



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, April 18, 2018
6:30 PM**

I. Swearing-in ceremony – Honorable Richard K. Brunk Jr., Municipal Judge

Councilmember Barry Flachsbart, Ward I

Councilmember Mary Ann Mastorakos Ward II

Councilmember Michael Moore, Ward III

Councilmember Tom DeCampi, Ward IV

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

A. Bill No. 3191 – P.Z. 01-2018 Clarkson Square (Second Reading)

B. Bill No. 3192 – P.Z. 20-2017 City of Chesterfield (Unified Development Code – Articles 4 and 10) (First Reading)

C. Bill No. 3193 – 16915 & 17095 Wild Horse Creek Road (Fienup Farms) – Boundary Adjustment Plat (First & Second Readings)

D. Bill No. 3194 - P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment) (First Reading)

E. Proposed Resolution - St. Louis County Boundary Commission – Map Plan Submittal

F. Next Meeting – April 19, 2018 (5:45pm)

III. Finance and Administration Committee – Chairperson Tom DeCampi-Ward IV

IV. Parks, Recreation and Arts Committee – Vice Chairperson Ben Keathley-Ward II

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

VI. Report from the City Administrator – Mike Geisel

VII. Unfinished Business – Mayor Bob Nation

VIII. New Business – Mayor Bob Nation

A. Selection of President Pro-tem

B. Committee Assignments (Council may act on this agenda item or may defer to the next regular meeting)

IX. Adjourn –

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, April 18, 2018
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. Special City Council Meeting Minutes** – April 2, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. SWEARING-IN CEREMONY** – Honorable Richard K. Brunk Jr., Municipal Judge
 - Councilmember Barry Flachsbart, Ward I
 - Councilmember Mary Ann Mastorakos Ward II
 - Councilmember Michael Moore, Ward III
 - Councilmember Tom DeCampi, Ward IV
- VIII. ROLL CALL** – City Clerk Vickie Hass
- IX. TEMPORARY ADJOURNMENT – RECEPTION** – Mayor Bob Nation
- X. RE-CONVENE MEETING** – Mayor Bob Nation
- XI. INTRODUCTORY REMARKS** – Mayor Bob Nation

A. Thursday, April 19, 2018 – Planning and Public Works (5:45 pm)

B. Monday, April 23, 2018 – Planning Commission (7 pm)

C. Monday, May 7, 2018 – Next City Council Meeting (7 pm)

XII. APPOINTMENTS – Mayor Bob Nation

XIII. COUNCIL COMMITTEE REPORTS

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

1. Bill No. 3191 – P.Z. 01-2018 Clarkson Square **(Second Reading)**

2. Bill No. 3192 – P.Z. 20-2017 City of Chesterfield (Unified Development Code – Articles 4 and 10) **(First Reading)**

3. Bill No. 3193 – 16915 & 17095 Wild Horse Creek Road (Fienup Farms) – Boundary Adjustment Plat **(First & Second Readings)**

4. Bill No. 3194 - P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment) **(First Reading)**

5. Proposed Resolution - St. Louis County Boundary Commission – Map Plan Submittal

6. Next Meeting – April 19, 2018 (5:45pm)

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

C. Parks, Recreation and Arts Committee – Vice Chairperson Ben Keathley, Ward II

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

XIV. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XV. UNFINISHED BUSINESS – Mayor Bob Nation

XVI. NEW BUSINESS – Mayor Bob Nation

A. Selection of President Pro-tem

B. Committee Assignments (Council may act on this agenda item or may defer to the next regular meeting)

XVII. LEGISLATION

- A. Bill No. 3193** - An ordinance providing for the approval of a Boundary Adjustment Plat for two tracts totaling 214.9 acres, with the first tract zoned “NU” Non-Urban and “PUD” Planned Unit Development located at 16915 Wild Horse Creek Road and the second tract zoned “NU” Non-Urban located at 17095 Wild Horse Creek Road (18U640049 & 18U540037). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

XVIII. LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3191** - An Ordinance repealing City of Chesterfield Ordinance 2169 and amending Ordinance 2020 relating to a “C-8” Planned Commercial District located on the west side of Clarkson Road at its intersection with Baxter Road (P.Z. 01-2018 Clarkson Square [1709 Clarkson Rd] Ordinance Amendment) **(Second Reading) Planning Commission recommends approval**
- B. Bill No. 3192** - An ordinance amending Article 4 Section 04-03 Lighting Standards and Article 10 Definitions of the Unified Development Code {P.Z. 20-2017 City of Chesterfield (Unified Development Code Articles 4 and 10)}.
(First Reading) **Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet amendment provided.**
- C. Bill No. 3194** - An ordinance repealing City of Chesterfield Ordinance Number 2745 to modify development conditions for a 52.82 acre tract of land, more or less, zoned “PI” Planned Industrial District located south of Olive Street Road and east of Wardenburg Road. (P.Z. 03-2018 Spirit Valley Business Park {Ordinance Amendment}). **(First Reading) Planning Commission recommends approval**

XIX. ADJOURNMENT

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

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



RECORD OF PROCEEDING

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

APRIL 2, 2018

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the February 21, 2018 Executive Session were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve the February 21, 2018 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the March 19, 2018 Executive Session were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve the March 19, 2018 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the March 19, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to approve the March 19, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Antoinette Hodges, 16072 Meadow Oak Drive, spoke in opposition to the Clarkson Woods rezoning.

INTRODUCTORY REMARKS

Mayor Nation announced that the General Municipal Election will be held on Tuesday, April 3 and urged everyone to vote.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, April 18, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, announced that the next meeting of this Committee has been scheduled for Thursday, April 19, at 5:45 p.m.

Finance and Administration Committee

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

Parks, Recreation & Arts Committee

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

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that on March 19, 2018 the City Council voted to move forward with the Riparian Trail project by adopting an ordinance approving a Transportation Alternatives Program (TAP) Agreement and authorizing the City Administrator to execute a contract with George Butler Associates to complete the design of the Riparian Trail extension. These approvals were subject to City Staff finalizing an Agreement Amendment with Chesterfield Village Incorporated (CVI) for acquisition of the property necessary in order to construct phase two of the Riparian Trail.

In an effort to facilitate an Agreement Amendment with CVI, Mayor Nation, Councilmember Tilman and City Administrator Geisel met with the attorney for CVI. Subsequent to the meeting, CVI responded with a modified proposal, which Mr. Geisel summarized and shared with City Council. This modified proposal provided the framework for a revised Agreement Amendment. In summary, CVI has agreed that its development “credits” acquired through this property donation can only be used for development or redevelopment of the southwest quadrant of Chesterfield Village. CVI has also modified the reversionary provisions of “the Awakening”, limiting reversion rights only if the City opts to convey the property to a third party without CVI’s consent. Additionally, CVI has agreed to dedicate the right of way necessary to construct Burkhardt Place. CVI would not agree to a delay in the City’s acceptance of the Chesterfield Ridge Center Drive Bridge. However, the bridge must be brought to City standards, with all deficiencies addressed, prior to the City accepting the bridge.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to authorize the Mayor to execute the First Amendment to the Contribution of Land Agreement with Chesterfield Village Inc., and to authorize the City Administrator to execute all additional documents necessary to facilitate closing. A roll call vote was taken with the following results: Ayes – Flachsbart, DeCampi, Hurt, McGuinness, Logan, Tilman, Ohley and Keathley. Nays – None. Whereupon Mayor Nation declared the motion passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

There was no legislation.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 5:55 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

AGENDA REVIEW – Wednesday, 4/18/2018 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 pm, on Wednesday, April 18, 2018.**

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

UPCOMING MEETINGS/EVENTS

- A. Thursday, April 19, 2018 – Planning and Public Works (5:45 pm)**
- B. Monday, April 23, 2018 – Planning Commission (7 pm)**
- C. Monday, May 7, 2018 – Next City Council Meeting (7 pm)**

COMMUNICATIONS AND PETITIONS

APPOINTMENTS

There are no appointments proposed for this meeting.

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

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee has the following action items for the April 18, 2018 City Council meeting.

LEGISLATION – PLANNING COMMISSION

Bill No. 3191 - P.Z. 01-2018 Clarkson Square (1709 Clarkson Rd) Ordinance Amendment

An ordinance repealing City of Chesterfield Ordinance 2169 and amending Ordinance 2020 relating to a “C-8” Planned Commercial District located on the west side of Clarkson Road at its intersection with Baxter Road (P.Z. 01-2018 Clarkson Square [1709 Clarkson Rd] Ordinance Amendment)

(Second Reading) Planning Commission recommends approval

Bill No. 3192 - P.Z. 20-2017 City of Chesterfield (Unified Development Code – Articles 4 and 10)

An ordinance amending Article 4 Section 04-03 Lighting Standards and Article 10 Definitions of the Unified Development Code {P.Z. 20-2017 City of Chesterfield (Unified Development Code Articles 4 and 10)}.

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

Bill No. 3194 - P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment)

An ordinance repealing City of Chesterfield Ordinance Number 2745 to modify development conditions for a 52.82 acre tract of land, more or less, zoned “PI” Planned Industrial District located south of Olive Street Road and east of Wardenburg Road. (P.Z. 03-2018 Spirit Valley Business Park {Ordinance Amendment}).

(First Reading) Planning Commission recommends approval

LEGISLATION

Bill No. 3193 - 16915 & 17095 Wild Horse Creek Road (Fienup Farms) – Boundary Adjustment Plat

An ordinance providing for the approval of a Boundary Adjustment Plat for two tracts totaling 214.9 acres, with the first tract zoned “NU” Non-Urban and “PUD” Planned Unit Development located at 16915 Wild Horse Creek Road and the second tract zoned “NU” Non-Urban located at 17095 Wild Horse Creek Road (18U640049 & 18U540037).

(First & Second Readings) Department of Planning & Development Services recommends approval.

RESOLUTIONS

Proposed Resolution St. Louis County Boundary Commission – Map Plan Submittal

A resolution by the City of Chesterfield authorizing the City Administrator to file with the Boundary Commission of St. Louis County a map plan identifying the limits of any potential boundary changes that may occur during the upcoming five-year planning cycle established by the Boundary Commission.

Planning & Public Works Committee recommends approval, as amended.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, April 19, 2018 at 5:45 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Jessica Henry, Senior Planner *jh*

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, March 22, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, March 22, 2018 in Conference Room 101.

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

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jessica Henry, Senior Planner; Cecilia Dvorak, Project Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:46 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the March 8, 2018 Committee Meeting Summary

Councilmember Ohley made a motion to approve the Meeting Summary of **March 8, 2018**. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0**.

II. UNFINISHED BUSINESS – None

III. NEW BUSINESS

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

STAFF REPORT

Cecilia Dvorak, Project Planner, presented the request for an ordinance amendment in an existing “C8” Planned Commercial District for 3.0 acres located north of North Outer 40 west of its intersection with Boone’s Crossing. The request is to remove the restriction of a maximum of six vehicles for the display area directly north and west of the existing building. Additionally, the applicant is requesting to expand the outdoor storage area to the northeast of the building by approximately 55 feet.

The Public Hearing was held on April 24, 2017 at which time the following four issues were raised:

- 1) The display areas in relation to the building and parking setbacks.
- 2) The need for a sight barrier from the Levee Trail.
- 3) The need to limit the type and/or amount of display.
- 4) The amount of time it has taken to pursue compliance.

The applicant responded to those issues and appeared before the Commission a second time on October 9, 2017. At that time, the Commission made a motion to approve the request which failed by a vote of 4-3. A subsequent motion was made to reconsider, which passed by a vote of 7-0. The Commission then requested further information regarding the type of display areas proposed and examples of the variety and number of vehicles that would be displayed.

The Planning Commission ultimately approved the petition at their March 12, 2018 meeting by a vote of 5-2 with the condition that only two vehicles are permitted to be displayed in the triangular display area between the building and the drive.

PLANNING COMMISSION REPORT

Planning Commission Chair Merrell Hansen stated that the Planning Commission discussed the petition at length. She noted that a change from the original request had been made in that the triangular display area had previously been described as a “natural mounded display” but when the petition was brought back to the Planning Commission, this feature had been changed to a grass paver solution. She stated that allowing a maximum of two vehicles for display in that area was a compromise.

DISCUSSION

COMPLIANCE

Councilmember Hurt confirmed that the site is not in compliance estimating that there are currently ten vehicles parked on the triangular area whereas the Planning Commission agreed to two. Even though the petitioner has been issued many citations and has gone through the court process, he is still not in compliance. Since the petitioner appears to be unwilling to bring the site into compliance, Councilmember Hurt suggested that the City be more definitive by requiring all wheels of display vehicles to be on the paved areas, and defining the overall footprint to allow for different sized vehicles.

Jessica Henry, Senior Planner, explained that the current Ordinance restricts the number of displayed vehicles to six. However, the location of those six vehicles has never been approved as part of an Amended Site Development Plan. This has been an ongoing issue for several years. The City has been working through municipal court to try and obtain compliance. Staff has asked the petitioner to either submit a site development plan showing the location of those six vehicles, or file a petition to amend the Ordinance requesting their exact needs. Therefore, without a site development plan delineating where those six vehicles are to be located, the petitioner can only comply with the current Ordinance by not having any outdoor display. Staff has responded to a number of complaints and numerous letters have been issued with the matter being held up in the courts for several months. The City’s process for filing applications is complicated and Staff has been trying to guide the petitioner through the process so he can achieve some type of compliance. The petitioner has indicated his preference for an ordinance amendment in that a display of six vehicles is not sufficient. The current petition was submitted over 18 months ago and was insufficient for a number of months prior to the public hearing being scheduled. Staff can issue a citation every day, however, it will not enable him to come

into compliance. Staff's goal is to get the petitioner through the ordinance amendment process, which would be followed up with a site development plan to expand the rear storage area.

Mayor Nation commented that what the Planning Commission approved is significantly more liberal than the current restrictions as there is no limit on the number of vehicles that can be displayed on the paved area wrapping the building, and the only restriction is that a maximum of two vehicles be displayed on the grassy triangular area.

The Petitioner, Matt Surdyke, stated that he lives in Festus and spends most of his time at the Festus store. Since the Planning Commission meeting, he has only visited the Chesterfield store once. At that time, he explained to his store manager what needed to be done to become compliant. Since that time, he has not returned to the store to see if they are in compliance, but will do so the following day.

Councilmember Flachsbart stated there is no guarantee that Mr. Surdyke's manager will comply. The City has standards. This is not a property maintenance violation in a subdivision. This is a zoning issue and the City is responsible for enforcing the zoning. He suggested that Staff revise the amendment and bring it back to the Committee at the next meeting. In the meantime, Staff should conduct daily inspections.

Councilmember Ohley commented that since this is not the first time the petitioner has been asked to comply, the City needs to be specific and to continually check for compliance. Ms. Henry stated that Staff can conduct daily inspections, but noted that the Petitioner has not been issued any additional citations because he has been working through the process and the City has an active application for the site.

Placement of Display Vehicles

In response to Councilmember Hurt's desire to limit the placement of vehicles' wheels on concrete surfaces, Ms. Henry cited the proposed ordinance amendment section relating to Outdoor Storage and Display Areas and suggested amending it to read as follows: *"Outdoor paved storage or display of equipment shall be at locations depicted on the Preliminary Plan and all wheels and support points are to be placed on the concrete."*

Councilmember Hurt made a motion to allow an outdoor display of unlimited vehicles along the paved strip wrapped around the building with the condition that all wheels and/or support points must be on concrete. The motion was seconded by Councilmember Flachsbart. After some further clarification on the motion, **the motion passed by a voice vote of 4-0.**

Councilmember Hurt then made a motion to allow an outdoor display of one vehicle with a footprint no larger than 75 square feet area on the triangular area west of the building. The motion was seconded by Councilmember Flachsbart.

Discussion after the motion

There was further discussion regarding the amount of allowed square footage, the number of vehicles to be displayed, and the size of the various types of vehicles to be displayed.

During this discussion, it was pointed out that the petitioner is also utilizing parking spaces as display areas and Councilmember Flachsbart asked if this use would violate the parking requirements. Ms. Henry replied that it is likely that transportation data would support a reduced number of required parking stalls for this type of use as it is not a typical retail or dealership use.

Typically, this type of analysis and determination is accomplished through the parking demand modification study as provided for by the UDC. However, if the Council desires to place restrictions within the Ordinance as to whether or not inventory can be parked in the parking spaces and specifying the number of spaces required for employee and customer parking, Staff can research the matter and bring it back with a recommendation based on ITE transportation data.

Chair Tilman made a motion to amend the motion to allow any number of vehicles in the outdoor display area with a footprint no larger than 200 square feet area. The motion died due to lack of a second.

The above stated motion to allow an outdoor display of one vehicle with a footprint no larger than 75 square feet area west of the building was passed by a voice vote of 3-1 with Councilmember Ohley voting no.

In response to Councilmember Hurt's inquiry as to why Councilmember Ohley voted no, she responded that it would be difficult for Staff to enforce because it is too restrictive and that the effort and manpower expended to enforce it is too great. She feels that the petitioner should start the process over again and come back with a plan that defines his needs and one that he will comply with.

Councilmember Flachsbart made a motion to hold P.Z. 07-2017 Chesterfield Valley Motor Sports (17501 N Outer 40 Rd) until the April 19, 2018 Planning & Public Works Committee meeting to enable Staff to clarify the use of parking spaces and to prepare the above mentioned amendments. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

For clarification purposes, it was agreed that until the April 19 Planning & Public Works Committee, the petitioner is to comply with the proposed changes discussed tonight; i.e., all wheels or support points must be on pavement and only one vehicle may be displayed on the triangular grassy area.

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

STAFF REPORT

At the direction of the Planning & Public Works Committee, Jessica Henry, Senior Planner, stated that Staff has reviewed Article 4-03 Lighting Standards of the Unified Development Code (UDC) in order to establish additional review parameters and criteria for evaluating architectural lighting proposals. She presented the following timeline:

July 13, 2017 – Architectural Review Board (ARB) initial discussion

October 11, 2017 – Draft regulations presented to ARB

November 27, 2017 – Public Hearing held before Planning Commission

February 12, 2018 – Draft regulations presented to Ordinance Review Committee

March 12, 2018 – Planning Commission motion recommending approval

Ms. Henry pointed out that the most significant change made by the Planning Commission was to require a 2/3 vote of the Planning Commission for any flashing, blinking or color changing lighting.

DISCUSSION

Councilmember Hurt complimented Ms. Henry and the Architectural Review Board on their efforts during the review process. He did express concern though that these standards do not apply to residential uses. He stated that there may be a problem with display homes using attention-getting techniques to draw in prospective homebuyers. With regard to residential lighting, Ms. Henry stated that the Director of Planning & Development Services would have the ability to determine if an architectural lighting package application would be warranted. Councilmember Hurt stated that he would prefer that Councilmembers have the ability to override the Director's decision. After further discussion, it was agreed that either Councilmember from the ward where the application is proposed, the Mayor, or any two Councilmembers from any ward may request a review.

Chair Tilman stated he is in favor of the 2/3 vote as it provides some flexibility that was not offered previously. He then stated signage will be the next issue to address. He predicted that signage and exterior lighting will become more connected than in the past as businesses will try to incorporate projection as signage instead of exterior lighting. Chair Tilman suggested that during the Comprehensive Plan Review, specific zones for lighting be incorporated as building lighting and signage for one area may not be appropriate for another area.

Councilmember Hurt made a motion to amend the language in Sec. 04-03 A. 1. of the Unified Development Code to read "An architectural specialty lighting package is not required for traditional architectural accent lighting application or for residential applications, as determined by the Director of Planning & Development Services, either City Councilmember of the ward where the application is proposed, the Mayor, or any two City Councilmembers from any ward." and to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the April 18, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 20-2017 City of Chesterfield (Unified Development Code-Articles 4 and 10).]

C. St. Louis County Boundary Commission—Map Plan Submittal

STAFF REPORT

Jessica Henry, Senior Planner, stated that City Council directed Staff to pursue the submittal of a map plan to the St. Louis Boundary Commission to include Clarkson Valley for the three areas bordering Chesterfield's city limits. Staff consulted with the Executive Director of the St. Louis Boundary Commission to discuss the process and submittal requirements for each of the three areas. Based on the information received, the only area that should be included in a Map Plan submittal is Clarkson Valley. Boundary changes to the other two areas would be accomplished through a different process.

As part of the Map Plan submittal, a resolution of City Council is required, therefore, Staff is presenting this item to the Planning & Public Works Committee for review and recommendation to the City Council.

DISCUSSION

After some discussion regarding the need for a Map Plan, Ms. Henry explained that a Map Plan for Clarkson Valley is necessary in order to preserve the ability to annex the area in the event that Clarkson Valley were to disincorporate overnight. However, if Clarkson Valley were to approach the City and ask for a consolidation, it would be a simple consolidation procedure that can happen at any time and does not require a Map Plan. A Map Plan would not be needed for other areas surrounding Chesterfield because it would be considered a simplified boundary change / transfer of jurisdiction. The City would work with the other property owners and MoDOT to reach an agreement as long as no commercial property is involved.

While discussing the boundary line for Clarkson Valley, Ms. Henry pointed out that there are two unincorporated areas within the Clarkson Valley boundary that were omitted from the Map Plan and that a Map Plan would be required to annex these two areas if a consolidation with Clarkson Valley ever occurred.

Councilmember Flachsbart made a motion to forward the St. Louis County Boundary Commission-Map Plan Submittal to City Council with a recommendation to approve at the next Council Meeting of April 18, 2018. The motion was seconded by Councilmember Ohley.

Chair Tilman made a motion to amend the above motion to direct Staff to revise the Map Plan to include the two unincorporated areas within the Clarkson Valley Boundary. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

Chair Tilman made a motion to forward the St. Louis County Boundary Commission-Map Plan Submittal, as amended, to City Council with a recommendation to approve at the next Council Meeting of April 18, 2018. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the April 18 City Council Meeting. See Resolution #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on St. Louis County Boundary Commission—Map Plan Submittal.]

IV. OTHER

As this is his last meeting, Chair Tilman expressed his sincere appreciation for Staff's efforts in taking care of the residents, business partners, developers and the Council.

V. ADJOURNMENT

The meeting adjourned at 7:27 p.m.

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

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

Date: April 6, 2018

CC Date: April 18, 2018

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

Staff has been directed by the Planning and Public Works Committee to review and propose changes to Article 4-03 Lighting Standards of the UDC in order to place new restrictions on architectural specialty lighting applications. Accordingly, a general discussion on this topic was held at the July 13, 2017 ARB meeting. Following that discussion, Staff utilized the input received from the ARB to draft the proposed Architectural Specialty Lighting Package regulations. The ARB reviewed the draft regulations at the October 11, 2017 meeting and provided additional input.

A Public Hearing before the Planning Commission to amend portions of Articles 4 and 10 of the UDC was held on November 27, 2017. At the Public Hearing on the draft regulations, the Planning Commission's discussion generated several proposed revisions to the draft regulations which were subsequently discussed at the February 12, 2018 Ordinance Review Committee meeting. The amendments were subsequently presented at the March 12, 2018 Planning Commission meeting at which time the Planning Commission passed a motion to forward the amendments to the Planning and Public Works Committee with a recommendation for approval by a vote of 7-0.

At the March 22, 2018 Planning and Public Works Committee meeting, a motion to forward the draft regulations to the City Council with a recommendation for approval with one amendment was passed by a vote of 4-0. The amendment was to insert language allowing for the Mayor, a Councilmember in the Ward where the lighting application is located, or any two Councilmembers to make a determination of whether a lighting application shall be classified a specialty architectural lighting and required to submit a Specialty Architectural Lighting Package. This green sheet amendment is attached along with the legislation and draft UDC amendments.

Attachment

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



City Council Memorandum

Department of Planning & Development Services

To: Michael O. Geisel, City Administrator

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

Date: April 09, 2018

CC Date: April 18, 2018

Re: **16915 Wild Horse Creek Road (Fienup Farms) BAP:** A Boundary Adjustment Plat for two tracts totaling 214.9 acres, with the first tract zoned “NU” Non-Urban and “PUD” Planned Unit Development located at 16915 Wild Horse Creek Road and the second tract zoned “NU” Non-Urban located at 17095 Wild Horse Creek Road (18U640049 and 18U540037).

The Sterling Company, on behalf of Wild Horse Residential, LLC and Elaine K. Navarro, has submitted for review and approval a Boundary Adjustment Plat for two tracts totaling 214.9 acres with the first tract zoned “NU” Non-Urban and “PUD” Planned Unit Development located at 16915 Wild Horse Creek Road and the second tract zoned “NU” Non-Urban located at 17095 Wild Horse Creek Road. The parcel located at 16915 Wild Horse Creek Road is part of the Fienup Farms Planned Unit Development.

The purpose of this Boundary Adjustment Plat is to adjust lot lines between two residential properties to create one tract zoned “NU” Non-Urban and one tract zoned “PUD” Planned Unit Development. Currently Tract A parcel 18U640049 is zoned both “PUD” and “NU”. Both parcels were Non-Urban until City of Chesterfield Ordinance 2971 created the 223 acre Fienup Farms Planned Unit Development. This boundary adjustment will not affect the required density necessary for the approved Fienup Farms Site Development Plan, but rather will adjust the parcel lines to match the zoning district boundaries.

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

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

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

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

Date: April 10, 2018

CC Date: April 18, 2018

RE: **P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment):** A request to amend Ordinance 2745 to amend the height and setback restrictions for Lots 8 & 9B within an existing "PI" Planned Industrial District for a 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg Rd.

Stock & Associates, on behalf of Spirit Valley Development, LLC, has submitted a request for an ordinance amendment to an existing "PI" Planned Industrial District. The request is solely for a text amendment within the development restrictions of Ordinance 2745 in regards to the height and setback restrictions for Lots 8 & 9B only of the development. There are no other requests being made to the Attachment A or development conditions, however, a new preliminary plan will replace the existing preliminary plan.

A Public Hearing for this petition was held at the April 9th, 2018 Planning Commission meeting. One issue was identified during the public hearing in regards to relative height to other hangars in the Spirit of St. Louis Airpark. Staff was able to present this information to the Commission the same evening, prior to the item being presented for vote, and the Planning Commission ultimately voted on this item the same night. A motion to approve the petition as presented was passed by a vote of 8-0. Per City Council Policy #30, those amendments to existing ordinances which receive a vote of $\frac{3}{4}$ of those present with a minimum of 5 votes, and which do not request any changes to the uses will go directly to Council.

Attached to the legislation, please find a copy of the Attachment A and Preliminary Plan. A redline version of the proposed changes can be found on page 5 of the attached Planning Commission Vote Report.



Figure 1. Aerial Photograph



IV. A. VIII. C.

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

Planning Commission Public Hearing & Vote Report

Meeting Date: April 09, 2018

From: Cecilia Dvorak, Project Planner

Location: A 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg Rd.

Petition: **P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment)**: A request to amend Ordinance 2745 to amend the height and setback restrictions for Lots 8 & 9B within an existing “PI” Planned Industrial District for a 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg Rd.

SUMMARY

Stock & Associates, on behalf of Spirit Valley Development, LLC, has submitted a request to amend Ordinance 2745 to amend the height and setback restrictions for Lots 8 & 9B within an existing “PI” Planned Industrial district known as Spirit Valley Business Park.

The request is solely for a text amendment within the development restrictions of Ordinance 2745 in regards to the height and setback restrictions for Lots 8 & 9B only of the development. There are no other requests being made to the Attachment A or development conditions, however, a new preliminary plan will replace the existing preliminary plan.

The requested amendments serve the purpose of developing the two lots together to allow for construction of a new office space and associated airplane hangar. The two lots combined total 5.98 acres in size. The revised Preliminary Plan submitted in conjunction with this request shows the preliminary building footprint for the hangar.

SITE HISTORY

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation.

In 2007, the City of Chesterfield approved Ordinance 2373 which changed the zoning for this site to “PI” Planned Industrial District. Two subsequent amendments were made in 2008 and 2013 to add uses of “warehousing, storage, or wholesaling of manufactured commodities” and “kennel” respectively. The ordinance amendment in 2013 resulted in the currently governing ordinance #2745.



Figure 1: Aerial Image

SURROUNDING LAND USE AND ZONING

	Current Zoning	Subdivision	Land Use
North	AG Agricultural District & NU Non-Urban District	No Subdivision Ward 4/ Rombachs Farm	Agriculture
East	PI Planned Industrial District & M3 Planned Industrial District	Chesterfield Fence & Spirit of St Louis Airpark	Industrial
South	M3 Planned Industrial District	Spirit of St Louis Airpark	Airport
West	NU Non-Urban District & PI Planned Industrial District	No Subdivision Ward 4 & Spirit Valley Business Park	Single Family & Agriculture & Future Industrial

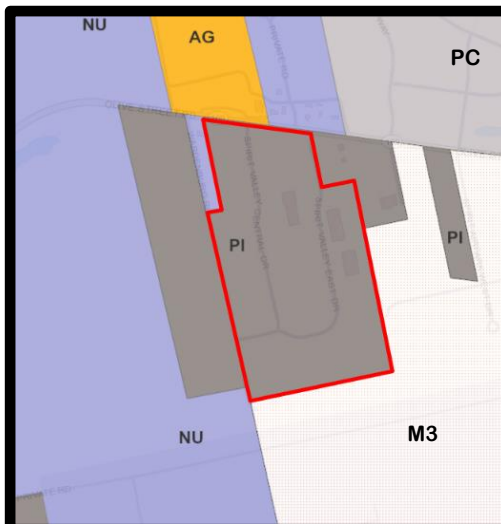


Figure 2: Current Zoning

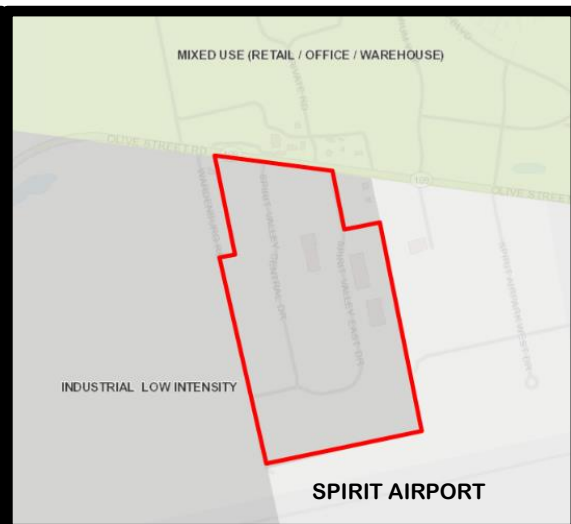


Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates the area is within the Industrial Low Intensity future land use designation as seen in Figure 3 above.

Policy 3.5.1- identifies the area west of Long Road in the Chesterfield Valley as the most appropriate area for low-intensity industrial use. The uses permitted in this area already meet this guideline and are not changing in this request.

STAFF ANALYSIS

The Petitioner is requesting a text amendment to the current governing Ordinance 2745 with respect to two items; first is the height on Lots 8 & 9B, the second is setbacks on Lots 8 and 9B in the southeast corner of the development adjacent to the airport, and shown in Figure 4 below.

While the future office and hangar is being shown on the Preliminary Plan over the property line and setback lines for Lots 8 & 9B, the Preliminary Plan is conceptual in nature and these properties would be required to go through a boundary adjustment plat to consolidate the two lots and those setbacks would therefore not apply. If the property owner did not wish to go through the Boundary Adjustment Plat procedure, they would still be required to abide by the setbacks shown.

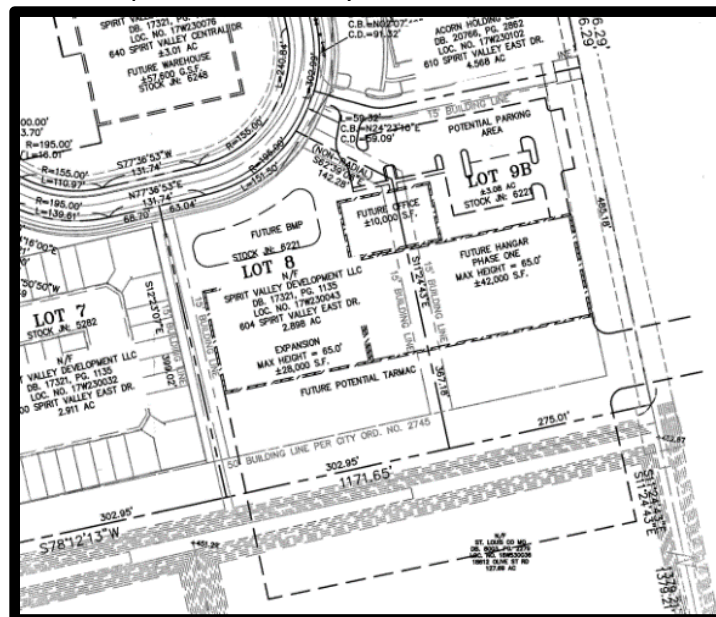


Figure 4: Proposed Office & Hangar(s) on Lots 8 & 9B

1. Height. The ordinance currently imposes a height restriction of 40 feet on the Spirit Valley Business Park development as shown in Figure 5 below, however, the petitioner would like to request a maximum of 65 feet be permitted on Lots 8 & 9B only to permit a hangar in the rear of the property.

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

1. HEIGHT

- a. The maximum height of the buildings, exclusive of roof screening, shall not exceed forty (40) feet.

Figure 5: current height restriction

The image and table below identify the neighboring Planned Industrial subdivisions and their current height restrictions. As you can see, the surrounding developments have a variety of height restrictions.

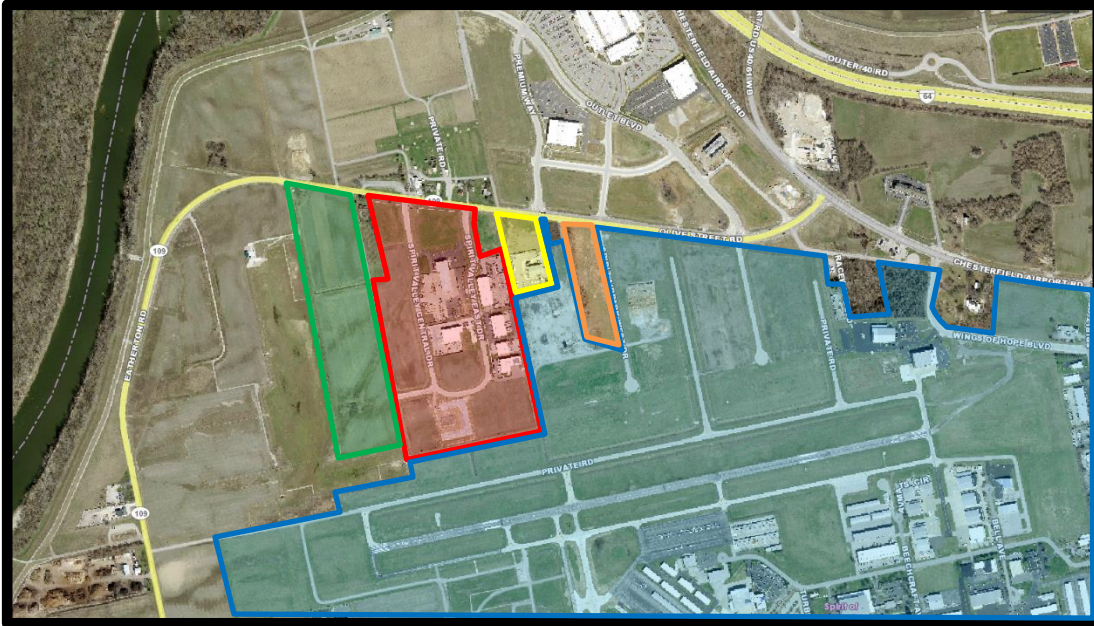


Figure 6: Neighboring Subdivisions

Subdivision	Ord.	Height Limitation
Spirit Valley Business Park (subject site)	2745	40 feet
Spirit Valley Business Park II	2413	40 feet
Chesterfield Fence	2586	45 feet or 2 stories, whichever is less.
Canaan Crossing	2903	40 feet
Spirit of St. Louis Airpark	1430	No restriction

2. Setbacks. There are two requests with regard to the setbacks on Lots 8 & 9B. First, is a request for specific tarmac setbacks, and the second request is for a specific setback with regard to ancillary structures.

- a. Tarmac Setbacks.** The ordinance does not currently address tarmacs in regards to the setback requirements; it only addresses structure setbacks, parking setbacks and internal drive/roadway setbacks, none of which address aircrafts. This request is being made to ensure clarity, and staff has no concerns with this request and has provided tarmacs as an exception to the parking setbacks for this clarification.
- b. Ancillary Structures.** The second setback request is to permit ancillary structures, such as fuel tanks, trash enclosures, and other small structures affiliated with aircraft operations no closer than twenty-five (25) feet from the east property line of Lot 9B.

The City's structure setbacks typically have exclusions for structure setbacks, such as project identification signs, boundary and retaining walls, light standards, flag poles or fences. Staff recommends adding trash enclosures to this exception for the development, however, the remainder of the ancillary structures could be addressed with separate structure setbacks which are applicable only to Lots 8 & 9B on the Preliminary Plan to ensure these types of structures do not encroach on setbacks in other areas of the development.

ORDINANCE CHANGES

Staff has reviewed the request for the text amendment and provides the following redline version of the proposed changes to Ordinance 2745. Additionally, the language in the Power of Review section of the ordinance has been updated to reflect the current procedure.

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

1. HEIGHT

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

C. SETBACKS

1. Structure Setbacks

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

- a. Fifty (50) feet from the right-of-way of Olive Street Road.
 - b. Fifty (50) feet from 18668 Olive Street Road.
 - c. Fifty (50) feet from 18626 Olive Street Road.
 - d. Fifty (50) feet from the eastern and western property lines of this development.
 - e. Fifty (50) feet from the southern property line of this development.
 - f. Fuel tanks, or small structures affiliated with aircraft operations shall be permitted no closer than 25 feet from the eastern boundary of Lot 9B.
2. No internal driveway or roadway, except ~~tarmac~~ or points of ingress and egress will be located within the following setbacks:
- a. Thirty (30) feet from the right-of-way of Olive Street Road.
 - b. Three hundred fifty (350) feet from the southern property line.
 - c. Two hundred seventy-five (275) feet from the eastern and western property lines of this development.
 - d. Zero (0) feet from the eastern property line bearing N11°25'51"W.

REQUEST

A Public Hearing further addressing the request will be held at the Monday, April 9, 2018, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Narrative Statement, and draft Attachment A for this request as required by City Code.

Staff has reviewed the request for a text amendment and has no outstanding items under review. Staff is requesting action on P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment).

Respectfully submitted,

Cecilia Dvorak
Project Planner

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Draft Attachment A
4. Preliminary Plan

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CHESTERFIELD AUTHORIZING THE CITY ADMINISTRATOR TO FILE WITH THE BOUNDARY COMMISSION OF ST. LOUIS COUNTY A MAP PLAN IDENTIFYING THE LIMITS OF ANY POTENTIAL BOUNDARY CHANGES THAT MAY OCCUR DURING THE UPCOMING FIVE-YEAR PLANNING CYCLE ESTABLISHED BY THE BOUNDARY COMMISSION.

WHEREAS, pursuant to Section 72.423 of the Revised Statutes of Missouri, there is established a five (5) year planning cycle for all municipalities to conduct annexation activities and stipulates that certain guidelines must be met within this five (5) year timeframe;

WHEREAS, in the period between January 1, 2018 to July 1, 2018, municipalities may present to the Boundary Commission of St. Louis County Map Plans of potential boundary changes for review; and

WHEREAS, the submission of a Map Plan does not obligate such municipality to pursue such a boundary change; and

WHEREAS, the City of Chesterfield wishes to file a Map Plan submission for future potential boundary changes;

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

Section 1. That the City Administrator of the City of Chesterfield is authorized to file with the Boundary Commission of St. Louis County the Map Plan attached hereto as Exhibit A. Said Map Plan shall be filed on or before July 1, 2018.

Section 2. That this Map Plan represents the City of Chesterfield's official Map Plan in conformance with the requirements of Section 72.423 of the Revised Statutes of Missouri.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2018.

PRESIDING OFFICER

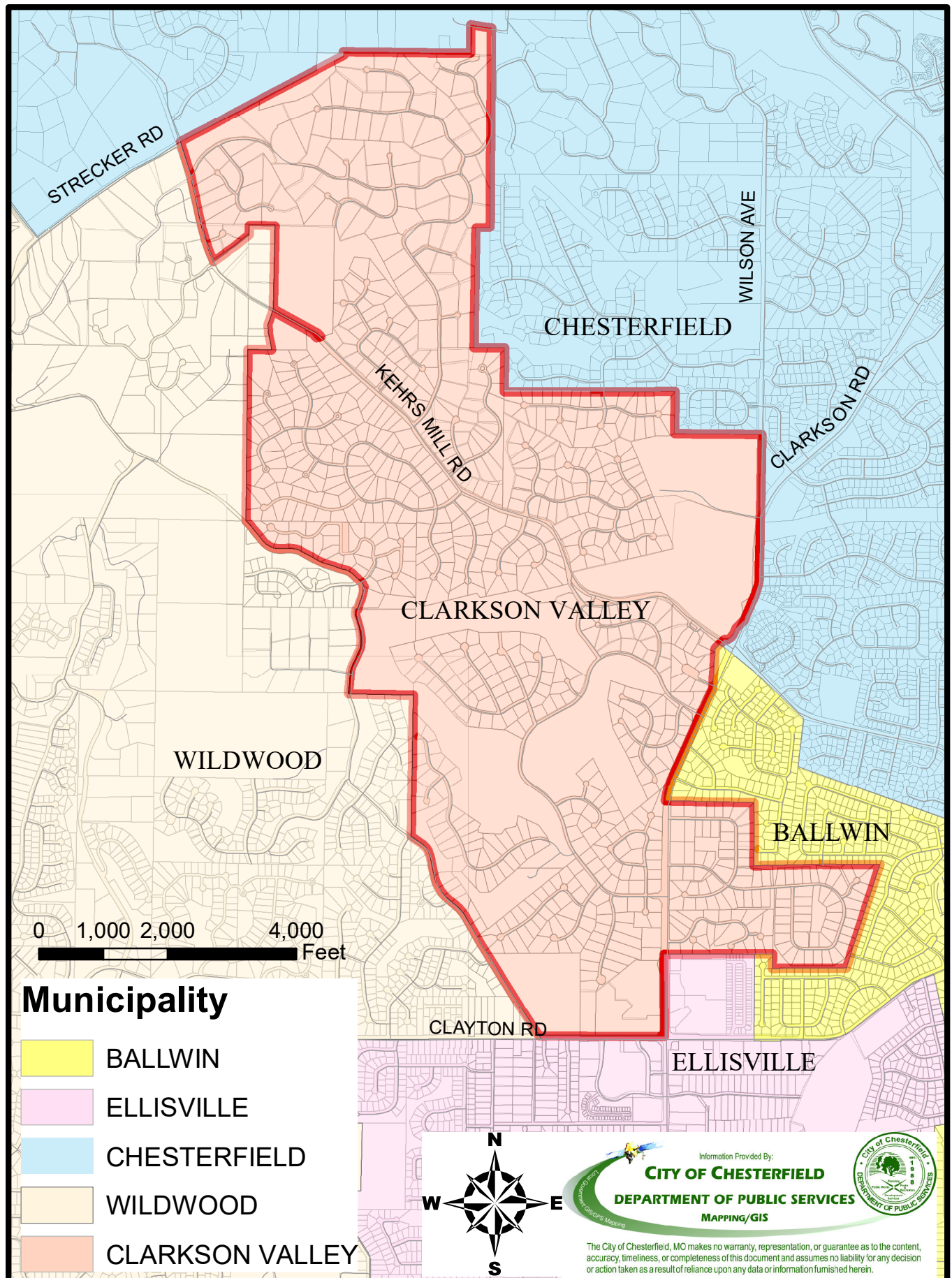
Bob Nation, MAYOR

ATTEST:

Vickie Hass, City Clerk

2018 Chesterfield Map Plan for Clarkson Valley

EXHIBIT A



FINANCE AND ADMINISTRATION COMMITTEE

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

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

PARKS, RECREATION AND ARTS COMMITTEE

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

PUBLIC HEALTH AND SAFETY COMMITTEE

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

CITY ADMINISTRATOR'S REPORT

I do not anticipate having any report for Wednesday's meeting.

UNFINISHED BUSINESS

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

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

NEW BUSINESS

President Pro-Tem

As required by RSMO 77.070 and Section 2-46 of the Chesterfield City Code, City Council is required to elect a President Pro-Tem at the first meeting following the election. The President Pro-Tem is elected for a term of one year and among other duties, presides at meetings of Council during an absence of the Mayor. The Pro-Tem is to be elected by a majority of the members of City Council.

Committee Assignments

As described in Chapter 2-54 of the City's Code of Ordinances, the newly elected President Pro-Tem shall appoint members of the Council to the four standing committees of Council, subject to the approval of City Council by formal vote taken not later than the first City Council meeting in May of every year. While the newly elected President Pro-Tem has the option of waiting until the first meeting in May to offer their committee recommendations, they may be prepared to offer and request Council approval at Wednesday's meeting.

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

LEGISLATION

- A. Bill No. 3193** - An ordinance providing for the approval of a Boundary Adjustment Plat for two tracts totaling 214.9 acres, with the first tract zoned “NU” Non-Urban and “PUD” Planned Unit Development located at 16915 Wild Horse Creek Road and the second tract zoned “NU” Non-Urban located at 17095 Wild Horse Creek Road (18U640049 & 18U540037). **(First & Second Readings)**
Department of Planning & Development Services recommends approval.

BILL NO. 3193

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR TWO TRACTS TOTALING 214.9 ACRES, WITH THE FIRST TRACT ZONED “NU” NON-URBAN AND “PUD” PLANNED UNIT DEVELOPMENT LOCATED AT 16915 WILD HORSE CREEK ROAD AND THE SECOND TRACT ZONED “NU” NON-URBAN LOCATED AT 17095 WILD HORSE CREEK ROAD (18U640049 & 18U540037).

WHEREAS, The Sterling Company on behalf of Wild Horse Residential, LLC and Elaine K. Navarro, has submitted for review and approval a Boundary Adjustment Plat for two tracts totaling 214.9 acres, with the first tract zoned “NU” Non-Urban and “PUD” Planned Unit Development located at 16915 Wild Horse Creek Road consisting of 211.03 acres, and the second tract zoned “NU” Non-Urban located at 17095 Wild Horse Creek Road consisting of 3.83 acres; and,

WHEREAS, the purpose of this Boundary Adjustment Plat is to adjust lot lines between two residential properties to create one tract zoned “NU” Non-Urban consisting of 4.65 acres and one tract zoned “PUD” Planned Unit Development consisting of 210.21 acres; and,

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

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

Section 1. The Boundary Adjustment Plat for 17095 Wild Horse Creek Road and 16915 Wild Horse Creek Road, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: <u>04/18/2018</u>

LEGEND:

- ▲ = PERMANENT MONUMENT
(IN ACCORDANCE WITH MISSOURI STANDARDS)
(5/8" ROD W/ ALUMINUM CAP)
- = SEMI-PERMANENT MONUMENT
(IN ACCORDANCE WITH MISSOURI STANDARDS)
(1/2" ROD W/ ALUMINUM CAP)
- = FOUND PERMANENT MONUMENT
- = FOUND SEMI-PERMANENT MONUMENT
- = FOUND ALUMINUM DISK

(T.B.R.) = TO BE REMOVED

(323) = ADDRESS

+ = FOUND CROSS

↓ = FOUND ANCHOR

B.L.D.G. = BUILDING

ESMT = EASEMENT

FND. = FOUND

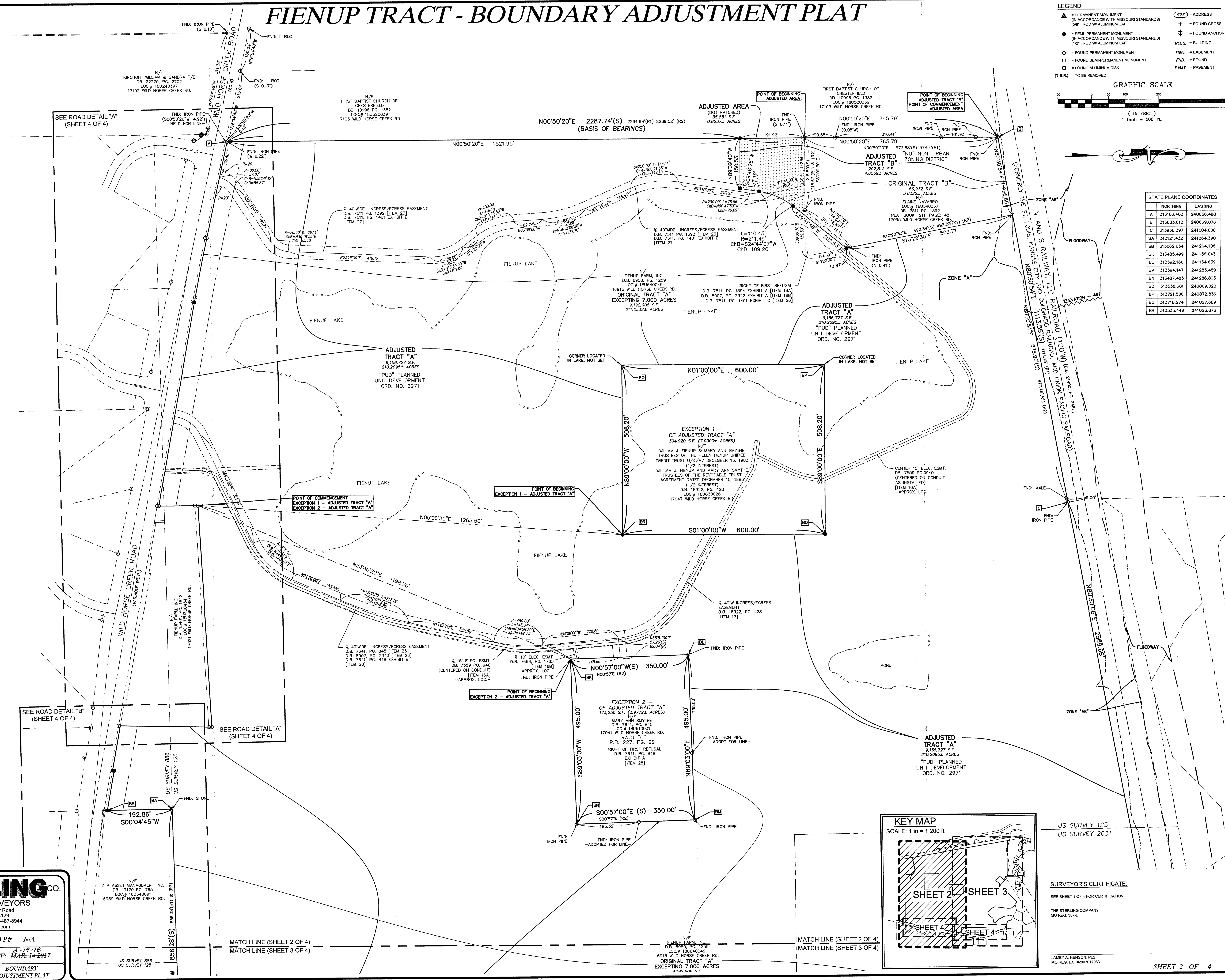
P.V.M.T. = PAVEMENT

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

STATE PLANE COORDINATES		
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BM	313594.147	241285.489
BN	313467.485	241286.893
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BP	313721.506	240872.836
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US SURVEY 125
US SURVEY 203

SURVEYOR'S CERTIFICATE

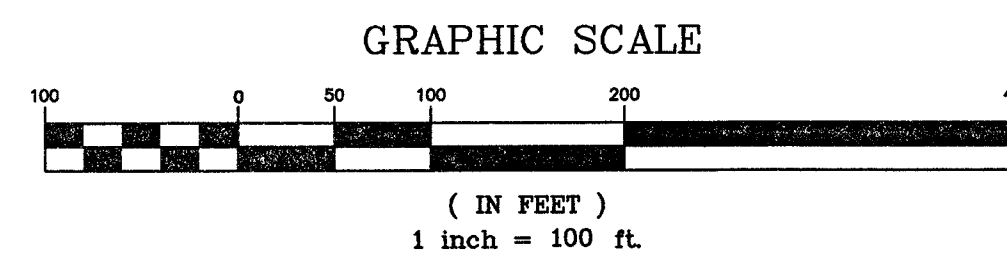
SEE SHEET 1 OF 4 FOR CERTIFICATE

THE STERLING COMPANY
MO REG. L.S. 307-D

JAMEY A. HENSON, PLS
MO REG. L.S. #2007017963

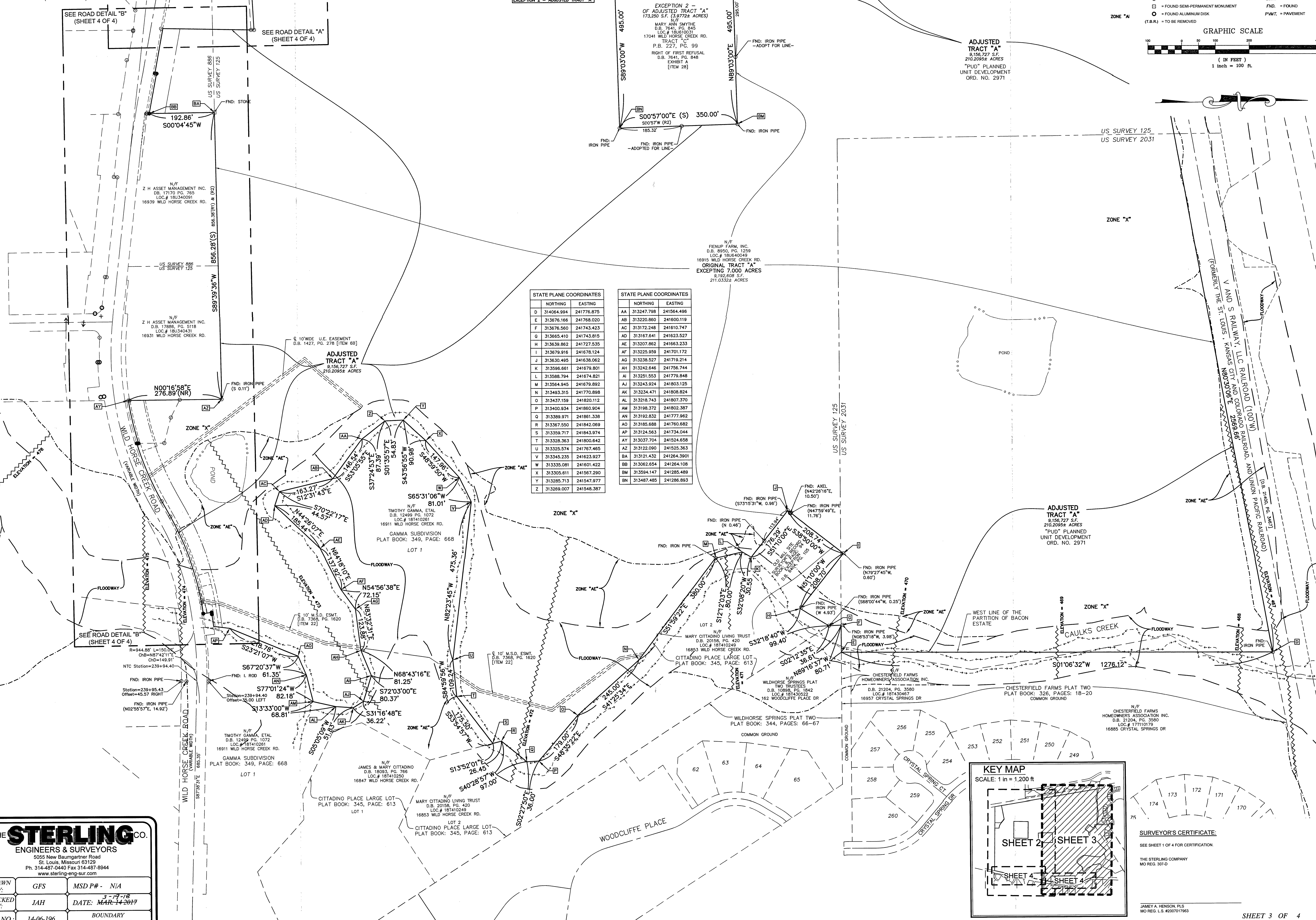
FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" I ROD W/ ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I ROD W/ ALUMINUM CAP)
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
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 - ESMT. = EASEMENT
 - FND. = FOUND
 - PWMT. = PAVEMENT



MATCH LINE (SHEET 2 OF 4)
MATCH LINE (SHEET 3 OF 4)

MATCH LINE (SHEET 2 OF 4)
MATCH LINE (SHEET 3 OF 4)



STATE PLANE COORDINATES

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K	313596.661	241679.801
L	313588.794	241674.821
M	313564.945	241679.892
N	313463.315	241770.898
O	313437.159	241820.112
P	313400.934	241860.904
Q	313389.971	241861.338
R	313367.550	241842.069
S	313359.717	241843.974
T	313328.363	241800.642
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STATE PLANE COORDINATES

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AF	313225.959	241701.172
AG	313238.527	241719.214
AH	313242.646	241756.744
AI	313251.553	241776.848
AJ	313243.924	241803.125
AK	313234.471	241808.824
AL	313218.743	241807.370
AM	313198.372	241802.367
AN	313192.832	241777.962
AO	313185.688	241760.682
AP	313124.563	241734.044
AY	313037.704	241524.658
AZ	313122.090	241525.363
BA	313121.432	241264.3901
BB	313082.654	241264.108
BM	313594.147	241285.489
BN	313487.485	241286.893

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

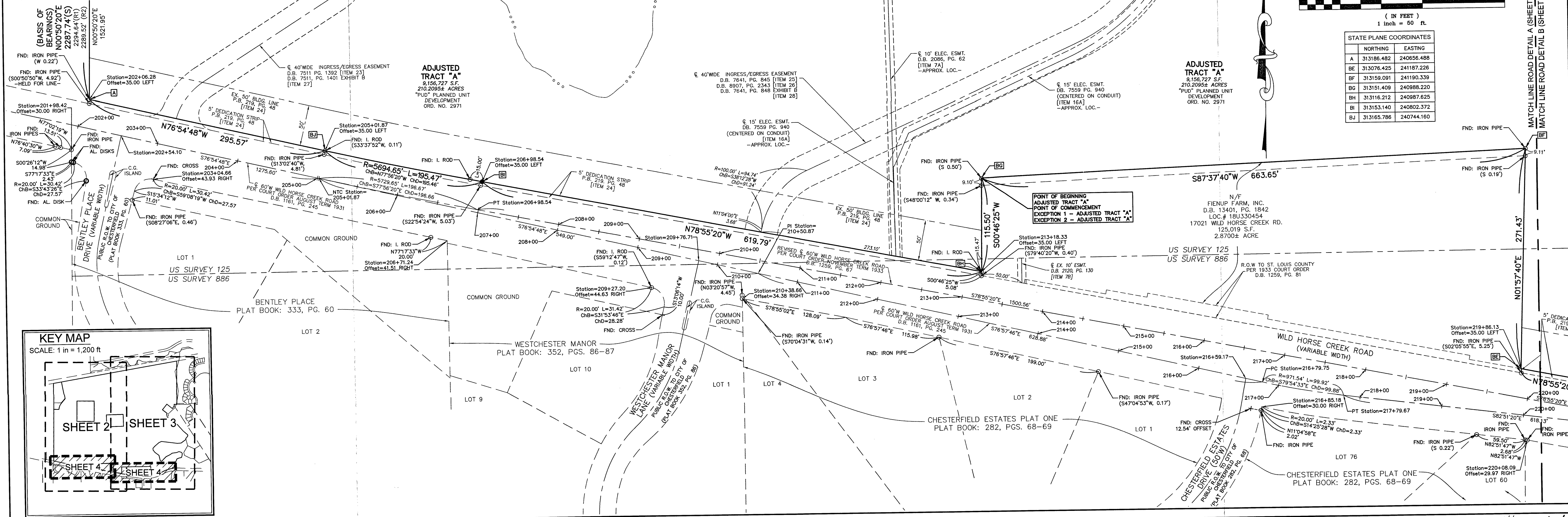
DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: MAR-14-2017
JOB NO.:	14-06-196	BOUNDARY ADJUSTMENT PLAT

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 4 FOR CERTIFICATION
THE STERLING COMPANY
NO REG. 307-D

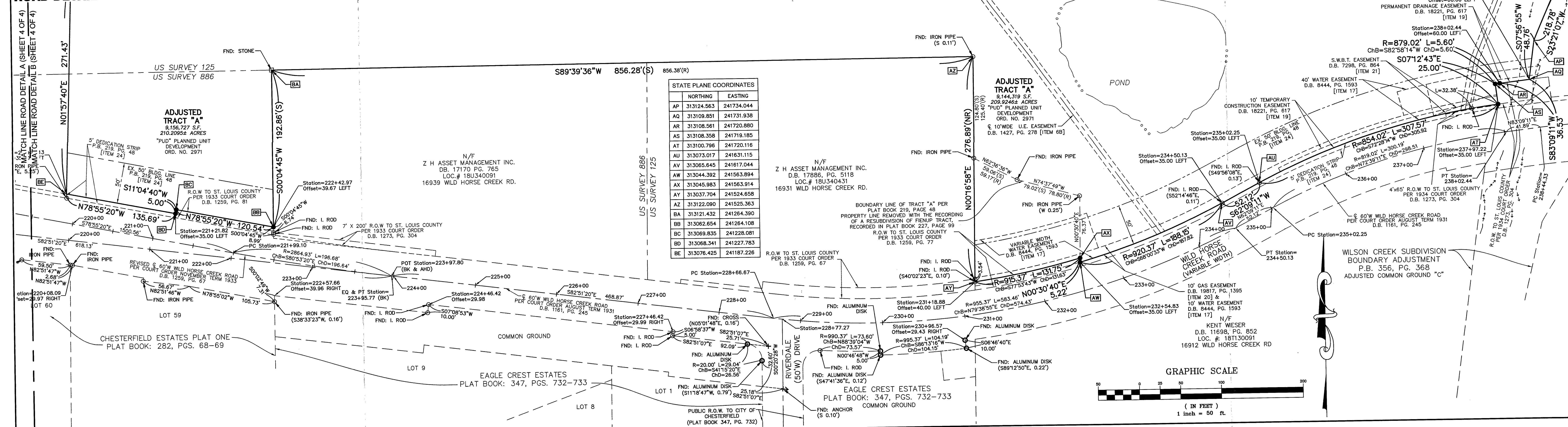
JAMEY A. HENSON, PLS
MO REG. L.S. #2007017863

FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT

ROAD DETAIL "A"



ROAD DETAIL "B"



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-467-0440 Fax 314-467-8944
www.sterling-eng-sur.com

DRAWN BY: GFS
CHECKED BY: JAH
JOB NO.: 14-06-196

MSD P#: N/A
DATE: 3-19-18
BOUNDARY ADJUSTMENT PLAT

- LEGEND:**
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" I.R.O.D. W/ ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I.R.O.D. W/ ALUMINUM CAP)
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 - ESMT. = EASEMENT
 - FND. = FOUND
 - P.V.M.T. = PAVEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, PLS
MO REG. 153-00091

LEGISLATION – PLANNING COMMISSION

- A. **Bill No. 3191** - An Ordinance repealing City of Chesterfield Ordinance 2169 and amending Ordinance 2020 relating to a “C-8” Planned Commercial District located on the west side of Clarkson Road at its intersection with Baxter Road (P.Z. 01-2018 Clarkson Square [1709 Clarkson Rd] Ordinance Amendment)
(Second Reading) Planning Commission recommends approval
- B. **Bill No. 3192** - An ordinance amending Article 4 Section 04-03 Lighting Standards and Article 10 Definitions of the Unified Development Code {P.Z. 20-2017 City of Chesterfield (Unified Development Code Articles 4 and 10)}.
(First Reading) **Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended. Green Sheet amendment provided.**
- C. **Bill No. 3194** - An ordinance repealing City of Chesterfield Ordinance Number 2745 to modify development conditions for a 52.82 acre tract of land, more or less, zoned “PI” Planned Industrial District located south of Olive Street Road and east of Wardenburg Road. (P.Z. 03-2018 Spirit Valley Business Park {Ordinance Amendment}).
(First Reading) Planning Commission recommends approval

BILL NO. 3191

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2169 AND AMENDING ORDINANCE 2020 RELATING TO A “C-8” PLANNED COMMERCIAL DISTRICT LOCATED ON THE WEST SIDE OF CLARKSON ROAD AT ITS INTERSECTION WITH BAXTER ROAD (P.Z. 01-2018 CLARKSON SQUARE [1709 CLARKSON RD] ORDINANCE AMENDMENT)

WHEREAS, Caparco One, Inc. and Caplaco Four, Inc. have requested an ordinance amendment to remove the restriction on number of restaurants permitted for a 34.8 acre tract of land located north of Baxter Road and west of Clarkson Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 12, 2018; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment on March 12, 2018; and,

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

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

Section 1. Ordinance 2169 is hereby repealed and Ordinance 2020 is hereby amended as approved in the new Attachment A, which is attached hereto and made a part hereof as is fully set out herein.

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

Section 3. The City Council, pursuant to the petition filed by Caparco One, Inc. and Caplaco Four, Inc. in P.Z. 01-2018, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 12th day of March 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 03/19/2018

ATTACHMENT A

Section 3. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

- a. The uses allowed in this development shall not exceed the criteria set forth in the following table:

USE	SIZE ¹	BUILDING HEIGHT	ADDITIONAL REQUIREMENTS
SECTION A			
Commercial/retail	109,033 sq. ft.	1 story & 30 ft, not including any partial story under ground. Lot 1: no more than 52 ft. as measured from Baxter Road.	This building may contain financial institution uses without drive-thru facilities
Office building including office-warehouse uses	37,000 sq. ft.	3 stories and 45 ft.	May include one (1) financial institution with drive-thru facilities.
SECTION B			
Office building including office-warehouse uses	64,000 sq. ft. total	3 stories and 45 ft.	May include one (1) financial institution with drive-thru facilities.
SECTION C			
Specialized private school with accessory gymnasium and dormitory facilities	120,000 sq. ft. total		

BILL NO. 3192

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 4 SECTION 04-03 LIGHTING STANDARDS AND ARTICLE 10 DEFINITIONS OF THE UNIFIED DEVELOPMENT CODE {P.Z. 20-2017 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE ARTICLES 4 AND 10)}.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 7. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 04/18/2018

AMENDMENT 1:

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

Sec. 04-03. LIGHTING STANDARDS

A. Architectural Specialty Lighting Package Submittals.

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

Attachment A

Sec. 04-03. LIGHTING STANDARDS

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

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

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

Sec. 10-07 LIGHTING TERMS

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

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2745 TO MODIFY DEVELOPMENT CONDITIONS FOR A 52.82 ACRE TRACT OF LAND, MORE OR LESS, ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED SOUTH OF OLIVE STREET ROAD AND EAST OF WARDENBURG ROAD. (P.Z. 03-2018 SPIRIT VALLEY BUSINESS PARK {ORDINANCE AMENDMENT}).

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers, Inc. in P.Z. 03-2018, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 9th day of April 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 04/18/2018

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

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

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

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

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

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

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

1. HEIGHT

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

2. BUILDING REQUIREMENTS

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

C. SETBACKS

1. Structure Setbacks

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

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

2. Parking Setbacks

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

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

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

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

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

F. SIGN REQUIREMENTS

- 1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
- 2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

foot high sight-proof enclosure complemented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

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

I. ACCESS/ACCESS MANAGEMENT

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

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

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

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

7. Access to this development from Olive Street Road shall be restricted to two (2) commercial entrances, each having a three (3) lane section of a minimum thirty-six (36) foot pavement for a minimum distance of 100 feet, in order to provide separate left and right turn lanes for outbound traffic along with a single inbound lane. These driveways shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. The easternmost driveway serving this site should be located opposite an existing commercial entrance on the north side of Olive Street Road in this area.
8. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.
9. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

K. TRAFFIC STUDY

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

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

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

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

M. POWER OF REVIEW

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

STORMWATER

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

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

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

2. Provide any additional Chesterfield Valley Storm Water Easements along the north, east, and west property lines as required and directed by the City of Chesterfield to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel(s) on the Site Development Plan and improvement plans. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).
3. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas, as directed by the City of Chesterfield.
4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
5. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
6. Stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan.

N. SANITARY SEWER

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

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

O. GEOTECHNICAL REPORT.

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

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.

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

- A.** The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City.

- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one (1) additional year.

IV. GENERAL CRITERIA

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

1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.
2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and St. Louis County Department of Highways and Traffic.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund. Traffic generation assessment contributions shall be

deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads

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

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

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

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

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

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

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

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$654.66 per acre for that total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County

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

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and MSD. The amount of storm water contribution will be computed based on \$2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by Saint Louis County Department of Highways and Traffic. Funds shall be payable to the “Treasurer, Saint Louis County.”

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with MSD as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

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

VI. RECORDING

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

VII. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

The developer shall cause, at his expense and prior to the recording of any plat, the re-establishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners.

VIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

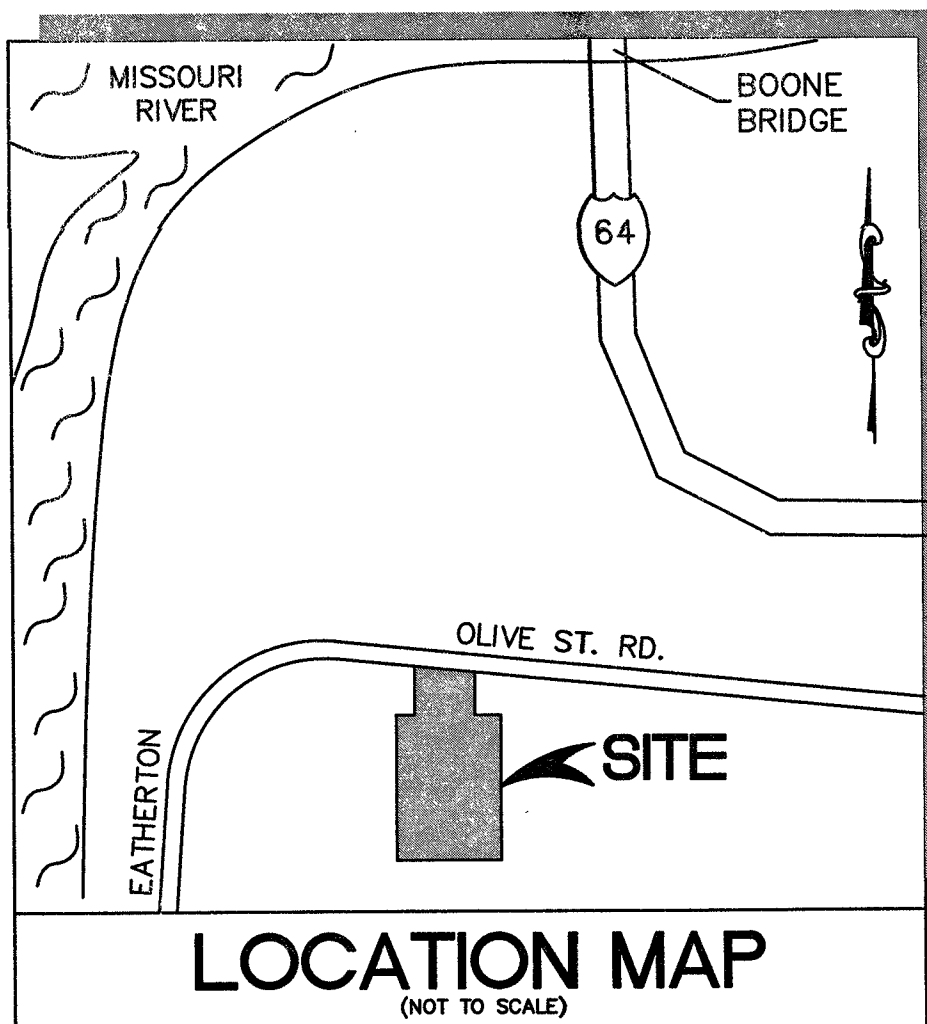
Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities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

IX. ENFORCEMENT

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

PRELIMINARY PLAN FOR TEXT ORDINANCE AMENDMENT

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

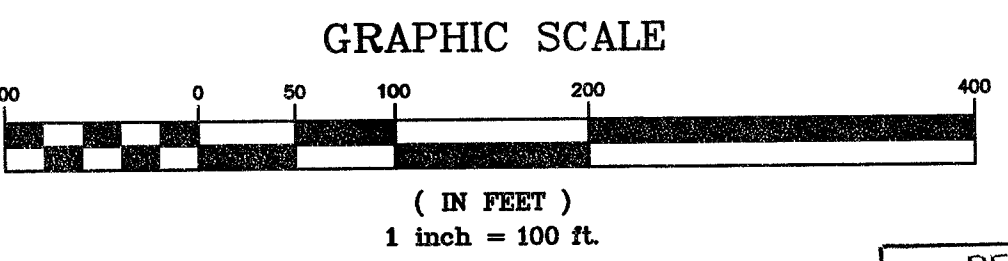


Property Description

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

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

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



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

PREPARED BY:
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PH: (636) 530-9100
FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:
SPIRIT VALLEY BUSINESS PARK
OLIVE STREET ROAD
CHESTERFIELD
MISSOURI, 63005

RECEIVED
MAR 27 2018
City of Chesterfield
Department of Public Services

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

REVISIONS:

DATE	BY	DESCRIPTION
03/05/2018	G.M.S.	17-6221
		16W

SHEET TITLE:
PRELIMINARY PLAN

SHEET NO.:
C1.0