



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Tuesday, April 19, 2022
6:15 PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

A. Planning and Public Works Committee – Chairperson Mary Monachella,
Ward I

- 1. Bill No. 3388 - P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “R-1” Residential District to an “E-1/2 AC” Estate District for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 17-2021 Legends at Schoettler Pointe, 19S640152 & 19S640657]. **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 2. Bill No. 3389 - P.Z. 18-2021 Legends at Schoettler Pointe (Stock and Associates)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1/2 AC” Estate District to “PUD” Planned Unit Development for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 18-2021 Legends at Schoettler Pointe, 19S640152 & 19S640657]. **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 3. Bill No. 3390 - P.Z. 16-2021 City of Chesterfield (Unified Development Code – Article 4 and Article 10)** – An ordinance amending Article 04, Section 405.04.050 Sign Requirements and Article 10 Section 405.10.040 Signage Terms of the Unified Development Code {P.Z. 16-2021 City of Chesterfield (Unified Development Code-Articles 4 and 10)}. **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**
- 4. Next Meeting – Thursday, May 05, 2022 (5:30pm)**

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

1. Next Meeting – Not yet scheduled

C. Parks, Recreation and Arts Committee – Chairperson Mary Ann
Mastorakos, Ward II

1. Next Meeting – Not yet scheduled

D. Public Health and Safety Committee – Vice-Chairperson Aaron Wahl,
Ward IV

1. Next Meeting – Not yet scheduled

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

**A. Bid Recommendation – 2021 Accessible Sidewalk Ramp
Improvement Project** – Recommendation to accept the low bid, as
submitted by Spencer Contracting, and to authorize the City
Administrator to enter into an Agreement with Spencer Contracting
in an amount not to exceed \$55,000. The City will be reimbursed
\$43,000 for this project through the Community Development Block
Grant Program. The entire expenditure of \$55,000 is budgeted within
Account 120-079-5497. **(Roll Call Vote) Department of Public
Works recommends approval.**

B. Bid Recommendation – 2022 Sidewalk Leveling Project –
Recommendation to accept the low bid, as submitted by Lift Rite
Incorporated, and to authorize the City Administrator to enter into an
Agreement with Lift Rite Incorporated in an amount not to exceed
\$55,000. Sidewalk Project A is specifically funded at \$300,000
within Account 120-079-5497 and contain two components – a
sidewalk leveling contract and a sidewalk replacement contract. If
this bid recommendation is approved by City Council, the
Department of Public Works will next compile a bid package for
Sidewalk Replacement Project A at an estimated cost of \$245,000.
**(Roll Call Vote) Department of Public Works recommends
approval.**

C. Logan Park Phase 1 Re-Appropriation – Request of a budget
transfer in the sum of \$272,398 from the Parks Fund, Fund Reserve
Account 119-3001-019 into the Special Projects fund 119-084-5299
to move forward with the construction of Logan Park Phase 1. **(Roll
Call Vote)**

- D. Liquor License Request** – Slick City (17379 Edison Avenue) – has requested new liquor license for retail sale of beer by the drink and wine by the drink, to be consumed on premise, plus Sunday Sales.
(Voice Vote)

IV. Other Legislation

V. Unfinished Business

A. President Pro-Tem Selection

At the first regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, but shall not be later than the fourth Tuesday in April, the Council shall elect one of its members President Pro-Tem who shall hold his/her office for the term of one (1) year, and who, in the absence of the Mayor, shall preside at the meetings of the Council; provided that in the absence of the Mayor and the President Pro-Tem, the Council may select one of its members present to preside at such meetings, who shall be styled "Acting President Pro-Tem."

B. Standing Committees (optional)

The newly elected President Pro-Tem shall appoint members of the Council to committees and designate Committee Chairpersons for each Standing Committee, subject to the approval of the City Council by formal vote taken not later than the first City Council meeting in May of every year. The new President Pro-Tem MAY be prepared to offer a Committee Slate for approval by the whole City Council but is not obligated to do so until the first Council meeting in May.

VI. New Business

VII. Adjournment

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

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

public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

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



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, April 19, 2022
7:00 PM

- 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 McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. Special City Council Meeting Minutes** – March 28, 2022
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Monday, April 25, 2022 – Planning Commission (7:00pm)**
 - B. Monday, May 02, 2022 – City Council Meeting (7:00pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Proclamation – The National Society Daughters of the American Colonists**
- VIII. SWEARING-IN CEREMONY** – Honorable Mark Gaertner, Municipal Judge
 - Councilmember Mary Monachella, Ward I
 - Councilmember MaryAnn Mastorakos, Ward II
 - Councilmember Michael Moore, Ward III
 - Councilmember Merrell Hansen, Ward IV

IX. ROLL CALL – City Clerk Vickie McGownd

X. TEMPORARY ADJOURNMENT – RECEPTION – Mayor Bob Nation

XI. RE-CONVENE MEETING – Mayor Bob Nation

XII. APPOINTMENTS – Mayor Bob Nation

XIII. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Mary Monachella, Ward I

- 1. Bill No. 3388 - P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “R-1” Residential District to an “E-1/2 AC” Estate District for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 17-2021 Legends at Schoettler Pointe, 19S640152 & 19S640657]. **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
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- 4. Next Meeting – Thursday, May 05, 2022 (5:30pm)**

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

1. Next Meeting- Not yet scheduled

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1. Next Meeting – Not yet scheduled

D. Public Health and Safety Committee – Vice-Chairperson, Aaron Wahl IV

1. Next Meeting – Not yet scheduled

XIV. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Bid Recommendation – 2021 Accessible Sidewalk Ramp Improvement Project – Recommendation to accept the low bid, as submitted by Spencer Contracting, and to authorize the City Administrator to enter into an Agreement with Spencer Contracting in an amount not to exceed \$55,000. The City will be reimbursed \$43,000 for this project through the Community Development Block Grant Program. The entire expenditure of \$55,000 is budgeted within Account 120-079-5497. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Bid Recommendation – 2022 Sidewalk Leveling Project – Recommendation to accept the low bid, as submitted by Lift Rite Incorporated, and to authorize the City Administrator to enter into an Agreement with Lift Rite Incorporated in an amount not to exceed \$55,000. Sidewalk Project A is specifically funded at \$300,000 within Account 120-079-5497 and contain two components – a sidewalk leveling contract and a sidewalk replacement contract. If this bid recommendation is approved by City Council, the Department of Public Works will next compile a bid package for Sidewalk Replacement Project A at an estimated cost of \$245,000. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Logan Park Phase 1 Re-Appropriation– Request of a budget transfer in the sum of \$272,398 from the Parks Fund, Fund Reserve Account 119-3001-019 into the Special Projects fund 119-084-5299 to move forward with the construction of Logan Park Phase 1. **(Roll Call Vote)**

- D. Liquor License Request** – Slick City (17379 Edison Avenue) – has requested new liquor license for retail sale of beer by the drink and wine by the drink, to be consumed on premise, plus Sunday Sales. (Voice Vote)

XV. OTHER LEGISLATION

XVI. UNFINISHED BUSINESS

XVII. NEW BUSINESS

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XVIII. ADJOURNMENT

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AGENDA REVIEW – TUESDAY 04/19/2022 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 PM, on Tuesday, April 19, 2022.**

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

City of Chesterfield
Excess Checks (=> \$5,000)
March 2022

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
3/3/2022	1029	GAMMA TREE EXPERTS	2022 STREET TREE AND STUMP REMOVALS	\$ 14,049.75	137
3/16/2022	1035	GAMMA TREE EXPERTS	2022 STREET TREE AND STUMP REMOVALS	10,905.00	137
3/24/2022	48483	BEELMAN LOGISTICS LLC	MINUS - TOPSOIL AND SAND, MINUS	6,739.50	119
3/24/2022	48491	G. R. ROBINSON SEED	DURATION FERTILIZER, DIMENSION FERTILIZER, TRIAD, GLYPHOSATE, MESA FERTILIZER	10,491.00	119
3/24/2022	48494	HL1 LLC	ZERO TURN MOWER	11,599.00	119
3/31/2022	48537	SWT DESIGN, INC	CENTRAL PARK NEW PROPERTY MASTER PLAN, LOGAN PARK PHASE 1 CONSTRUCTION DOCUMENTS AND INSTALLATION	7,916.25	119
3/3/2022	66041	BOARD OF ELECTION	MUNICIPAL ELECTION DEPOSIT	24,425.75	001
3/3/2022	66048	DELTA DENTAL OF MISSOURI	MARCH 2022 DENTAL INSURANCE PREMIUMS-HIGH&LOW	12,560.18	001
3/3/2022	66050	ENERGY PETROLEUM CO.	MID RFG GASOLINE 89 OCT, REGULAR RFG GASOLINE, #2 ULTRA LS WINTER, DIESEL #2 ULTRA LS WINTER	22,905.01	001
3/3/2022	66061	IDEAL LANDSCAPE MANAGEMENT	RIPARIAN TRAIL PHASE II	80,683.83	120
3/3/2022	66065	JATHEON TECHNOLOGIES, INC	MAINTENANCE CONTRACT - 04/20/2022 - 04/19/2023	5,099.00	001
3/3/2022	66067	KENNAMETAL INC	SNOW PLOW PB148, SNOW PLOW PB136	7,896.52	001
3/3/2022	66073	MICROTEK	MIROFILM STATION	10,850.00	001
3/3/2022	66083	RON TURLEY ASSOC., INC.	4/1-22-3/31/23 ANNUAL SAAS SOFTWARE RENEWAL	8,025.49	001
3/3/2022	66085	RUSH TRUCK CENTERS	S-142 REPAIR/GASKETS/CLAMPS/SENSORS/BOLTS/NUTS, S-142 REPAIR/FITTING/MODULE/BRAKE ASSEMBLY	9,070.15	001
3/3/2022	66093	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	MARCH 2022 HEALTH INSURANCE PREMIUMS	193,685.22	001
3/3/2022	66098	TIMBERLINE PROFESSIONAL TREE CARE LLC	2021 STREET TREE REMOVAL, 2022 STREET TREE AND STUMP REMOVALS	23,655.00	001
3/3/2022	66102	TRUCK CENTERS, INC.	ASPHALT PATCHER, RETURN FROM INVOICE - F170143557:01, S-116 REPAIR/OUTSIDE LABOR, S-115 REPAIR/SPRING ASSEMBLY/U-BOLT/WASHERS/NUTS	198,664.05	001/120
3/10/2022	66111	A GRAPHIC RESOURCE, INC	Flip Books Spring 2022, BUSINESS CARDS-CB, AA,SB,CD,MD,JP,SW	8,667.00	001
3/10/2022	66117	ARCH ENERGY, L.C.	RELEASE OF LANDSCAPE AND TREE PRESERVATION SURETIES - BRITEWORX	51,770.71	808
3/10/2022	66118	ARMSTRONG TEASDALE LLP	CHESTERFIELD MALL REDEVELOPMENT PROJECT - JANUARY 2022	9,563.06	001
3/10/2022	66150	OATES ASSOCIATES	WILSON AVENUE-DESIGN SERVICES	45,725.75	120
3/10/2022	66154	SCHOWALTER & JABOURI, P.C.	MARCH 2022 AUDIT SERVICES RENDERED RELATED TO THE YEAR END 2021	10,000.00	001
3/10/2022	66163	TOPE PLUMBING	1672 ANSONBOROUGH - SEWER REPAIR	6,993.00	110
3/16/2022	66171	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	8,494.59	001
3/16/2022	66207	MCCOY CONSTRUCTION & FORESTRY	WIRING HARNESS, DEF LINE, CONNECTORS, 11" TYTON, STARTER MOTOR, RETURN FROM INVOICE - 2091392 - STARTER MOTOR, PK-204 REPAIR/2-DRAFT LINK END	6,874.19	001
3/16/2022	66214	PECKHAM GUYTON ALBERS & VIETS, INC	PROFESSIONAL SERVICES THROUGH 2-26-2022	7,170.00	001
3/16/2022	66215	REJIS COMMISSION	REJIS CONTRACTUAL FEES - FEBRUARY 2022, REJIS CONTRACTUAL FEES - FEBRUARY 2022 DOCUMENT IMAGING, REJIS CONTRACTUAL FEES - MCAFEE ANTIVIRUS TOTAL PROTECTION SUITE	5,265.50	121
3/16/2022	66220	TIMBERLINE PROFESSIONAL TREE CARE LLC	2022 STREET TREE AND STUMP REMOVALS	15,700.00	001
3/16/2022	66225	TREASURER-ST. LOUIS COUNTY	POLICE TRAINING 2022, POLICE COMMUNICATIONS - MARCH 2022	32,704.52	121
3/24/2022	66238	DELTA DENTAL OF MISSOURI	APRIL 2022 DENTAL INSURANCE PREMIUMS-HIGH&LOW	13,159.79	001
3/24/2022	66250	JOHN DEERE CO.	JOHN DEERE GATOR	22,439.98	001
3/24/2022	66266	SCHOWALTER & JABOURI, P.C.	2021 AUDIT SERVICES, REPORT PREP/SINGLE AUDIT	8,000.00	001
3/24/2022	66271	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	APRIL 2022 HEALTH INSURANCE PREMIUMS	194,948.19	001
3/24/2022	66275	THE HARTFORD-PRIORITY ACCOUNTS	MARCH 2022 STD, LIFE & VOLUNTARY, LTD BENEFITS	10,696.25	001
3/31/2022	66284	ASCENSION CATHOLIC CHURCH	TREE PROTECTION SURETY REFUND- ASCENSION CATHOLIC CHURCH	44,800.00	808
3/31/2022	66288	ENERGY PETROLEUM CO.	REGULAR RFG GASOLINE, #2 DIESEL ULTRA LS, MID RFG GASOLINE 89 OCT, #2 DIESEL LS, MIDGRADE RFG GASOLINE	32,569.64	001
3/31/2022	66291	FV OPERATIONS	GRADING SURETY RELEASE - FRIENDSHIP VILLAGE, G-109-18	22,000.00	808
3/31/2022	66295	LOU FUSZ FORD, INC.	2 POLICE VEHICLES	71,362.00	121
3/31/2022	66299	PNC BANK	FEB 2022 MONTHLY PNC STATMENT	16,073.93	001
3/31/2022	66308	TSG DOWNTOWN CHESTERFIELD REDEVELOPMENT LLC	GRADING SURETY RELEASE - THE DISTRICT, G-122-19	12,050.00	808

\$ 1,316,248.80

Respectfully submitted by,
John Hughes, Assistant Finance Director

Fund Legend

General Fund	001
Sewer lateral fund	110
Police forfeiture fund	114
Parks	119
Capital Improvements	120
Public Safety	121
Everything from the ARPA Strategy should be coded to	137
Trust & Agency	808





RECORD OF PROCEEDING

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

MARCH 28, 2022

The meeting was called to order at 6 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 Mary Monachella
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Gary Budoor

ABSENT

Councilmember Barbara McGuinness

APPROVAL OF MINUTES

The minutes of the March 21, 2022 City Council meeting were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Monachella, to approve the March 21, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the March 21, 2022 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the March 21, 2022 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the General Municipal Election will be held on Tuesday, April 5 and urged everyone to vote.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, April 19, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Jeannie Aumiller, McBride Homes, thanked City Council for accommodating their time constraints for the projects scheduled for action at tonight's meeting.

Mr. Ganesh Krishnamurthy, 1077 Arbor Grove Court, spoke in support of Cricket in the City of Chesterfield.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3385 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an "NU" Non-Urban District and "E-1AC" Estate District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for a 26.8-acre tract of land located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive (P.Z. 08-2021 McBride Byrne LLC [Boone's Ridge] 18V520115, 18V520126, 18V520160, 18V520027, 18V510381) **Second Reading – Planning Commission recommends approval with setback modification. Planning & Public Works Committee recommends approval with setback modification and landscape buffer modification. City Council (1st Reading) approved setback modification and landscape buffer modification by eliminating the landscape buffer requirement on Lots 1B & 2B**

Bill No. 3386 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "LLR" Large Lot Residential District to the "E-1AC" Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 11-2021 {McBride Berra Land Company, LLC.} 18V130099, 18V140065, & 18V140098) **Second Reading – Planning**

**Commission recommends approval. Planning & Public Works
Committee recommends approval**

Bill No. 3387 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1AC” Estate One Acre District to a “PUD” Planned Unit Development for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 12-2021 {McBride Berra Land Company, LLC} 18V130099, 18V140065, & 18V140098) **Second Reading – Planning
Commission recommends approval. Planning & Public Works
Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember DeCampi, for the second reading of Bill Nos. 3385, 3386 and 3387. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3385, 3386 and 3387 were read for the second time.

A roll call vote was taken for the passage and approval of Bill No. 3385 with the following results: Ayes – DeCampi, Wahl, Moore, Monachella, Mastorakos, Hurt and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3385 approved, passed it and it became **ORDINANCE NO. 3187.**

A roll call vote was taken for the passage and approval of Bill No. 3386 with the following results: Ayes – Moore, Hurt, Wahl, DeCampi, Monachella, Budoor and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3386 approved, passed it and it became **ORDINANCE NO. 3188.**

A roll call vote was taken for the passage and approval of Bill No. 3387 with the following results: Ayes – Monachella, Budoor, Mastorakos, DeCampi, Moore, Wahl and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3387 approved, passed it and it became **ORDINANCE NO. 3189.**

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 6:20 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

A. Monday, April 25, 2022 – Planning Commission (7:00pm)

B. Monday, May 02, 2022 – City Council Meeting (7:00pm)

COMMUNICATIONS AND PETITIONS

This section provides time for the public to speak and express their views during public comment. Each speaker is limited to not more than four minutes, after which, the City Administrator will indicate that their time has expired. It is important to remember that this section of the agenda is not intended or appropriate for debate or question and answer period. This is the public's opportunity to share their comments in a public forum.

APPOINTMENTS

There are no appointments scheduled for Tuesday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair:

Vice-Chair:

Bill No. 3388 - P.Z. 17-2021 Legends at Schoettler Pointe (Stock and Associates) – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “R-1” Residential District to an “E-1/2 AC” Estate District for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 17-2021 Legends at Schoettler Pointe, 19S640152 & 19S640657]. **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

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NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, May 5th, 2022, at 5:30 pm.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Tuesday’s meeting.

BILL NO. 3388

ORDINANCE NO.

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT AND “R-1” RESIDENTIAL DISTRICT TO AN “E-1/2 AC” ESTATE DISTRICT FOR A 9 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OUTER 40 ROAD AND EAST SIDE OF SCHOETTLER ROAD [P.Z. 17-2021 LEGENDS AT SCHOETTLER POINTE, 19S640152 & 19S640657].

WHEREAS, the petitioner, Stock and Associates has requested a change in zoning from the “NU” Non-Urban District and “R-1” Residential District to an “E-1/2 AC” Estate District for a 9 acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 13, 2021; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 6-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning to the “E-1/2 AC” Estate District by a vote of 4-0; 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 “E-1/2 AC” Estate District designation for a 9 acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road and as described as follows:

A tract of land being Lots 1 and 3 of Hay Barn Lane, a Subdivision filed for Record in Plat Book 179, Page 77 and Lots 1, 2 and 3 of Hay Wain, a Subdivision filed for Record in Plat Book 192, Page 1 of the

St. Louis County Records, located in U.S. Survey 370, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a found iron pipe located at the northwest corner of Lot 1 of above said Hay Barn Lane, said point also being located on the northeastern right-of-way line of Schoettler Road, variable width, said point also being located on the southern line of a tract of land as conveyed to the Church of the Resurrection by instrument recorded in Book 18405, Page 3037; thence along the common line of said Resurrection Church and last said Lot 1, North 58 Degrees 01 Minutes 12 Seconds East, 290.71 Feet to a found iron pipe located at the southeast corner of said Church Tract; thence along the common line between the Church and said Lot 1 and Lots 1 and 2 of above said Hay Wain Subdivision North 36 Degrees 39 Minutes 21 Seconds West, 341.18 Feet to a found concrete monument located at the southwest corner of Lot 1 of said Hay Wain Subdivision; thence along the western line of last said Lot 1, North 25 Degrees 00 Minutes 45 Seconds East, 245.85 Feet (North 25 Degrees 05 Minutes 22 Seconds East, 245.83) to the southern right-of-way line of Missouri State Route 64 (Interstate Route 40), variable width, from which a found concrete monument bears South 29 Degrees 34 Minutes 51 Seconds East, 0.38 Feet; thence along said right-of-way line the following courses and distances: South 75 Degrees 54 Minutes 06 Seconds East, 221.76 Feet (South 76 Degrees 20 Minutes 48 Seconds East, 222.51 Feet) from which a found concrete monument bears North 34 Degrees 30 Minutes 51 Seconds West, 1.70 Feet; South 44 Degrees 21 Minutes 13 Seconds East, 62.43 Feet, from which a found concrete monument bears North 84 Degrees 10 Minutes 58 Seconds West, 2.34 Feet; South 84 Degrees 52 Minutes 38 Seconds East, a distance of 200.35 Feet and South 75 Degrees 37 Minutes 48 Seconds East, 226.83 Feet to its intersection with the southwestern line of a tract of land as conveyed to Royalwood Trustees, by instrument recorded in Book 7097, Page 2198 of above said records; thence along the common line between said Royalwood Trustee Tract and Lot 3 of above said Hay Barn Lane, South 32 Degrees 17 Minutes 55 Seconds East, 69.99 Feet to the northwestern corner of Lot 1 of Sjm Estates, a Subdivision according to the plat thereof as recorded in Plat Book 200, Page 47

of above said records; thence along said northwestern line, South 42 Degrees 55 Minutes 05 Seconds West, 906.63 Feet to a found iron pipe located on the northern right-of-way line of above said Schoettler Road; thence along said right-of-way line the following; North 71 Degrees 18 Minutes 56 Seconds West, 87.74 Feet and North 36 Degrees 39 Minutes 21 Seconds West, 270.96 Feet to the point of beginning, containing 394,573 square feet or 9.058 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.

Section 3. The City Council, pursuant to the petition filed by Stock and Associates in P.Z. 17-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of December 2021, 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 _____, 2022

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/21/2022

BILL NO. 3389

ORDINANCE NO.

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “E-1/2 AC” ESTATE DISTRICT TO “PUD” PLANNED UNIT DEVELOPMENT FOR A 9 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OUTER 40 ROAD AND EAST SIDE OF SCHOETTLER ROAD [P.Z. 18-2021 LEGENDS AT SCHOETTLER POINTE, 19S640152 & 19S640657].

WHEREAS, the petitioner, Stock and Associates has requested a change in zoning from the “E-1/2 AC” Estate District to “PUD” Planned Unit Development for a 9 acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 13, 2021; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 6-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning to the “PUD” Planned Unit Development by a vote of 4-0; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PUD” Planned Unit Development designation for a 9 acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road and as described as follows:

A tract of land being Lots 1 And 3 of Hay Barn Lane, a Subdivision filed for Record in Plat Book 179, Page 77 and Lots 1, 2 and 3 of Hay Wain, a Subdivision filed for Record in Plat Book 192, Page 1 of the St. Louis County Records, located in U.S. Survey 370, Township 45

North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a found iron pipe located at the northwest corner of Lot 1 of above said Hay Barn Lane, said point also being located on the northeastern right-of-way line of Schoettler Road, variable width, said point also being located on the southern line of a tract of land as conveyed to the Church of the Resurrection by instrument recorded in Book 18405, Page 3037; thence along the common line of said Resurrection Church and last said Lot 1, North 58 Degrees 01 Minutes 12 Seconds East, 290.71 Feet to a found iron pipe located at the southeast corner of said Church tract; thence along the common line between the Church and said Lot 1 and Lots 1 and 2 of above said Hay Wain Subdivision North 36 Degrees 39 Minutes 21 Seconds West, 341.18 Feet to a found concrete monument located at the southwest corner of Lot 1 of said Hay Wain Subdivision; thence along the western line of last said Lot 1, North 25 Degrees 00 Minutes 45 Seconds East, 245.85 Feet (North 25 Degrees 05 Minutes 22 Seconds East, 245.83) to the southern right-of-way line of Missouri State Route 64 (Interstate Route 40), variable width, from which a found concrete monument bears South 29 Degrees 34 Minutes 51 Seconds East, 0.38 Feet; thence along said right-of-way line the following courses and distances: South 75 Degrees 54 Minutes 06 Seconds East, 221.76 Feet (South 76 Degrees 20 Minutes 48 Seconds East, 222.51 Feet) from which a found concrete monument bears North 34 Degrees 30 Minutes 51 Seconds West, 1.70 Feet; South 44 Degrees 21 Minutes 13 Seconds East, 62.43 Feet, from which a found concrete monument bears North 84 degrees 10 Minutes 58 Seconds West, 2.34 Feet; South 84 Degrees 52 Minutes 38 Seconds East, a distance of 200.35 Feet and South 75 Degrees 37 Minutes 48 Seconds East, 226.83 Feet to its intersection with the southwestern line of a tract of land as conveyed to Royalwood Trustees, by instrument recorded in Book 7097, Page 2198 of above said records; thence along the common line between said Royalwood Trustee Tract and Lot 3 of above said Hay Barn Lane, South 32 Degrees 17 Minutes 55 Seconds East, 69.99 Feet to the northwestern corner of Lot 1 Of Sjm Estates, a Subdivision according to the plat thereof as recorded in Plat Book 200, Page 47 of above said records; thence along said northwestern line, South

42 Degrees 55 Minutes 05 Seconds West, 906.63 Feet to a found iron pipe located on the northern right-of-way line of above said Schoettler Road; thence along said right-of-way line the following; North 71 Degrees 18 Minutes 56 Seconds West, 87.74 Feet and North 36 Degrees 39 Minutes 21 Seconds West, 270.96 Feet to the point of beginning, containing 394,573 square feet or 9.058 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.

Section 3. The City Council, pursuant to the petition filed by Stock and Associates in P.Z. 18-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of December 2021, 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 _____, 2022

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/21/2022

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this PUD District shall be:
 - a. Single Family Residential
2. The above uses in the District shall be restricted as follows:
 - a. The total number of residential dwellings units shall not exceed thirteen (13)

B. LOT SIZE, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Lot size
 - a. Minimum lot size shall be 10,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed forty-five (45) feet.
3. Building Requirements
 - a. A minimum of 30% Common Open Space.

C. SETBACKS

1. Lot criteria :
 - a. Twenty (20) feet from any right-of-way.
 - b. Six (6) feet from any side property line.
 - c. Fifteen (15) feet from any rear property.

D. PARKING AND LOADING REQUIREMENTS

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

2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Thirty (30) feet Landscape Buffer from all four sides is required for this development.
3. Additional fifteen (15) feet landscape buffer shall be required from eastern property line beyond the depicted thirty (30) foot landscape buffer.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site

improvements may be required to provide the required sight distance as required by the City of Chesterfield

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
4. Provide a 5-foot wide sidewalk, conforming to ADA standards, along the Schoettler Road property frontage. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within City right-of-way or on private property within a 6-foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. A street light is required at the intersection of Schoettler Road and Schoettler Pointe that will illuminate Schoettler Road.
6. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield and other agencies as necessary.
7. Obtain approvals from the City of Chesterfield and other agencies as necessary for locations of proposed curb cut(s) and access points, areas of new right-of-way dedication, and roadway improvements.

K. TRAFFIC STUDY

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

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

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

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield, Missouri Department of Transportation, and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, Missouri Department of Transportation, and the Metropolitan Saint Louis Sewer District.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Any retaining wall along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered Land Surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. Amenities including but not limited to Gazebo and pedestrian gathering space with benches, pavers, and ornamental plantings shall be required as delineated on the Preliminary Development Plan.

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

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

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

A. ROAD

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Route 40 (Interstate 64) Corridor Trust Fund (No. 553). This

contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$1,294.61/parking space

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

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

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

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

2. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.
4. The amount of all required contributions, if not submitted by January 1, 2023, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

IV. RECORDING

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

V. ENFORCEMENT

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

PRELIMINARY DEVELOPMENT PLAN

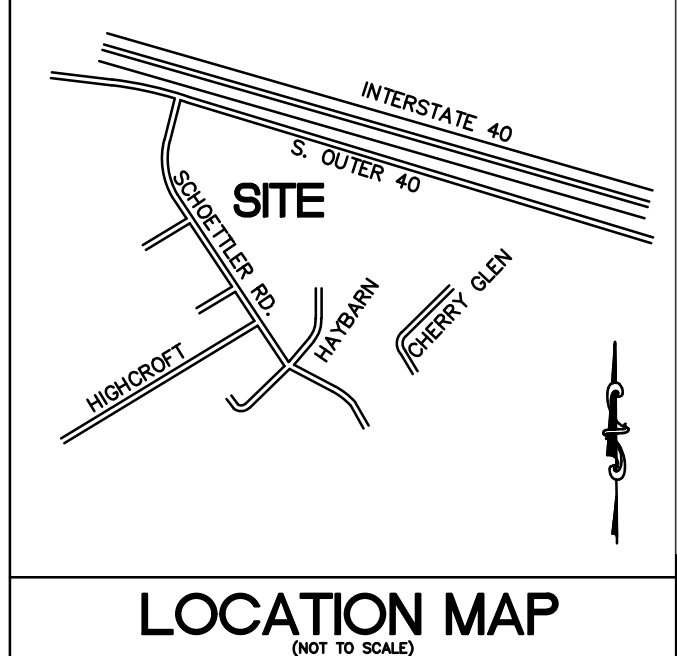
A TRACT OF LAND BEING LOTS 1 AND 3 OF HAY BARN LANE AS RECORDED IN PLAT BOOK 179, PAGE 77 AND LOTS 1, 2 AND 3 OF HAY WAIN AS RECORDED IN PLAT BOOK 192 PAGE 1 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SHEET INDEX

PRELIMINARY DEVELOPMENT PLAN
SITE SECTIONS
LANDSCAPE PLAN
TREE PRESERVATION PLAN
TREE STAND DELINEATION

PERTINENT DATA

OWNER: LOMBARDO HOMES OF ST. LOUIS, LLC
SITE ADDRESS: 1 & 15 HAYBARN LANE
CHESTERFIELD, MISSOURI 63017
LOCATOR NO.: 195640152 & 195640657
LOT AREA: 394,573 S.F. OR ± 9.058 Acs.
EXISTING ZONING: NU & R1
PROPOSED ZONING: PG 22, CRD 1688 & 1708
WUNNERBERG'S: MONARCH FIRE PROTECTION DISTRICT
FIRE DISTRICT: PARKWAY
SCHOOL DISTRICT: MSD
SEWER DISTRICT: MISSOURI RIVER
WATER SHED: 29188C0170K, FEB 4, 2015
FEMA MAP: AMEREN UE
ELECTRIC COMPANY: SPIRE INC
GAS COMPANY: AT&T
PHONE COMPANY: MISSOURI AMERICAN WATER COMPANY
WATER COMPANY:



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

ABBREVIATIONS

ATO - ADJUST TO GRADE
B.C. - BACK OF CURB
C.O. - CLEAOUT
OB. - DEED BOOK
E. - ELECTRIC
ELEV. - ELEVATION
EX. - EXISTING
F.C. - FACE OF CURB
FL. - FLOWLINE
FT. - FEET
FND. - FOUND
G. - GAS
H.W. - HIGH WATER
LFB. - LOW FLOW BLOCKED
M.H. - MANHOLE
N/F. - NOW OR FORMERLY
PB. - PLAT BOOK
PG. - PAGE
PR. - PROPOSED
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
R/W. - RIGHT-OF-WAY
SQ. - SQUARE
T. - TELEPHONE CABLE
T.B.A. - TO BE ABANDONED
T.B.R. - TO BE REMOVED
T.B.R. & R. - TO BE REMOVED AND REPLACED
TYP. - TYPICAL
U.I.P. - USE IN PLACE
U.O.N. - UNLESS OTHERWISE NOTED
V.C.P. - VITRIFIED CLAY PIPE
W. - WATER
(86'W) - RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
ACCESSIBLE PARKING
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM
PR. WET WELL FOR LPSS PUMP
PROPOSED 2" FORCEMAIN

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. FOR 14.215 ACRE TRACT, RECORD INFORMATION WAS USED FOR 6 ACRE TRACT.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD). ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, THE MAPS ARE IDENTIFIED AS MAP 29188C0170 K WITH AN EFFECTIVE DATE OF 02/04/2015.
- GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECHNICAL APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY SOI CONSULTANTS, INC. FOR ALL RECOMMENDATIONS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- GRADING AND STORM WATER PER M.S.D., WODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.

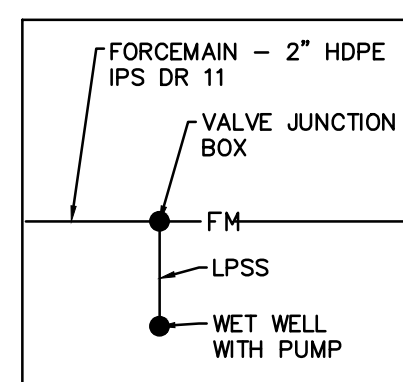
PREPARED FOR:
LOMBARDO HOMES
4 RESEARCH PARK DRIVE
ST. CHARLES, MO 63304
PHONE: (314) 482-7781

DENSITY CALCULATIONS:

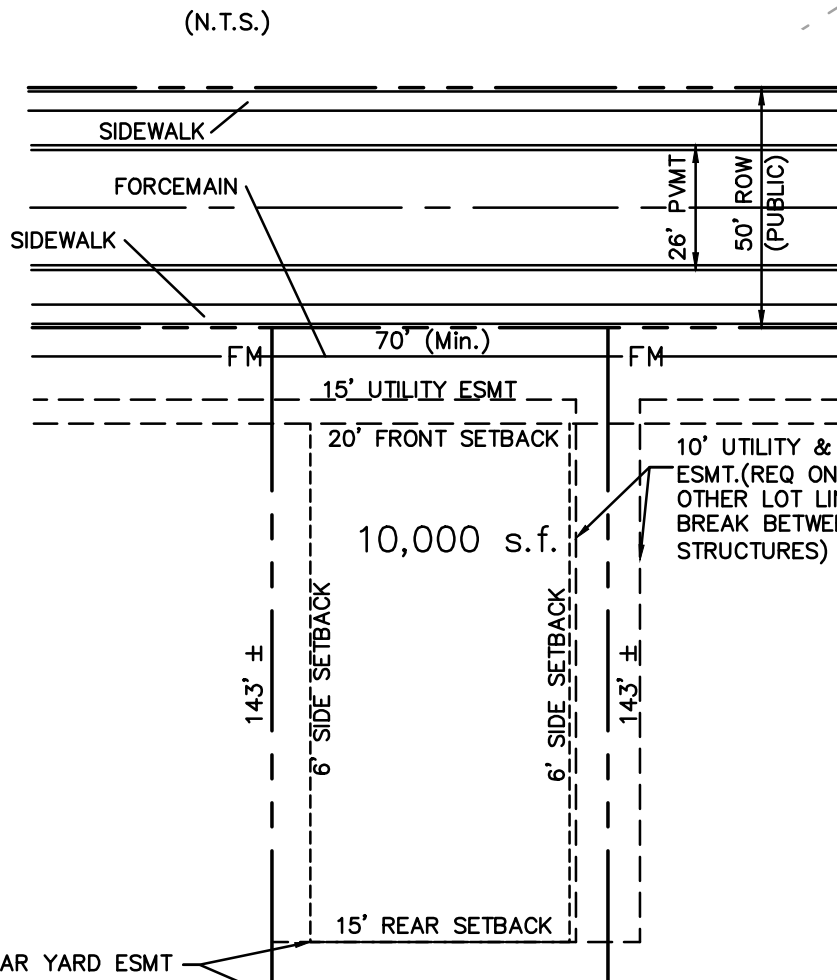
TOTAL SITE: 394,573 S.F.
LOT SIZE: BASED ON E-1/2 AC. ESTATE = 21,780 S.F.
DENSITY: (394,573 S.F.) / (21,780 S.F.) = 18 LOTS
PROVIDED = 13 LOTS

SITE INFORMATION:

PROPOSED ZONING: PUD
SINGLE FAMILY LOT AREA: 10,000 s.f. MIN.
MAX. BUILDING HEIGHT: 3 STORES OR 45 FEET
FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 6 FEET
REAR YARD SETBACK: 15 FEET
LANDSCAPE BUFFER: SHOWN ON PLAN
TOTAL SITE: ±9.06 ACRES
CLEARING LIMITS: ±5.07 ACRES
EX. TREE (10/15/21 TSD-1 BELONG LANDSCAPE ARCHITECTS) ±6.61 ACRES
TREE PRESERVATION: ±2.17 ACRES
PR. COMMON GROUND: ±4.97 ACRES OR 54,922



TYP. SANITARY SERVICE AT EACH HOME FOR THE LPSS (N.T.S.)



MIN. LOT INFORMATION PUD (N.T.S.)

ST. LOUIS COUNTY BENCHMARK

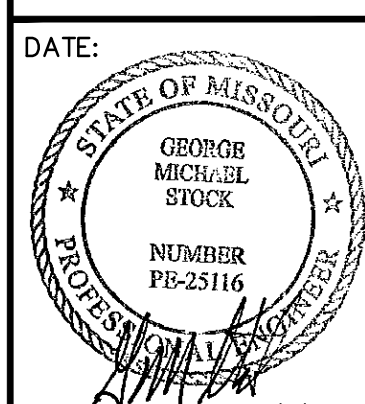
BENCHMARK 12-358 Elev = 614.33 (NGVD29)
On circle mark on top of and east of the center of a 6 foot diameter circular concrete storm water line chamber situated west of Schoettler Road and north of Oaktree Estates Drive, 0.1 mile north of the curb on South Outer Forty Road, roughly 2 feet west of the curb on Schoettler Road, 30 feet west of the center of Schoettler Road, and 60 feet north of the center of Oaktree Estates Drive.

SITE BENCHMARK

ELEV=600.80
R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

LEGENDS AT SCHOETTLER POINTE

PRELIMINARY DEVELOPMENT PLAN FOR:
#1 & #15 HAYBARN LANE
CHESTERFIELD, MISSOURI 63017



DATE: 2/1/2022
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- 2021/12/2 MSD DELETION OF PUMP STATION & ADDITION OF AMENITIES
- 2021/12/16 LOT MATRIX
- 2022/01/07 ISSUES RESPONSE
- 2022/02/01 CITY

DRAWN BY: K.S.G. CHECKED BY: G.M.S.
DATE: 09/28/2021 JOB NO.: 221-6964
S.D. P. # BAKE W.P. #
S.L.C. HAT # 195
M.D.R. # HAT SUP. #

SHEET TITLE:

PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:

C1.0



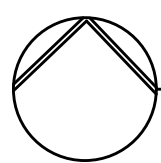
1/6/2022
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

Hay Barn Lane Chesterfield, Missouri 63017

Lombardo Homes

Individual Tree List-Hay Barn Lane					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Red Cedar	8	113	3	
2	Green Ash	10	706	3	
3	Shingle Oak	12	706	3	
4	Hackberry	10	452	3	
5	Mulberry	12	0	0	Dead
6	Hackberry	14	452	3	
7	Hickory	10	0	0	Dead
8	White Pine	24	2425	3	Intertwined canopies 8-14
9	White Pine	21	*	3	
10	White Pine	18	0	0	Dead
11	Sassafras	12	*	3	
12	Dogwood	7	*	3	
13	Green Ash	22	*	2	
14	Dogwood	7	*	2	
15	Red Maple	24	1,017	3	
16	Red Maple	29	1,025	3	
17	Crab	14	615	2	
18	Red Maple	12	452	3	
19	Crab	14	615	1	
20	Crab	15	615	2	
22	Dogwood	6	200	1	
23	Silver Maple	20	452	2	
24	Red Cedar	10	200	3	
25	Dogwood	7	254	3	
26	Dogwood	7	1069	3	Intertwined canopies 26-30
27	Sassafras	14	*	3	
28	Sassafras	12	*	3	
29	Red Cedar	8	*	3	
30	Sassafras	10	*	3	
31	Mimosa	5	*	3	Intertwined canopies 31-33
32	Mimosa	5	*	3	
33	Mimosa	5	*	3	
34	Bowelder	8	153	1	Triple Trunk
35	Silver Maple	11	314	3	
36	Cottonwood	18	706	3	
37	Cottonwood	18	812	3	Intertwined canopies 37-39
38	Cottonwood	12	*	3	
39	Cottonwood	12	*	1	
40	Black Cherry	12	1360	3	Intertwined canopies 40-42
41	Black Cherry	10	*	3	
42	Black Cherry	19	*	3	
43	Elm	10	115	2	
44	Dogwood	8	452	4	
45	Black Cherry	7	78	2	
46	Elm	6	758	2	Intertwined canopies 46-50
47	Elm	9	*	2	
48	Walnut	7	*	3	
49	Elm	9	*	3	
50	Persimmon	8	*	3	
51	Mimosa	6	956	2	
52	Mimosa	6	*	2	Intertwined canopies 51-57
53	Mimosa	6	*	2	
54	Mimosa	6	*	2	
55	Black Cherry	12	*	2	
56	Black Cherry	6	*	1	
57	Black Cherry	12	*	2	
58	Redbud	12	452	2	
59	Dogwood	6	314	3	
60	Elm	14	314	2	
61	Black Cherry	12	200	3	
62	Black Cherry	18	1,017	3	
63	Red Cedar	6	78	3	
64	Dogwood	10	452	3	
65	Black Cherry	16	452	3	
66	Silver Maple	15	452	3	
67	Black Cherry	20	706	3	
68	Dogwood	5	113	3	
69	Green Ash	6	78	1	Topped
70	Green Ash	12	0	0	dead
71	Green Ash	8	200	3	
72	Green Ash	5	50	3	
73	Alanthus	6	671	2	Intertwined canopies 73-75
74	Shingle Oak	12	*	3	
75	Shingle Oak	14	*	3	
76	Shingle Oak	12	0	0	dead
78	Redbud	9	113	2	
79	Silver Maple	60	625	1	Half Dead
80	Black Cherry	12	314	3	
81	Mulberry	14	452	3	
82	Elm	11	314	2	
83	Norway Spruce	9	200	2	Vine Covered
Total			24,926		



Tree Stand Delineation

SCALE 1" = 40'-0"

WOODLAND A = 1.40 Ac. (81,254.5 sq. ft.)
WOODLAND B = 2.14 Ac. (83,281.0 sq. ft.)
WOODLAND C = 1.90 Ac. (83,014.2 sq. ft.)
WOODLAND D = 0.58 Ac. (25,501.3 sq. ft.)
INDIVIDUAL TREES = 0.59 Ac. (24,526.0 sq. ft.)
TOTAL = 6.61 Ac. (287,987.0 sq. ft.)

Tree Stand Delineation Narrative October 4, 2021

The overall property comprises a total of 6.65 Ac. and has a total of 6.65 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area covers a portion of southeastern lot between the existing house and Schoettler Road. The dominate canopy is comprised of primarily Shingle Oak, Ash, Hackberry and Elm that vary in size 5-12" DBH. The understory is comprised of shrub honeysuckle.

Woodland B: This woodland area is to the North and West of the existing house along the upper portion of the ridge. This woodland is made up of volunteer growth and the dominate canopy consisting of Sassafras, Elm, Black Cherry, and Juniper that vary in size from 3-8". Dogwood is a primary co-dominate understory. Grapes and other vines cover some of the trees. The understory is shrub honeysuckle.

Woodland C: This woodland is on the north facing steep slope to the Northern property line and a small portion of the Church property in the SW corner. The dominate canopy is comprised of Red Oak, Shingle Oak, Hickory, and Black Cherry. The size varies from 8-18" DBH. The understory is shrub honeysuckle.

Woodland D: This woodland is located in the North West Corner of the property along the creeks that bisect the parcel. The dominate canopy is made up of Cottonwood, Sycamore, and Boxelder. The size varies from 12-30" but would not classify any as Monarch status. The understory is shrub honeysuckle.

RATING: 1=Fair Quality
3=Average Quality
5=Excellent Quality

There are no state champion or rare trees were found on the site.
NO TREES WERE FOUND TO MEET TWO OR MORE OF THE REQUIREMENTS TO BE CLASSIFIED AS MONARCHS.

Tree Stand Delineation Plan Prepared
Under Direction of
Colleen Baum
Certified Arborist MW-4777-A

Colleen L. Baum

Base Map Provided by: Stock & Associates

PREPARED FOR:
Doug Nance
Lombardo Homes
4 Research Park Dr.
St. Charles, MO. 63304

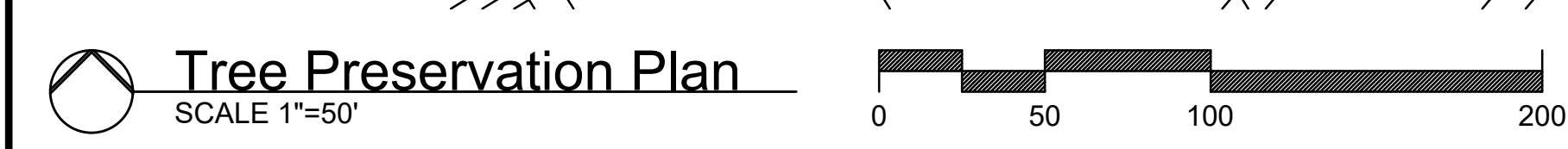
Revisions:

Date	Description	No.
1/6/22	COMMENTS	1

Drawn: **bad**
Checked: **dad**

eLong
andscape Architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.ta@gmail.com

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	10/15/2021
Job #:	209.001



RATING:	Total existing tree canopy	= 287,987 s.f. (6.61 ac.)
1=Poor Quality	Existing woodlands to be preserved	= 92,247 s.f. (2.12 ac.)
3=Average Quality	Existing individual trees to be preserved	= 2,202 s.f. (0.05 ac.)
5=Excellent Quality	Total existing tree canopy to be preserved	= 94,449 s.f. (2.17 ac.) (32.8 %)

- Tree Preservation Summary:
- | | |
|--|-----------------------------------|
| Site Area | = 394,573 s.f. (9.06 ac.) |
| Total existing tree canopy | = 287,987 s.f. (6.61 ac.) |
| Existing woodlands to be preserved | = 92,247 s.f. (2.12 ac.) |
| Existing individual trees to be preserved | = 2,202 s.f. (0.05 ac.) |
| Total existing tree canopy to be preserved | = 94,449 s.f. (2.17 ac.) (32.8 %) |



Sheet Title:	Tree Preservation Plan
Sheet No:	TPP
Date:	10/15/21
Job #:	1043.001



General Notes:

- 1) All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.
- 2) No proposed street trees shall be planted closer than three (3) feet to any curb per UDC.
- 3) No proposed street trees shall be planted closer than twenty-five (25) feet of streetlights, street signs, and intersections per UDC.
- 4) No street trees shall be planted within ten (10) feet of street inlets or manholes per UDC.
- 5) All landscape buffers to be maintained by HOA.

Native Prairie Landscape Notes:

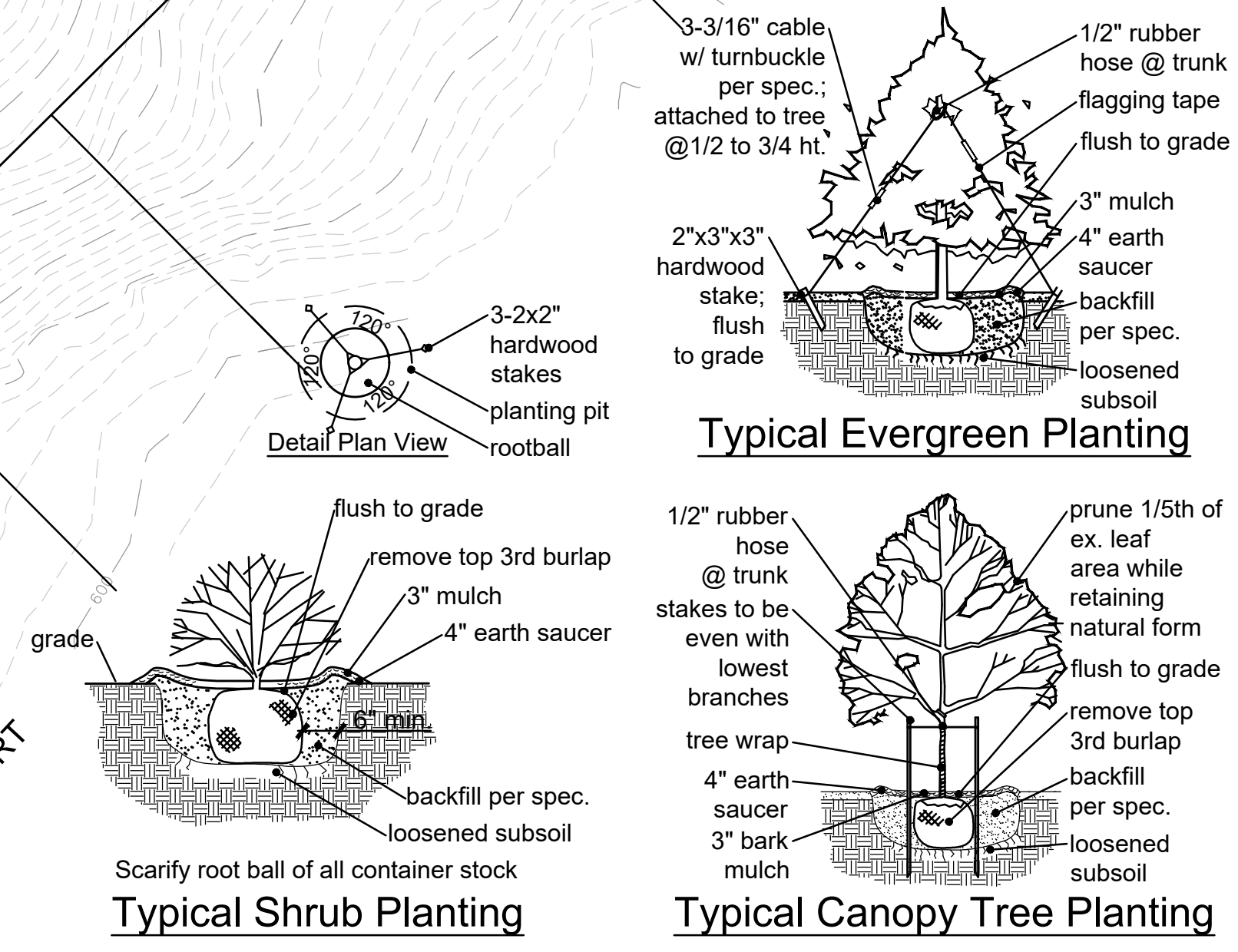
Seed mix; Splitbeard Bluestem (2 lbs/ac), Broomsedge (2 lbs/ac), Sideoats Grama (4 lbs/ac), Little Bluestem 4 lbs/ac, Prairie Dropseed (1 lb/ac), Lanceleaf Coreopsis (1.25 lb/ac), Gray-Headed Coneflower (0.50 lb/ac), Gray Goldenrod (0.25 lb/ac), Partridge Pea (2 lb/ac), Plains Coreopsis (0.25 lb/ac), Basketflower (0.25 lb/ac), Blackeyed Susan (0.25 lb/ac) Upright Prairie Coneflower (0.438 lb/ac) by Pure Air Natives or equal.

Erosion Control Blanket:

S-75 by North American Green or equal shall be utilized on all 3:1 slopes or greater in conjunction with the native seeding.

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	24	Ilex x meserveae 'Blue Prince' & 'Blue Princess'	Berri-Magic Royalty Holly Combination	18"	72" o.c.
b	21	Ilex glabra	Inkberry	18"	72" o.c.
c	21	Viburnum rhytidophyllum	Leatherleaf Viburnum	18"	72" o.c.
d	16	Physocarpus opulifolius	Ninebark	18"	72" o.c.
e	16	Hydrangea quercifolia	Oakleaf Hydrangea	18"	72" o.c.
f	16	Sambucus canadensis	Elderberry	18"	72" o.c.
g	11	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	18"	72" o.c.
h	12	Fothergilla gardenii	Dwarf Fothergilla	18"	48" o.c.
j	13	Buxus microphylla 'Bulthouse'	Sprinter Boxwood	18"	48" o.c.
k	13	Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	18"	48" o.c.
m	15	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	3 gal.	36" o.c.
n	16	Sporobolus heterolepis	Prairie Dropseed Grass	3 gal.	36" o.c.
p	5	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	1 gal.	72" o.c.
q	84	Iberis sempervirens	Candytuft	1 qt.	18" o.c.
gc	30	Sedum ternatum	Three-leaved Stonecrop	2" c.p.	12" o.c.
10,076 s.f.		T.B.D.	Bioretention Plantings per MSD	D.C.P.	24" o.c.
35,796 s.f.		T.B.D.	Native Prairie	Seed	PLS

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE
CANOPY-SHADE (STREET) TREES						
A	9	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal.	B&B	Lg/Fast
B	8	Quercus shumardii	Shumard Oak	2.5" cal.	B&B	Lg/M-Fast
C	7	Ulmus americana 'Frontier'	Frontier Elm	2.5" cal.	B&B	Lg/Med 3.2 %
CANOPY-SHADE (BUFFER) TREES						
E	10	Liriodendron tulipifera	Tuliptree	2.5" cal.	B&B	Lg/Fast
F	10	Gleditsia triacanthos f. inermis	Honeylocust (thornless)	2.5" cal.	B&B	Lg/Fast
G	10	Quercus bicolor	Swamp White Oak	2.5" cal.	B&B	Lg/M-Fast
H	10	Celtis occidentalis	Hackberry	2.5" cal.	B&B	Lg/M-Fast
J	10	Acer saccharum	Sugar Maple	2.5" cal.	B&B	Lg/Slow-M 4.6 %
K	10	Nyssa sylvatica	Blackgum	2.5" cal.	B&B	Lg/Slow-M 4.6 %
UNDERSTORY-ORNAMENTAL (BUFFER) TREES						
M	10	Carpinus caroliniana	American Hornbeam	2.5" cal.	B&B	Sm/Med 4.6 %
N	10	Syringa reticulata	Tree Lilac	2.5" cal.	B&B	Sm/Med 4.6 %
P	10	Prunus serrulata	Cherry	2.5" cal.	B&B	Med/Med 4.6 %
Q	10	Cornus florida	Flowering Dogwood	2.5" cal.	B&B	Sm/Slow-M 4.6 %
R	10	Amelanchier arborea	Downy Serviceberry	2.5" cal.	B&B	Med/Slow-M 4.6 %
S	10	Cercis canadensis	Redbud	2.5" cal.	B&B	Med/Fast
EVERGREEN (BUFFER) TREES						
U	12	Picea abies	Norway Spruce	6" h.	B&B	Lg/Med 5.6 %
V	12	Picea pungens	Colorado Blue Spruce	6" h.	B&B	Med/Med 5.6 %
W	12	Picea glauca	White Spruce	6" h.	B&B	Med/Med 5.6 %
X	12	Juniperus virginiana	Juniper	6" h.	B&B	Med/Med 5.6 %
Y	12	Pinus strobus	White Pine	6" h.	B&B	Lg/Fast
Z	12	Thuja 'Green Giant'	Green Giant Arborvitae	6" h.	B&B	Lg/Fast
				Total		57.8 %



Revisions:		
Date	Description	No.
12/2/21	Plan Changes	1
1/7/22	City Comments	2

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
700 point 40 park drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com

BILL NO. 3390

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 04, SECTION 405.04.050 SIGN REQUIREMENTS AND ARTICLE 10 SECTION 405.10.040 SIGNAGE TERMS OF THE UNIFIED DEVELOPMENT CODE {P.Z. 16-2021 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE-ARTICLES 4 AND 10)}.

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

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

WHEREAS, the City of Chesterfield seeks to update the regulations and definitions pertaining to Signs; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 8th 2021; and,

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

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

WHEREAS, the City Council, having considered said amendments, voted to approve the updates to Article 4 and Article 10 of the Unified Development Code pertaining to the regulations and definitions of Signs.

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

Section 1. The City of Chesterfield hereby approves the updates to Article 4 and Article 10 of the Unified Development Code pertaining to the regulations and definitions to signs as set out in Attachment “A” which is attached hereto and made part thereof.

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 3. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield.

Section 4. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 5. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2022.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/21/22

ARTICLE 04. DEVELOPMENT REQUIREMENTS AND DESIGN STANDARDS

Sec. 04-01. SIGN REQUIREMENTS

A. Purpose.

The purpose of the sign regulations provided herein are to encourage excellence in design of signs, fostering economic viability of the community, and provide safe and concise directional information designed to facilitate traffic flow. Signs shall be designed so as to protect motorists, bicyclists, and pedestrians from distractions that may cause crashes or other detrimental impacts.

Signs shall not overload the public's capacity to receive information, or cause visual confusion by interfering with pedestrian or vehicular traffic. Signs shall conform to the character of the community, enhance the visual harmony of development, and preserve the public health, convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.

The City does not intend to infringe on the rights of free speech as protected by the First Amendment to the United States Constitution and Article I, Section 8, of the Missouri Constitution. All regulations in this article are to be construed, whenever possible, in favor of vigorous political debate and accommodation of the rights of residents and visitors to speak freely.

B. Scope of Provisions.

1. These regulations are supplemented and qualified by the regulations of the particular zoning district in which a sign may be located and by additional general regulations appearing elsewhere in this UDC which are incorporated as part of this Section by reference. This Section contains regulations applicable to all signs in all zoning districts.
2. Regulations for any signs may be made more restrictive in the conditions of the ordinance governing a particular Planned District or Special Procedure. Regulations may also be modified when a sign package is submitted and approved by the City of Chesterfield.
3. On the effective date of this UDC, no sign, except a sign presently so lighted, shall be illuminated by intermittent light sources. This prohibition shall not apply to the manual changeable copy on a sign.
4. When sign illumination is desired, it shall be arranged so as to not cast light directly from any source of illumination on any public right-of-way or on adjoining properties in the "NU" Non-Urban, "PS" Park and Scenic, "AG" Agricultural or any residential district.

C. Permits and Municipal Zoning Approvals (MZAs) for Signs.

1. Unless excepted by these regulations or the City of Chesterfield Building Code, no sign shall be erected, constructed, posted, altered, enlarged, maintained, or relocated until an MZA has been issued by the Department and a sign permit issued by St. Louis County Department of Public Works. Before any MZA is issued, an application, provided by the Department, shall be filed, together with drawings and specifications as may be necessary to fully advise and acquaint the Department and St. Louis County Department of Public Works with the location, construction, materials, manner of illuminating, and securing or fastening, and the wording or delineation to be carried on the sign. All signs that are to be illuminated by one (1) or more sources of artificial light shall require a separate electrical permit and inspection conducted by St. Louis County Department of Public Works.
2. Structural and safety features and electrical systems shall be in accordance with the requirements of the City of Chesterfield Building Code or any applicable building codes being enforced by the City of Chesterfield. No sign shall be approved for use unless it has been inspected by the Department issuing the permit and is found to be in compliance with all the requirements of this UDC and applicable technical codes. Signs found to be in violation of the requirements of this UDC and/or applicable technical codes and which are determined to be a danger to public health and safety may, after 15 days of an inspection determining said violation and after notification to the property owner, be dismantled and removed by the City of Chesterfield. The expense for such action shall be charged to the owner of the property on which the sign is erected and shall be filed as a special lien thereon.
3. Planning Commission Approval. The proponent of a sign subject to Planning Commission Approval as set out in subsequent sections shall file with the Department, in addition to those document requirements specified in Section 04-05.C. of this Article, a written statement addressing the following information:
 - a.) The underlying purpose of such a sign.
 - b.) Why such a sign should exceed the maximum height and/or outline area specification for a particular sign in order to accomplish the underlying purpose as stated in item a.) above.
 - c.) What the proponent of such a sign believes the adverse impact may be upon the underlying purpose of such a sign if the proponent is compelled to reduce the height and/or outline area of such a sign to within the maximum height and/or outline area specification for any one (1) sign and the factual basis supporting such belief.

- d.) The approximate distance the proposed sign will be from other existing or planned structures visible or planned to be visible within a radius of 1,000 feet from said sign, identifying such structures with sufficient particularity to enable the Planning Commission to determine whether there is a reasonable likelihood of an adverse public health, convenience, welfare and/or safety impact within the 1,000 foot radius area while maintaining the high aesthetic quality of said area.
- e.) What steps, if any, the proponent has taken to integrate the design with the surrounding environment in order to minimize the amount of visual clutter, and to avoid the distraction to pedestrians and motorists beyond that necessary to convey the underlying purpose of said sign.
- f.) If no steps (referred in item e.) above) have been taken, provide information as to why such steps should not be required of the Applicant.
- g.) Any other information, such as length of frontage, special speed limit or topographic considerations, that the proponent deems pertinent to the approval of such a sign request.

D. Sign Package Submittals.

1. The purpose of a sign package is to provide comprehensive, complementary and unified signage throughout a single planned zoning district, development or contiguous lots under common ownership. If a sign package exists for a multi-lot development or subdivision, then individual lots within that subdivision or development may not submit their own, separate sign package. In addition, developments of a certain size, quality, or mix of uses may require special signage consideration. Therefore, in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements.
2. When a sign package is requested for a proposed or existing development, the criteria for signs, as provided for in this Article, may no longer be applicable in its entirety or portions thereof. The reason for the requested modification is to provide for flexible sign criteria that promotes superior design and is tailored to a specific development which may vary from general ordinance provisions.
3. Consideration of flexibility in sign criteria is based on a number of review factors, including, but not limited to, the physical impact of the proposed comprehensive sign package, the quality of the proposed comprehensive sign package, and mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.

4. When a sign package is requested for a development, the following shall be submitted to the Department:
 - a.) A narrative detailing the reasoning for the sign package request and why it will enhance the proposed development above what would be permitted through the City of Chesterfield UDC.
 - b.) The maximum number of proposed signs.
 - c.) Location, size, height, construction material, and placement of all proposed signs.
 - d.) General elevations of all proposed freestanding, monument, wall, and any other sign that requires City of Chesterfield approval.
 - e.) Illumination level, color and type. Illumination shall conform to the Section 405.04.03, Lighting standards, of this Article.
 - f.) Dimensions, height, square footage of all existing signs or note that none exist for both freestanding and attached signs (submit picture of all existing signage).
 - g.) Material specifications for proposed signs including sign materials.
 - h.) Landscaping of any freestanding or monument signs.
5. Electronic Message Centers.
 - a.) In addition to submittal requirements noted in sub-section 4., any request for an electronic message center shall comply with the following:
 - (1) Distance. Electronic message centers that exceed the size requirements eligible for administrative approval per the Unified Development Code (UDC) for permanent freestanding signs shall not be permitted within 2,000 feet of any property with a land use designation that permits residential uses as determined by the Comprehensive Land Use Plan.
 - (2) Distance. Electronic message centers that exceed the size requirements eligible for administrative approval per the Unified Development Code (UDC) for permanent freestanding signs shall not be permitted within 1,000 feet from the center point of two intersecting arterial roadways as designated within the City of Chesterfield Street Classification Map.

- (3) Duration of image display. Each image displayed shall have a minimum duration of thirty (30) minutes.
- (4) Presentation. The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, twirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.
- (5) Transition. When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous re-pixelization.
- (6) Dimmer control. The electronic message center shall be equipped with an automatic dimmer control to automatically produce a distinct illumination change from a higher illumination level to a lower level according to ambient light conditions and for the time period between sundown and sunrise.
- (7) Brightness. The electronic message center shall not exceed a maximum of seven thousand (7,000) nits (candelas per square meter) during daylight hours and a maximum illumination of six hundred (600) nits (candelas per square meter) between sundown and sunrise measured from the sign's face at maximum brightness.
- (8) Fluctuating or flashing illumination. No portion of the electronic message center may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.
- (9) Malfunction and noncompliance. In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one position.
- (10) Resolution and pixel spacing. The electronic message center shall not have a pixel pitch larger than sixteen (16) millimeters (mm).
- (11) Angle. When the interior angle formed by the faces of a V-shaped sign is less than one hundred eighty (180) degrees, both faces of the sign must display the same image.

- b.) In considering a Sign Package that includes an electronic message center, the Planning Commission shall consider the following additional items in their review:
 - (1) Proximity of the proposed electronic message center to other similar signs;
 - (2) Proximity and impact on adjacent land uses with particular consideration given to residential properties and uses;
 - (3) Impact of the total amount of signage on the site in conjunction with the use of the electronic message center;
 - (4) Nature and character of the roadway on which the project is located;
 - (5) Nature and character of the proposed use and area within which the project is located;
 - (6) Size of the project and roadway frontage; and
 - (7) Resolution of proposed sign accounting for size of sign, roadway characteristics, and other relevant features.
 - c.) Any of the standards in sub-section 5a. of this section may be modified by a separate 2/3 vote of the Planning Commission.
 - d.) Sign packages including electronic message centers shall only apply to on-site signage. Advertising signs (billboards) are prohibited.
- 6. Planning Commission Action. The Planning Commission may approve, approve with modifications, or deny the proposed sign package based on its conformance with this subsection, findings of the submittals furtherance of the purpose in Subsection (A) of this Section and consistency with the Comprehensive Plan.
 - 7. Appeals. Appeals from any portion of this subsection, including the Planning Commission's decision on the electronic message center, shall be made to the City Council in accordance with the process and requirements in Section 405.02.190.

E. Sign Regulations – Area and Height Computations.

The following regulations shall govern the computation of sign area and height computations:

- 1. Freestanding Sign – Outline Area.

- a.) The outline area of a freestanding sign shall include the area within a continuous perimeter of a plane enclosing the limits of writing, graphic representation, logo, or any figure or similar character together with the outer extremities of any frame, or other material or color forming an integral part of the display which is used as a background for this sign. The area of a freestanding sign of individually cut out writing, graphic representation, logo, or any figure or similar character which is not enclosed by framing, and which projects from a sign support or main body of a sign, is the sum of the areas of all of the triangles or parallelograms necessary to enclose each writing, graphic representation, logo, or any figure or similar character, including the space between individual letters comprising a word, and including the space between individual words.
- b.) The outline area of a freestanding sign shall not include the necessary supports for the sign when such supports do not extend above the sign and are not a part of the overall design of a sign. The outline area of a freestanding sign shall also not include the area between separate cabinets or modules of such sign or any pole covers, lighting fixtures, or landscaping provided they contain no commercial or non-commercial messaging.

2. Freestanding Signs – Height.

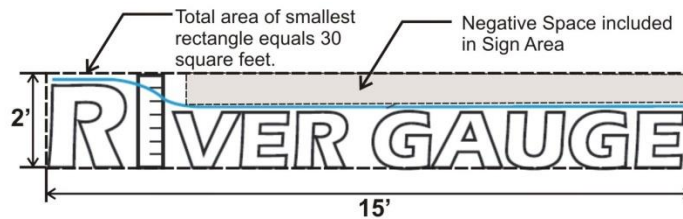
- a.) Except as may be specifically noted in these regulations, setbacks for all signs shall be governed by the minimum setback yard requirements in each particular zoning district.
- b.) Freestanding signs shall not exceed the maximum allowed height above the ground elevation. The ground elevation of freestanding signs shall be measured at the elevation of the adjacent street or the average existing finished ground elevation at the base of the sign, whichever is higher.
- c.) The height of all signs on corner lots shall not exceed three (3) feet above the elevation of the adjacent street pavement when located within the sight distance triangle.

3. Attached Wall Sign – Outline Area.

The size of attached wall signs shall be measured in the following manner:

- a.) The outline area of an attached sign shall include all lettering, graphic representation, logo, design or any figures together with the background whether open or enclosed upon which they are displayed.

- b.) A sign consisting of individually cut out writing is measured as the total area of a rectangle or square enclosing all words. This includes any negative space.



4. Outline Area - Double-Faced Signs. Only one (1) side of a double-faced sign shall be included in the sign area. Double-faced signs shall include those signs where the sign face is parallel or where the interior angle formed by the faces of a V-shaped sign is 60 degrees or less. If the two (2) faces of a double-faced sign are of unequal area, the area of the sign shall be the area of the larger face.
5. Sign Area on Walls of Circular Buildings and Other Buildings with Curved Wall Surfaces.
 - a.) The area constituting a single wall of a circular building shall be designated by the owner on a portion of the wall, but shall be limited to be determined by multiplying three-fourths (3/4) of the diameter of an area of the building by the average height of the exterior walls of the building at the finished ground elevation of the building.
 - b.) The area contained on a single wall of a non-circular building with continuous curved wall surfaces shall be designated by the owner on a portion of the wall but shall be limited to an area determined by multiplying three-fourths (3/4) of the average diameter of the building by the average height of the exterior walls of the building at the finished ground elevation of the building.
 - c.) The area contained on any single curved wall of a building that is not totally circular or is not composed of a continuous curved wall surface shall be determined by multiplying the shortest distance between the two (2) ends of the arc forming the curved wall surface by the average height of the exterior walls of the curved wall surface at the finished ground elevation of that surface.
 - d.) The horizontal length of any single wall of a building that is characterized by the multiple curved wall surfaces or other irregular wall surfaces shall be measured as a straight line extending between both edges of the wall.

F. Sign Regulations – Permanent Signs.

The following provisions shall govern the erection of all permanent signs, together with their appurtenant and auxiliary devices with respect to size, number, height, location and construction.

1. General Provisions.

- a.) Permitted signs may either be a flat sign permanently affixed to the face of a building, awning or canopy or be freestanding. Incidental Signs affixed to buildings shall not project above the eave line of the roof except as an integral roof sign.
- b.) All freestanding signs shall be located as not to impair the visibility of any official highway sign or marker and no commercial or non-commercial sign shall be so placed as to unnecessarily obstruct the visibility of any other commercial or non-commercial sign.

2. Signs – Freestanding.

- a.) General. Subject to other provisions of this Section, each developed lot may have no more than one (1) freestanding business sign facing each roadway on which the lot has frontage regardless of the number of buildings upon the lot. Furthermore, each building regardless of the number of lots upon which it may be located, shall have no more than one (1) freestanding business sign facing each roadway on which its lot or lots has frontage. Permanent freestanding signs are prohibited on single family lots and common ground, except for when approved as a Residential Subdivision Identification Sign. For the purpose of these regulations, an aggregation of two (2) or more structures connected by a wall, firewall, facade or other structural element, except for a sidewalk, shall constitute a single building.

The height of all permanent freestanding signs shall not exceed six (6) feet when located within the minimum front yard setback of a particular zoning district.

- b.) Specific Regulations and Exceptions.

- (1) A freestanding sign shall not exceed six (6) feet in height above the average existing finished grade at the base of the sign, or the elevation of the adjacent street, whichever is higher. The total outline area per face shall not exceed 50 square feet or twenty-five one hundredths (0.25) square feet of signage per linear foot of street frontage up to 100 feet of street frontage and one-tenth (0.1) square foot of signage per linear foot of street frontage thereafter, whichever is less (see exceptions below).

- (2) Said sign face shall be attached to a proportionate enclosed base, integrated planter or structural frame, the width of which shall be a minimum of one-half ($\frac{1}{2}$) the width of the widest part of the sign face. The bottom of the sign face shall not exceed a height of three (3) feet above the average existing finished grade at the base of the sign, or elevation of the adjacent street, whichever is higher. An enclosed sign base or integrated planter shall not be required if the sign face is within one (1) foot of the average finish grade at the base of the sign.

Exceptions:

- (a) For each additional four (4) foot setback from the minimum yard requirement, one (1) additional foot may be added to the sign height to a maximum of ten (10) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. However, at no time shall the bottom of the sign face exceed a height of three (3) feet above the average existing finished grade at the base of the sign or the elevation of the adjacent street, whichever is higher, or;
- (b) The maximum outline area and/or height of any freestanding business sign may be increased to a maximum of 100 square feet in outline area and/or 20 feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to Planning Commission approval as outlined in Section 405.04.05.C. of this Article.
- (3) An individual lot having a minimum of 850 feet of frontage on any roadway, and a minimum size lot of 20 acres or more, shall be allowed two (2) freestanding business signs on each roadway frontage exceeding 750 feet of frontage. However, a minimum of 400 feet shall separate the two (2) permitted signs.

In lieu of the two (2) permitted freestanding signs, one (1) freestanding business sign may be permitted, the maximum outline area of which may be increased to 150 square feet, subject to Planning Commission approval as outlined in Section 405.04.05.C.3. of this Article "Planning Commission Approval".

- (4) A single commercial, non-commercial or industrial development or subdivision without residential uses in excess of 20 acres in size shall be permitted a project identification sign at each main entrance to the subdivision or development. Such sign may be located on any platted lot or common ground of a development or subdivision or any unplatted portion of the development or subdivision identified as part of a particular development on an approved preliminary plat, site development concept plan, site development section plan, or site development plan.
- (5) A project identification sign shall not exceed six (6) feet in height above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher, with the total outline area per face not to exceed 50 square feet or twenty five one hundredths (0.25) square feet of signage per linear foot of street frontage up to 100 feet of street frontage and one tenth (0.1) square foot of signage per linear foot of street frontage thereafter, whichever is less.

Exceptions:

- (a) For each additional four (4) foot setback from the minimum yard requirement, one (1) additional foot may be added to the sign height of a project identification sign to a maximum of ten (10) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. However, at no time shall the bottom of the sign face exceed a height of three (3) feet above the average existing finished grade at the base of the sign or the elevation of the adjacent street, whichever is higher; or,
 - (b) The minimum outline area and/or height of any project identification sign may be increased to a maximum of 100 square feet in outline area and/or 20 feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to Planning Commission approval as outlined in Section 405.04.05.C.3. of this Article "Planning Commission Approval".
- (6) Commercial, non-commercial, industrial or mixed-use subdivisions without residential uses of ten (10) lots/units

or more that are less than 20 acres shall be permitted a subdivision identification sign at each main entrance to the subdivision. Such sign shall not exceed 50 square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. Subdivision identification signs shall be located within an easement on any platted lot or on common ground of subdivision. Such sign may also be located on any unplatted portion of the subdivision identified as part of a particular development on an approved preliminary subdivision plat, site development concept plan, site development section plan, or site development plan. No subdivision identification sign shall be permitted for a development permitted a project identification sign.

- (7) Landscaping. All permanent freestanding 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.

3. Signs – Attached to Wall.

a.) General Provisions.

- (1) Subject to the specific regulations set out below, each commercial or non-commercial tenant space or the sole occupant of a freestanding building shall have no more than one (1) attached sign on any two (2) walls of a building that are exterior walls of the particular building or tenant space. Permanent wall signs are prohibited on single family residential buildings, multi-family residential buildings, and the exterior residential walls of a mixed-use building.
- (2) The outline area of each sign shall not exceed five percent (5%) of the wall area of the commercial or non-commercial tenant space on which said sign is attached. No sign shall exceed 300 square feet in outline area.
- (3) Countable wall area shall include the entire surface of a wall, such as gable and similar areas, and the vertical face of a mansard roof, whether real or artificial, which extends above the wall of the business on which the sign is attached. However, the countable area of mansard roofs shall be limited to the area not greater than six (6) feet above the eave line of the roof times the length of associated wall.

Example: Where "Z" equals the maximum square footage of a wall sign. The height of a building "Y" is multiplied the width of a building "X" to provide the total square footage of the façade. This value is then multiplied by 0.05 or 5% to provide "Z" the maximum signage square footage. See Illustration A:

Illustration A.



b.) Specific Regulations and Exceptions.

- (1) For a commercial or non-commercial tenant being the sole occupant of a building located on a corner lot or a lot with double frontage, said business may have one (1) attached sign on any three (3) walls of a building that are exterior walls.
- (2) Where a lot or parcel of land is developed with more than one (1) building, interior buildings shall be permitted the same type and number of wall signs on the interior buildings as are allowed on peripheral buildings. The mounting requirements of the permitted signs shall be the same as any attached wall sign.
- (3) In buildings containing single or multiple tenants where public access to individual tenant space(s) is gained via interior entrances, said building shall be allowed no more than one (1) attached sign on any two (2) walls having roadway frontage.
- (4) A sign may be painted or otherwise permanently affixed to the surface of an awning or canopy. The outline area of the message shall not exceed 15% of the horizontal projection in elevation of the exterior surface of the awning or canopy.

Said message outline area, shall not be counted toward the allowable outline area for a wall sign.

- (5) Where a multi-tenant building contains both public access to individual tenant space(s) via interior entrances and an additional exterior access point(s) that services only one tenant, signage may be permitted above said exterior access point of the tenant. This signage is in addition to the exterior signage permitted in subsection (3) above. The outline area of each sign shall not exceed five percent (5%) of the wall area of the tenant space on which said sign is attached. No wall sign shall exceed 300 square feet in outline area.

4. Advertising Signs (Billboards).

- a.) Advertising signs (subsection 4. refers to Billboards only) are permitted in the Planned Commercial District, Planned Industrial District, and "MXD" Mixed Use Development District if permitted in the conditions of the ordinance governing the particular planned district.
- b.) Advertising signs shall not exceed 800 square feet in outline area, nor extend more than 35 feet above the elevation of the adjacent street. Subject to more restrictive regulations of the zoning district in which it is located, an advertising sign shall not be located closer than 100 feet to any other advertising sign or building, nor within 50 feet of any "PS" Park and Scenic or any residentially zoned property or any property line of any "NU" Non-Urban zoned property, nor within ten (10) feet of any side or rear property line. Not more than one (1) advertising sign shall be permitted on one (1) structure, except that where a structure is located perpendicular to the street right-of-way, two (2) sign facings shall be permitted in each direction.
- c.) No outdoor advertising sign shall be located within 50 feet of any roadway right-of-way line, except that where existing buildings on immediately adjacent tracts (on both sides) are located closer to the roadway right-of-way than 50 feet, an advertising sign may be placed within the average setback of the existing buildings on each side of the advertising sign. Where a building on an adjacent tract exists on one (1) side only, located closer to the roadway right-of-way than 50 feet, an advertising sign may be placed within the average setback of the existing building and the 50 foot setback required by these regulations.

- d.) Notwithstanding the regulations as set out above, all Advertising Signs (Billboards) must be in conformance with Chapter 226.500 through 226.600 RSMo. as amended.
- e.) Separation from Other Zoning Districts. No advertising sign shall be located within 1,000 feet of any "NU" Non-Urban District, "AG" Agricultural, residential districts, or "PS" Park and Scenic District zoned tract, or any tract subject to the Landmark and Preservation Area Special Procedure.
- f.) Separation from Other Advertising Signs. No advertising sign shall be erected within five (5) miles of any existing sign on the same side of the highway. No sign shall be located in such a manner as to obstruct or otherwise physically interfere with the effectiveness of any official traffic sign, signal, or device, or obstruct or physically interfere with motor vehicle operators' view of approaching, merging, or intersecting traffic. The separation requirements between advertising signs outlined in this subsection shall be measured perpendicular to the centerline off the subject highway. The separation distance shall apply only to advertising sign structures located on the same side of the subject highway.
- g.) Lighting. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any advertising sign. No flashing, intermittent, or moving light or lights shall be allowed. External lighting, such as floodlights, thin line and gooseneck reflectors may be permitted in the conditions of the ordinance governing a particular planned or mixed use district, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the public right-of-way. Lights shall not be of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle, or otherwise interfere with a driver's operation of a motor vehicle. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures, an official traffic sign, device, or signal, nor shall any sign illumination cast light on adjacent properties.
- h.) In accordance with the authority granted to the City pursuant to H.B. 831, 89th General Assembly (1997), the following regulations shall apply to all billboards and outdoor advertising structures, within the meaning of H.B. 831 and sections 226.500 to 226.600, R.S.Mo., which are placed or proposed to be placed at any location within the view of any Federal, State, interstate, primary or other highway within the City:

- (1) No outdoor advertising structure or billboard shall be erected or maintained which exceeds 15 feet in height above ground level.
 - (2) No outdoor advertising structure or billboard shall be erected or maintained within the view of any Federal, State, interstate or primary highway at a distance of less than five (5) miles from any other outdoor advertising structure or billboard within the City which is visible to persons traveling in the same direction on such highway.
 - (3) No outdoor advertising structure or billboard, other than on-premises signage specifically regulated pursuant to other provisions of the UDC of the City of Chesterfield, shall be lighted or artificially illuminated after dark in any manner visible from any location outside the right-of-way of the highway from which the outdoor advertising structure or billboard is visible.
5. Residential Subdivision Identification Signs. Residential subdivisions of ten (10) lots/units or more shall be permitted a subdivision identification sign at each main entrance to the subdivision. Such sign shall not exceed 50 square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. Residential subdivision identification signs shall be located within an easement on any platted lot or on common ground of a subdivision. Such sign may also be located on any unplatted portion of the subdivision identified as part of a particular development on an approved preliminary subdivision plat or site development concept plan, site development section plan, or site development plan.
6. Supplementary Regulations.
 - a.) An outdoor automatic teller or similar facility may have either one (1) freestanding or one (1) wall sign not to exceed 16 square feet in outline area associated with the facility. No freestanding sign for such a facility shall exceed eight (8) feet in height or width or be illuminated in any manner other than from an internal source.

G. Sign Regulations – Temporary Signs and Attention-Getting Devices.

The provisions of this Section shall govern the erection of all temporary signs and attention-getting devices, together with their appurtenances, with respect to size, height, location, and construction.

1. General.

- a.) A sign not permanently affixed to a vehicle or trailer, which is parked or located such that the primary purpose is to display such sign, is prohibited. This prohibition shall not apply to signs or lettering on buses, trucks, or other vehicles while in use in the normal course of business.
- b.) Unless otherwise specifically stated, temporary signs shall not be illuminated.
- c.) No temporary sign shall require a foundation, support, wiring, fittings, or elements that would traditionally require a building permit or electrical permit.
- d.) Because of the nature of materials typically used to construct temporary signs and to avoid the unsightliness of deteriorating signs and all safety concerns which accompany such a condition, temporary signs shall be removed or replaced when such sign is deteriorated.

2. Temporary signs without a commercial message. Temporary signs without a commercial message do not require a sign permit, provided that they comply with the standards of this article, including the standards that apply to all temporary signs.

- a.) The maximum sign area of any single temporary sign without a commercial message shall be eight square feet in residential zoning districts and 24 square feet for each commercial or non-commercial tenant space or the sole occupant of a freestanding building in nonresidential zoning districts.
- b.) The maximum height of temporary signs without commercial speech shall be six feet.
- c.) The signs are limited to yard signs and banner signs

3. Temporary signs with a commercial message in residential zoning districts. The following are the temporary signs with a commercial message allowed in residential zoning districts:

- a.) Up to two temporary signs with a commercial message are permitted on each lot in a residential zoning district.
- b.) The maximum sign area for each sign shall be eight square feet with a maximum height of six feet.
- c.) The signs are limited to yard signs and banner signs

4. Temporary signs with a commercial message in nonresidential zoning districts. The following are the temporary signs with a commercial message allowed in nonresidential zoning districts:
 - a.) Each commercial or non-commercial tenant space or the sole occupant of a freestanding building is permitted up to 24 square feet of temporary signs year round, subject to the standards for each specific type of sign.
5. Window Signs.
 - a.) Window Signs are permitted in addition to other commercial and non-commercial temporary signs. Window Signs shall not occupy more than twenty-five percent (25%) of any single window area. The window area may include multiple panes of glass separated only by supporting framing materials but not separated by architectural elements. Such signs are solely permitted on a window of that particular tenant space and solely on a façade that has an entrance to said tenant space.
 - b.) Window Signs are solely permitted on the first and second floor of a building.
 - c.) A sign permit shall not be required for any window sign.
6. Living or Human Signs associated with a commercial business are permitted on the premises of the business for which the advertising is for. The maximum size of a commercial or non-commercial sign that may be held by an individual is three (3) square feet. These signs do not require an MZA and are not permitted off-site, or within the right-of-way.
7. Temporary Signs – Development Related.
 - a.) General. One (1) Temporary Construction sign may be erected in addition to other temporary signs per roadway frontage at any one time after first obtaining the required zoning approval and sign permit. At no time shall guy wires or auxiliary support posts be used to anchor a temporary development related sign.
 - b.) Temporary Construction Signs.
 - (1) Construction signs on a site may be erected during the construction period. Each construction site may have no more than one (1) such sign facing each roadway on which the site has frontage. No construction sign shall exceed 32 feet in outline area, nor exceed ten (10) feet in height above the average existing finished grade.

- (2) The signs shall be confined to the site of the construction and shall be removed no later than 14 days after completion of all construction on the site or after 90 days of suspension of work.
 - (3) The maximum outline area of a temporary construction sign may be increased to 64 square feet subject to Planning Commission approval as outlined in Section 405.04.05.C.3. of this Article.
- c.) Attention-Getting Devices (on premises). Attention-getting devices, which shall include, but are not limited to, inflatables, beacons, festoons, pennants and streamers, shall be allowed in conjunction with a grand opening for each business. Said devices shall be in use for a period not to exceed 15 consecutive days and only upon the initial opening of each business. Attention-getting devices, with the exception of inflatables, may be used in conjunction with a special promotion for a period not to exceed 45 days per calendar year. A temporary zoning approval is not required for an attention-getting device. The total sign area must not exceed the allowable area of temporary signs for the associated zoning district.

H. Sign Regulations – Exempt and Prohibited

- 1. Exempt Signs. The following signs shall be exempt from the provisions of this UDC. However, setback and height requirements for all structures, where applicable, shall be in accord with the regulations of the particular zoning district in which the structure is located. The Director of Planning is the final authority on the interpretation of an Exempt Sign.
 - a.) Official traffic or government signs, including memorial plaques and signs of historical interest.
 - b.) Flags of any nation, government, or non-commercial message.
 - c.) Scoreboards on athletic fields.
 - d.) Display window signs, not attached to a window, incorporated and related in content to such a display.
 - e.) Temporary signs indicating a potential danger.
 - f.) Public notices and legal notices required by law.
 - g.) Signs mandated by the Federal, State, local or city government.
 - h.) Gravestones.

- i.) Commemorative tablets and monument citations of less than ten (10) square feet that are an integral part of a permanent structure.
- j.) Incidental signs.
- k.) Post Office Address.

(1) All buildings and structures having a post office address shall list the street number of such post office address on the front of the building or structure in a type of sufficient size as to be clearly visible from any street adjacent to the property. In any case where the building or structure is not visible from the street that is adjacent to the property, or if the building is more than 150 feet from the street adjacent to the property, the street number must be placed at some location on said property within 50 feet of the adjacent street. This number need not always be on a mailbox, but a number on the mailbox on said property will satisfy the requirements of this statute. In the case of buildings or structures which are adjacent to more than one (1) street, the number shall be visible from the street to which the post office address corresponds.

(2) All buildings or structures which are used for business, commercial, industrial, manufacturing or public purposes which have post office addresses shall list the street number of such post office address on the front of the building in a type of sufficient size (minimum three (3) inches, maximum 12 inches) as to be clearly visible from a street adjacent to the property and on the rear of the building on the right edge of the building when facing the rear of the building and not less than six (6) feet nor more than eight (8) feet above the ground level.

2. Prohibited Signs. All signs not expressly permitted under this UDC or expressly exempt from regulation hereunder in accordance with the above Section are prohibited within the City of Chesterfield. Such signs shall include:

- a.) Abandoned signs.
- b.) Neon.
- c.) Off-premises signs, other than those specified previously in this Section of the UDC.
- d.) Portable signs, unless used to convey public, not-for-profit, or civic information.

- e.) Projecting signs.
 - f.) Rooftop signs.
 - g.) Signs attached or painted on vehicles parked and visible from the public right-of-way unless said vehicle is used in the normal day-to-day operations of a business.
 - h.) Signs affixed to bus stop shelters or other similar structures.
- I. Sign Regulations – Non-conforming Signs.

Information on non-conforming signs may be found in Article 7 of this UDC.

ARTICLE 10. DEFINITIONS

SEC. 10-04. SIGNAGE TERMS	10-1
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SIGNAGE TERMS

Attention-getting device – A balloon, banner, beacon, festoon, pennant or other similar object erected on a site to draw attention to that particular site, business, or activity. For additional information, see definitions for balloon, festoon, and pennant.

Balloon – Any nonporous bag of light material filled with heated air, a gas lighter than air, or with continuous airflow so as to be inflated whether it floats in the air or is inflated and remains on the ground. For the purposes of these regulations, a balloon devoid of characters, letters, symbols or illustrations shall be considered a sign.

Banner – Any temporary sign of light-weight fabric or similar material that is mounted to a pole or building at one or more edges. National flags, state or municipal flags, official flags of any institution or business, or subdivision promotion flags shall not be considered banners. See also sign, street banner.

Beacon – Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same premises as the light sources.

Billboard – A sign structure advertising a commercial enterprise, product, service, industry or other activity not conducted, sold, or offered on the same premises on which the sign is erected.

Electronic message center – A sign whose alphabetic, graphic, or symbolic informational content can be changed or altered on a fixed display surface, composed of electrically illuminated or mechanically-driven changeable segments either by means of pre-programming or by computer-driven electronic impulses. Also see sign, changeable copy (automatic).

Festoon – A string of ribbons, tinsel, small flags or pinwheels used primarily to gain attention. See also pennant.

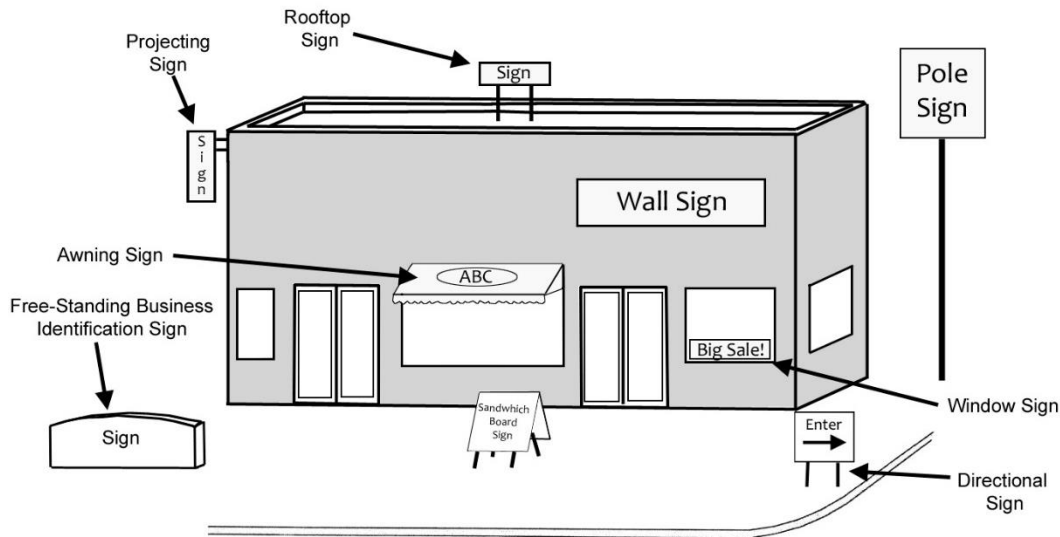
Graphic representation – A written or pictorial likeness or image.

Message, Commercial – Any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity.

Message, Noncommercial – Any sign, wording or logo that does not represent a commercial message or commercial speech. Such signs may express messages that include, but are not limited to, free speech opinions, ideological messages, religious messages, political messages, etc. See also "message", commercial."

Pennant – Any light-weight fabric, or other material suspended from a rope, wire, or string, designed to move in the wind for the purpose of gaining attention.

Sign – Any device, structure, fixture, or placard that uses any graphics, symbols, written copy, and/or illumination to advertise, direct, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.



Sign illumination – Any artificial light source incorporated internally or externally for the purpose of illuminating a sign.

Sign Package – A comprehensive, complementary and unified plan for signage throughout a single development or contiguous lots under common ownership.

Sign permit – A license to proceed with erecting, constructing, posting, altering, enlarging, maintaining, or relocating a sign.

Sign structure – Any structure which supports, has supported, or is capable of supporting a sign including decorative cover.

Sign, abandoned – A sign which no longer is utilized to identify, direct, or otherwise advertise a bonafide business, lessor, service, owner, product, or activity and/or which no legal owner can be found. A sign that is in disrepair or has not been maintained by the owner in such a fashion that is unsafe, unsound, or can no longer be read from a reasonable distance as a result of failure to have been maintained.

Sign, accessory – A sign relating to an accessory use on a lot or development that provides on-site directional information to pedestrians or motorists. Also see sign, incidental.

Sign, advertising – A sign intended to attract general public interest concerning a commercial enterprise, product, service, industry, or other activity not conducted, sold or offered on the same premises upon which the sign is erected. Also see billboard and sign, off-premise.

Sign, animated – Any sign which includes action or motion. This term does not refer to flashing or changing, all of which are separately defined.

Sign, awning / canopy – A sign painted on, printed on, or otherwise affixed to the surface of an awning, canopy or similar structural protective cover over a door entrance, window or outdoor service area.

Sign, background area – The entire area of a sign on which copy could be placed, but does not include a permanent building surface.

Sign, board – Any freestanding sign made from plywood, particle board, masonite or any other type of sawed lumber material.

Sign, changeable copy – A sign or portion thereof whose characters, letters, illustrations or other informational content can be changed, altered, or rearranged by manual or automatic means.

Sign, changeable copy (automatic) – A sign whose characters, letters, illustrations, or other informational content can be changed, altered, or rearranged by electronic or mechanical means. A time and temperature and date sign, electronic message center or reader board, and stock market sign are considered automatic changeable copy signs.

Sign, changeable copy (manual) – A sign whose characters, letters, illustrations, or other informational content can be changed, altered, or rearranged by manual means.

Sign, construction – A temporary sign used during construction of new buildings or reconstruction of, or additions to existing buildings for the project on which the sign is located.

Sign, directory – A permanent business sign intended for customer convenience, direction and safety which identifies a building, office park, or industrial park by name/address and includes tenant names/locations.

Sign, display house promotion – A temporary sign intended to inform the general public about a particular display house in a developing subdivision.

Sign, face of – The entire area of a sign on which copy could be placed irrespective of structural supports. The area of a sign which is visible from one direction as projected on a plane.

Sign, flashing – Any sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted light source. Automatic changing signs such as public service, time and temperature, and date signs, stock market or electronically controlled message centers are classified as flashing signs. Also see also sign, animated

Sign, flat or wall – A sign attached directly to the wall of a building which is in the same plane as the face of the wall with the maximum space between the sign and the face of the wall to be six (6) inches.

Sign, freestanding – Single or double faced sign placed upon or supported by the ground independent of any building or structure; including pole or pylon signs and monument signs.

Sign, height of – The vertical distance measured from the existing finished grade adjacent to the sign or the elevation of the adjacent street, whichever is higher, to the highest point of the sign.

Sign, illegal – A sign which contravenes this UDC or a non-conforming sign for which a permit required under a previous ordinance was not obtained.

Sign, incidental – A sign, generally informational, that has a purpose solely accessory to the use of the lot on which the sign is located. No sign with a commercial message legible or apparent from off the lot on which the sign is located shall be considered incidental.

Sign, information – A sign which identifies a residence, a non-commercial activity, or conveys cautionary information. Also see sign, public information.

Sign, living or human – A living or human sign is a sign held by or attached to a human for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service or product. This can also include a person dressed in costume for the purposes of advertising or drawing attention to an individual, business, commodity, service or product.

Sign, mailbox – A business identification sign expressly for the Commercial Service Procedure not to exceed 18 inches by 24 inches in sign face area.

Sign, menu board – A sign which lists the assortment of offerings that may be ordered at a restaurant via the drive-thru lane.

Sign, monument type – A freestanding sign attached to a proportionate base, integrated planter or structural frame, the width of which shall be a minimum of one-half (1/2) the width of the widest part of the sign face.

Sign, non-conforming – A sign which existed lawfully whether by variance or otherwise, on the date this Unified Development Code or any amendment thereto became effective, and which fails to conform to one or more of the applicable regulations of this Unified Development Code or such amendment thereto.

Sign, non-conforming (illegal) – A sign which fails to conform to one or more of the applicable sign regulations or amendments thereto and was erected unlawfully on the date this Unified Development Code or any amendment became effective.

Sign, non-conforming (legal) – A sign which existed lawfully on the date that this Unified Development Code or any amendment thereto became effective and which fails to conform to one or more of the applicable sign regulations or amendments thereto.

Sign, off-premise – A sign advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located. Also see billboard and sign, advertising.

Sign, pole or pylon – A freestanding sign supported by uprights, braces, columns, poles, or other vertical members which are not attached to a building and where the bottom edge of the sign face is located three (3) feet or more above the average grade at the base of the sign.

Sign, portable – Any sign not permanently attached to the ground, building, or other permanent structure, or a sign designed to be transported by means of wheels and signs attached to or painted on vehicles parked and visible from the public right-of-way unless said vehicle is used in the normal day-to-day operations of a business.

Sign, project identification – A permanent, freestanding sign located at the main entrance to a commercial or industrial development which is in excess of 20 acres in size. Also see sign, directory.

Sign, projecting – Any sign, other than a flat or wall sign, affixed to a building or wall in such a manner that its back edge extends more than six (6) inches beyond the surface of such building or wall.

Sign, roof – A sign erected on, over or above the roof line of a building.

Sign, roof (integral) – Any sign erected or constructed as an integral or essentially integral part of a normal roof structure, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the roof by a space of more than six (6) inches.

Sign, sandwich board – Two (2) sign board faces, usually hinged, placed on the ground which is used primarily for advertising purposes.

Sign, street banner – A temporary sign composed of light-weight fabric or similar material attached to a pole or street light by means of a rigid frame at one or more edges.

Sign, temporary – A sign which is intended or contracted for a time of limited duration not exceeding twelve (12) months.

Sign, wall – Any sign attached parallel to, and with its back within six (6) inches of, a wall, painted on the wall surface of, or erected and confined within the outside limits of any building or structure, which is supported by such wall or building, and which displays only one (1) sign surface.

Sign, window – A sign placed on the surface of a window or other transparent surface and is visible from the exterior of the window or surface.

FINANCE AND ADMINISTRATION COMMITTEE

Chair:

Vice-Chair:

There are no Finance and Administration Committee action items scheduled for this meeting.

NEXT MEETING

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

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly or me prior to Tuesday's meeting.

PARKS, RECREATION AND ARTS COMMITTEE

Chair:

Vice Chair:

There are no Parks, Recreation and Arts Committee action items scheduled for this meeting.

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair:

Vice Chair:

There are no Public Health and Safety Committee action items scheduled for this meeting.

NEXT MEETING

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

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

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

Bid Recommendation – 2021 Accessible Sidewalk Ramp Improvement Project – Recommendation to accept the low bid, as submitted by Spencer Contracting, and to authorize the City Administrator to enter into an Agreement with Spencer Contracting in an amount not to exceed \$55,000. The City will be reimbursed \$43,000 for this project through the Community Development Block Grant Program. The entire expenditure of \$55,000 is budgeted within Account 120-079-5497. **(Roll Call Vote) Department of Public Works recommends approval.**

Bid Recommendation – 2022 Sidewalk Leveling Project – Recommendation to accept the low bid, as submitted by Lift Rite Incorporated, and to authorize the City Administrator to enter into an Agreement with Lift Rite Incorporated in an amount not to exceed \$55,000. Sidewalk Project A is specifically funded at \$300,000 within Account 120-079-5497 and contain two components – a sidewalk leveling contract and a sidewalk replacement contract. If this bid recommendation is approved by City Council, the Department of Public Works will next compile a bid package for Sidewalk Replacement Project A at an estimated cost of \$245,000. **(Roll Call Vote) Department of Public Works recommends approval.**

Logan Park Phase 1 Re-Appropriation – Request of a budget transfer in the sum of \$272,398 from the Parks Fund, Fund Reserve Account 119-3001-019 into the Special Projects fund 119-084-5299 to move forward with the construction of Logan Park Phase 1. **(Roll Call Vote)**

Liquor License Request – Slick City (17379 Edison Avenue) – has requested a new liquor license for retail sale of beer and wine by the drink, to be consumed on premise, plus Sunday Sales. **(Voice Vote)**

OTHER LEGISLATION

There is no “Other Legislation” scheduled for action at this meeting.

UNFINISHED BUSINESS

There is no “Unfinished Business” scheduled for action at this meeting.

Memorandum

Department of Public Works



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

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

DATE: April 6, 2022

RE: 2021 Accessible Sidewalk Ramp Improvement Project

On April 5, 2022 the Department of Public Works publicly opened bids for the 2021 Accessible Sidewalk Ramp Improvement Project. Three bids were received, as detailed in the attached memorandum from Project Manager Matt Dooley. As you can see, the lowest bid was submitted by Spencer Contracting at a base bid cost of \$54,950. Spencer has performed this type of work for the City of Chesterfield in the past and is positively recommended by City Staff.

The City's annual sidewalk ramp improvement projects are funded through the Community Development Block Grant (CDBG) program administered by St. Louis County. In late 2021 the City of Chesterfield became eligible for \$43,000 in CDBG funding. While there are a number of ways a city can use CDBG funds, we believe the sidewalk ramp improvement program is the most appropriate, as it not only benefits many residents, but it allows the City of Chesterfield to work toward compliance with the Americans with Disabilities Act.

I recommend acceptance of the low bid, as submitted by Spencer Contracting, in the amount of \$54,950, with a funding authorization in an amount not to exceed the budgeted amount of \$55,000. This will allow construction of the Base Bid, which includes the construction of ten ADA compliant ramps. Approximately \$43,000 of this cost will be reimbursed to the City of Chesterfield through the CDBG Program. Please note that this is considered a 2021 project because that is the genesis of the funding from St. Louis County. However, construction will occur in 2022.

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

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation it should authorize the City Administrator to enter into an Agreement with Spencer Contracting in an amount not to exceed \$55,000. As detailed on the previous page, \$43,000 of this will reimbursed to the City from St. Louis County via the CDBG Program. The entire expenditure of \$55,000 is budgeted within Account 120-079-5497.

Concurrence:



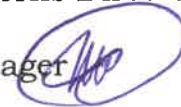
Jeannette Kelly, Finance Director

MEMORANDUM



DATE: April 5, 2022

TO: James Eckrich, Public Works Director

FROM: Matt Dooley, Project Manager 

SUBJECT: 2021 Accessible Ramp Improvements (2021-PW-02)

As you are aware, each year the City of Chesterfield is eligible for Community Development Block Grant funding through St. Louis County. While there are a number of eligible uses for CDBG funds, the City of Chesterfield has elected to utilize these funds to reconstruct sidewalk ramps to meet the standards defined within the Americans with Disabilities Act (ADA). This year the City has allocated \$55,000 to fund this project, with St. Louis County reimbursing the City approximately \$43,000 once funding becomes available.

City Staff typically defines a scope of work based upon the number of ramps we believe can be constructed based upon the amount of funding we believe will be available. This is referred to as the Base Bid. Should additional funding become available, we also create "Alternates" which allow us to increase the scope of the project if the bids received are favorable. In this case the Base Bid and all alternates are located within the Highcroft Estates, Schoettler Valley and Westfield Farm subdivisions.

On April 5, 2022, the City of Chesterfield publicly opened bids for the above-described CDBG sidewalk ramp project. A summary of those bids is as follows:

Contractor	Base Bid	Alt#1	Alt#2	Total Bid
Spencer Contracting	\$ 54,950.00	\$ 23,440.00	\$ 21,340.00	\$ 99,730.00
Lamke Trenching & Excavating	\$ 55,700.00	\$ 22,087.50	\$ 19,657.50	\$ 97,445.00
Amcon Municipal Concrete	\$ 68,490.00	\$ 27,266.00	\$ 23,525.00	\$ 119,281.00

Based upon the bids received, the City of Chesterfield can construct the Base Bid, at an estimated cost of \$ 54,950.00. The low bidder for this scope, Spencer Contracting, has successfully performed work for the City in the past. **Accordingly, I recommend acceptance of the low total bid of \$54,950.00 submitted by Spencer Contracting and request authorization of work up to the amount of the available funding, \$55,000.00.**

Should you require additional information, please advise.

cc: 2021-PW-02 File

EXHIBIT A**BID FORM**

BID TIME: 10:00 a.m.

BID DATE: Tuesday, April 5, 2022

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 0 through 0, for the

2021 Accessible Ramp Improvements
2021-PW-02

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 sidewalk removal and replacement, pavement replacement, seeding, property restoration and other incidental work..

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

Bid submitted by:

Company Name: Spencer Contracting Company

Address: 3073 Arnold Tenbrook Rd

City, State Arnold, MO 63010

Phone number: (314)843-5166 Fax: (314)843-6106

E-mail address: tony@spencercontracting.com

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

Officer Anthony Spencer

Title President

Signature 

Date April 5, 2022

**CITY OF CHESTERFIELD
ITEMIZED BID
2021 ACCESSIBLE RAMP IMPROVEMENTS
2021-PW-02**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
BASE BID					
1	Remove Sidewalk	Sq. Ft.	1,900	<u>8.-</u>	<u>15,200.-</u>
2	Replace / Install 4" Sidewalk	Sq. Ft.	2,000	<u>12.-</u>	<u>24,000.-</u>
3	Remove and Replace P.C.C. Pavement	Sq. Yd.	27	<u>350.-</u>	<u>9450.-</u>
4	Saw Cutting	Lin. Ft.	175	<u>6.-</u>	<u>1050.-</u>
5	Siltation Control	Lump Sum	1	<u>750.-</u>	<u>750.-</u>
6	Traffic Control	Lump Sum	1	<u>4500.-</u>	<u>4500.-</u>
TOTAL BASE BID					<u><u>54,950.-</u></u>

**CITY OF CHESTERFIELD
ITEMIZED BID
2021 ACCESSIBLE RAMP IMPROVEMENTS
2021-PW-02**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
ALTERNATE NO. 1					
1	Remove Sidewalk	Sq. Ft.	760	<u>8.-</u>	<u>6080.-</u>
2	Replace / Install 4" Sidewalk	Sq. Ft.	775	<u>12.-</u>	<u>9300.-</u>
3	Remove and Replace P.C.C. Pavement	Sq. Yd.	8	<u>350.-</u>	<u>2800.-</u>
4	Saw Cutting	Lin. Ft.	60	<u>6.-</u>	<u>360.-</u>
5	Siltation Control	Lump Sum	1	<u>400.-</u>	<u>400.-</u>
6	Traffic Control	Lump Sum	1	<u>4500.-</u>	<u>4500.-</u>
TOTAL ALTERNATE NO. 1					<u>23,440.-</u>

**CITY OF CHESTERFIELD
ITEMIZED BID
2021 ACCESSIBLE RAMP IMPROVEMENTS
2021-PW-02**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
ALTERNATE NO. 2					
1	Remove Sidewalk	Sq. Ft.	625	<u>8.-</u>	<u>5000.-</u>
2	Replace / Install 4" Sidewalk	Sq. Ft.	650	<u>12.-</u>	<u>7800.-</u>
3	Remove and Replace P.C.C. Pavement	Sq. Yd.	9	<u>350.-</u>	<u>3150.-</u>
4	Saw Cutting	Lin. Ft.	65	<u>6.-</u>	<u>390.-</u>
5	Siltation Control	Lump Sum	1	<u>500.-</u>	<u>500.-</u>
6	Traffic Control	Lump Sum	1	<u>4500.-</u>	<u>4500.-</u>
TOTAL ALTERNATE NO. 2					<u>21,340.-</u>



BID TABULATION
2021 ACCESSIBLE RAMP IMPROVEMENTS
2021-PW-02
April 5, 2022

ITEM #	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		SPENCER CONTRACTING CO.		LAMKE TRENCHING & EXCAVATING		AMCON MUNICIPAL CONCRETE	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Remove Sidewalk	Sq. Ft.	1900	\$4.00	\$7,600.00	\$8.00	\$15,200.00	\$6.50	\$12,350.00	\$6.60	\$12,540.00
2	Replace / Install 4" Sidewalk	Sq. Ft.	2000	\$11.00	\$22,000.00	\$12.00	\$24,000.00	\$18.50	\$37,000.00	\$24.00	\$48,000.00
3	Remove and Replace P.C.C. Pavement	Sq. Yd.	27	\$130.00	\$3,510.00	\$350.00	\$9,450.00	\$150.00	\$4,050.00	\$100.00	\$2,700.00
4	Saw Cutting	Lin. Ft.	175	\$4.00	\$700.00	\$6.00	\$1,050.00	\$6.00	\$1,050.00	\$10.00	\$1,750.00
5	Siltation Control	Lump Sum	1	\$750.00	\$750.00	\$750.00	\$750.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
6	Traffic Control	Lump Sum	1	\$2,500.00	\$2,500.00	\$4,500.00	\$4,500.00	\$750.00	\$750.00	\$2,500.00	\$2,500.00
	TOTAL BASE BID				\$37,060.00		\$54,950.00		\$55,700.00		\$68,490.00
	ALTERNATE #1				\$16,095.00		\$23,440.00		\$22,087.50		\$27,266.00
	ALTERNATE #2				\$14,330.00		\$21,340.00		\$19,657.50		\$23,525.00

Memorandum

Department of Public Works



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

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

DATE: April 6, 2022

RE: 2022 Sidewalk Leveling Project

As you know, due to the impacts of the Emerald Ash Borer (EAB) the Public Works Department has directed one street maintenance crew to work exclusively on the removal of Ash Trees located within the public right of way, as detailed in the EAB Action Plan approved by City Council in late 2015. Because the maintenance division will be concentrating its efforts on tree removal, the funding for 2022 contractual sidewalk repair was increased from \$355,000 to \$555,000.

Sidewalk Project B was previously authorized by City Council earlier this year, at a cost of \$200,000. As detailed within that submittal, Sidewalk Project B will primarily address open sidewalk work orders throughout the City, as well as those trip hazards and deficiencies with the highest priority as defined in the City's ADA Transition Plan.

Sidewalk Project A is specifically funded at \$300,000 within Account 120-079-5497. This project will contain two components – a sidewalk leveling contract and a sidewalk replacement contract. Project A will correct sidewalk deficiencies in a number of different subdivisions, including the Courts, Sycamore Place, Forest Meadows, Wilson Farm, Wilson Manor, Chesterfield Meadows and Bent Tree.

The Department of Public Works publicly opened bids for the 2022 Sidewalk Leveling Project on April 5, 2022. The results of the bid opening are detailed in the attached memorandum from Project Manager Matt Dooley. As you can see, the one and only bid received was submitted by Lift Rite Incorporated at a total cost of \$53,625. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Lift Rite Incorporated, in an amount not to exceed \$55,000. Lift Rite has previously performed sidewalk leveling projects for the City of Chesterfield, and is positively recommended by City Staff. While it would be desirable to receive more than one bid, we do not believe that re-bidding the project will result in additional bidders.

If this bid recommendation is approved by City Council, the Public Works Department will next compile a bid package for Sidewalk Replacement Project A at an estimated cost of \$245,000. Should you have questions or require additional information on this project, please let me know.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Lift Rite Incorporated in an amount not to exceed \$55,000.

Concurrence:



Jeannette Kelly, Director of Finance



MEMORANDUM

DATE: April 5, 2022

TO: Jim Eckrich, Public Works Director

FROM: Matt Dooley, Project Manager 

SUBJECT: 2022 Sidewalk Leveling Project (2022-PW-14)

In addition to the annual sidewalk removal projects, this year we are also including a leveling project whereby a contractor will level sidewalk sections to remove deficiencies through the use of a mud-jacking process. This will allow the City to repair additional sidewalk and will reduce the number of slabs that will require full removal and replacement within the Sidewalk A Project.

This project will address sidewalk deficiencies in a number of subdivisions, including The Courts, Sycamore Place, Forest Meadows, Wilson Farm, Wilson Manor, Chesterfield Meadows and Bent Tree.

On April 5, 2022, the City of Chesterfield publicly opened bids for the above referenced project, with one bid received.

Contractor	Total Bid
Lift Rite, Inc.	\$ 53,625.00

The low bidder, Lift Rite, Inc. has successfully performed this type of work in the past for other municipalities as well as the City of Chesterfield. **Accordingly, I recommend acceptance of the bid of \$53,625.00 submitted by Lift Rite, Inc. and request authorization in an amount not to exceed \$55,000.00** Adequate funding is available in the Capital Projects Sidewalk Improvements account, 137-079-5497, to fund this project.

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

cc: 2022-PW-14

EXHIBIT A

BID FORM

BID TIME: 10:30 a.m.

BID DATE: Tuesday, April 5, 2022

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda 1 through 42, for the

Sidewalk Leveling Project
2022-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, consisting of all work necessary to level displaced sidewalk sections by use of a mudjacking method or equivalent, in various locations, as designated by the City.

This project is intended to address displaced sidewalk sections throughout the City by use of a mudjacking method. An estimate of the number of sidewalk sections to be lifted is provided in the bid tab for the purpose of comparing bids. The City intends to level approximately \$50,000 worth of displaced sidewalk sections with this project.

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

Bid submitted by:Company Name: Lift Rite, IncAddress: 397 Crossroads Business Park Ct.City, State Wentzville, Mo #63385Phone number: 636-332-8009 Fax: _____E-mail address: angie@liftrightmudjacking.comType of Firm: Sole Partnership _____ Partnership _____
Corporation ☒ Other _____Officer R. Corey StephensTitle PresidentSignature R. Corey StephensDate 04/04/2022

**ITEMIZED BID
CITY OF CHESTERFIELD
2022 SIDEWALK LEVELING PROJECT
2022-PW-14**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1.1	Mudjack displaced sidewalk sections.	each	825	<u>65.⁰⁰</u>	<u>53,625.⁰⁰/₁₀₀</u>
				TOTAL BID	<u>53,625.⁰⁰/₁₀₀</u>



BID TABULATION
2022 SIDEWALK LEVELING PROJECT
2022-PW-14
April 5, 2022

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		LIFT RITE, INC.	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1.1	Level displaced sidewalk sections.	Each	825	\$60.00	\$49,500.00	\$65.00	\$53,625.00
	TOTAL BID				\$49,500.00		\$53,625.00

Memorandum

To: Mike Geisel, City Administrator
Jeannette Kelly, Finance Director

From: Tom McCarthy
Director of Parks, Recreation and Arts



Date: 4/05/2022
Re: Logan Park Phase1 Funds Transfer Request for 2022

Due to all the issues with MSD approving our project over at Logan Park we have not been able to move through the building process of Phase 1 as quick as we would have liked to and we were unable to spend the money that was set aside in 119-084-5299 Special Projects in 2021. I am requesting that the funds that were not spent in the sum of \$272,398 in 2021 be transferred back into the Special Projects Account once again from the Parks Fund, Fund Reserve Account 119-3001-019 so we can move forward with the construction of Phase 1. I have attached the approval of the two budget transfers. The original one, #PK1, for the initial grant cost of \$743,000 and the second one, #PK3, for the additional fees for the parking lot after we moved it from its original location off Schoettler Road to its current designated spot off Logan Drive at the cost of \$28,875. The first Budget Transfer by Council was at the meeting on January 4, 2021, and the second Budget Transfer was approved at the meeting on July 7, 2021.

Documents attached for your review

1. Minutes from the January 4, 2021 Council meeting.
2. First signed Budget Transfer request dated January 6, 2021
3. Minutes from the July 19, 2021 Council meeting
4. Second signed Budget Transfer request dated July 20, 2021
5. List of the encumbered expenses
6. New Budget Transfer request for the remaining dollars in the sum of \$272,398.

If you need additional information please let me know.



RECORD OF PROCEEDING

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

JANUARY 4, 2021

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the December 7, 2020 City Council meeting were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the December 7, 2020 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3322 Repeals City of Chesterfield Ordinance 2463 and replaces it with an ordinance amending the development criteria for a 1.49 acre "PC" Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (P.Z. 06-2020 15310 Conway Road {SMS Group, LLC} 18S310557)
(Second Reading) Planning Commission recommends approval.
Planning & Public Works Committee recommends approval

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3322. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3322 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3322 with the following results: Ayes – Monachella, Mastorakos, Moore, DeCampi, McGuinness, Hurt, Ohley and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3322 approved, passed it and it became **ORDINANCE NO. 3127.**

Bill No. 3326 Amends Ordinances 3040, 3041, 3043, 3044, 3045, 3053, 3072, 3073, 3074, and 3075 to authorize replacement construction and maintenance escrows for Fienup Farms Subdivision, Plats 1, 2, 4, 5, 6, 7, 8, 9, 10, and 11 **(First & Second Readings) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3326. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3326 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3326. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3326 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3326 with the following results: Ayes – McGuinness, Mastorakos, Hurt, Keathley, Monachella, Moore, Ohley and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3326 approved, passed it and it became **ORDINANCE NO. 3128.**

Bill No. 3327 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to the "R-2" Residence District for a 0.90-acre tract of land located at 14685 Clayton Road, northwest of the intersection of Clayton Road

Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve the budget transfer associated with the successful grant application for Logan Park Phase 1. A roll call vote was taken with the following results: Ayes – Keathley, DeCampi, Ohley, Monachella, Hurt, McGuinness, Mastorakos and Moore. Nays – None. Mayor Nation declared the motion passed.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, stated that this Committee met on December 9, 2020. There were no action items for this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that he had no report this evening, but there was one action item under “Other Legislation” for which he would be requesting a motion.

OTHER LEGISLATION

Bill No. 3328 Approves the installation of two (2) fire hydrants along Conway Road located within the City of Chesterfield **(First & Second Readings) Department of Public Works recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3328. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3328 was read for the first time.

Councilmember Mastorakos made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3328. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3328 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3328 with the following results: Ayes – Hurt, Keathley, DeCampi, Monachella, Moore, Ohley, McGuinness and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3328 approved, passed it and it became **ORDINANCE NO. 3129**.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

Transfer Request No. Parks1

Transfer No. _____

City of Chesterfield
Budgetary Transfer of Funds Request

Transfer From:

Account Number	Account Name	Amount
<u>119-3001-019</u>	<u>Parks Fund, Fund Reserve</u>	<u>\$743,000</u>
_____	_____	_____
_____	_____	_____
TOTAL		_____

Transfer TO:

Account Number	Account Name	Amount
<u>119-084-5299</u>	<u>Specail projects</u>	<u>\$743,000</u>
_____	_____	_____
_____	_____	_____
TOTAL		<u>\$743,000</u>

EXPLANATION:

Transferring of funds for the Municipal Parks Grant construction project for phase one of Logan Park. \$218,000 for Parks match and the \$525,000 which we will get reimbursed from the Municipal Parks Grant Commission once the project is complete and signed off on by end of 2021 or spring of 2022.

APPROVALS:

Requested By: _____

Date: _____

Department Head: _____

Date: 12-16-2020

Finance Director: _____

Date: 1/6/2021

City Administrator: _____

Date: 2021-1-6

Approved by City Council on _____

Date: 1/4/2021

Transfers up to \$2,500 can be transferred (within object level) with approval of Director of Finance.
Transfers up to \$5,000 can be transferred (within object level) with approval of the City Administrator
Transfers in excess of \$5,000 or between Departments or Funds require approval by City Council.



RECORD OF PROCEEDING

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

JULY 19, 2021

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the June 21, 2021 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the June 21, 2021 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3347 Grants the City Administrator and Director of Planning the authority to suspend the application or enforcement of ordinances as necessary to support the reopening of businesses across the City of Chesterfield and protect the public health, safety, and general welfare during this period **(Second Reading) Planning & Public Works Committee recommends approval noting that this would be the last extension of the ordinance**

Councilmember Monachella made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3347. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3347 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3347 with the following results: Ayes – Mastorakos, Wahl, Moore, Hurt, DeCampi, Monachella, McGuinness and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3347 approved, passed it and it became **ORDINANCE NO. 3151**.

Councilmember Monachella made a motion, seconded by Councilmember Hurt, to approve the Site Development Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for 18122 Chesterfield Airport Road, with the following amendments:

1. Preserve the existing tree on the northwest portion of the site, as recommended by the Planning Commission.
2. Limit access to this site from Chesterfield Airport Road to a right-in/right-out, with both acceleration and deceleration lanes, as approved by St. Louis County.

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to amend the original motion to restrict/limit retail by only allowing retail on the first floor of building #4. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the amended motion, with a unanimous affirmative result, and the motion, as amended, was declared passed.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, July 22, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember McGuinness, to approve the 2022 City Council Meeting Schedule as recommended by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Moore announced that the next meeting of this Committee is scheduled for Tuesday, August 3, at 5:30 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:38 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 8/2/2021

Transfer Request No. PK 3

Transfer No. _____

City of Chesterfield
Budgetary Transfer of Funds Request

Transfer From:

Account Number	Account Name	Amount
119-3000	Parks Fund Fund Reserves	\$28,875.00
	TOTAL	\$28,875.00

Transfer TO:

Account Number	Account Name	Amount
119-084-5299	Special Projects	\$28,875.00
	TOTAL	\$28,875.00

EXPLANATION:

Per Mr. Geisel's 7/19/21 Council meeting summary, Council "...APPROVE(d) THE LOGAN PARK, SITE LAYOUT, AS RECOMMENDED BY THE PARKS, RECREATION AND ARTS COMMITTEE, AND THE PARKS, RECREATION AND ARTS CITIZENS ADVISORY COMMITTEE, AND TO APPROVE A BUDGET TRANSFER FROM THE PARKS FUND, FUND RESERVES IN THE AMOUNT OF \$28,875 REFLECTING THE INCREASED COSTS ASSOCIATED WITH THE LONGER ENTRY ACCESS ROAD IN THIS PARK CONFIGURATION..."

APPROVALS:

Requested By: _____ Date: _____

Department Head: _____ Date: _____

Finance Director: *J. Kelly* (required) _____ Date: 7/21/2021

City Administrator: *McTeir* _____ Date: 7/20/2021

Approved by City Council on _____ Date: 7/19/2021

Transfers up to \$2,500 can be transferred (within object level) with approval of Director of Finance.
Transfers up to \$5,000 can be transferred (within object level) with approval of the City Administrator.
Transfers in excess of \$5,000 or between Departments or Funds require approval by City Council.

Spent to date / encumbered:

Weihe Engineers	\$ 5,900
SWT Design, Inc.	\$ 35,978
The Public Restroom Co.	\$177,658
Cedar Forest Products	\$ 74,799
Badger Daylight	\$ 2,372
Landscape Structures	\$107,799
Twin States	\$ 850
PO 2021-20 Public Restroom	\$ 26,145
PO 2021-23 Landscape Str.	\$ 67,976
Total Spent / Encumbered	\$499,477

(April 5, 2022)

Transfer Request No. _____

Transfer No. _____

City of Chesterfield
Budgetary Transfer of Funds Request

Transfer From:

Account Number	Account Name	Amount
119-3001-019	Parks Fund, Fund Reserve	\$272,398
_____	_____	_____
_____	_____	_____
TOTAL		_____

Transfer TO:

Account Number	Account Name	Amount
119-084-5299	Specail Projects (Logan Park Phase 1)	\$272,398
_____	_____	_____
_____	_____	_____
TOTAL		\$272,398

EXPLANATION:

the requested amount is for phase 1 of the Logan Park Muni Grant funds that were unspent in 2021 due to being held up by MSD permitting process and the inability to have PO's written for the funds prior to the end of the 2021 fiscal year. I need these funds to continue the work on phase 1 at Logan Park development.

APPROVALS:**Requested By:** _____**Date:** _____**Department Head:**  _____
(required)**Date:** 4-5-2022**Finance Director:** _____**Date:** _____**City Administrator:** _____**Date:** _____**Approved by City Council on****Date:** _____

Transfers up to \$2,500 can be transferred (within object level) with approval of Director of Finance.
Transfers up to \$5,000 can be transferred (within object level) with approval of the City Administrator.
Transfers in excess of \$5,000 or between Departments or Funds require approval by City Council.



MEMORANDUM

DATE: April 11, 2022

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST – SLICK CITY**

SLICK CITY – 17379 EDISON AVENUE (former location of SkyZone) ... has requested a new liquor license for retail sale of beer by the drink and wine by the drink, to be consumed on premise, plus Sunday sales.

Mr. Brent Launsby is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Tuesday, April 19th city council meeting, I will immediately issue this license.

NEW BUSINESS

President Pro-Tem Selection

At the first regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, but shall not be later than the fourth Tuesday in April, the Council shall elect one of its members President Pro-Tem who shall hold his/her office for the term of one (1) year, and who, in the absence of the Mayor, shall preside at the meetings of the Council; provided that in the absence of the Mayor and the President Pro-Tem, the Council may select one of its members present to preside at such meetings, who shall be styled "Acting President Pro-Tem."

Standing Committees (optional)

The newly elected President Pro-Tem shall appoint members of the Council to committees and designate Committee Chairpersons for each Standing Committee, subject to the approval of the City Council by formal vote taken not later than the first City Council meeting in May of every year. The new President Pro-Tem MAY be prepared to offer a Committee Slate for approval by the whole City Council but is not obligated to do so until the first Council meeting in May.