpark West Drive.

see Bill NO-3147

Ezra Partners, LLC, has submitted a Record Plat for review. The request is for the creation of a new three-lot industrial development. While the Site Development Concept Plan shows five lots, the applicant is only seeking to create three lots at this time. In the future, additional lot splits or plats will be required to subdivide the land.

On March 13, 2017, the Planning Commission recommended approval of the Record Plat for the Canaan Crossing subdivision with a vote of 8-0.

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



III.B

DATE: March 1, 2017

TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer

RE: Public Works Policies 45-53



*Please forward to
PPW for review
& recommendation
moe
3/13/2017*

As you have directed, the City Staff has been comprehensively reviewing all City Council policies to ensure those policies are current and followed. There are 53 policies in the Public Works and Parks portion of the City Policy Manual. City Council has previously reviewed and approved, deleted, or modified Policies 1 – 44. I am hereby submitting my recommendations for Policies 45-53. A summary of the recommendations for each policy is as follows:

45) Parking Restrictions: The City Staff is recommending a revised Policy with very few changes, including the addition of Private Streets. The Policy is substantively the same.

46) School Zones: The City Staff is recommending a revised Policy which incorporates current requirements for school zones, including crossing, speed limits, and associated signage. You will note that the section on "Drug Free School Zones" has been removed. That is because Missouri Revised Statute 195.214, referenced in the Policy, has been repealed. Nevertheless, the Police Department can still recommend appropriate signage in school zones, as detailed in the Public Works Department Traffic Policies and Procedures Manual (Section 33.13).

47) Street Migration: The current policy is appropriate and no change is recommended.

48) Private Street Acceptance as a Public Street: The current policy is appropriate and no change is recommended.

49) Posting of Speed Limit Signs: The current policy is appropriate and no change is recommended.

50) Traffic Signs: The current policy is appropriate and no change is recommended.

51) Street Tree Removals: The current policy is appropriate and was recently revised by City Council (5/5/2014). No change is recommended.

52) Installation of Deer Crossing Signs: The current policy is appropriate and was only recently created (2/11/2012). No change is recommended.

53) Snow Removal for Private Driveways within Public Right of Way: This Policy is still an "interim" policy as the City determines whether to keep this program permanently. No changes I recommended at this time.

In addition to the 53 Public Works and Parks Policies, there are three policies which both the Police Chief and I agree should be moved from the Public Health and Safety section to the Public Works section of City Policies. These policies are as follows:

PH&S #1) Citizen Requests for Traffic Controls / Devices / Physical Improvements: I have recommend improvements to this Policy, including changing "improvements" to "enhancements". Residents who request improvements to their streets should be able to simply contact the City. If an enhancement is recommended (i.e. an island, lane addition, geometric modification, etc) that should be forwarded to the Subdivision Trustees. Additionally, I have clarified that requests for State and County roadways will be forwarded to those agencies for action.

PH&S #4) Painting of Curbs: I have recommended minor modifications including that the request for painting the curbs shall be submitted to the City Engineer in writing.

PH&S #7) Streetlight Installations: I have recommended minor modifications, including clarification that subdivisions pay for subdivision lights, and that in addition to the criteria listed, the City Council can authorize lighting in other areas which benefits the City of Chesterfield.

A summary of the Staff's recommendation for policy revisions is as follows: **The City Staff recommends that Policies 45 and 46 are revised, 47-53 are retained with no changes, and that Public Health and Safety Policies 1, 4, and 7 are moved to the Public Works section with the recommended changes.**

Should you have questions or need additional information, please let me know.

Action Recommended

These twelve policies should be presented to the Planning and Public Works Committee for consideration. Should PPW concur with Staff's recommendation, it should vote to authorize Staff to submit these policies to City Council for approval. This will conclude the review of Public Works policies.

Existing Policy
To Be Replaced

CITY OF CHESTERFIELD POLICY STATEMENT

PUBLIC WORKS

NO. 45

SUBJECT Parking Restrictions

INDEX PW

DATE

DATE

ISSUED 2/20/02

REVISED

POLICY

Federal, State and County Roadways

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

City Streets -- Subdivision

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

For the purpose of this policy, the "general area" is defined as the area within a 500 foot radius of the proposed parking restriction, and on the same street as the proposed parking restriction or a street that is directly connected to the street with the proposed parking restriction. If the parking restriction is proposed on a cul-de-sac, the general area is limited to those residents who have driveway access on the cul-de-sac.

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

If the required levels of support are not met, the Department of Public Works shall review the restriction and prepare a recommendation based upon traffic engineering principles and forward same to the Public Works/Parks Committee for review and consideration. Said recommendation shall include, but is not limited to: a survey of those property owners who are immediately adjacent to the area where parking restrictions are proposed, traffic volumes, and accident history.

City Streets -- Non-Subdivision

All requests for parking restrictions on City Streets that are not located within a subdivision must be submitted in writing to the City Administrator. The Department of Public Works shall then conduct a survey of those property owners who are immediately adjacent to the area where parking restrictions are proposed. A $\frac{3}{4}$ (75%) level of support among property owners immediately adjacent to the area where parking restrictions are proposed is required. If the required levels of support are met, a draft of an ordinance calling for the parking restriction shall be submitted to the Public Works/Parks Committee for review and then, if approved by the Committee, forwarded to City Council for consideration.

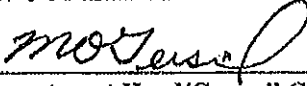
If the required levels of support are not met, the Department of Public Works shall review the restriction and prepare a recommendation based upon traffic engineering principles and forward same to the Public Works/Parks Committee for review and consideration. Said recommendation shall include, but is not limited to: a survey of those property owners who are immediately adjacent to the area where parking restrictions are proposed, traffic volumes, and accident history.

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

Section 300.060: The City Traffic Engineer shall determine the installation and proper timing and maintenance of traffic control devices, conduct engineering and analyses of traffic accidents and devise remedial measures, conduct engineering investigation of traffic conditions, plan the operation traffic on the streets and highways of the City, and cooperate with other City Officials in the development of ways and means to improve traffic conditions and carry out the additional powers and duties imposed by ordinances of the City.

Section 300.130: The City Traffic Engineer shall place and maintain traffic control signs, signals, and devices when and as required under the traffic ordinances of the City to make effective the provisions of said ordinances and may place and maintain such additional traffic control devices as he may deem necessary to regulate traffic under the traffic ordinances of the City or under State law to guide or warn traffic.

RECOMMENDED BY:

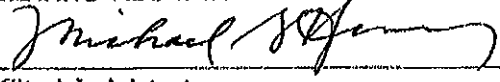


Department Head/Council Committee (if applicable)

2/20/02

Date

APPROVED BY:



City Administrator

2/20/02

Date



City Council (if applicable)

2/20/02

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS		NO.	45
SUBJECT	Parking Restrictions	INDEX	PW
DATE	2/20/02	DATE	3/01/2017
ISSUED		REVISED	

POLICY

Federal, State and County Roadways

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

City Public Streets - Subdivision

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

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

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

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

City Public Streets – Non-Subdivision

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

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

City Private Streets

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

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

RECOMMENDED BY:

_____	_____
Department Head/Council Committee (if applicable)	Date

APPROVED BY:

_____	_____
City Administrator	Date

_____	_____
City Council (if applicable)	Date

Existing Policy
To Be Replaced

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS

NO. 46

SUBJECT School Zones

INDEX PW

**DATE 10/7/02
ISSUED**

**DATE
REVISED**

POLICY

SCHOOL ZONES

The need for designating a school zone along a publicly maintained roadway will be investigated at the request of the affected school district/private school. As described in the Manual on Uniform Traffic Control Devices (MUTCD), a school zone will be signed where school grounds are adjacent to the roadway and/or where there is an established school crossing either adjacent to a school or on a through street along an established school pedestrian route. School zones shall not be signed for day care centers, preschools, trade schools, colleges or universities.

Each school zone shall be signed with a School Advance Warning assembly consisting of a pentagon shaped "School Advance Warning" sign (MUTCD S1-1) supplemented with a bottom plaque with the legend AHEAD (MUTCD W-16-9p) to provide advance notice to motorists of possible student pedestrian activity. Both signs in the assembly shall have a black border and black legend on a fluorescent yellow-green background.

In accordance with the MUTCD, this sign assembly shall be installed not less than 150 feet nor more than 700 feet in advance of a school crossing or school grounds, whichever is encountered first as motorists approach the school. The sign assembly shall also be installed in advance of a school speed limit sign assembly if a reduced school speed zone has been established.

SCHOOL CROSSINGS

The need for a school crossing along a publicly maintained roadway will be investigated at the request of the affected school district/private school. The school will be required to submit a "school pedestrian safe route" plan with their request for a school crossing. Typically this plan should show which sides of the streets students travel and the locations of existing "Stop" signs, traffic signals and painted crosswalks. The Department of Public Works will conduct a study to verify student pedestrian activity crossing the roadway either adjacent to a school or on a through street along an established school pedestrian route. The criteria for a school crossing is based upon need and the ability to find a safe and logical location for students to cross the roadway. The need for a school crossing shall be determined by whether student pedestrians actually do cross the street to attend the

school. In lieu of a direct crossing, consideration shall be given to determine the feasibility of requiring student pedestrians to walk a longer distance to a crossing utilizing existing traffic control(s).

Each school crossing shall be signed with a School Crosswalk Warning assembly consisting of a pentagon shaped "School Advance Warning" sign (MUTCD S1-1) supplemented with a diagonal downward pointing arrow plaque (MUTCD W16-7) to show the location of the crossing. Both signs in the assembly shall have a black border and black legend on a fluorescent yellow-green background.

This assembly shall be installed at a marked crosswalk, or as close to it as possible. These signs shall not be installed at school crossings controlled by a traffic signal or "Stop" signs.

The need for a school crossing traffic signal along a County maintained roadway will be investigated at the request of the affected school district/private school. A school crossing signal will be installed only if warranted in accordance with the MUTCD. The school district/private school shall be responsible for providing funding for all costs associated with furnishing and installing a school crossing signal.

Multi-way "Stop" signs for a school crossing at an intersection shall not be installed unless the "Stop" signs are warranted based upon minimum traffic volume warrants or accident experience in accordance with the MUTCD. Portable "Stop" signs, turn-type "Stop" signs and mid-block "Stop" signs shall not be permitted.

School crossings will not be installed for day care centers or preschools. A crossing for student pedestrians at a trade school, college or university will be signed as a pedestrian crossing, not as a school crossing.

SCHOOL SPEED LIMITS IN SCHOOL ZONES

The need for a school speed limit along a public maintained roadway will be investigated at the request of the affected school district/private school. As a general rule, a school speed limit will be considered only on a through street adjacent to the front of a school. If the front of a school is along a minor street, the speed limit would not normally be reduced since the speed limit is not likely already posted at 25 MPH, which is the general speed limit as specified by Ordinance. A school speed limit shall not be installed along a through street adjacent to the side or back of a school unless the roadway serves as the primary point of pedestrian access to the school.

The school district/private school will be required to submit a "school pedestrian safe route" plan with their request for a school speed limit. Typically this plan should show which sides of the streets students travel and the locations of existing "Stop" signs, traffic signals and painted crosswalks. This plan will be investigated by the Department of Public Works by analyzing the student pedestrian routes and verifying whether the location of the school crossings are both safe and logical.

Once the "school pedestrian safe route" is reviewed and approved, then a school speed limit on the through street adjacent to the front of the school will be considered if student pedestrians use this street as a primary point of pedestrian access to the school. However, school speed limits will not be considered for day care centers, preschools, senior high schools, trade schools, colleges or universities.

Physical features associated with the front of schools, such as fenced versus non-fenced playgrounds/school yards, will also be evaluated to determine if a school speed limit is warranted.

School speed limits will be posted on a "School Speed Limit When Flashing" sign assembly. This assembly shall have a top mounted, single yellow flashing beacon operated by either solar power or 120 volts AC. The power source provided shall be dependent upon a cost/benefit analysis. The top plaque of the sign assembly shall have a black border and black legend SCHOOL on a fluorescent yellow-green background. The center sign in the assembly shall be a standard speed limit sign. The bottom plaque shall have a black border and black legend WHEN FLASHING on a white background. In accordance with the MUTCD, this sign assembly shall be installed either 200 feet in advance of a school crossing or 300 feet in advance of school grounds, whichever is encountered first as motorists approach the school.

School speed limit times of restriction shall be in effect only when the flashing beacon is in operation; one hour in the morning when school starts; one hour during midday at the kindergarten shift change (if applicable); and one hour in the afternoon when school ends. Each school speed limit sign assembly with flashing beacon shall operate only during the months and days when school is in session. The Department of Public Works will coordinate times of operation of the flashing beacon with the school principal. Extensions of the above referenced times of operation of the flashing beacon may be granted by the City Engineer of the Department of Public Works if a legitimate need for such extensions is demonstrated by the school principal.

School speed limits will be posted no more than 10 MPH under the regularly posted speed limit. In no case, however, will the school speed limit be posted at less than 25 MPH, which is the general speed limit for roadways maintained by the City of Chesterfield and Saint Louis County as specified by Ordinance.

The school district/private school shall be responsible for providing funding for all costs associated with furnishing and installing each school speed limit sign assembly with flashing beacon.

Portable school speed limit sign assemblies shall not be permitted.

DRUG-FREE SCHOOL ZONE SIGNING

"Warning Drug-Free School Zone" signs where recommended by the Chesterfield Police Department will be installed 2,000 feet in advance of school grounds.

These signs warn against the distribution of controlled substances near schools in accordance with Section 195.214 of the Revised Statutes of Missouri. Each sign has a black legend on a yellow background. These signs shall not be installed on school zone, school crossing or school speed limit sign assemblies.

RECOMMENDED BY:

Mike Geisel, P.E. DPW\CE
Department Head/Council Committee (if applicable)

10/7/02
Date

APPROVED BY:

City Administrator

[Signature]

City Council (if applicable)

Date
10/7/02
Date

CITY OF CHESTERFIELD POLICY STATEMENT

PUBLIC WORKS**NO. 46****SUBJECT School Zones****INDEX PW****DATE 10/7/02
ISSUED****DATE 3/01/2016
REVISED****POLICY****SCHOOL ZONES**

The need for designating a school zone along a publicly maintained roadway will be investigated at the request of the affected school district/private school. The request should be made to the agency responsible for the roadway that fronts the school; Missouri Department of Transportation (MoDOT), St. Louis County, or City of Chesterfield. As described in the Manual on Uniform Traffic Control Devices (MUTCD), a school zone will be signed where school grounds are adjacent to the roadway and/or where there is an established school crossing either adjacent to a school or a street along an established school pedestrian route. School zones shall not be signed for day care centers, preschools, trade schools, colleges or universities.

Each school zone shall be signed with a school sign (MUTCD S1-1). Advanced warning signs may be installed where deemed necessary by engineering judgement. Advanced warnings shall include a School sign (MUTCD S1-1) supplemented with a bottom plaque with the legend AHEAD (MUTCD W-16-9p) to provide advance notice to motorists of possible student pedestrian activity. Both signs in the assembly shall have a black border and black legend on a fluorescent yellow-green background.

SCHOOL CROSSINGS

The need for a school crossing along a City maintained roadway will be investigated at the request of the affected school district/private school. The school will be required to submit a "school pedestrian safe route" plan with their request for a school crossing. Typically this plan should show which sides of the streets students travel and the locations of existing "Stop" signs, traffic signals and painted crosswalks. The Department of Public Services will conduct a study to verify student pedestrian activity crossing the roadway either adjacent to a school or on a street along an established school pedestrian route. The criteria for a school crossing is based upon need and the ability to find a safe and logical location for students to cross the roadway. In lieu of a direct crossing, consideration shall be given to determine the feasibility of requiring student pedestrians to walk a longer distance to a crossing utilizing existing traffic control(s).

Each school crossing shall be signed with a School Crossing assembly consisting of a pentagon shaped school sign (MUTCD S1-1) supplemented with a diagonal downward pointing arrow plaque (MUTCD W16-7) to show the location of the crossing. Both signs in the assembly shall have a black border and black legend on a fluorescent yellow-green background. This assembly shall be installed at a marked crosswalk, or as close to it as possible. These signs shall not be installed at school crossings controlled by a traffic signal, "Stop" sign or "Yield" sign.

Multi-way "Stop" signs for a school crossing at an intersection shall not be installed unless the "Stop" signs are warranted based upon minimum traffic volume warrants or accident experience in accordance with the MUTCD. Portable "Stop" signs, turn-type "Stop" signs and mid-block "Stop" signs shall not be permitted.

The need for a school crossing and/or traffic signal along a MoDOT or St. Louis County maintained roadway will be investigated by the responsible agency at the request of the affected school district/private school. These agencies will only install a school crossing and/or signal if warranted in accordance with the MUTCD. School crossing traffic signals will not be installed on City maintained streets. The school district/private school may be responsible for providing funding for all costs associated with furnishing and installing any traffic signal.

School crossings will not be installed for day care centers or preschools. A crossing at a trade school, college or university will be signed as a pedestrian crossing, not as a school crossing.

SCHOOL SPEED LIMITS IN SCHOOL ZONES

The need for a school speed limit will be investigated by the agency responsible for the roadway that fronts the school at the request of the affected school district/private school. As a general rule, a school speed limit will be considered only on a street adjacent to the front of a school. A school speed limit shall not be installed on a street adjacent to the side or back of a school unless the roadway serves as the primary point of pedestrian access to the school.

The school district/private school will be required to submit a "school pedestrian safe route" plan with their request for a school speed limit. Typically this plan should show which sides of the streets students travel and the locations of existing "Stop" signs, traffic signals and painted crosswalks. This plan will be investigated by the responsible roadway agency by analyzing the student pedestrian routes and verifying whether the location of the school crossings are both safe and logical. Once the "school pedestrian safe route" is reviewed, school speed limits may be installed on streets that are used as a primary point of access for student pedestrians. Physical features associated with the front of schools, such as fenced versus non-fenced playgrounds/school yards, will also be evaluated to determine if a school speed limit is warranted. The school district/private school may be responsible for providing funding for all costs associated with furnishing and installing any school speed limit sign assembly.

School speed limits will be posted on an assembly as detailed in the MUTCD. Where reduced school speed limit signs are placed, a school sign (S1-1) shall be installed in advance.

MoDOT and St. Louis County may install a Speed Limit Sign Beacon with a "WHEN FLASHING" legend, to identify the periods that the schools speed limit is in effect within their jurisdictions. If flashing beacons are used, they shall be installed in accordance with MUTCD Part 7, "Traffic Control for School Areas".

The beginning of a reduced school speed limit zone should be at least 200 feet in advance of the school grounds, school crossing, or other school related facilities. The end of a posted reduced school speed limit zone shall be identified with an "END SCHOOL SPEED LIMIT" (S5-3) sign. A school sign (MUTCD S1-1) assembly shall be installed in advance of a school speed limit sign assembly if a reduced school speed zone has been established.

School speed limits will be posted no more than 10 MPH under the regularly posted speed limit. In no case, however, will the school speed limit be posted at less than 20 MPH. Portable school speed limit sign assemblies are not permitted.

School speed limits will not be considered for day care centers, preschools, senior high schools, trade schools, colleges or universities.

RECOMMENDED BY:

_____	_____
Department Head/Council Committee (if applicable)	Date

APPROVED BY:

_____	_____
City Administrator	Date

_____	_____
City Council (if applicable)	Date

Existing Policy
Recommend No Change

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS

NO. 47

SUBJECT Street Migration (Street Creep)

INDEX PW

**DATE 12/2/2002
ISSUED**

**DATE
REVISED**

POLICY

New Developments

The design engineer shall be required to indicate which lots are susceptible to pavement migration (street creep) whether due to slopes or other features of the improvement plan. For those driveways considered susceptible to pavement migration, the design engineer shall clearly state specific design and construction provisions that will be utilized to prevent potential damage there from. Driveways on all lots shall include a full-depth expansion joint between the street and the driveway apron.

Existing City Maintained Streets

If a property owner who has a rigid driveway apron alleges pavement migration (street creep) threatens potential damage to their property, the Department of Public Works, with the consent of the City Engineer, will replace the apron with a new apron constructed of asphaltic concrete, a flexible material at no cost to the owner.

Street Replacement of City Maintained streets.

Where the City is aware of street migration allegations and street reconstruction is scheduled; The City Engineer shall clearly state specific design and construction provisions that will be utilized to prevent potential damage there from. Driveways on all lots shall include a full-depth expansion joint between the street and the driveway apron.

RECOMMENDED BY:

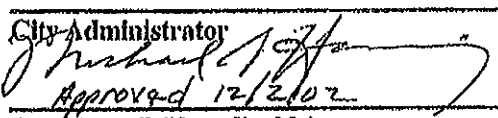


Mike Gelsel, DPW/ACE & PWCAG

12/2/02

Date

APPROVED BY:

City Administrator


Approved 12/2/02
City Council (if applicable)

Date
12/2/02

Date

Existing Policy
Recommend No Change

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS	NO.	48
SUBJECT Private Street Acceptance as a Public Street	INDEX	PW
DATE	DATE	
ISSUED 4/19/2004	REVISED	

POLICY

- I. Written request submitted to City Administrator.
 - A. All property owners must concur, including anyone with a legal interest in the property.
 - B. Gated streets will not be considered unless commitment is made to remove them.
 - C. Request forwarded to Department of Planning and Department of Public Works.
- II. Department of Planning initiates review of request.
 - A. Department of Planning reviews the record plat which created the private street. If the plat includes language that states the private streets shall remain private forever, the Planning Department shall report this finding to the Public Works Department, in memo format with a copy of the record plat attached, and shall cease further review of the request.
 - B. If the record plat does not contain the language mentioned above, the Department of Planning determines compliance with Zoning and Subdivision Ordinances.
 1. Density after required right of way subtracted from gross area
 2. Appropriate setbacks from required right of way
 3. Appropriate pavement width and maximum length
 4. Location of parking adjacent to street
 - C. Department of Planning forwards report to Department of Public Works.
- III. Department of Public Works completes review of request.
 - A. If Department of Planning's review indicates that the record plat which created the private street includes language that states the private streets shall remain private forever, or that a non-conforming condition exists, the

Department of Public Works notifies requestor that the request for dedication is denied.

- B. If no issues are found regarding the wording of the record plat, or a non-conforming condition, Department of Public Works will determine if the streets were built to City of Chesterfield or St. Louis County standards that were applicable at the time of the construction of the streets. If it is determined that they were not constructed in accordance with such standards, no further action on the request will be taken until a commitment is made to reconstruct the streets to current City of Chesterfield standards.
 - C. If no issues are found regarding the above, Department of Public Works evaluates the existing pavement
 - 1. Horizontal and vertical alignment
 - 2. Structural condition (No street will be accepted that has a street segment with an overall pavement rating of less than seven (7.00) or an individual section or slab rated five (5.00) or less.)
 - 3. Pavement width
 - 4. Pavement thickness
 - D. The Department of Public Works will also evaluate the following items associated with the street
 - 1. Storm sewers
 - 2. Sidewalks
 - 3. Street lighting
 - 4. Signage
 - E. The results of the inspections and a list of any deficiencies requiring remediation is sent to the person making the request.
- IV. The requestor has necessary work performed, including reconstruction of non-standard streets and removal of gates, as necessary, and prepares quit claim deeds.
- A. Contract for work and notify the Department of Public Works so work can be inspected.
 - B. Prepare a quit claim deed for each property to dedicate right of way and have each signed by the appropriate owner(s).
 - C. Submit all deeds to the Department of Public Works after remedial work has been approved.
- V. Department of Public Works verifies that all required items have been completed or received and forwards recommendation to the Public Works/Parks Committee of City Council for consideration of acceptance of the streets.

VI. Recommendation of Public Works/Parks Committee forwarded to City Council
for adoption as an ordinance.

RECOMMENDED BY:

M. Otter
Department Head/Council Committee (if applicable)

5/12/04
Date

APPROVED BY:

City Administrator
J. Michael Hoffman
City Council (if applicable)

Date
5/12/04
Date

Existing Policy
Recommend No Change

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS
SUBJECT Posting of Speed Limit Signs
DATE
ISSUED 8/16/2004

NO. 49
INDEX PW
DATE
REVISED

POLICY

It is accepted and understood that redundant and unnecessary signs create clutter, safety concerns, may create confusion and do not improve regulatory compliance. In addition, unnecessary signs are costly and create an additional maintenance burden. Motorists are expected to be aware of speed limits within the City of Chesterfield. The City of Chesterfield Code of Ordinances provides for a uniform speed limit, except where road design and conditions specifically warrant a different speed limit. Streets or street segments with "special speed limits" are identified Schedule III - SPECIAL SPEED LIMITS ON HIGHWAYS, ROADS, OR STREETS of the City Code, Ordinance #35.

Where special speed limits are required, regulatory signage shall be erected by the public agency or authority in control of the right of way, in accordance with the Manual on Uniform Traffic Control Devices and sound engineering practice.

In all other locations, where the City's uniform speed limit applies, motorists are expected to be aware of the speed limit and reasonably informed as to the speed limit. The general principle to be considered when determining the location and placement of regulatory speed limit signs, is that motorists should not be able to drive on a street without having passed a sign indicating "Speed limit 25 MPH unless posted otherwise" in their travel(s) into an area.

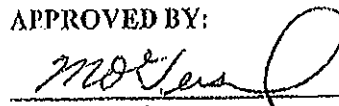
Speed limit signs will be posted at or near each entrance of a subdivision, where such entrance street intersects a road, street, or highway that is not maintained by the City of Chesterfield, and/or at or near each subdivision entrance intersecting a City maintained through street with a special speed limit. Internal subdivision streets shall not be posted with individual speed limit signs. Existing speed limit signs that are not necessary shall be removed by Department of Public Works personnel as manpower is available.

RECOMMENDED BY:

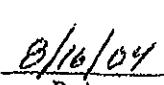
Department Head/Council Committee (if applicable)

Date

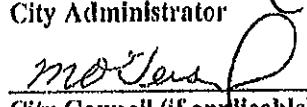
APPROVED BY:



City Administrator

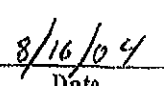


Date



City Council (if applicable)

(Approved by Council)



Date

Existing Policy
No Change Recommended

CITY OF CHESTERFIELD
POLICY STATEMENT

PUBLIC WORKS
SUBJECT Traffic Signs
DATE
ISSUED

NO. 50
INDEX PW
DATE
REVISED

POLICY

It is accepted and understood that redundant and unnecessary signs create clutter, safety concerns, may create confusion and do not improve regulatory compliance. In addition, unnecessary signs are costly and create an additional maintenance burden. The City of Chesterfield Code of Ordinances requires that signage is to be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), to ensure that signage is consistent, appropriate, and provides necessary information to all road users.

All traffic signage shall be erected and maintained in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).

In the event that a request or petition is received to place unwarranted or non-conforming signage, Staff is directed to inform the person(s) making such request that a uniform comprehensive standard exists so as to provide for the maximum safety of residents, motorists, and pedestrians. When applicable, informational written summaries regarding the efficacy of such signage is to be sent to those requesting inappropriate signage.

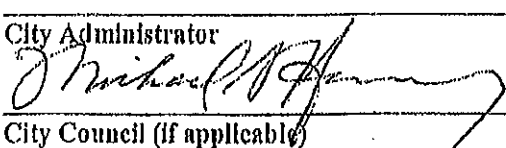
Nothing contained herein shall be construed to alter, change, supercede, or otherwise affect existing specific policies regarding regulatory signage. Existing policies dealing with regulatory and informational signage remain unaffected.

RECOMMENDED BY:

Mike Geisel 
Department Head/Council Committee (if applicable)

4/1/04
Date

APPROVED BY:

City Administrator

City Council (if applicable)

Date
11/1/04
Date

Existing Policy
No Change Recommended

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS	NO.	51
SUBJECT	Street Tree Removals	INDEX PW
DATE ISSUED	6/1/2009	DATE REVISED 5/5/2014

POLICY

The Department of Public Services is responsible for identifying trees within the right of way which are to be removed. Department personnel shall determine the condition of a street tree by visual inspection. If Department Staff determines that a street tree is hazardous, dead, dying or diseased, Staff shall prioritize and schedule the removal of the street trees to the extent that funding permits.

Priority for removal shall be given to those street trees that pose an immediate, imminent or potential danger to the safety and welfare of the general public.

In general, the City does not permit the removal of an otherwise healthy tree within the right of way. If a property owner desires to remove a healthy tree within the right of way, adjacent to his/her property, the Public Works Director MAY authorize a no cost special use permit for the property owner to remove the tree at no cost to the City. All other permit conditions and insurance requirements will be as required by the Public Works Director.

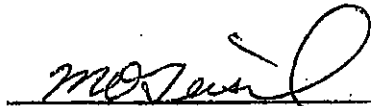
In some instances, otherwise healthy trees may become a nuisance. The Public Works Director may remove trees which, in his opinion, are detrimental to the public interests. Examples of such potential nuisances include but are not limited to: obstructing sight distance, shielding street lights, damaging sidewalks or sewers, low hanging branches which provide inadequate sidewalk or street clearance, deposition of pods, fruit or seeds, and trees with thorns.

Although not an approved species for new street trees within the City of Chesterfield, there exist a substantial number of Sweetgum trees throughout the City. Due to problems related to the prickly fruit which are unique to this tree species, some residents desire their removal. When a resident requests

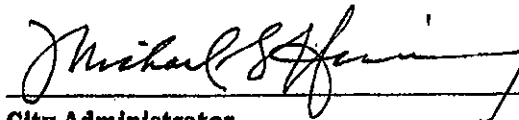
removal of an otherwise healthy Sweetgum tree located within the City's public right of way, The Public Works Director may consider its removal under the following conditions:

- 1) The resident participates in the street tree replacement program. A replacement tree must be selected and the appropriate fee paid for each tree requested to be removed.
- 2) The Public Works Director, or his designee shall attempt to communicate with the Subdivision trustees and advise them of the requested removal. While the ultimate authority and decision to remove the tree rests with the Public Works Director, the trustees may provide additional information, awareness and assistance for the Director to make an appropriate decision.
- 3) The City of Chesterfield takes pride in its tree lined streets and is desirous of maintaining the character of neighborhoods. Whenever possible, the Public Works Director should consider recent removals of street trees in the immediate vicinity and attempt to minimize the impact of the tree(s) removal on the overall character of the community.

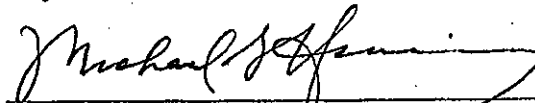
RECOMMENDED BY:


PPW Committee
Department Head/Council Committee (if applicable)

5/5/2014
Date


City Administrator

5/5/2014
Date


City Council (if applicable)

5/5/2014
Date

Existing Policy
No change Recommended

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS

SUBJECT Installation of Deer Crossing Signs

DATE

ISSUED

2/22/2012

NO.

52

INDEX

PW

DATE

REVISED

POLICY

The purpose of this policy is to establish guidelines to be followed when considering installation and placement of Deer Crossing signs.

Information

The Manual on Uniform Traffic Control Devices contains the warning sign for Deer Crossings (W11-3). However, it does not provide criteria for the installation and removal of these signs. Therefore, it is necessary to establish criteria to be used in the installation and removal of Deer Crossing signs.

Procedure

Deer Crossing signs will only be considered on streets where the posted speed limit is 30 mph or greater. A deer-car crash history should be researched for the stretch of street in question. Installation of Deer Crossing signs are warranted if three reported deer car related crashes have occurred in any given calendar year, or if five reported deer car related crashes have occurred in a three year period. Placement of the signs should be reviewed periodically. Any necessary adjustments in the placement or removal of the sign should be made if it is determined that the crash history has changed, as directed by the Public Works Director.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

City Council (if applicable)

Date

Date

2/22/12

Existing Policy
No Change Recommended

CITY OF CHESTERFIELD POLICY STATEMENT

PUBLIC WORKS

NO. 53

SUBJECT Snow Removal for Private Driveways
within Public Right-of-way

INDEX PW

DATE

DATE

ISSUED 8/04/2014

REVISED

PURPOSE

The purpose of this policy is to establish procedures for the removal of snow windrows from residential driveway aprons resulting from City snow removal operations within the public right-of-way. Snow windrows can impede emergency access to private driveways whose owners are not capable of clearing their driveway approach.

POLICY

The City of Chesterfield will remove the snow accumulation from the driveway apron of a qualifying private residential driveway when the official snow accumulation exceeds two (2) inches during any single snow event. The snow accumulation will be measured at the City of Chesterfield City Hall in accordance with National Oceanic and Atmospheric Administration (NOAA) guidelines.

The City of Chesterfield will begin snow removal operations on previously approved qualifying private residential driveways ONLY after completion of all snow and ice removal operations on public streets and at City facilities. Applications for this program must be received not less than 14 days prior to a storm event to allow for review, coordination and planning.

This program is only available to qualified resident owners with a certified medical need or disability.

QUALIFYING LOCATIONS

All private single family residential properties within the corporate limits of the City of Chesterfield in which the residents of the property have been diagnosed with a medical condition that limits their ability to remove snow.

PROGRAM REGISTRATION

All requests for driveway snow and ice removal service shall be submitted in writing to the City of Chesterfield. Residents may receive information and direction by contacting the City of Chesterfield Public Works Division, visiting City Hall, or accessing the forms on our website www.chesterfield.mo.us/formsandpermits.

The applicant, at a minimum, shall provide the following information:

1. Property address.
2. Applicant's name and all appropriate contact information.
3. Supporting documentation verifying a medical condition or disability of all residents at that property which limits their ability to perform snow removal activities.

CITY LIABILITY FOR PROPERTY DAMAGE

The City of Chesterfield is not responsible for any property damage resulting from residential driveway snow and ice removal operations. All applicants for this service shall be required to sign a waiver of responsibility stating the City of Chesterfield is not responsible for damage during driveway snow and ice removal operations.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Michael J. [Signature]

City Council (if applicable)

Date

8/4/14

Date

Existing Policy
To Be Replaced

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC HEALTH & SAFETY

NO. 1

SUBJECT Citizen Requests For Traffic
Controls/Devices/Physical Improvements

INDEX PD

**DATE
ISSUED** 6/18/90

**DATE
REVISED**

POLICY

I. PURPOSE

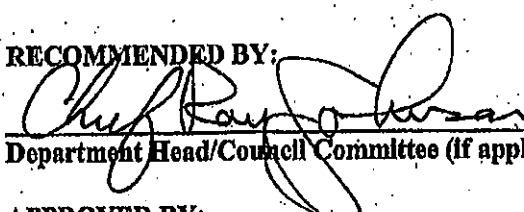
This policy establishes guidelines for response to citizens' requests for traffic control devices and/or physical improvements to city streets, sidewalks, or storm sewers.

II. PROCEDURE

Should a citizen contact the City with regard to any traffic control device or physical improvement to the streets, sidewalks, or storm sewers, said request will be communicated to the trustee(s) from the subdivision where the requesting individual resides. The trustee(s) will then be asked to provide any input deemed appropriate concerning the citizen request within a reasonable time frame.

The appropriate committee (Public Health & Safety or Public Works) will await input from the trustees before authorizing any official communication with any State or County agency concerning this request.

RECOMMENDED BY:


Department Head/Council Committee (if applicable)

6/17/99
Date

APPROVED BY:


City Administrator

6/18/99
Date

City Council (if applicable)

Date

CITY OF CHESTERFIELD POLICY STATEMENT

PUBLIC WORKS		NO.	TBD
SUBJECT	Citizen Requests for Traffic Control Devices or Street Enhancements	INDEX	PW
DATE	6/18/90 (as PH&S #1)	DATE	3/01/2017
ISSUED		REVISED	

POLICY

Should a citizen contact the City of Chesterfield to request any traffic control device or physical enhancement to a City of Chesterfield public street, sidewalk, or storm sewer, said request shall be forwarded to the Trustee(s) from the Subdivision where the individual making the request resides. The Trustee(s) will then be asked to provide relative input concerning the request. Once that information is received, the City Engineer will make a recommendation and forward it to the Planning and Public Works Committee for consideration.

Should the City receive a request for a traffic control device or physical enhancement to a State or County roadway, or an MSD sewer, the City Engineer will notify the appropriate agency of the request, and copy the resident.

Should the City receive a request for a traffic control device or physical enhancement to a private roadway or sewer, the City Engineer will notify the appropriate party (property owner or Subdivision Trustee) of the request, and copy of the resident.

Nothing within this Policy shall be construed as preventing or discouraging residents to contact the City to request improvements to deficient sections of streets, sidewalks, or storm sewers.

RECOMMENDED BY:

_____	_____
Department Head/Council Committee (if applicable)	Date

APPROVED BY:

_____	_____
City Administrator	Date

_____	_____
City Council (if applicable)	Date

Existing Policy
To Be Replaced

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC HEALTH & SAFETY

NO. 4

SUBJECT Painting Of Curbs

INDEX PD

DATE 1/21/91
ISSUED

DATE
REVISED

POLICY

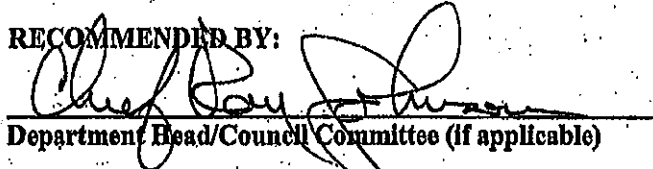
I. PURPOSE

This policy establishes guidelines for the painting of curbs throughout the City.

II. PROCEDURE

When so authorized by the City, the painting of curbs shall be the responsibility of subdivision trustees. When so authorized, the color yellow must be utilized if curbs are to be painted.

RECOMMENDED BY:


Department Head/Council Committee (if applicable)

6/17/1989
Date

APPROVED BY:


City Administrator

6/18/99
Date

City Council (if applicable)

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS		NO.	TBD
SUBJECT	Painting of Curbs	INDEX	PW
DATE ISSUED	1/21/1991 (as PH&S #4)	DATE REVISED	3/01/2017

POLICY

Any request for the painting of curbs on a public street owned by the City of Chesterfield shall be submitted in writing to the City Engineer. If authorized by the City Engineer, any painting of curbs shall be conducted, and maintained, by the Subdivision Trustees. Additionally, if painting is approved, the color yellow must be used.

RECOMMENDED BY:

_____	_____
Department Head/Council Committee (if applicable)	Date

APPROVED BY:

_____	_____
City Administrator	Date

_____	_____
City Council (if applicable)	Date

CITY OF CHESTERFIELD
POLICY STATEMENT

PUBLIC HEALTH & SAFETY

NO. 7

SUBJECT Street Light Installation

INDEX PD

DATE 10/7/91

DATE

ISSUED

REVISED

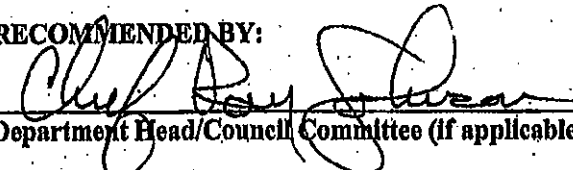
POLICY**I. PURPOSE**

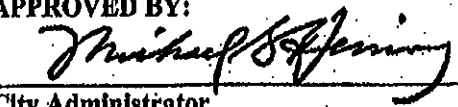
This policy establishes guidelines for the approval and installation of streetlights throughout the City.

II. PROCEDURE

The City Council shall consider requests for the installation of streetlights only at intersections involving a City street intersecting with a State or County roadway. In addition, one or more of the following criteria must also be met.

1. The presence of a marked pedestrian crosswalk.
2. Close proximity to a public or private school.
3. Adjacent to large population concentrations (apartment complex, subdivision clubhouse facility, public or subdivision recreational facility, etc.).
4. Any quantitatively identifiable high accident location where lack of lighting has been determined to be a causative factor or contributing circumstance.
5. Any intersection not currently illuminated by another light system, the lack of which in the opinion of the City Engineering Department poses a hazard to pedestrian or vehicular traffic.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)6/17/1999
Date**APPROVED BY:**

City Administrator6/18/99
Date_____
City Council (if applicable)_____
Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS	NO.	TBD
SUBJECT Streetlight Installation	INDEX	PW
DATE 10/7/1991 (as PH&S #7)	DATE	3/01/2017
ISSUED	REVISED	

POLICY

Streetlights are required as part of development, as detailed in the City of Chesterfield Municipal Code. These streetlights are to be funded and maintained by the Subdivision. The City of Chesterfield will not construct, fund, or maintain streetlights unless those streetlights are specifically approved by City Council.

The City Council will consider requests for streetlights only at intersections involving a City roadway with a State roadway, a County roadway, or a City Collector or Arterial roadway. All requests shall be submitted in writing to the City Engineer, and shall include the reasoning for the request.

In considering a request for street lighting, one or more of the following criteria must be met:

1. The presence of a marked pedestrian crosswalk.
2. Close proximity to a public or private school.
3. Adjacent to large population concentrations (i.e. apartment complex, subdivision clubhouse facility, recreational facility, etc.)
4. Any quantitatively identifiable high accident location where lack of lighting has been determined to be a causative factor or contributing circumstance.
5. Any intersection not currently illuminated by a light system, the lack of which, in the opinion of the City Engineer, poses a hazard to pedestrian or vehicular traffic.

Nothing in this Policy shall be construed as preventing the City Council from approving the installation of streetlights which, in its determination, benefit the City of Chesterfield. This includes lighting along or within City property, trails, and beautification areas.

Policy No.
Streetlight Installations

RECOMMENDED BY:

_____	_____
Department Head/Council Committee (if applicable)	Date

APPROVED BY:

_____	_____
City Administrator	Date

_____	_____
City Council (if applicable)	Date

FINANCE AND ADMINISTRATION COMMITTEE

Next Meeting

The next meeting of the F&A Committee is May 22, 2017 at 5:30pm.

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

PARKS RECREATION AND ARTS COMMITTEE

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 me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

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

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

CITY ADMINISTRATOR'S REPORT

Bid Recommendation – 2017 Public Works Facility Painting

Staff recommends authorizing the City Administrator to enter into an Agreement with PaintSmiths of St. Louis in the amount of \$37,500 for exterior painting of the Public Works Facility, including the exterior walls of the building itself, the storage areas, and the salt dome. This project is budgeted within Account 001-076-5470 in the amount of \$40,000.

Bid Recommendation – 2017 Seal Coat Parking Lots and Trails

Staff recommends authorizing the City Administrator to enter into an Agreement with Parking Lot Maintenance LLC in the amount of \$185,000 for a seal coat emulsion to asphalt parking lots and trails located on property owned or maintained by the City of Chesterfield. This includes the parking lots at City Hall, Central Park, and the CVAC; along with the trails at the Levee and Dierbergs Park. This project is budgeted within Account 120-079-5470 in the amount of \$185,000.

Liquor License Request – AR Workshop Chesterfield, 135 Chesterfield Towne Center

Has requested a new liquor license to sell beer and wine by the drink and Sunday sales. This application was approved by the Police Department and the Planning/Development Services Division of the Department of Public Services.

Sewer Lateral Fund – 2016 Budget Adjustment

2016 Sewer Lateral Fund expenditures exceeded the budget by \$29,945. This fund allows for the repair of defective sanitary sewer laterals and is entirely supported by an annual assessment on Chesterfield homes of \$28 (see memo from Jim Eckrich further describing the program). During 2016, the number of residents requesting repairs exceeded the amount projected for the year. The City was adequately prepared to address this increased activity and maintains sufficient fund reserves in the Sewer Lateral Fund (\$509,836) to handle such surges.

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

DATE: April 20, 2017

TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. 
Public Works Director / City Engineer

RE: 2017 Public Works Facility Painting



The Department of Public Works publicly opened bids for the 2017 Public Works Facility Painting Project on April 18, 2017. The results of the bid opening are detailed in the attached memorandum from Senior Civil Engineer Chris Krueger. After reviewing the bids, Staff recommends the project be awarded to the low bidder, PaintSmiths of St. Louis in the amount of \$37,500. This figure includes the bid amount (\$34,800) and a modest contingency to account for any change orders which may become necessary during the project. PaintSmiths has successfully performed work for the City of Chesterfield in the past, and is positively recommended by Public Works Staff.

The scope of the project includes exterior painting of the Public Works Facility, including the exterior walls of the building itself, the storage areas, and the salt dome. This project is budgeted within Account 001-076-5470 in the amount of \$40,000. Should you have questions or require additional information on this project, please let me know.

Concurrence:


Craig White, Finance Director

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with PaintSmiths of St. Louis in the amount of \$37,500.

MEMORANDUM



DATE: April 19, 2017

TO: Jim Eckrich, PE, Public Works Director/City Engineer

FROM: Chris Krueger, PE, Senior Civil Engineer *CK*

SUBJECT: Public Works Facility Painting Project, 2017-PW-09

As you are aware, bids were publicly opened for the above referenced project on April 18, 2017. Four bids were received:

<u>Contractor</u>	<u>Total Bid</u>
PaintSmiths of St. Louis	\$ 34,800.00
Bazan Painting	\$ 39,750.00
Jos. Ward Painting Co.	\$ 48,859.00
Thomas Industrial Coatings	\$ 82,070.00

The low bidder, PaintSmiths of St. Louis has successfully performed work for the City in the past. **Accordingly, I recommend acceptance of the low bid of \$34,800 submitted by PaintSmiths of St. Louis and request authorization of work up to the amount of \$37,500.** This amount includes an approximate 8% contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete the project.

The 2017 budget allocation for construction of this project is \$40,000.

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

Attachments: Public Works Facility Painting Project Bid Tabulation
PaintSmiths of St. Louis Bid



BID TABULATION
Public Works Facility Painting
2017-PW-09
April 18, 2017

ITEM #	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate		Paintsmiths of St. Louis		Bazan Painting		Jos. Ward Painting Co.		Thomas Industrial Coatings	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Base Bid Exterior Walls of Public Works Facility Main Building	LS	1	\$12,904.60	\$12,904.60	\$12,000.00	\$12,000.00	\$14,840.00	\$14,840.00	\$15,988.00	\$15,988.00	\$30,420.00	\$30,420.00
2	Exterior Walls of the Equipment Storage Pavilion	LS	1	\$7,242.64	\$7,242.64	\$5,500.00	\$5,500.00	\$6,600.00	\$6,600.00	\$11,371.00	\$11,371.00	\$21,528.00	\$21,528.00
3	Exterior Walls of the Covered Storage Bins	LS	1	\$3,173.55	\$3,173.55	\$700.00	\$700.00	\$1,008.00	\$1,008.00	\$1,243.00	\$1,243.00	\$3,016.00	\$3,016.00
4	Concrete Screen Wall's	LS	1	\$3,189.55	\$3,189.55	\$3,700.00	\$3,700.00	\$4,280.00	\$4,280.00	\$4,365.00	\$4,365.00	\$2,773.00	\$2,773.00
5	Salt Dome Exterior Concrete Foundation Wall	LS	1	\$2,197.06	\$2,197.06	\$2,100.00	\$2,100.00	\$2,520.00	\$2,520.00	\$2,675.00	\$2,675.00	\$5,943.00	\$5,943.00
6	Cedar Fence	LS	1	\$3,628.72	\$3,628.72	\$4,000.00	\$4,000.00	\$3,442.00	\$3,442.00	\$4,323.00	\$4,323.00	\$7,190.00	\$7,190.00
7	Gas Pipe	LS	1	\$716.43	\$716.43	\$1,500.00	\$1,500.00	\$560.00	\$560.00	\$800.00	\$800.00	\$3,735.00	\$3,735.00
8	HVAC Screening Structure	LS	1	\$6,000.00	\$6,000.00	\$5,300.00	\$5,300.00	\$6,500.00	\$6,500.00	\$8,094.00	\$8,094.00	\$7,465.00	\$7,465.00
	Total Bid				\$39,052.56		\$34,800.00		\$39,750.00		\$48,859.00		\$82,070.00

EXHIBIT A

BID FORM

BID TIME: 10:00 a.m.

BID DATE: Tuesday, April 18, 2017

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda _____ through _____, for the

Public Works Facility Painting Project
2017-PW-09

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of All work and materials necessary for painting exterior concrete walls at the Public Works Facility at 165 Public Works Drive, Chesterfield, MO 63005..

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:

Company Name: Paint Smiths of St LouisAddress: 103 Ford LaneCity, State: Hazelwood, MO 63042Phone number: 314.731.2527 Fax: 314.731.0969E-mail address: adam@pssline.com

Type of Firm: Sole Partnership _____ Partnership _____
Corporation X Other _____

Officer: Jamie CallawayTitle: Corp SecSignature: [Signature]Date: 4/17/17

The bid items shall include all materials, labor, delivery and installation necessary for

ITEMIZED BID

Item	Description	Approx. Square or Linear Footage	Unit	Quantity	Price
1	Exterior Walls of Public Works Facility Main Building	14916	Lump Sum	1	12,000
2	Exterior Walls of Equipment Storage Pavilion	7720	Lump Sum	1	5,500
3	Exterior Walls of the Covered Storage Bins	960	Lump Sum	1	700
4	Concrete Screen Walls	4740	Lump Sum	1	3700
5	Salt Dome Exterior Concrete Foundation Wall	2638	Lump Sum	1	2,100
6	Cedar Fence	3880	Lump Sum	1	4,000
7	Gas Pipe	280	Lump Sum	1	1,500
8	HVAC Screen Metal Structure	150	Lump Sum	1	5,300

Total Bid 34,800.00

DATE: April 20, 2017

TO: Michael O. Geisel, P.E.
City Administrator

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

RE: 2017 Seal Coat Parking Lots and Trails



The Department of Public Works publicly opened bids for the 2017 Seal Coat Parking Lots and Trails Project on April 18, 2017. The results of the bid opening are detailed in the attached memorandum from Civil Engineer Todd Ohmes. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Parking Lot Maintenance LLC, in the amount of \$185,000. This figure includes the bid amount (\$180,194.60) and a modest contingency to account for any change orders which may become necessary during the project. Public Works Staff has checked references and verified that this contractor has successfully performed similar projects in the St. Louis area.

The scope of the project includes providing a seal coat emulsion to asphalt parking lots and trails located on property owned or maintained by the City of Chesterfield. This includes the City Hall parking lot, the Central Park parking lot, the CVAC parking lots, the Levee Trail, and the Dierbergs Park trail. Once the asphalt has been sealed, the contractor will be required to install the required striping. This project is budgeted within Account 120-079-5470 in the amount of \$185,000. Should you have questions or require additional information on this project, please let me know.

Concurrence:

[Signature]
Craig White, Finance Director

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Parking Lot Maintenance LLC in the amount of \$185,000.

Memorandum

Department of Public Services



TO: Jim Eckrich – Public Works Director/City Engineer

FROM: Todd Ohmes – Civil Engineer *THO*

DATE: April 18, 2017

**RE: 2017 Seal Coat Parking Lots and Trails
2017-PW-14**

As you are aware, sealed bids for the project were opened on Tuesday, April 18 at 10:00am. There were three (3) bidders on the project; Parking Lot Maintenance, Dura-Seal and Stripe, Inc., and McConnell's of St. Louis. Parking Lot Maintenance is the lowest, responsive and responsible bidder with a bid of \$180,194.60 (bid attached). Parking Lot Maintenance has positive references for this type of work and has successfully completed projects similar to this in the St. Louis area.

I recommend requesting authorization to enter into an agreement with Parking Lot Maintenance to provide seal coat and striping for the 2017 Seal Coat Parking Lots and Trails project in an amount not to exceed \$185,000.00 This amount includes a modest contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project.

The 2017 budget allocation for construction of this project is \$185,000.00.

Attachments: 2017 Seal Coat Parking Lots and Trails Bid Tabulation
Parking Lot Maintenance Bid



Bid Tabulation
 2017 Seal Coat Parking Lots and Trails
 2017-PW-14
 April 18, 2017

Item #	Description	Units	Engineer's Estimate		Parking Lot Maintenance		Dura-Seal and Stripe, Inc.		McConnell's of St. Louis	
			Quantity	Unit Cost	Quantity	Unit Cost	Quantity	Unit Cost	Quantity	Unit Cost
1	MOBILIZATION	Lump Sum	1	\$ 1,570.00		\$4,200.00		\$7,500.00		\$10,000.00
2	ASPHALT BASED SEAL COATING EMULSION SYSTEM									
2.1	CITY HALL PARKING LOT	Sq. Yd.	8100	\$ 1.14		\$7,290.00		\$1.06		\$8,586.00
2.2	CENTRAL PARK PARKING LOT	Sq. Yd.	6690	\$ 1.09		\$7,292.10		\$1.06		\$7,091.40
2.3	CVAC WEST PARKING LOT 1	Sq. Yd.	10205	\$ 0.91		\$9,286.55		\$1.05		\$10,715.25
2.4	CVAC WEST PARKING LOT 2	Sq. Yd.	7859	\$ 0.91		\$7,151.69		\$1.06		\$8,330.54
2.5	CVAC STRIP PARKING	Sq. Yd.	5467	\$ 1.00		\$5,467.00		\$1.20		\$6,560.40
2.6	CVAC EAST PARKING LOT	Sq. Yd.	34847	\$ 0.97		\$33,801.59		\$1.05		\$36,589.35
2.7	CVAC MAINTENANCE BUILDING PARKING LOT	Sq. Yd.	4950	\$ 0.98		\$4,851.00		\$1.25		\$6,187.50
2.8	CVAC PARKS ADMINISTRATIONS PARKING LOT	Sq. Yd.	2684	\$ 0.98		\$2,630.32		\$1.25		\$3,355.00
2.9	CVAC ACCESS ROADS	Sq. Yd.	22132	\$ 1.05		\$23,238.60		\$1.06		\$23,459.92
2.10	CVAC CONCRETE LOT ENTRANCES	Sq. Yd.	1250	\$ 1.00		\$1,250.00		\$1.25		\$1,562.50
2.11	LEEVE TRAIL WEST SEGMENT	Sq. Yd.	17100	\$ 0.93		\$15,903.00		\$1.06		\$18,126.00
2.12	LEEVE TRAIL NORTH SEGMENT	Sq. Yd.	29150	\$ 0.95		\$27,692.50		\$1.05		\$30,607.50
2.13	LEEVE TRAIL EDISON SEGMENT	Sq. Yd.	15100	\$ 0.90		\$13,590.00		\$1.05		\$15,855.00
2.14	DIERBERG MEDITATION PARKING LOT AND WALKWAY	Sq. Yd.	1310	\$ 1.74		\$2,279.40		\$1.25		\$1,637.50
3	TOTAL									
3.1	CITY HALL PARKING LOT	Lump Sum	1	\$ 1,550.00		\$1,600.00		\$2,800.00		\$1,584.00
3.2	CENTRAL PARK PARKING LOT	Lump Sum	1	\$ 1,350.00		\$1,200.00		\$2,250.00		\$1,947.00
3.3	CVAC WEST PARKING LOT 1	Lump Sum	1	\$ 1,400.00		\$1,160.00		\$1,100.00		\$1,678.00
3.4	CVAC WEST PARKING LOT 2	Lump Sum	1	\$ 800.00		\$600.00		\$1,000.00		\$968.00
3.5	CVAC STRIP PARKING	Lump Sum	1	\$ 1,200.00		\$600.00		\$950.00		\$836.00
3.6	CVAC EAST PARKING LOT	Lump Sum	1	\$ 3,500.00		\$3,200.00		\$3,250.00		\$4,719.00
3.7	CVAC PARKS ADMINISTRATIONS PARKING LOT	Lump Sum	1	\$ 500.00		\$325.00		\$300.00		\$633.00
3.8	CVAC ENTRANCES	Lump Sum	1	\$ 500.00		\$1,100.00		\$290.00		\$1,414.00
3.9	LEEVE TRAIL WEST SEGMENT	Lump Sum	1	\$ 1,500.00		\$1,600.00		\$1,700.00		\$1,078.00
3.10	LEEVE TRAIL NORTH SEGMENT	Lump Sum	1	\$ 4,851.00		\$3,650.00		\$2,450.00		\$5,649.00
3.11	LEEVE TRAIL EDISON SEGMENT	Lump Sum	1	\$ 1,000.00		\$800.00		\$1,500.00		\$330.00
3.12	DIERBERG MEDITATION PARKING LOT AND WALKWAY	Lump Sum	1	\$ 400.00		\$300.00		\$850.00		\$330.00
3.13	REMOVAL OF THERMOPLASTIC MARKINGS	Each	6	\$ 500.00		\$1,200.00		\$160.00		\$2,145.00
4	TRAFFIC CONTROL	Lump Sum	1	\$ 500.00		\$2,500.00		\$3,895.00		\$6,684.40
	TOTAL BID			\$187,287.75		\$180,194.60		\$209,458.86		\$239,254.12

EXHIBIT A

BID FORM

BID TIME: 10:00 am

BID DATE: Tuesday, April 18, 2017

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda ALL through ALL, for the

2017 Seal Coat Parking Lots and Trails
2017-PW-14

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, which consist of applying two coats of asphalt based emulsion seal coating on approximately 167,000 square yards of existing trails and parking lots, and restriping.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:

Company Name: Parking Lot Maintenance, LLCAddress: 6311 Donald Reagan Dr Ste #176City, State: Lake St Louis, MOPhone number: 314 323 7325 Fax: 636 625 3103E-mail address: Todd Bruening@ParkingLm.com

Type of Firm: Sole Partnership ☐ Partnership ☐
Corporation ☒ Other ☐

Officer: Todd BrueningTitle: Managing MemberSignature: [Signature]Date: 4-12-17

2017 Seal Coat Parking Lots and Trails - Chesterfield, MO 2017-PW-14					
ITEMIZED BID FORM					
ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	MOBILIZATION	Lump Sum	1	4,200	4,200
2.0	ASPHALT BASED EMULSION SEALCOATING SYSTEM				
2.1	CITY HALL PARKING LOT	Sq. Yd.	8100	.90	7,290
2.2	CENTRAL PARK PARKING LOT	Sq. Yd.	6690	.90	6,021
2.3	CVAC WEST PARKING LOT 1	Sq. Yd.	10205	.90	9,184.50
2.4	CVAC WEST PARKING LOT 2	Sq. Yd.	7859	.90	7,073.10
2.5	CVAC STRIP PARKING	Sq. Yd.	5487	.90	4,920.30
2.6	CVAC EAST PARKING LOT	Sq. Yd.	34847	.90	31,362.30
2.7	CVAC MAINTENANCE BUILDING PARKING LOT	Sq. Yd.	4950	.90	4,455.00
2.8	CVAC PARKS ADMINISTRATIONS PARKING LOT	Sq. Yd.	2684	.90	2,415.60
2.9	CVAC ACCESS ROADS	Sq. Yd.	22132	.90	19,918.80
2.1	CVAC CONCRETE LOT ENTRANCES	Sq. Yd.	1250	.90	1,125.00
2.11	LEVEE TRAIL WEST SEGMENT	Sq. Yd.	17100	.90	15,390.00
2.12	LEVEE TRAIL NORTH SEGMENT	Sq. Yd.	29150	.90	26,235.00
2.13	LEVEE TRAIL EDISON SEGMENT	Sq. Yd.	15100	.90	13,590.00
2.14	DIERBERG MEDITATION PARKING LOT AND WALKWAY	Sq. Yd.	1310	.90	1,179.00
3	STRIPING				
3.1	CITY HALL PARKING LOT	Lump Sum	1	1600	1600
3.2	CENTRAL PARK PARKING LOT	Lump Sum	1	1200	1200
3.3	CVAC WEST PARKING LOT 1	Lump Sum	1	1160	1160
3.4	CVAC WEST PARKING LOT 2	Lump Sum	1	600	600
3.5	CVAC STRIP PARKING	Lump Sum	1	600	600
3.6	CVAC EAST PARKING LOT	Lump Sum	1	3200	3200
3.7	CVAC PARKS ADMINISTRATIONS PARKING LOT	Lump Sum	1	325	325
3.8	CVAC ENTRANCES	Lump Sum	1	1,100	1,100
3.9	LEVEE TRAIL WEST SEGMENT	Lump Sum	1	1,600	1,600
3.1	LEVEE TRAIL NORTH SEGMENT	Lump Sum	1	3,650	3,650
3.11	LEVEE TRAIL EDISON SEGMENT	Lump Sum	1	800	800
3.12	DIERBERG MEDITATION PARKING LOT AND WALKWAY	Lump Sum	1	300	300
3.13	REMOVAL OF THERMOPLASTIC MARKINGS	Each	6	1200	1200
4	TRAFFIC CONTROL	Lump Sum	1	2,500	2500
			BID TOTAL	171,304.00	

150,159.60

14,445



MEMORANDUM

DATE: April 24, 2017

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator 

SUBJECT: **LIQUOR LICENSE REQUEST – AR WORKSHOP CHESTERFIELD**

AR WORKSHOP CHESTERFIELD, 135 Chesterfield Towne Center (formerly Bizzy Beads & Gifts), has requested a new liquor license to sell beer and wine by the drink and Sunday sales.

Ms. Anna White 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 1st City Council meeting, I will immediately issue this license.



Finance Director
636-537-4726

M E M O

*For city council
5/11/2017
me*

DATE: April 24, 2017
TO: Mike O. Geisel, City Administrator
FROM: Craig D. White, Finance Director *CDW*
RE: Sewer Lateral Fund – 2016 Budget Adjustment

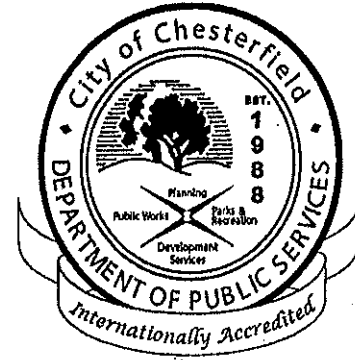
As we discussed, 2016 Sewer Lateral Fund expenditures exceeded the budget by \$29,945. This Fund allows for the repair of defective sanitary sewer laterals and is entirely supported by an annual assessment on Chesterfield homes of \$28 (see attached memo from Jim Eckrich further describing this program). During 2016, the number of residents requesting repairs exceeded the amount projected for the year. The City was adequately prepared to address this increased activity and maintains sufficient fund reserves in the Sewer Lateral Fund (\$509,836) to handle such surges. For financial reporting purposes, we need to ask **Council to approve additional expenditures from the Sewer Lateral Fund of \$29,945.**

Please let me know if you have any questions or need additional information.

DATE: December 6, 2016

TO: Michael O. Geisel, P.E.
City Administrator

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



RE: Sewer Lateral Fund – 2016 Expenditures

It has come to my attention that the 2016 expenditures within the Sewer Lateral Fund will likely exceed the 2016 Budget. The approved expenditure for the 2016 Sewer Lateral Fund is \$503,389. I estimate that the total expenditures for the Sewer Lateral Program, including December repairs, could be as high as \$560,000. Actual costs will be dependent upon the number of repairs approved during the month of December, and the extent of the repairs required.

Please be advised that there is sufficient fund balance within the Sewer Lateral Fund to cover the overage. There is a current cash balance within the Sewer Lateral fund of approximately \$180,000. Additionally, most of the revenue from this fund is received in the months of December/January/February, resulting in an influx of approximately \$400,000 over the next three months.

It is my opinion that there is no need to make any modifications to the Sewer Lateral Fund, or the Sewer Lateral Program, at this time. The Program is performing well, and if expenditures never exceeded revenues, the Program would simply create a needless high cash value. For informational purposes only, expenditures over the last five years are detailed below:

Budget Year	2012	2013	2014	2015	2016
Expenditures	\$502,699	\$493,391	\$437,308	\$492,681	\$560,000 Projected

Attached please find a 2015 summary of the Sewer Lateral Program, which explains the program and how it has benefited Chesterfield residents over the last 16 years. As stated above, it is my opinion that there is no need to modify the Program at this time. However, we will continue to closely monitor expenditures within the Program, and if they begin to trend higher, future modifications may be required. Otherwise, this memorandum is only intended to notify you that 2016 Sewer Lateral expenditures will exceed the budgeted amount, necessitating an end-of-the-year Budget Adjustment. Unless directed otherwise, City Staff will continue to administer the program with no additional fees or reductions in benefits to the Chesterfield residents.

If you have questions or require additional information, please let me know.

DATE: December 22, 2015

TO: Michael O Geisel
Director of Public Services

FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer

RE: Sewer Lateral Program



In 2000 the voters of Chesterfield approved the collection of \$28 from every single family home, duplex, condominium building, and multi-family building containing six or less dwelling units for the purpose of repairing defective sanitary sewer laterals. In this context, a sanitary sewer lateral is defined as the portion of the sanitary sewer which extends from outside the building foundation to the public sanitary sewer main. Eligible costs include camera investigation, excavation of the defective lateral, repair of the lateral, backfill, and site restoration. The City of Chesterfield collects approximately \$425,000 annually for this purpose.

Since the inception of the Sanitary Sewer Lateral Program, the City of Chesterfield has repaired approximately 1,350 defective sewer laterals, at an average cost of approximately \$4,500 per lateral. This equates to the City spending approximately \$409,000 to repair 90 sanitary sewer laterals each year. This year the City has repaired 110 sewer laterals at a cost of \$423,000. The Sewer Lateral Fund is currently healthy and will contain an estimated end of year cash balance of \$497,000.

Residents experiencing sewer lateral problems should first contact a plumber or drain layer of their choice to have their sewer lateral cabled. This initial cabling is a regular maintenance expense and not eligible for reimbursement through the Sewer Lateral Program. If a problem is encountered, or the line cannot be opened, the resident can apply for the Sewer Lateral Program by submitting an application and a \$100 fee. As you may recall, the fee was reduced from \$200 in 2013 due to the health of the Sewer Lateral Fund. Once in receipt of the application and fee the City schedules a video investigation and, if eligible, coordinates the repair of the defective sewer lateral. The camera investigation and repair are conducted by a plumbing company under an annual contract. This allows the repair to be completed in the most timely and cost effective manner possible.

Matt Dooley and Kathy Juergens do an excellent job of administering this program. Residents frequently compliment both Kathy and Matt on their responsiveness and professionalism. To account for the time that City Staff spends on the Sanitary Sewer Lateral Program, including Kathy's time, Matt time, and time spent on inspection, the City transfers approximately \$60,000 from the Sewer Lateral Fund to the General Fund each year.

The Sewer Lateral Program is an excellent program which helps 100+ residents each year fund necessary repairs so that their sewer works properly. Updates regarding the Sewer Lateral Program are included each month within the Department of Public Services Report. Should you ever have questions regarding the Sewer Lateral Repair Program, please let me know.

UNFINISHED BUSINESS

CITY'S REPRESENTATIVE TO THE CHESTERFIELD VALLEY TRANSPORTATION DEVELOPMENT DISTRICT BOARD

At the last regular City Council meeting, 4/19/2017, City Council postponed discussion relative to this item until the 5/1/2017 meeting.

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

LEGISLATION – PLANNING COMMISSION

BILL NO. 3145- AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “R-3” RESIDENTIAL DISTRICT FOR A 0.722 ACRE TRACT OF LAND AND “R-4” RESIDENTIAL DISTRICT FOR AN 11.883 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY 2,200’ EAST OF THE INTERSECTION OF OLIVE BOULEVARD AND CHESTERFIELD PARKWAY (P.Z. 17-2016 GRAND RESERVE [HARDESTY DEVELOPMENT, LLC] — 18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205). **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

BILL NO. 3146 - AN ORDINANCE REPEALING ORDINANCE 2256 OF THE CITY OF CHESTERFIELD TO CHANGE THE CONDITIONS OF ATTACHMENT “A” RELATIVE TO THE “C-8” PLANNED COMMERCIAL DISTRICT FOR AN 11.35 ACRE TRACT OF LAND LOCATED EAST OF CLARKSON ROAD AND NORTH OF BAXTER ROAD. (P.Z. 04-2017 DIERBERGS THE MARKET PLACE (AMENDMENT)). **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

BILL NO. 3147 - AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE PETER STEFFAN SUBDIVISION, A 5.00 ACRE TRACT OF LAND ZONED “PI” PLANNED INDUSTRIAL DISTRICT LOCATED NORTH OF OLIVE STREET ROAD WEST OF ITS INTERSECTION WITH SPIRIT AIRPARK WEST DRIVE. **(FIRST & SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL.)**

BILL NO. 3145

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "R-3" RESIDENTIAL DISTRICT FOR A 0.722 ACRE TRACT OF LAND AND "R-4" RESIDENTIAL DISTRICT FOR AN 11.883 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY 2,200' EAST OF THE INTERSECTION OF OLIVE BOULEVARD AND CHESTERFIELD PARKWAY (P.Z. 17-2016 GRAND RESERVE [HARDESTY DEVELOPMENT, LLC]—18S620427, 18S620812, 18S620823, 18S640184, 18S620087, 18S620834, & 18S640205).

WHEREAS, the petitioner, Stock and Associates Consulting Engineers, Inc., has requested a change in zoning from an "NU" Non-Urban District to an "R-4" Residential District for a 12.605 acre tract of land located on the south side of Olive Boulevard, approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway; and,

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

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning with a 0.722 acre portion of the site to be zoned "R-3" Residence District and an 11.883 acre portion of the site to be zoned "R-4" Residence District ; and,

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

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning 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 an "R-3" Residential District designation for 0.722 acres and an "R-4" Residential District designation for 11.883 acres located on the south side of Olive

Boulevard, approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway and as described as follows:

A tract of land being part of a tract as conveyed to St. John United Church of Christ by instrument recorded in Book 6988, page 1275 of the St. Louis County records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the found iron pipe located at the northeast corner of Lot 1 of White Plains Plat 1, a subdivision according to the plat thereof as recorded in Plat Book 118, Page 26 of above said records, said point also being located on the southern right-of-way line of Olive Boulevard, variable width; thence along the eastern line of said White Plains Plat 1, South 31 degrees 39 minutes 43 seconds East, 756.28 feet to the POINT OF BEGINNING of the herein described tract; thence departing last said described line; thence North 58 degrees 20 minutes 36 seconds East, 112.36 feet; thence South 31 degrees 39 minutes 43 seconds East, 279.85 feet to the northeastern corner of Lot 23 of above said White Plains Plat 1; thence along the northern and eastern lines of said White Plains Plat 1 the following: South 57 degrees 55 minutes 32 seconds West, 112.37 feet and North 31 degrees 39 minutes 43 seconds West, 280.67 feet to the Point of Beginning, containing 31,490 square feet or 0.722 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on March 14, 2017.

AND

A tract of land being all of Chesterfield Plantation, a subdivision according to the plat thereof as recorded in Plat Book 317, Page 50 and part of a tract of land as conveyed to St. John United Church of Christ by instrument recorded in Book 6988, page 1275 both of the St. Louis County records, located in U.S. Survey 415, 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 northwest corner of the Villas at Chesterfield Pointe, a subdivision according to the plat thereof as recorded in Plat Book 350, Page 186 of the above said records, said point also being located on the southern right-of-way line of Olive Boulevard, variable

width; thence along the western line of said Villas at Chesterfield Pointe, South 31 degrees 40 minutes 00 seconds East, 1027.42 feet to the northeast corner of Lot 315 of Chesterfield Plantation a subdivision according to the plat thereof as recorded in Plat Book 317, Page 49 of above said records; thence along the northern lines of last said Chesterfield Plantation, the following courses and distances: South 58 degrees 20 minutes 00 seconds West, 95.00 feet; South 12 degrees 12 minutes 08 seconds West, 48.45 feet to a point on a nontangential curve to the left having a radius of 54.00 feet; along said curve with an arc length of 76.97 feet, and a chord which bears South 61 degrees 22 minutes 12 seconds West, 70.62 feet; North 69 degrees 27 minutes 44 seconds West, 110.00 feet; South 34 degrees 47 minutes 52 seconds West, 152.10 feet and South 57 degrees 47 minutes 10 seconds West, 84.03 feet to the northwestern corner of last said Villas at Chesterfield Pointe, said point also being the northeastern corner of the Boundary Adjustment Survey of Dolan Place, as recorded in Plat Book 191, Page 97 of above said records; thence along the northern line of said Boundary Adjustment Survey, South 57 degrees 55 minutes 32 seconds West, 230.00 feet to the northeastern corner of Lot 23 of White Plains Plat 2, a subdivision according to the plat thereof as recorded in Plat Book 124, Page 96 of above said records: thence departing last said northern line, North 31 degrees 39 minutes 43 seconds West, 279.85 feet and North 58 degrees 20 minutes 32 seconds East, 294.11 feet to the western line of above said Chesterfield Plantation, as recorded in Plat Book 317, Page 50; thence along the western and northern lines of said Chesterfield Plantation the following: North 31 degrees 38 minutes 44 seconds West, 358.59 feet and North 31 degrees 41 minutes 36 seconds West, 397.20 feet to the southern right-of-way line of above said Olive Boulevard; thence along said right-of-way line, North 58 degrees 25 minutes 21 seconds East, 425.90 feet to the Point of Beginning, containing 517,629 square feet or 11.883 acres according to calculations performed by Stock & Associates Consulting Engineers, Inc. on March 14, 2017.

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.

Section 3. The City Council, pursuant to the petition filed by Stock and Associates Consulting Engineers, Inc. in P.Z. 17-2016 Grand Reserve (Hardesty Development, LLC), 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 27th day of February 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2017

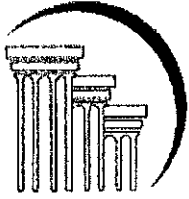
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: __05/01/2017__



**DOSTER ULLOM
& BOYLE, LLC**
ATTORNEYS AT LAW

St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dubllc.com

April 20, 2017

Hand Delivered

Mayor Bob Nation
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

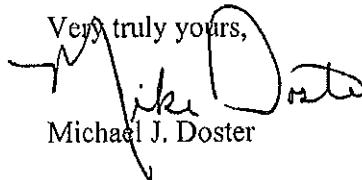
RE: P.Z. 17-2016 Grand Reserve (Hardesty Development LLC)

Dear Mayor:

We are the land use attorneys on the Hardesty Homes development team for the above referenced project (the "Project"). On March 13, 2017, the Planning Commission unanimously recommended approval of the requested zoning for the Project. On March 23, 2017, the Planning and Public Works Committee unanimously recommended approval of the requested zoning for the Project. The requested zoning is a straight residential zoning, R-4 and R-3, with no preliminary development plan. There has been no opposition to the Project.

There has been only one Council meeting in April, April 19, and no zoning matters were placed on that agenda. The five purchase contracts involved in the Project all have governmental approvals contingencies that are about to expire.

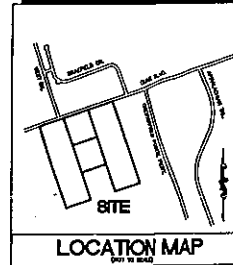
Given these circumstances, we respectfully request that Council have both readings of the zoning legislation pertaining to the Project at its May 1 meeting. Thank you for your consideration in this regard.

Very truly yours,

Michael J. Doster

MJD/kml

cc: Mike Geisel, City Administrator
Brett Hardesty
George Stock
Kate Stock

A TRACT OF LAND BEING LOTS A AND B OF "CHESTERFIELD PLANTATION" PB 317, PG 49 + 50 AND
PART OF U.S. SURVEYS 1911 AND 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF
THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS

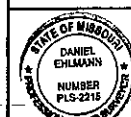
C.D.	CLASHOUT
D.B.	DEEP BOOK
E	ELECTRIC
FL	FLUMLINE
FT	FOOT
FND	FOUND
G	GAS
M/L	MANHOLE
M/F	MOVE OF FORMALLY
PL	PLAT BOOK
PG	PAGE
P.C.P.	POLYMER CHLORIDE PIPE
R.B.	REBAR BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ	SQUARE
Y	TELEPHONE CABLE
V.C.P.	VEGETATED CLAY PIPE
W	WATER
(N/5)	EIGHT-OF-NINE MONTH

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Charterfield Business Parkway
St. Louis, MO 63105 PH: (636)
520-1100 FAX: (636) 520-8150
e-mail: info@stockinc.com
www.stockinc.com

ALTAIR LAND TITLE SURVEY
OLIVE ROAD TRACTS
CHESTERFIELD
MISSOURI



2/02/11
CIVIL ENGINEER

REVISIONS:

1	00/00/0000-
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RECEIVED
FEB 10 2017
City of Charlotte's
Department of Public Services

DEPT. NO.	DATE
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BOOKED BY JK	BOOKED BY OME
DATE	FILE NO.

DATE	NO. FOR
10/11/2018	218-3878
MSD P. 8	BASE MAP 8

159	
S.L.C. MAT. #	MAT. SUP. #

NAME	
NAME	

DATE: 11/1/78

ALTAIRERS LAND

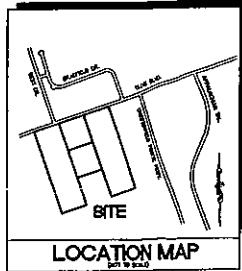
ALTAIRSPS LAND
TITLE SURVEY

INDEX NO.:

SHEET #

PREPARED FOR:
HARDESTY COMPANIES
232 CHESTERFIELD IND. BLVD.
CHESTERFIELD, MO. 63005
PHONE: (636) 530-9777

ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING LOTS A AND B OF 'CHESTERFIELD PLANTATION' PB 317, PG 49 + 50 AND
PART OF U.S. SURVEYS 1911 AND 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF
THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ST. LOUIS COUNTY BENCHMARK

BENCHMARK 1206
ELEVATION 430.25 (NGVD29)
IT IS THE CORNER OF EXISTING MAIN ST. (R/W 40')
CORN. BEING 41' SOUTH OF EXISTING OLIVE BLVD. AND
181' EAST OF EXISTING WEST DRIVE.

PREPARED BY:

STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.

ALTA/NSPS LAND TITLE SURVEY
OLIVE ROAD TRACTS
CHESTERFIELD
MISSOURI



REVISIONS:

1 00000000

Surveyors Certification

This is to certify:
Old Republic National Title Insurance Company
Hardisty Development Co., LLC.

That this map or plan and the survey on which it is based were made in
accordance with the 2016 Minimum Standard Detail Requirements for
ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA
and NSPS, and includes items 1-4, 6-11, 13, 14, 15 and 16 of Table A
thereof. The field work was completed during September and October,
2016.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *[Signature]* 3/24/17
Daniel Ehlmann, Missouri PLS No. 2216

ALTA/NSPS LAND
TITLE SURVEY
SHEET NO.
SHEET #

BOEHME PROPERTY

Notes:

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 16-206187-KEE, with an effective date of August 5, 2016 at 8:00 a.m. for research of assessments 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, and the therein is a fee simple estate thereto vested in:

Dorlene L. Boehme

- (1) Title Commitment No. 16-206187-KEE with Schedule B-Section 2 exceptions:
- (a) Item No. 7 Building lines, easements, conditions and restrictions and powers of trustees according to Plat Book 317 page 49 and 50 and instrument recorded in Book 9630 page 1079 and any subsequent amendments. "NOT SHOWN" Does not affect.
- (b) Item No. 8 Terms and provisions of the Development Plan according to the plat thereof recorded in Plat Book 317 page 33. "NOT SHOWN" Does not affect.
- (c) Item No. 9 Subject to Easement granted to Laclede Gas Company by the instrument recorded in Book 5911 Page 178. "SHOWING"
- (d) Item No. 10 Easement granted to Yankovic Pipe Line Company by the instrument recorded in Book 423 Page 179 and assigned to Clark Pipe Line Corp. by deed recorded in Book 472 Page 14 and modified according to instrument recorded in Book 2870 page 258. "NOT SHOWN" Blanket in nature. Note may have been released by document recorded in Book 2870. No physical evidence of pipeline found on the subject parcel.

GENERAL NOTES:

- (1) Subject property is Zoned R3
Setback Requirements:
Front: 20 feet
Side: 8 feet
Rear: 15 feet
Height: 3 stories or 45 feet.
- (2) There are 0 parking stalls onsite.

Property Description
Lot A of Chesterfield Plantation, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 317 page 49 of the St. Louis County Records.

GALBRAITH PROPERTY

Notes:

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 16-206187-KEE, with an effective date of August 5, 2016 at 8:00 a.m. for research of assessments 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, and the therein is a fee simple estate thereto vested in:

Robert C. Galbraith and Linda S. Galbraith, Trustees under the Galbraith Family Living Trust (LA dated May 28, 2003)

- (1) Title Commitment No. 16-206187-KEE with Schedule B-Section 2 exceptions:
- (a) Item No. 7 Easement granted to Yankovic Pipe Line Co. according to instrument recorded in Book 423 Page 179 and assigned to Clark Pipe Line Corp. by instrument recorded in Book 472 Page 14. "NOT SHOWN" Blanket in nature. Note may have been released by document recorded in Book 2870. No physical evidence of pipeline found on the subject parcel.
- (b) Item No. 8 Easement granted to Union Electric Company by instrument recorded in Book 5911 Page 182. "SHOWING" and Book 5914 Page 2181. "SHOWING"
- (c) Item No. 9 Easement granted to Five Star Tank Service Inc. by instrument recorded in Book 5900 Page 141. "NOT SHOWN" Does not affect the subject property.
- (d) Item No. 10 Easement granted to Laclede Gas Company by instrument recorded in Book 5911 Page 182. "SHOWING" and Book 5914 Page 2181. "SHOWING"

GENERAL NOTES:

- (1) Subject property is Zoned M1 No Zoning Regulations listed.
- (2) There are 0 parking stalls onsite.

Property Description
A parcel of land in U.S. Survey 415 Township 45 North, Range 4 East and described as: Beginning on the East line 200 feet South of Olive Street, Road of a 10.744 acre tract conveyed to Ravi L. Chivga and his wife, by deed recorded in Book 2440 Page 202 of the St. Louis County Records, thence running Southwesterly along said East line of said tract 200 feet to a point, thence running Westwesterly along a line parallel to the South line of Olive Street, Road, 200 feet to the West line of said tract, thence running Northwesterly along said East line of Olive Street, Road, thence running Eastwesterly along a line parallel to the South line of Olive Street, Road, 29 feet to a point, thence running Southwesterly along a line parallel to the West line of said tract, 200 feet to a point, thence running Eastwesterly along a line parallel to the South line of Olive Street, Road, 178 feet to the point of beginning.

SHAHEN PROPERTY

Notes:

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 16-206187-KEE, with an effective date of August 5, 2016 at 8:00 a.m. for research of assessments 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, and the therein is a fee simple estate thereto vested in:

Edward J. Shahen, Trustee of the Edward J. Shahen Revocable Trust dated September 16, 1993

- (1) Title Commitment No. 16-206187-KEE with Schedule B-Section 2 exceptions:
- (a) Item No. 7 Subject to Easement granted to Yankovic Pipe Line Company according to instrument recorded in Book 423 Page 179 and assigned to Clark Pipe Line Corp. by instrument recorded in Book 472 Page 14. "NOT SHOWN" Blanket in nature. Note may have been released by document recorded in Book 2870. No physical evidence of pipeline found on the subject parcel.
- (b) Item No. 8 Subject to Easement granted to Laclede Gas Company according to instrument recorded in Book 5911 Page 180 of the St. Louis County Records. "SHOWING"
- (c) Item No. 9 Subject to Report of Commissioners according to instrument recorded August 12, 1981 in Book 8189 Page 22 of the St. Louis County Records. "SHOWING"
- (d) Item No. 10 Ordinance according to instrument recorded in Book 8520 Page 88 of the St. Louis County Records. "NOT SHOWN" Does not affect the subject parcel.
- (e) Item No. 11 Ordinance according to instrument recorded in Book 8520 Page 89 of the St. Louis County Records. "NOT SHOWN" Does not affect the subject parcel.
- (f) Item No. 12 Subject to Ordinance according to instrument recorded in Book 9068 page 475 of the St. Louis County Records. "NOT SHOWN" Not a survey related item.

GENERAL NOTES:

- (1) Subject property is Zoned M1 No Zoning Regulations listed.
- (2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Rate Map Number 25199C0170K with an effective date of 03/04/2015.
- (3) There are 0 parking stalls onsite.

Property Description

A parcel of land in U.S. Survey 415, Township 45 North, Range 4 East, and more particularly described as follows: Beginning at an iron pipe in South line of Olive Street Road at the Northwest corner of property conveyed to Ravi L. Chivga and wife, by deed recorded in Book 2440 Page 202 of the St. Louis County Records, thence running Southwesterly 31 degrees 40 minutes East 200 feet to the North line of property conveyed to Michael Woodruff and husband by deed recorded in Book 2668 page 588 of said Records, thence along said property line South 87 degrees 55 minutes West 178 feet to an iron pipe, thence along the property line of said property conveyed to Woodruff, North 31 degrees 40 minutes West 200 feet to an iron pipe in South line of Olive Street Road, thence along South line of said road, North 57 degrees 55 minutes East 178 feet to the place of beginning, according to Survey by Clark Surveying Company on September 8, 1982, EXCEPTING THEREFROM the part taken by the State of Missouri by Cause No. 558088 of the St. Louis County Circuit Court a copy of which is recorded in Book 5150 page 22 of the St. Louis County Recorder of Deeds Office.

OVERALL GENERAL NOTES:

- (1) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Rate Map Number 25199C0170K with an effective date of 03/04/2015.
- (2) The basis of bearings for this survey is Plat Book 317, Page 49-50.

Total Area Property Description for Zoning

PROPERTY DESCRIPTION

A tract of land being part of Lot A and B of the Chesterfield Plantation, a subdivision for record in Plat Book 317, pages 49 and 50 of the St. Louis County records and part of U.S. Survey 1911 and 415 in Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of Lot A of Chesterfield Plantation, a subdivision for record in Plat Book 317, pages 49 and 50 of the St. Louis County records, said point also being on the Southeastern right-of-way of Olive Street, thence along the Northwestern line of said Lot A South 31 degrees 40 minutes 50 seconds East, 107.42 feet to the Southeast corner of said Lot A, thence along the Southeastern line of said Lot A and of the following: South 55 degrees 20 minutes 00 seconds West, 86.00 feet to a point, thence South 12 degrees 12 minutes 00 seconds West, 48.43 feet to a point, thence a Southeasterly direction along a curve to the left being a radius of 54.07 feet, an arc length of 78.57 feet, the chord of which bears South 67 degrees 22 minutes 12 seconds West, a chord distance of 73.82 feet to a point, thence North 69 degrees 27 minutes 44 seconds West, 110.00 feet to a point, thence South 54 degrees 47 minutes 22 seconds West, 152.10 feet to the Southeastern corner of the aforesaid Lot A, said point being the Southeast corner of a tract of land described as Parcel 2 in Deed Book 1482, page 863 of the St. Louis County records, thence along the Southeastern line of said tract South 57 degrees 47 minutes 10 seconds West, 112.04 feet to the Southeast corner of said tract, also being on the Southeastern line of a tract of land described in a deed to St. John's United Church of Christ as recorded in Deed Book 896, Page 1275 of the St. Louis County records, thence along said Southeastern line South 57 degrees 55 minutes 22 seconds West, 214.38 feet to the Southeast corner of said tract, thence along the Southeastern line of said tract North 31 degrees 30 minutes 47 seconds West, 280.87 feet to a point, thence bearing said line North 58 degrees 20 minutes 36 seconds West, 402.47 feet to a point on the Southeastern line of the aforesaid Parcel 2 of Deed Book 1482, Page 863, thence along said Southeastern line North 31 degrees 30 minutes 47 seconds West, 358.58 feet to a point, thence North 31 degrees 41 minutes 34 seconds West, 367.20 feet to a point on the Southeastern line of the aforesaid Olive Street, thence along said line to the Southeastern line of the North 58 degrees 20 minutes 36 seconds West, 425.50 feet to the Point of Beginning and containing 543,04 square feet or 12.605 acre more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during January, 2017.

ST. JOHN UNITED CHURCH OF CHRIST PROPERTY

Notes:

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 16-206187-KEE, with an effective date of August 5, 2016 at 8:00 a.m. for research of assessments 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, and the therein is a fee simple estate thereto vested in:

St. John's United Church of Christ, a Missouri Corporation (Parcels 1, 2, and 4)
St. John's Evangelical and Reformed Church (Parcel 3)

- (1) Title Commitment No. 16-206187-KEE with Schedule B-Section 2 exceptions:
- (a) Building lines, easements, conditions and restrictions established by the plat recorded in Plat Book 317 page 49 (Parcel 4) "NOT SHOWN" Does not affect.
- (b) Easement granted to Union Electric Company by the instrument recorded in Book 800 page 382.
- (c) Easement granted in Book 1344 page 426 and Book 1820 page 591.
- (d) Easement granted to Union Electric Company by the instrument recorded in Book 2628 page 483.
- (e) Terms and provisions of covenants and restrictions recorded in Book 3868 page 42.
- (f) Easement granted to Laclede Gas Company by the instrument recorded in Book 6911 page 184 and Book 5911 page 186. "SHOWING"
- (g) Easement granted to Union Electric Company by the instrument recorded in Book 7571 page 548 (parcel 1 and 2).
- (h) Easement granted for sewer and water supply recorded in Book 8276 page 277.
- (i) Right-of-Way of State Road 340 (Olive Road) by the instrument recorded in Book 8163 page 22. "SHOWING"
- (j) Easement granted to Union Electric Company by the instrument recorded in Book 9663 page 402. (parcel 4)

GENERAL NOTES:

- (1) Subject property is Zoned M1 No Zoning Regulations listed and R3
R3 Setback Requirements:
Front: 25 feet
Side: 8 feet
Rear: 15 feet
Height: 3 stories or 45 feet.
- (2) There are 0 parking stalls onsite.

Property Description

PARCEL NO. 1:
A tract of land in U.S. Survey 415, Township 45 North, Range 4 East and described as: Beginning at a point in the Southeastern line of Olive Street Road, 80 feet wide, distant South 57 degrees 24 minutes West 112.37 feet from the most Northern corner of property of Archie B. York, said Northern corner being also the most Western corner of a 3 acre tract conveyed to Bellefontaine German Evangelical St. John's Church by deed recorded in Book 86 Page 554 of the St. Louis County Records, thence North 57 degrees 24 minutes East along the Southeastern line of Olive Street Road, 112.37 feet to the most Western corner of said church property, thence along the Southeastern line of said church property, South 32 degrees 8 minutes East 1037 feet to the most Southern corner of a 2 acre tract conveyed to said above mentioned church by deed recorded in Book 288 page 562 of the St. Louis County Records, thence Southwesterly and parallel to Olive Street Road, 112.37 feet and thence North 32 degrees 8 minutes West 1037 feet to the place of beginning. Excepting that part conveyed to the State of Missouri recorded in Deed Book 807 page 2422.

PARCEL NO. 2:
A tract of land in U.S. Survey 415, Township 45 North, Range 4 East described as: Beginning at a point in the South line of Olive Street Road, 80 feet wide, at its intersection with the Southeastern line of a 20 foot roadway, as reserved by deed recorded in Book 1344 Page 426, thence South 31 degrees 40 minutes East along the Southeastern line of said roadway, 1000 feet to a point in the Northern line of a strip of land conveyed by August Albrecht and wife by deed recorded in Book 2177 Page 388, thence South 57 degrees 55 minutes West along the Northern line of said strip 8 feet to the Western most corner of said strip so conveyed, thence along the Southeastern line of said strip, South 31 degrees 40 minutes East 28 feet to the Southern most corner of said strip in the North line of property recently described in deed to August C. Albrecht and wife by deed recorded in Book 1344 Page 426, thence South 57 degrees 55 minutes West along the North line of property conveyed to Albrecht and wife, 202 feet to the Western most corner thereof being the Eastern most corner of property conveyed to St. John's Evangelical and Reformed Church (formerly known as Bellefontaine German Evangelical St. John's Church) by deed recorded in Book 3868 Page 42, thence North 31 degrees 40 minutes West along the Eastern line of said tract 1037 feet to the South line of Olive Street Road, thence North 57 degrees 55 minutes East 210 feet to the beginning.

Excepting that part conveyed to the State of Missouri recorded in Deed Book 807 page 2422.

PARCEL NO. 3:
A tract of land in U.S. Survey 415, Township 45 North, Range 4 East described as: Beginning at a point in the South line of Olive Street Road, 80 feet wide distant North 57 degrees 55 minutes East 20 feet from the Northwest corner of property of the Bellefontaine German Evangelical St. John's Church Association, thence along the South line of Olive Street Road North 57 degrees 55 minutes East 54.07 feet to a point, thence bearing said line and running South 51 degrees 40 minutes East 1037 feet to a point, thence South 57 degrees 55 minutes East 84.00 feet to a point, thence along the East line of a strip of land 20 feet wide over which an easement for road purposes was established according to deed recorded in Book 1344 page 426 of said records, North 31 degrees 40 minutes West 1037.00 feet to the beginning. Excepting that part conveyed to the State of Missouri recorded in Deed Book 807 page 2422.

PARCEL NO. 4:
Lot B of Chesterfield Plantation, according to the plat thereof recorded in Plat Book 317 page 49 of the St. Louis County Records.

Consultants:

Olive Street Road
Chesterfield, Missouri
Hardesty Homes

Revisions:

Date	Description	No.
1/24/17	Site Changes	

Drawn: BB
Checked: JAS

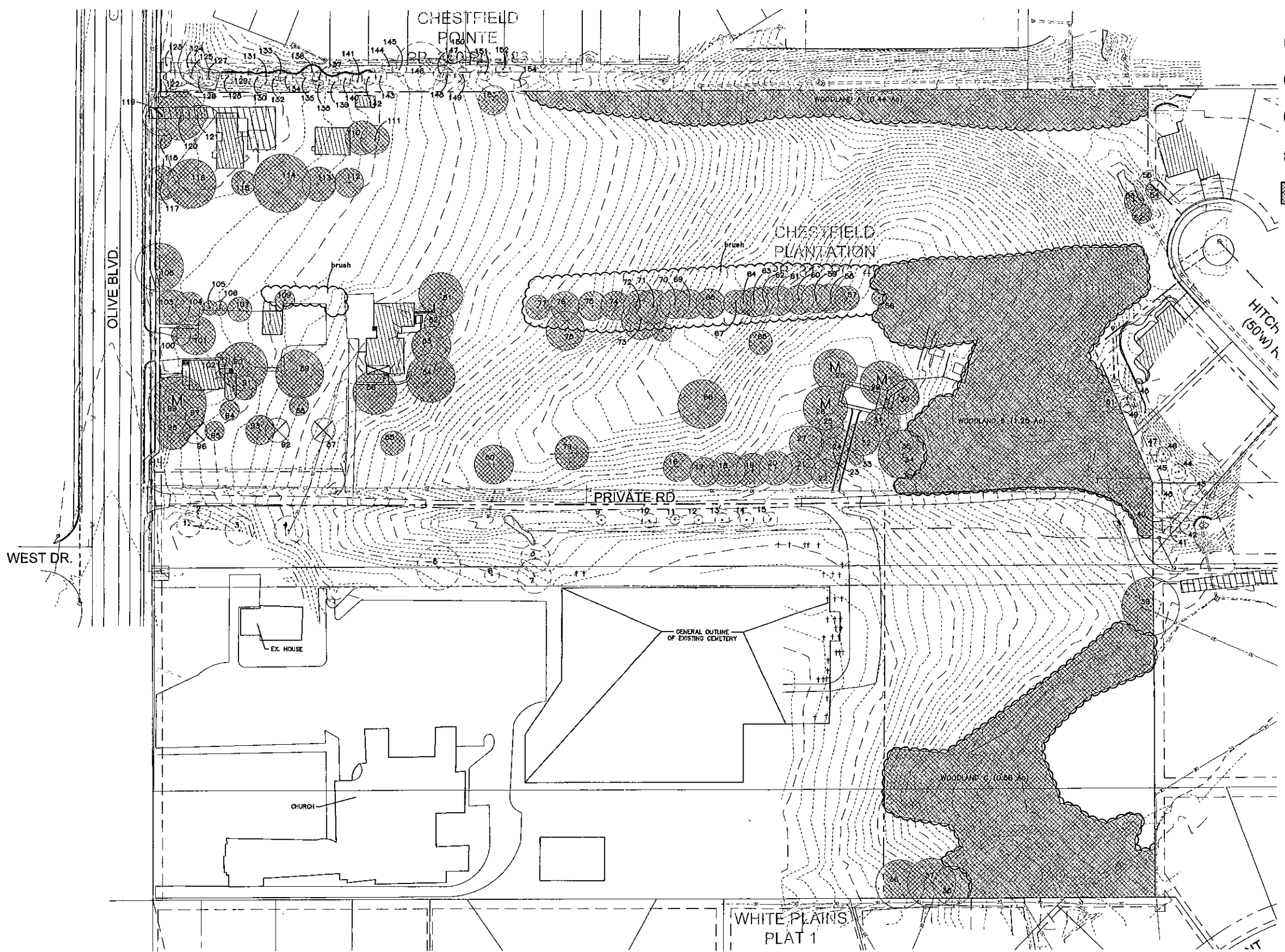
loomisAssociates

landscape architects/planners
100 S. 1st St., Suite 100
St. Louis, MO 63102
Phone: (314) 555-1100
Fax: (314) 555-1101
Email: info@loomis-associates.com

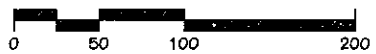
Missouri State Certificate of Authority # LAC #0000193

Sheet Title:	Tree Stand Delineation Plan
Sheet No:	TSD-1
Date:	12/5/16
Job #:	697.007

- KEY
- # Existing Tree
 - M Existing Tree-Monarch
 - X Existing Tree-Dead
 - Existing Offsite Tree
 - Existing Woodland

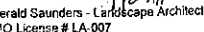


TREE STAND DELINEATION PLAN
SCALE 1"=50'



RECEIVED
FEB 10 2017
City of Chesterfield
Department of Public Services

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A
B.B.



Consultants:

EXISTING INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Catalpa	14	25	3	Offsite
2	Catalpa	14	25	3	Offsite
3	Silver Maple	14	30	3	Offsite
4	Silver Maple	14	30	2	Offsite; fork at 3'
5	Willow	18	45	2	Offsite
6	Swamp White Oak	5	12	3	Offsite
7	Sugar Maple	18	35	2	Offsite; trunk decay
8	Red Oak	14	30	2	Offsite
9	Sugar Maple	5	8	1	Offsite; trunk damage
10	Sawtooth Oak	6	15	4	Offsite
11	Red Oak	5	8	2	Offsite; trunk damage
12	Swamp White Oak	6	12	3	Offsite
13	Red Oak	5	8	1	Offsite; trunk damage
14	Sawtooth Oak	6	15	4	Offsite
15	Red Oak	6	15	2	Offsite; trunk damage
16	Sweetgum	12	30	3	
17	Sweetgum	12	30	3	
18	Pin Oak	14	35	3	
19	Pin Oak	14	35	3	
20	Pin Oak	14	35	3	
21	Pin Oak	14	35	3	
22	Sugar Maple	12	30	3	
23	Sugar Maple	10	30	3	
24	Sugar Maple	10	30	3	
25	Sweetgum	12	25	2	
26	Tulip	25	45	3	Monarch
27	Sweetgum	14	35	3	
28	Tulip	30	45	3	Monarch
29	Tulip	30	45	3	Monarch
30	Redbud	14	40	1	multi trunk
31	Tulip	18	35	2	
32	Maple	14	35	3	
33	Maple	8	15	3	
34	Redbud	14	50	2	fork at 3'
35	Black Cherry	14	25	2	multi trunk
36	Silver Maple	18	50	2	fork at 3'
37	Cottonwood	18	50	2	
38	Boxelder	24	40	1	fork at 2'
39	Walnut	31	63	2	CE
40	Maple	12	20	3	Offsite
41	Maple	12	20	3	Offsite
42	Maple	8	20	3	Offsite
43	Cottonwood	8	20	3	Offsite
44	Redbud	5	15	2	Offsite
45	Maple	6	15	2	Offsite
46	Maple	6	10	3	Offsite
47	Maple	10	20	3	Offsite
48	Sycamore	24	40	3	Offsite
49	Maple	6	15	3	Offsite
50	Redbud	6	15	3	Offsite
51	Red Oak	10	25	3	Offsite
52	Mulberry	5	20	2	
53	Elm	6	20	2	
54	White Pine	8	20	3	
55	White Pine	8	20	3	Offsite
56	White Pine	14	15	1	
57	White Pine	24	25	2	
58	White Pine	18	30	3	
59	White Pine	18	30	3	
60	White Pine	14	30	3	
61	White Pine	18	30	3	
62	White Pine	14	30	3	
63	White Pine	14	30	2	
64	White Pine	12	25	1	
65	Mulberry	12	25	1	
66	Walnut	18	50	2	
67	White Pine	10	25	2	
68	White Pine	14	30	2	
69	White Pine	14	30	2	
70	Black Cherry	12	30	2	
71	White Pine	8	20	1	
72	White Pine	14	35	3	
73	Pin Oak	20	40	3	
74	White Pine	14	30	2	
75	White Pine	14	30	3	
76	Scotch Pine	14	30	2	
77	Redbud	8	25	1	multi trunk
78	Linden	18	40	3	
79	Silver Maple	12	35	1	trunk cavity

ID	Tree Name	DBH	Canopy Diam.	Cond/Won Rating	Comment
80	Walnut	12	40	3	
81	Sweetgum	24	45	2	
82	Sweetgum	18	30	2	
83	Pin Oak	24	40	2	
84	Pin Oak	24	50	2	
85	Redbud	8	25	1	multi trunk
86	Sweetgum	18	45	2	
87	Dead	24	0	0	
88	Sweetgum	18	20	2	
89	Pin Oak	24	50	2	
90	Elm	24	50	2	
91	Sweetgum	14	25	3	
92	Dead	14	0	0	
93	White Pine	24	30	3	
94	Silver Maple	18	35	1	
95	Silver Maple	12	25	1	
96	Dead	14	0	0	
97	Silver Maple	12	25	1	
98	Silver Maple	18	35	2	
99	Pecan	40	60	3	Monarch
100	Spruce	12	20	2	
101	Elm	24	40	2	
102	Japanese Maple	6	15	3	
103	Silver Maple	24	35	2	
104	White Pine	24	30	2	
105	Cedar	5	6	2	
106	Cedar	5	6	2	
107	Redbud	8	25	2	multi trunk
108	Pecan	18	50	2	OE
109	Mulberry	6	20	2	
110	White Pine	24	35	3	
111	Redbud	6	30	3	multi trunk
112	Silver Maple	24	30	3	
113	Sweetgum	20	35	1	
114	Sugar Maple	30	60	3	low branching
115	Sweetgum	24	25	1	
116	Pin Oak	28	50	2	
117	Sweetgum	24	35	2	OE
118	Spruce	10	20	2	OE
119	Sugar Maple	18	40	1	OE
120	Sweetgum	22	50	2	
121	Spruce	12	20	3	
122	White Pine	14	25	3	Offsite
123	White Pine	10	15	2	Offsite
124	Spruce	3	8	3	Offsite
125	Spruce	3	8	3	Offsite
126	Spruce	3	8	3	Offsite
127	Spruce	4	8	3	Offsite
128	Spruce	3	8	3	Offsite
129	White Pine	10	20	3	Offsite
130	Dead	8	20	0	Offsite
131	White Pine	8	20	3	Offsite
132	White Pine	8	15	3	Offsite
133	White Pine	8	15	3	Offsite
134	White Pine	6	15	3	Offsite
135	White Pine	12	25	3	Offsite
136	White Pine	10	25	2	Offsite
137	White Pine	6	15	3	Offsite
138	White Pine	5	10	3	Offsite
139	White Pine	10	15	2	Offsite
140	White Pine	10	20	2	Offsite
141	White Pine	14	20	2	Offsite
142	White Pine	8	20	3	Offsite
143	Spruce	3	20	3	Offsite
144	White Pine	10	25	3	Offsite
145	White Pine	10	25	3	Offsite
146	Pin Oak	24	50	3	Offsite
147	White Pine	6	15	3	Offsite
148	White Pine	6	15	3	Offsite
149	White Pine	6	15	3	Offsite
150	Spruce	8	20	3	Offsite
151	Spruce	8	20	3	Offsite
152	Spruce	8	20	3	Offsite
153	Pear	14	30	2	
154	White Pine	5	15	3	Offsite

Tree Stand Delineation Narrative
October 18, 2016

This project site comprises a total of 12.6 Ac. and has a total of 4.15 Ac. of canopy. Individual trees and tree rows are scattered throughout within existing lots. A pavilion sets within the central area of the site.

Woodland A:
A Fair conditioned, fence line woodland consisting primarily of Walnut, Boxelder, Silver Maple, and Black Locust ranging in sizes 3-24 inches DBH. Understory primarily composed of honeysuckle and other brush.

Woodland B:
A Good conditioned, hardwood woodland in the east/central portion of the site ranging in size 3-28 inches DBH. Primarily consisting of Persimmon, Maple, Walnut, and Locust with some Oak species. Understory is primarily small trees and Pawpaw. The edges of this woodland are host to honeysuckle.

Woodland C:
A Fair conditioned, bottomland woodland surrounding an existing lake in the southeast corner of the site. Ranging in size 2-36 inches DBH. The overstory primarily consists of Boxelder, Cottonwood, Silver Maple, and Shingle Oak. The understorey is primarily honeysuckle.

RATING: 1 = Poor
2 = Fair
3 = Good
4 = Excellent

There are State Champion or rare trees found on the site.

Total Site Area = 549,030 sq. ft. or 12.6 Ac.
Total Existing Canopy = 180,991 sq. ft. or 4.15 Ac.

Woodland A	=	19,310 sq.ft. or 0.44 Ac.
Woodland B	=	54,194 sq.ft. or 1.24 Ac.
Woodland C	=	37,622 sq.ft. or 0.86 Ac.
Individual Trees	=	69,865 sq.ft. or 1.6 Ac.

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

B-3

Revisions:

[illegible]

Drawn:	BB
Checked:	JAS

loomisAssociates

landscapeArchitectsplanners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
636/519-8668 Fax 636/519-0987

Boon's Associates Inc.
e-mail: info@boons-associates.com

Sheet Title:	Tree Stand Delineation Plan
--------------	--------------------------------

Sheet
No: TSD-2

Date:	12/5/16
Job #:	697.007

BILL NO. 3146

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE 2256 OF THE CITY OF CHESTERFIELD TO CHANGE THE CONDITIONS OF ATTACHMENT "A" RELATIVE TO THE "C-8" PLANNED COMMERCIAL DISTRICT FOR AN 11.35 ACRE TRACT OF LAND LOCATED EAST OF CLARKSON ROAD AND NORTH OF BAXTER ROAD. (P.Z. 04-2017 DIERBERGS THE MARKET PLACE (AMENDMENT)).

WHEREAS, the petitioner, Dierbergs Chesterfield Village, Inc., has requested an amendment for an existing "PC" Planned Commercial District for an 11.35 acre tract of land located east of Clarkson Road and north of Baxter; and,

WHEREAS, the request is to increase the allowable density to permit an additional 3,800 square feet of supermarket and 2,000 square feet in retail shopping abutting the supermarket; and,

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

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

WHEREAS, the City Council, having considered said request voted to approve the 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 Ordinance Number 2256 is hereby repealed and those conditions therein are incorporated into this Attachment A, which is attached hereto and made a part hereof for a 11.35 acre tract of land located at 1730 Clarkson Road and as described as follows:

A tract of land being part of property conveyed to Dierbergs Chesterfield Village, Inc. by instrument recorded in Deed Book 8242, Page 300, situated in U.S. Survey 2002, Township 45 North, Range 4 East, City of Chesterfield, Missouri, being more particularly described as follows:

BEGINNING at a point on the North Line of the aforementioned property conveyed to Dierbergs Chesterfield Village, Inc., at its intersection with a point in the Southeastern Line of property conveyed to the State of Missouri, for the widening of Clarkson Road, variable width, according to deed recorded in Deed Book 8349, Page 2328, of said records; thence Northeasterly, along the Northern Line of said property conveyed to Dierbergs Chesterfield Village, Inc., North 68 degrees 55 minutes 54 seconds East 423.06 feet to the Northeastern corner thereof; thence Southeasterly, along the Eastern Line thereof, South 32 degrees 30 minutes 45 seconds East 816.34 feet to its intersection with a point in the Northern Right of Way Line of New Baxter Road, according to the Dedication Plat thereof recorded in Plat Book 277, Page 58, of said records; thence Northwesterly, along the Northern Line thereof, along a curve to the left having a radius of 757.20 feet, an arc distance of 492.91 feet (North 89 degrees 55 minutes 04 seconds West 484.26 feet on its chord) to a point of tangency; thence South 71 degrees 26 minutes 00 seconds West 164.71 feet to a point of curvature; thence Southwesterly, continuing along the Northern Right of Way Line thereof, along a curve to the right having a radius of 675.20 feet, an arc distance of 235.63 feet (South 81 degrees 25 minutes 50 seconds West 234.43 feet on its chord) to a point; thence North 01 degree 25 minutes 41 seconds East 10.00 feet to a point of curvature; thence Northwesterly, continuing along said Northern right of Way Line thereof, along a curve to the right having a radius of 665.20 feet, an arc distance of 209.89 feet (North 79 degrees 31 minutes 57 seconds West 209.02 feet on its chord) to a point in the Eastern Line of property conveyed to the State of Missouri per Deed Book 8349, Page 2328, aforementioned; thence Northwesterly along said Eastern Line, North 23 degrees 18 minutes 26 seconds West 71.68 feet to a point; thence North 30 degrees 56 minutes 00 seconds East 15.80 feet to a point; thence North 59 degrees 04 minutes 00 seconds West 15.00 feet to a point; thence Northeasterly, continuing along the Eastern Line of the aforementioned property conveyed to the State of Missouri, North 30 degrees 56 minutes 00 seconds East 192.19 feet to a point; thence North 28 degrees 21 minutes 16 seconds East 300.04 feet to a point; thence North 31 degrees 13 minutes 11 seconds East 69.02 feet to the point of beginning, containing 11.35 acres, more or less.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Dierbergs Chesterfield Village, Inc. in P.Z. 04-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of March 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 05/01/2017

ATTACHMENT A

In keeping with the following Comprehensive Plan policies, these conditions have been developed:

- 1.2 Adherence to the Plan
- 1.4 Quality New Development
- 3.1 Quality Commercial Development
 - 3.1.1 Quality of Design
- 3.2.1 Neighborhood Retail Facilities
- 3.2.2 Community Retail Facilities
- 7.2.1 Maintain Proper Level of Service
- 7.2.3 Maintain Proper Traffic Flow
- 7.2.7 Collectors and Local Streets
- 8.2.2 Underground Electric Service

I. SPECIFIC CRITERIA

A. Information to be shown on the Site Development Concept Plan shall be limited to those conditions specified in Section A, General Criteria-Concept Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.

B. DEFINITIONS

1. Site Development Concept Plan is a conceptual plan for development in a planned district being done in phases. A concept plan provides an overall picture of a development that is being divided into sections to be developed in phases.
2. A Site Development Section Plan is a plan for development for sections of the overall concept plan.
3. Site Development Plan is a plan for development in planned districts that is being done in one phase.

C. PERMITTED USES

1. The uses allowed in this "C8" Planned Commercial District shall be:
 - a. Animal hospitals and veterinary clinics.
 - b. Auditoriums and other facilities for public assembly.
 - c. Child care centers, nursery schools, and day nurseries.
 - d. Churches.
 - e. Clubs, lodges, and meeting rooms.
 - f. Financial institutions, not including drive-through facilities.

- g. Libraries and reading rooms.
- h. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

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

- i. Medical and dental offices.
 - j. Mortuaries.
 - k. Offices or office buildings.
 - l. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
 - m. Police, fire, and postal stations.
 - n. Recreational facilities, including indoor theaters, but not including drive-in theaters, golf practice driving ranges, and outdoor swimming pools.
 - o. Restaurants, including fast food restaurants except those which provide drive-through service or those which constitute the only use in a freestanding building.
 - p. Fast food restaurants selling only ice cream products, yogurt, or similar dairy dessert products, and soft drinks.
 - q. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
 - r. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are offered for sale or hire to the general public on the premises.
2. The above uses in the "C8" Planned Commercial District shall be restricted as follows:
- a. There shall be no open kennels, overnight boarding of animals or outdoor exercise yards permitted in relation to the "Animal Hospital/veterinary clinic."
 - b. One (1) outlot building shall be permitted.

D. FLOOR AREA AND HEIGHT REQUIREMENTS

1. FLOOR AREA

- a. The supermarket shall not exceed eighty thousand (80,000) square feet in area.
- b. The retail shopping area abutting the supermarket shall not exceed nineteen thousand five hundred (19,500) square feet in area.
- c. The outlot building shall not exceed eleven thousand three hundred (11,300) square feet in area.

2. HEIGHT

- a. The maximum height of buildings, exclusive of roof screening, shall not exceed one (1) story in height.

E. STRUCTURE AND PARKING SETBACKS

1. STRUCTURE SETBACKS

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

- a. Twenty-five (25) feet from the right-of-way of Baxter Road.
- b. Fifty (50) feet from the right-of-way of Clarkson Road.
- c. Twenty-five (25) feet from the northern boundary of this "C8" Planned Commercial District.
- d. Thirty (30) feet from the east boundary of this "C8" Planned Commercial District.

2. PARKING AND LOADING SPACE SETBACKS

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

- a. Ten (10) feet from the right-of-way of Clarkson Road.
- b. Ten (10) feet from the right-of-way of Baxter Road.
- c. Ten (10) feet from the northern and eastern boundaries of this "C8" Planned Commercial District.

F. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code with the exception that a 17.1% reduction shall be permitted with this development.
2. Construction Parking
 - a. 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.

G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall submit a landscape plan, tree stand delineation plan, and tree preservation plan in accordance with the City of Chesterfield Code.
2. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
3. Prior to release of the Landscape Installation Bond/Escrow, a two (2) year Landscape Maintenance Bond/Escrow will be required.

H. SIGN REQUIREMENTS

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation for sight distance considerations prior to installation or construction.
2. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.
3. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. The location of this sign and landscaping shall be as approved by the Planning Commission on the Site Development Plan.
4. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

I. LIGHT REQUIREMENTS

1. No on-site illumination source shall exceed twenty-five (25) feet in height.
2. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
3. The location and height of the light standards will be as approved by the Planning Commission.
4. Except for required street lighting, no source of illumination will be situated so that light is cast on any public right-of-way or adjoining property.

J. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will also be enclosed within a six (6) foot high sight-proof enclosure complemented by adequate landscaping and consist of a material also approved by the Planning Commission on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

K. ACCESS/ACCESS MANAGEMENT

1. Access to the subject site from Clarkson Road north of Baxter Road shall be located as approved by the Missouri Department of Transportation and Transportation Department. This entrance access will ultimately be limited to right turns in and right turns out only due to the future median barrier on Clarkson Road in this area.
2. One (1) minor entrance limited to right in and right out turning movements shall be permitted for the shopping center a minimum distance of three hundred (300) feet from Clarkson Road.

3. There shall be one (1) main entrance into the shopping center on the north side of Baxter Road to be aligned with the main entrance into the church complex on the south side of Baxter Road, both containing channelized islands. These main entrances shall be a minimum distance of six hundred (600) feet west of Old Baxter Road-Old Clarkson Road.
4. There shall not be any other driveways from the shopping center, except a service entrance to the shopping center, intersecting Baxter Road.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Conform to the requirements of the Missouri Department of Transportation regarding Clarkson Road (Route 340) in this area.
2. Improve Clarkson Road to a minimum of five (5) lane roadway, with stabilized shoulders and storm water drainage facilities as required by the Missouri Department of Transportation.
3. 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.
4. Provide a sidewalk or stabilized shoulder adjacent to Clarkson Road.
5. Improve Baxter Road from Clarkson Road to Old Clarkson Road-Old Baxter Road to a minimum of eighty-two (82) foot right-of-way and sixty-three (63) foot pavement including required storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. This proposed five lane facility would function as two (2) eastbound through lanes, one (1) continuous left turn lane and two (2) westbound through lanes.
6. Provide a sidewalk adjacent to Baxter Road.
7. Install a traffic signal at the intersection of Baxter Road and the main entrances to the shopping center and church property at seventy percent (70%) completion of the development. Also interconnect with existing signal system on Baxter Road.
8. The service entrance on Baxter Road to the shopping center shall be approximately two hundred seventy-five (275) feet east of the main entrance to the shopping center.
9. Install a traffic signal at the intersection of Baxter Road and Old Baxter Road-Old Clarkson Road. Install underground conduit and interconnect between Clarkson Road and Old Baxter Road-Old Clarkson Road as directed by the St. Louis County Department of Highways and Traffic.

10. It should be noted that upon completion of Baxter Road through this development and the Missouri Department of Transportation's improvements to the roadway system in this area and when directed by MODOT, a cul-de-sac turnaround will be constructed on Old Baxter Road near the existing entrance to the Brandywine Condominium Development which will terminate access to Clarkson Road (State Route 340) at this location. Following completion of this road closure, all area traffic will utilize Baxter Road to access Clarkson Road.
11. The main entrance driveway serving the shopping center shall be thirty-eight (38) feet in width to provide two (2) new through lanes and one (1) continuous left turn lane for a distance of approximately one hundred fifty (150) feet with 15:1 tapers. Parking shall be prohibited along both sides of this main drive. Minor parking lot driveways shall not intersect this main drive closer than approximately one hundred fifty (150) feet from Baxter Road.
12. The driveway adjacent to the proposed supermarket and retail shops shall be a minimum of thirty-two (32) feet in width to provide two (2)-twelve (12) foot driving lanes and an eight (8) foot drop-off/pick-up lane. Parallel and angle parking shall be restricted along both sides of this driveway.
13. The entrance driveway at Clarkson Road serving the shopping center shall be thirty-two (32) feet in width. There shall be no minor driveway intersecting within approximately one hundred (100) feet.
14. The service driveway for the shopping center located along the eastern property line shall be designed as a two (2)-way driveway. Trucks will use this driveway entering and exiting from Baxter Road.
15. Internal parking lot driveways serving the shopping center shall be a maximum of twenty-four (24) feet in width. Wider driveway widths on skewed approaches to the parking lot create an unnecessary hazard.
16. The Missouri Department of Transportation requirements include dual left turn facilities for southbound Clarkson Road traffic and a right turn lane for northbound Clarkson Road traffic turning east at the Baxter Road intersection. This further widening will require modification of the traffic signal facilities recently completed as part of the Baxter Road improvements.
17. The first entrance east of Clarkson Road shall be right in/right out through an extension of the median of Baxter Road east of the entrance and shall be a minimum of twenty-four (24) feet in width for a minimum distance of one hundred (100) feet. There shall be no minor driveways intersecting within one hundred (100) feet.

M. TRAFFIC STUDY

A traffic study, as directed by the City of Chesterfield, including internal and external circulation, shall be required for review, and approval, by the City of Chesterfield Department of Public Works, the Missouri Department of Transportation and the St. Louis County Department of Highways and Traffic prior to Site Development Plan approval.

N. POWER OF REVIEW

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

O. STORMWATER AND SANITARY SEWER

1. The developer shall provide verification to the St. Louis County Department of Public Works that adequate sanitary services are provided.
2. Interim stormwater drainage control in the form of siltation control measures are required.
3. Submit to the Planning Commission an engineering plan approved by the Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.
4. The developer is required to provide adequate stormwater systems in accordance with City of Chesterfield standards.
5. All stormwater shall be discharged at an adequate natural discharge point.
6. Detention or differential runoff of stormwater is required by providing permanent detention facilities, such as dry reservoirs, ponds or other acceptable alternative. The detention basin shall be completed and in operation prior to paving of any streets or parking areas.

P. ROADWAY IMPROVEMENTS AND CURB CUTS.

1. Obtain approval from the City of Chesterfield Department of Public Works, the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation for the locations of proposed curb cuts, areas of new dedication, and roadway improvements.
2. 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.

Q. GRADING AND IMPROVEMENT PLANS

1. A grading permit is required prior to any grading on the site. No change in watershed shall be permitted.

R. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
 - a. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

A TIME PERIOD FOR PLAN SUBMITTAL

1. The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the Preliminary Development Plan. This requirement shall be accomplished prior to issuance of building permits.
2. Failure to comply with these submittal requirements will result in the expiration of the preliminary development plan and will require a new public hearing.
3. 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. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.
- 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. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

A. The Site Development Plan shall adhere 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 the 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 designed for handicapped.
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 free standing 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 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
15. Depict all existing and proposed easements and rights of way within one hundred fifty (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 the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than two (2) feet, and extending one hundred fifty (150) feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Provide a lighting plan in accordance with the City of Chesterfield Code.
20. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
21. 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.
22. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.

V. TRUST FUND CONTRIBUTION

- A. The developer will contribute to the Chesterfield Village Trust Fund. This contribution will not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$537.19/Parking Space
General Retail	\$1,611.66/Parking Space
Supermarket	\$1,611.66/Parking Space
High turnover sit down restaurant	\$1,611.66/Parking Space
Bank	\$3,223.44/Parking Space
Loading Space	\$2,637.29/Loading Space

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

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

The contribution will be used to help defray the cost for engineering, right-of way acquisition, and construction of Chesterfield Village Parkway east of Clarkson Road and south of Highway 40 and installation of traffic signal facilities in the area.

Credit for the cost of allowable portions of road improvements required herein will be limited to improvements along Clarkson Road and Old Clarkson Road. Improvements to Baxter Road from the Clarkson Road right-of-way to the Old Baxter Road /Old Clarkson Road intersection will not be credited toward the trust fund contribution.

2. Notification of St. Louis County Department of Public Works

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

3. Certification of Plans

Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer will be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in the report.

4. Trust Fund Contribution

Trust Fund contribution and/or credits for roadway improvements shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the Trust Fund contribution and/or credits for roadway improvement prior to issuance of building permits for each phase of development.

IX. OCCUPANCY PERMIT/FINAL OCCUPANCY

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 St. Louis Department of Highways and Traffic.

X. FINAL RELEASE OF ESCROW

Prior to the release of final escrow, the developer will provide certification by a Registered Land Surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

All conditions of the Escrow as stated in the Escrow Agreement shall be met and approved by the Department of Public Works per the established Escrow Agreement.

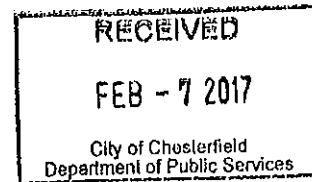
XI. GENERAL DEVELOPMENT CONDITIONS

- A. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:
 - 1. 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(s) forever.
 - 2. The existence of private roadways within the development requires disclosure by the developer of responsibility for street maintenance in accord with the provisions of the City of Chesterfield Code.

XII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of permits by issuing 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.

Dierbergs Marketplace



Narrative Statement

The Dierbergs Markets property located at 1730 Clarkson Road was originally opened on July 12, 1988 consisting of a supermarket, retail shopping area and a single outlot building.

The Ordinance Amendment will increase the maximum allowable Floor Area for the supermarket to 80,000 square feet in area and the retail shopping area abutting the supermarket to 19,500 square feet in area.

The applicant is not requesting any other modifications to the enabling Ordinance 2256 dated April 17, 2006.



VIII. B.

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

Planning Commission Vote Report

Meeting Date: March 13, 2017

From: Cecilia Hernandez – Project Planner

Location: East of Clarkson Road and north of Baxter Road

Petition: **P.Z. 04-2017 Dierberg's The Market Place** – A request for an amendment to an existing "C-8" Planned Commercial District for an 11.35 acre tract of land located east of Clarkson Road and north of Baxter Road to increase the allowable density to permit an additional 3,800 square feet of supermarket and an additional 2,000 square feet in retail shopping abutting the supermarket.

PROPOSAL SUMMARY

Dierbergs Chesterfield Village, Inc. has submitted a request for an amendment to an existing "C-8" Planned Commercial District for an 11.35 acre tract of land. The request is to increase the allowable density to permit 80,000 square feet (an additional 3,800 square feet) of supermarket and 19,500 (an additional 2,000 square feet) in retail shopping abutting the supermarket. If approved, a new ordinance and Attachment A would be put in place which repeals and replaces Ordinance #2256, Section D, numbers 1.a and 1.b.

SITE HISTORY

The subject site was zoned "C8" Planned Commercial prior to incorporation of the City of Chesterfield via St. Louis County Ordinance 12,964, which was subsequently amended by St. Louis County Ordinance 13,306. In 1992, the City of Chesterfield approved a new ordinance which added the animal hospital/veterinary use to the permitted uses for the site. Finally, in April 2006 the City of Chesterfield approved Ordinance 2256, the currently governing ordinance for the site, which approved a parking reduction and an amendment to permitted uses for the outbuilding.

SURROUNDING LAND USE AND ZONING

The land use and zoning for the properties surrounding the amendment area are shown and described below.

North: North of the site is the Drew Station subdivision which is currently zoned "C-8" Planned Commercial District.

South: To the south across Baxter Road is the Lord of Life Lutheran Church subdivision which is zoned "R6A" Residence District.

East: East of the site across Clarkson Road is the Clarkson Square subdivision which is currently zoned "C-8" Planned Commercial District.

West: Located to the west of the subject site is the Eberwein Park which is zoned "PS" Park and Scenic.

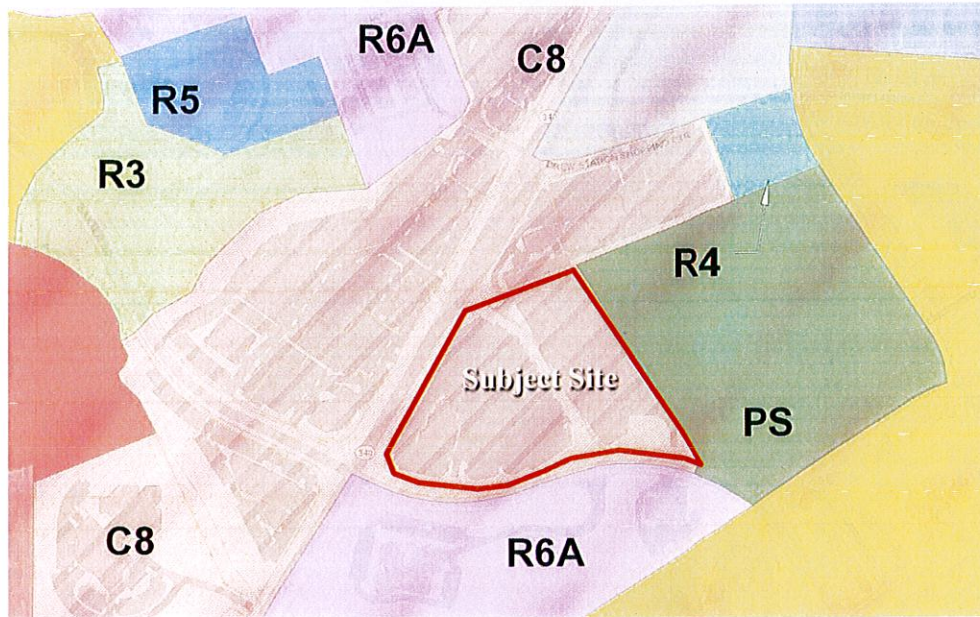


Figure 1: Zoning Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Urban Core” land use designation. The Comprehensive Plan states that the Urban Core should include land uses of a mixture of high-density residential, retail, and office uses containing the highest density development in Chesterfield.

The Comprehensive Plan also provides a number of Plan Policies related to this type of development. Each of the policies is provided below.

Policy 3.1 Quality Commercial Development– Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.

Policy 3.7 Urban Core– The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City.

The applicant has indicated that they are intending to make minor adjustments and improvements to the subject site, including a renovated entry area. The amendment is consistent with how the zoning was proposed, with the exception of the increase in floor area.



Figure 2: Future Land Use Plan

REQUEST AND ANALYSIS

The changes requested to the Attachment A are as follows:

A. FLOOR AREA AND HEIGHT REQUIREMENTS

1. FLOOR AREA

- a. The supermarket shall not exceed ~~seventy-six thousand two hundred (76,200)~~ **eighty thousand (80,000)** square feet in area.
- b. The retail shopping area abutting the supermarket shall not exceed ~~seventeen thousand five hundred (17,500)~~ **nineteen thousand five hundred (19,500)** square feet in area.
- c. The outlot building shall not exceed eleven thousand three hundred (11,300) square feet in area.

The site is located within the Urban Core land use designation within the Comprehensive Plan. Currently, Ordinance 2256 permits a maximum of 105,000 square feet of development on the 11.35 acre area totaling 0.21 FAR. While the "C-8" Planned Commercial District regulations do not contain a maximum floor area ratio (FAR), the "UC" Urban Core District does include a maximum FAR of 0.55 that can be utilized to compare the existing allowable floor area and the proposed allowable floor area with other projects within the Urban Core.

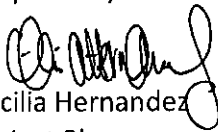
	Ord. 2256	Proposed Changes	"UC" Urban Core
Floor Area	105,000 sq. ft.	110,800 sq. ft.	271,923 sq. ft.
Floor Area Ratio	0.21	0.22	0.55

As shown above, the floor area proposed is still less than one-half the maximum permissible floor area within the Urban Core.

DEPARTMENTAL INPUT

Staff has reviewed the request for an amendment to an existing "C-8" Planned Commercial District for an 11.35 acre tract of land to increase the allowable density to permit 80,000 square feet (an additional 3,800 square feet) of supermarket and 19,500 square feet (an additional 2,000 square feet) in retail shopping abutting the supermarket. Staff has prepared an amended Attachment 'A' reflecting this request for consideration to repeal and replace by the Planning Commission and requests action on P.Z. 04-2017 Dierbergs The Market Place (Amendment).

Respectfully submitted,



Cecilia Hernandez
Project Planner

Attachments

1. Attachment "A"

cc: Justin Wyse, Director of Planning and Development Services

BILL NO. 3147

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A RECORD PLAT FOR THE PETER STEFFAN SUBDIVISION, A 5.00 ACRE TRACT OF LAND ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED NORTH OF OLIVE STREET ROAD WEST OF ITS INTERSECTION WITH SPIRIT AIRPARK WEST DRIVE.

WHEREAS, Ezra Partners, LLC, has submitted for review and approval a Record Plat for the Canaan Crossing subdivision; and,

WHEREAS, the purpose of said Record Plat is to subdivide a 5.00 acre tract of land into three (3) industrial lots; and,

WHEREAS, the Planning Commission having reviewed the same and has recommended approval thereof; and,

WHEREAS, the Department of Public Services has reviewed the Record 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 Record Plat to the City Council; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Record Plat.

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

Section 1. The Record Plat for the Canaan Crossing subdivision, which is made part hereof and attached hereto as "Exhibit 1", is hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easement which are dedicated on the Record Plat. 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 Record 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 _____, 2017.

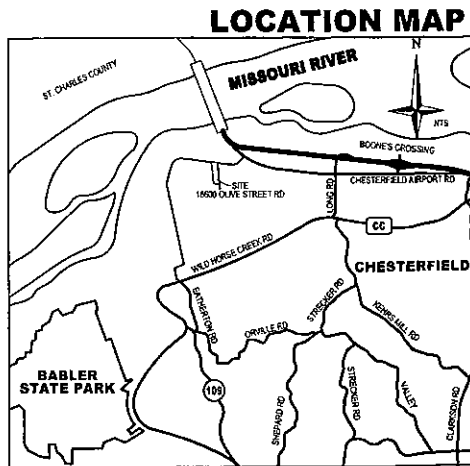
PRESIDING OFFICER

Bob Nation, MAYOR

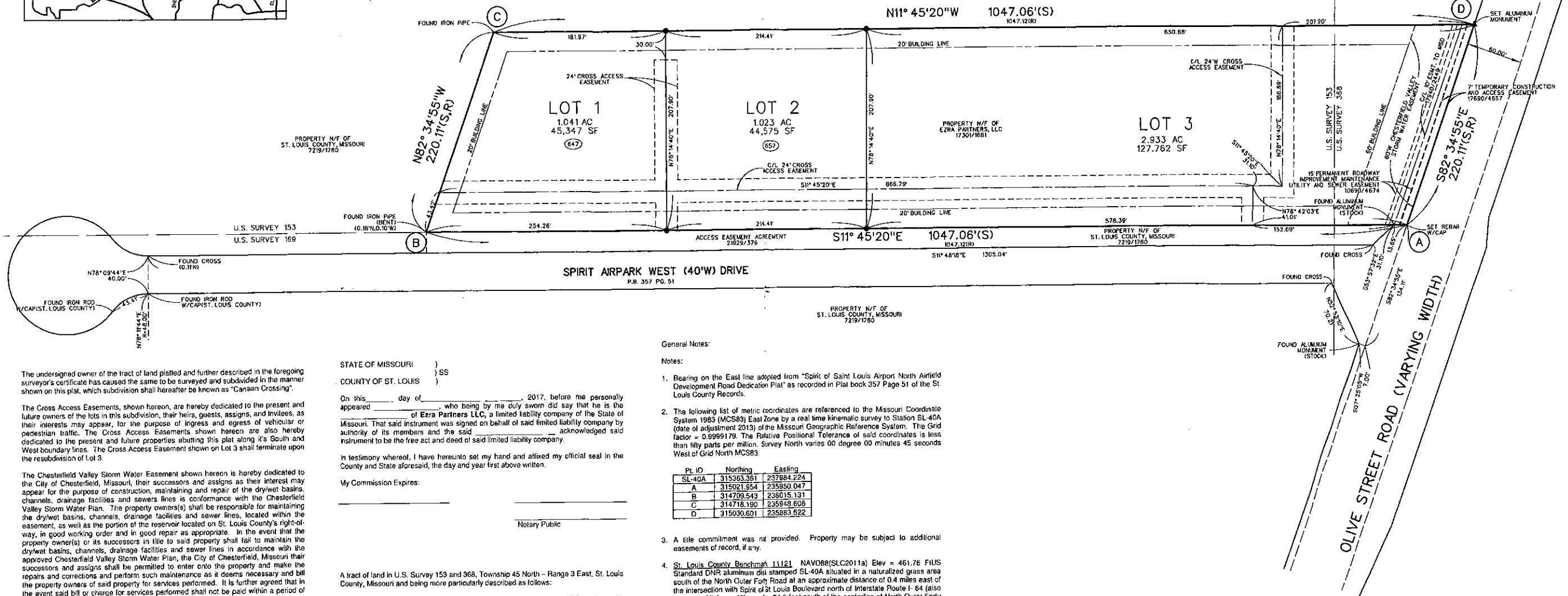
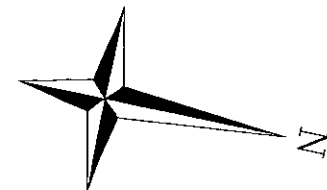
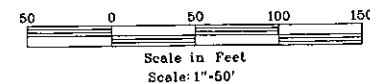
ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 05/01/2017



CANAAN CROSSING
A TRACT OF LAND BEING
PART OF U.S. SURVEY 153 & 368
TOWNSHIP 45 NORTH - RANGE 3 EAST
ST. LOUIS COUNTY, MISSOURI
ZONE: "PI- PLANNED INDUSTRIAL DISTRICT"
ORDINANCE #2903



The undersigned owner of the tract of land platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Canaan Crossing".

The Cross Access Easements, shown hereon, are hereby dedicated to the present and future owners of the lots in this subdivision, their heirs, guests, assigns, and invitees, as their interests may appear, for the purpose of ingress and egress of vehicular or pedestrian traffic. The Cross Access Easements shown hereon are also hereby dedicated to the present and future properties abutting this plat along its South and West boundary lines. The Cross Access Easement shown on Lot 3 shall terminate upon the resubdivision of Lot 3.

The Chesterfield Valley Storm Water Easement shown hereon is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the dry/wet basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the reservoir located on St. Louis County's right-of-way, in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the dry/wet basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for services performed. It is further agreed that in the event said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development.

Building lines as shown on this plat are hereby established.

IN TESTIMONY WHEREOF, I have signed the foregoing this ____ day of _____, 2017.

EZRA PARTNERS, LLC

Signature

Print Name & Title

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS

On this ____ day of _____, 2017, before me personally appeared _____, who being by me duly sworn did say that he is the _____ of Ezra Partners LLC, a limited liability company of the State of Missouri. That said instrument was signed on behalf of said limited liability company by authority of its members and the said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: _____

Notary Public

A tract of land in U.S. Survey 153 and 368, Township 45 North - Range 3 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the South line of Olive Street Road, 60 feet wide, with the Northward prolongation of the East line of U.S. Survey 153; thence Southwardly along said prolongation and along said East line South 11 degrees 45 minutes 20 seconds East 1047.06 feet to a point; thence running along a line parallel with the Southern line of Olive Street Road, North 82 degrees 34 minutes 55 seconds West 220.11 feet to a point; thence Northwardly along a line parallel with the East line of U.S. Survey 153, North 11 degrees 45 minutes 20 seconds West 1047.06 feet to the aforementioned South line of Olive Street Road; thence Eastwardly along said South line South 82 degrees 34 minutes 55 seconds East 220.11 feet to the point of beginning and containing 4.997 Acres according to survey by Volz Inc. during October 2016.

This is to certify that this "Canaan Crossing" was approved by the City Council for the City of Chesterfield by Ordinance No. 2903 on the 18th day of July, 2016 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor

Vickie Hass, City Clerk

General Notes:

Notes:

- Bearing on the East line adopted from "Spirit of Saint Louis Airport North Airfield Development Road Dedication Plat" as recorded in Plat book 357 Page 51 of the St. Louis County Records.
- The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83) East Zone by a real time kinematic survey to Station SL-40A (date of adjustment 2013) of the Missouri Geographic Reference System. The Grid factor = 0.9999179. The Relative Positional Tolerance of said coordinates is less than fifty parts per million. Survey North varies 00 degree 00 minutes 45 seconds West of Grid North MCS83.

Pt. ID	Northing	Easting
SL-40A	315053.361	237984.224
A	315021.854	235850.047
B	314769.543	236015.131
C	314718.190	235948.608
D	315030.601	235883.522

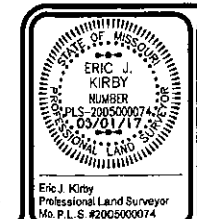
- A title commitment was not provided. Property may be subject to additional easements of record, if any.
- St. Louis County Benchmark 11121 NAVD88(SLC2011a) Elev = 461.76 FIPS Standard DNR aluminum dsl stamped SL-40A situated in a naturalized grass area south of the North Outer Forty Road at an approximate distance of 0.4 miles east of the intersection with Spirit of St. Louis Boulevard north of Interstate Route I-64 (also known as Highway 40); roughly 24.5 feet south of the centerline of North Outer Forty Road, 13.7 feet south of the edge of pavement, and 5.3 feet south of a MSH-1D witness post set in the line of a cable guard along the south side of North Outer Forty Road.
- Site Benchmark - Elevation 461.39 top of Aluminum Monument found near the intersection of the East line of 18600 Olive Street Rd with the South line of Spirit Airpark West.
- Existing Zoning: "PI - Planned Industrial District", Ordinance #2903
Setbacks: Northern - 60 feet
Eastern - 20 feet
Southern - 20 feet
Western - 20 feet
- This site is in the following districts:
Metropolitan St. Louis Sewer District
Monarch Fire Protection District
Rockwood School District
Missouri River Watershed
City of Chesterfield Ward 4
- This site is in the following utility service areas:
Missouri American Water Company
Laclede Gas Company
Ameren Company
AT&T
Charter Communications

We, Volz Incorporated, have by order of Ezra Partners, LLC, made a survey and prepared a Subdivision Plat of "A tract of land being Part of U.S. Survey 153 & 368, Township 45 North - Range 3 East, City of Chesterfield, St. Louis County, Missouri" and the results are represented hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property. Monumentation shown on this plat will be set upon completion of construction.

VOLZ INCORPORATED

Eric J. Kirby
Professional Land Surveyor
No. P.L.S. #2005000074

THIS PLAT CONTAINS 4.997 ACRES



VOLZ Incorporated
10849 Indian Head Ind'l Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
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MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2017 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2017 - ENGINEERING

Print Name & Title

20862-0

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