

# Memorandum

## Planning & Development Services Division



**To:** Planning and Public Works Committee

**From:** John Boyer, Senior Planner

**Date:** January 2, 2014

**RE:** **P.Z. 10-2013 Schoettler Grove (2349 Schoettler Rd.):** A request for a zoning map amendment from "R-3" Residence District (10,000 sqft lot min.) to "PUD" Planned Unit Development for 17.0 acres located northwest of the intersection of Clayton Rd. and Schoettler Rd. (20R310137 & 20R220010).

### Summary

This petition was discussed at the December 5, 2013 Planning and Public Works Committee meeting. During that meeting, conversation of the PUD request centered around the proposed secondary access point off the existing public stub street of Westerly Court and the proposed maintenance of the onsite cemetery. Based upon these discussions as well as concerns of the "R-3" Residence District request (P.Z. 09-2013), a motion to hold both petitions until the January 9, 2014 meeting to further discuss options to resolve these concerns was made and approved 4-0.

After the meeting, an amended Preliminary Plan was submitted for Staff review on December 26, 2013. A review of this plan indicated the only change being the addition of a gate across the street just south of the connection point with the existing stub of Westerly Court. However, as currently approved, Westerly Court is a public street; therefore adding a gate across it would be in direct conflict to current city practices and City Policy. Furthermore, standard language found in all residential planned district ordinances require that any gate added to a street which is public shall be converted to a private street and remain so forever.

While Staff is not supportive of this new preliminary plan, the Attachment A associated with the plan has been updated with changes in red reflecting this discrepancy. If this plan is approved as submitted, the changes as identified in red would need to be made in order to reflect the proposed plan.

The other issue from the last meeting centered on who would be responsible in the long term for the maintenance and care of the existing cemetery. As recommended by Staff, this on-site cemetery is currently addressed under the proposed Attachment A to be cleaned up by the developer and then maintained by the future Home Owners Association of Schoettler Grove. This is recommended as such in order to avoid future enforcement difficulties if maintenance/ownership is diverted away from the future Home Owners Association. In addition, this language is consistent with standard procedures in place with other cemeteries located within residential subdivisions around the City. (For informational purposes, there are approximately 16 such cemeteries in the City).

In addition, items which will require exceptions, modifications or deviations from City Code requirements as presented on this new Preliminary Plan are listed below. Some of these items may be approved through the PUD process, while others will require modification via additional processes.

- **Lot size**
  - While straight zoning districts establish a minimum lot size, a PUD allows lots sizes to be smaller than that of the straight district; however, the density of that straight district cannot be exceeded. For example “R-3” Residence District (10,000 sqft lot size minimum) allows for a density of 4.35 units per acre or 73 units for the proposed Schoettler Grove (17.002 acres multiplied by 4.35 units per acre).
  - The minimum lot size of 7,260 square feet and a maximum lot size of 20,468 square feet are proposed associated with the Preliminary Plan.
  
- **Setbacks**
  - “R-3” district standards require a minimum of twenty (20) foot front, eight (8) foot side and fifteen (15) foot rear. Proposed via the Preliminary Plan are twenty (20) foot front, six (6) foot side and fifteen (15) foot rear.
  
- **Street Grade**
  - The City allows street grade to range from 2%-6%; however, with approval by the Planning and Development Services Director, grades exceeding the 6% standard may be approved. The highest grade as presented is 8%. While the street grade is an exception, it is not required to be approved via the zoning to PUD and will be reviewed in more detail under the Site Development Plan (if zoning is approved).
  
- **30% Tree Preservation**
  - A total of 30% of a site’s woodlands is required to be preserved as required by Chapter 27.5 Tree Preservation and Landscape Requirements. Based upon the submitted Preliminary Plan and proposed grading limits, it appears the preservation of 30% cannot be achieved. However, Chapter 27.5 of the Municipal Code indicates modifications can be requested in cases where the strict adherence creates practical difficulties or unnecessary hardships as determined by the Planning and Development Services Director. Associated requests in modifications shall be accompanied by an explanation of special conditions. This will be reviewed in further detail by Staff associated with the review of a future Site Development Plan if the rezoning is approved.

**In addition to items listed above, Section 1003.187 clearly states that approval of PUD zoning should be reviewed in context with the inclusion of design features listed below. While satisfaction of these features is not mandatory, approval of the PUD zoning is predicated on the use of the features or any other design feature deemed desirable by the City of Chesterfield. These PUD Design Features are listed below for your review;**

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
- Preservation of natural and cultural areas as well as creation of open space;
- Preservation of existing mature trees;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public ROW’s, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Utilization of mixed use and buildings;
- Utilization of TND techniques;

- Architecture which exceeds typical building design;
- Segregation of vehicular traffic from pedestrian/bicycle and other traffic mitigation measures;
- Incorporation of TOD;
- Affordable Housing;
- LEED construction practices;
- Community facilities.

Attached to this report are the most recent Preliminary Plan and the corresponding Attachment A with edits referencing needed changes due to the addition of the gate across Westerly Court. As stated previously, this Attachment A for the PUD is not being recommended by Staff. Instead, we are simply providing you this information as requested by the Committee. In addition, the previous Attachment A as recommended for approval by the Planning Commission has been included for reference (watermarked "Previously Presented").

**As you know, there is no Attachment A associated with the other petition (P.Z. 09-2013). While these projects are separate, distinct requests, each petition should be reviewed upon their own merits. The request for change of zoning to the R-3 district may be approved without approval of the PUD request in this petition. However, per Chesterfield City Code Section 1003.187, the PUD request cannot be approved if the change of zoning to R-3 is denied.**

Respectfully submitted,



John Boyer  
Senior Planner

#### Attachments

1. Staff Report
2. Attachment A
3. Written Narrative
4. Previously Presented Attachment A dated December 5, 2013
5. Preliminary Plan Exhibit (11"x17")
6. Preliminary Plan



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## Planning Commission Staff Report

**Subject:** Change of Zoning Vote Report

**Meeting Date:** November 25, 2013

**From:** John Boyer, Senior Planner

**Location:** Northwest of the intersection of Clayton Rd. and Schoettler Rd.

**Petition:** **P.Z. 10-2013 Schoettler Grove (2349 Schoettler Rd.)**

### Proposal Summary

Brinkman Holdings, LLC has submitted a request for a zoning map amendment to rezone 17.0 acres for a proposed single-family residential development. The Petitioner is proposing to rezone from NU Non-Urban District to R-3 Residence District via application P.Z. 09-2013 and then to rezone the entire tract to PUD Planned Unit Development under application P.Z. 10-2013. Since a property cannot be rezoned to PUD from NU District, the purpose of rezoning the tract from NU to R-3 is to fulfill a requirement of the City Code and to establish the overall density for the proposed PUD.

This petition before you now, P.Z. 10-2013, is requesting a change of zoning to a Planned Unit Development. Since this application, request and consideration is separate from P.Z. 09-2013 this report will deal only with the PUD request.

### Site History

The subject property was zoned NU Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The subject property includes a single-family residence on the eastern half, with the western section containing the 1<sup>st</sup> Missionary Baptist Church of Ballwin cemetery (purchased in 1890). As indicated on the Preliminary Plans, the cemetery is identified and planned to be preserved. The remainder of the property is currently vacant but densely vegetated.



**Surrounding Land Uses**

The land use and zoning for the properties surrounding this parcel are as follows:

**North:** The land uses of the properties to the north are single family residential within the Westerly Place subdivision which is zoned R1A/PEU Residence District with a Planned Environmental Unit.

**South:** The properties to the south are single-family attached dwellings within the Gascony subdivision which is zoned R-3/PEU Residence District with a Planned Environmental Unit and a commercial shopping area within the City of Ballwin, zoned C-1 Commercial with a Neighborhood Commercial Overlay.

**East:** Properties east of the site have a land use of single family residential within the Amberleigh subdivision which is zoned R-3/PEU Residence District with a Planned Environmental Unit.

**West:** The property to the west is St. Louis Retirement development containing multi-family uses zoned R-1 Residence District with a Conditional Use Permit (CUP).

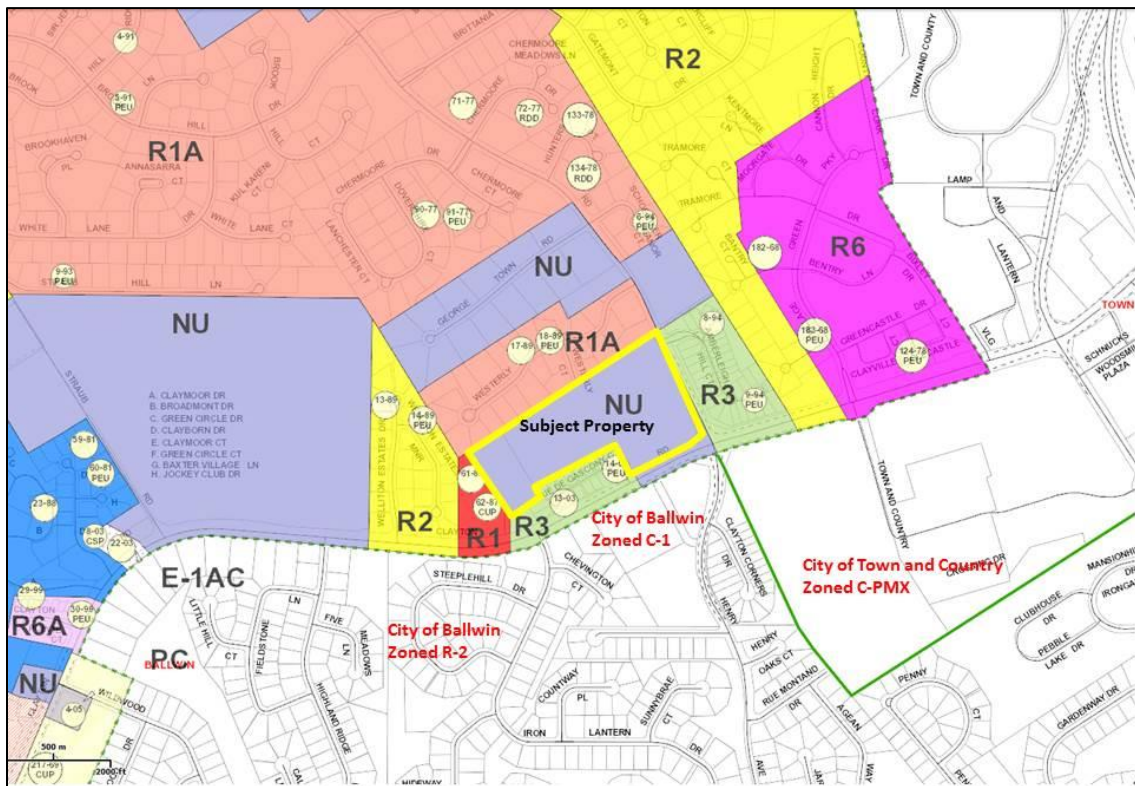


Figure 1: Area Zoning



**Figure 2: Site Location**



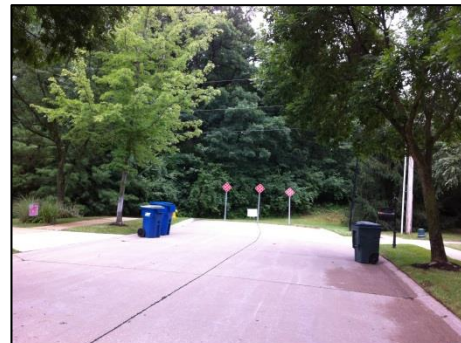
**Figure 3: Cemetery**



**Figure 4: Site from Clayton Rd.**



**Figure 5: Schoettler Rd. across proposed entrance**



**Figure 6: Westerly Ct.**



**Comprehensive Plan Analysis**

The subject site is located within Ward 3 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family District. Proposed uses and density of the PUD (1.82 units per acre) as requested are compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

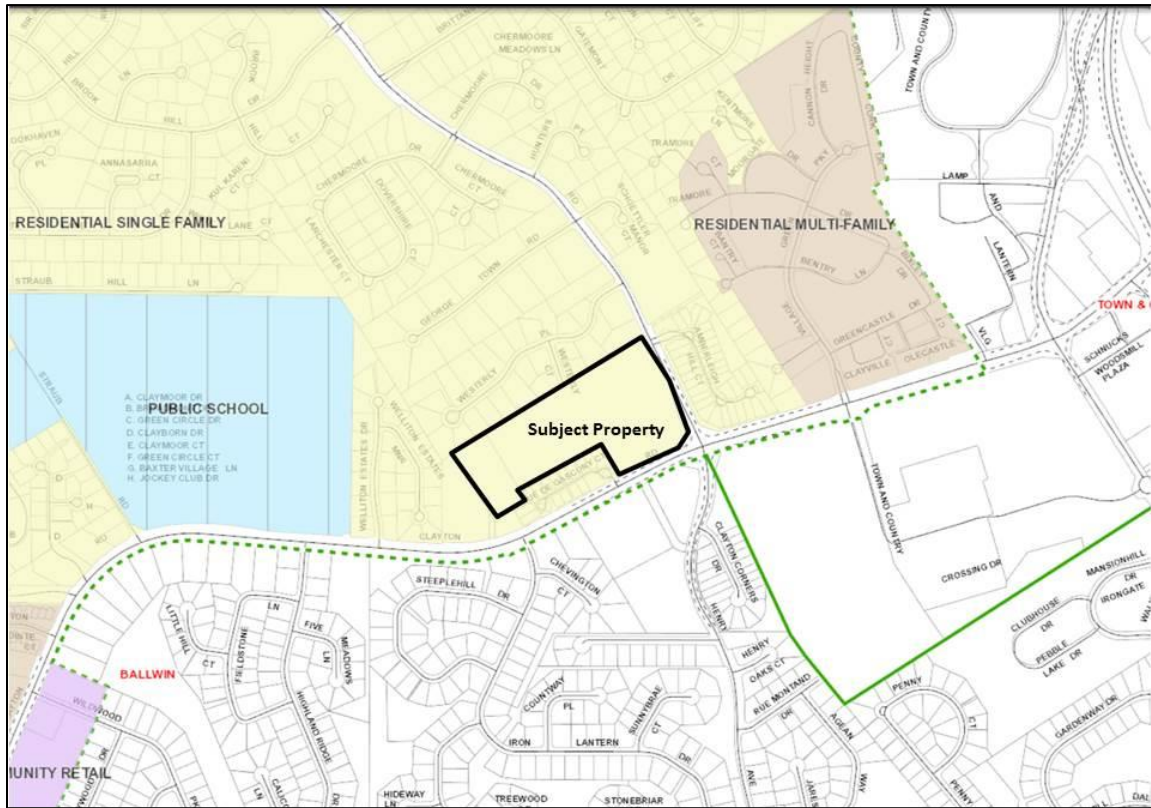


Figure 7: Comprehensive Land Use Plan

**Analysis**

The purpose of the PUD (Planned Unit Development) is to encourage flexibility in development standards that will result in exceptional design, character and quality of new developments. The PUD also encourages the preservation of natural and scenic features as well as open space.

The applicant is seeking to negotiate minimum lot size within the PUD and as a by-product preserve additional open space as required within a PUD while not increasing overall density permitted at this location by the rezoning request of R-3 District via P.Z. 09-2013. The ability to develop with the smaller lot sizes while not increasing density permitted within the requested R-3 District encourages the preservation of additional open space.

The rezoning of this property from the existing NU District to R-3 District via application P.Z. 09-2013 would establish the density requirement of 10,000 square foot minimum lot size (See P.Z.09-2013 Vote Report for a discussion of proposed density and surrounding development comparison).

*Preliminary Plan*

The provided Preliminary Plan represents the Petitioner's attempt to address issues discussed at the Public Hearing and Issues Meeting. The following are items which represent a summary of key features of the provided Preliminary Plan;

- 31 lots are proposed on the submitted plan
  - Minimum lot size of 7,269 sqft.
  - Maximum lot size of 20,468 sqft.
- Setbacks proposed within this development are 20 foot front, 6 foot sides and 15 foot rear. The R-3 District standards require 20 foot front, 8 foot sides and 15 foot rear.
- Density of 1.82 units per acre
  - The R-3 District if approved associated with P.Z. 09-2013 would allow a density of 4.365 units per acre or 74 lots on 17 acres.
  - As submitted, the Petitioner's intent is not to build at full allowed density.
- As submitted, the combination of proposed density and number of lots would allow for 30% of the site (5.04 acres) being reserved as Common Open Space plus 1.15 acres, or 6.8% of the site, of Preservation Area preserved. The 1.15 acres of Preservation Area encompasses the area where the cemetery is located. Combining both planned Common Open Space and Preservation Area equals 6.19 acres or 36.8% of restricted open area.
- Landscape buffers are present around the perimeter of the development achieved by Common Open Space and not within landscape easements. A minimum of 30 feet is required by the PUD. Some of the buffers proposed exceed the 30 foot buffer requirement with 35 foot buffers adjacent to the Gascony and Westerly Place subdivisions.
- Two access points are proposed to the site; 1) from Schoettler Rd. to the east and 2) from Westerly Ct. to the north. The Westerly Place subdivision was proposed, designed, and constructed with the intent of extending Westerly Ct. into the subject property upon development. The condition requiring the future connection of this stub street was specifically identified in the site specific ordinance providing for the development of Westerly Place Subdivision. In addition, this extension is required by the City of Chesterfield to provide multiple access points for the proposed Schoettler Grove development. Having multiple accesses into a neighborhood is critical for delivery of public services and safety. This connection was also discussed at the previous meetings.
- Dedication along Schoettler Rd. for future road improvements compliant with City of Chesterfield's Schoettler Road Corridor Improvement Study.

With a PUD request, a minimum of 30% Common Open Space is required. Common Open Space is areas which are deed restricted which are not and cannot be developed in the future. No structures are permitted in these areas. This requirement was established with the PUD by the City of Chesterfield in order to ensure tree preservation and green space preservation on a site in addition to reducing the amount of grading and land disturbance that would otherwise occur.

**Issues**

The Planning Commission, with input from the public, identified multiple issues at the August 12, 2013 Public Hearing. Those issues were discussed at the October 14, 2013 Issues Meeting. As well as discussing previously identified issues, further public input was taken resulting in the generation of an additional Issues Letter to the Petitioner. The Petitioner has submitted a formal response to each of these items which is attached to the Planning Commission's packet for review.

As previously requested, Staff has attached Section 5 Design Features of the PUD outlined in the City of Chesterfield Municipal Code for the Planning Commission's review. All agency comments have been received and comments are represented in the provided Attachment A. In addition, Staff has received three additional Citizen Comment Letters which have been attached to this report for your review. These letters deal with the removal of existing vegetation and access off Westerly Ct.

**Request**

Staff has reviewed the requested zoning map amendment by the applicant as it pertains to the PUD request and has prepared an Attachment A reflecting this request for consideration by the Planning Commission. The petition has met all filing requirements and procedures of City of Chesterfield. Staff requests action on P.Z. 10-2013 Schoettler Grove.

Respectfully Submitted,



John Boyer,  
Senior Planner

**Attachments:**

1. Subsection 5 Design Features of the PUD standards
2. Attachment A
3. Applicant Response to 2<sup>nd</sup> Issues Letter
4. Preliminary Plan
5. Citizen Comment Letters (3)

ATTACHMENT A

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

**I. SPECIFIC CRITERIA**

**A. PERMITTED USES**

1. The uses allowed in this PUD District shall be:
  - a. Dwellings, Single Family Detached.

**B. DENSITY REQUIREMENTS**

The total number of single family residential units shall not exceed thirty-one (31) units.

**C. DEVELOPMENT STANDARDS**

1. Minimum lot size for this development shall be 7,260 sf.
2. Unless specifically identified on the Preliminary Plan attached hereto and marked as Exhibit B; structure setbacks shall be as follows. No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
  - a. Twenty (20) feet from the front yard
  - b. Six (6) feet from the side yard
  - c. Fifteen (15) foot from the rear yard
3. Maximum height of all structures shall be fifty (50) feet.

**D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within Schoettler Road or Clayton Road right-of-way.

**E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

2. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the PUD except as identified on the Preliminary Plan attached hereto and marked as Exhibit B.
3. Landscape plantings associated with buffers along Schoettler Road shall be escrowed for future installation after completion of Schoettler Road improvements due to slope and construction license requirements.
4. A minimum of 30% Common Open Space shall be required for this PUD.

**F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

**G. LIGHT REQUIREMENTS**

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

**H. ARCHITECTURAL**

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

**I. ACCESS/ACCESS MANAGEMENT**

1. Access to this development shall be comprised of a connection to the existing stub on Westerly Court and no more than one (1) street approach onto Schoettler Road.
2. No lot shall be allowed direct access to Schoettler Road or Clayton Road.
3. Upon re-development of the parcel located at 2297 Schoettler Road, access shall be provided from the Schoettler Grove development in lieu of Schoettler Road, as directed by the City of Chesterfield.

## J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The Developer of the property governed by this ordinance shall be responsible for providing full half-width improvements along the west side of Schoettler Road adjacent to the subject site, as determined by the Department of Public Services. Alternatively, in the event Schoettler Road improvements cannot be fully constructed at this time, or in the opinion of the City it is desirable to defer a portion of the improvements, the Developer will be required to deposit with the City of Chesterfield a special cash escrow for half width improvements to Schoettler Road as identified in the City-Wide Transportation Study and the City of Chesterfield's Schoettler Road Corridor Improvement Study. Said improvements shall include but not limited to pavement widening, bike lanes, sidewalks, streets lights, utility relocations, traffic signal modifications, and storm drainage facilities. Should roadway improvements be required in order to provide safe access to the development governed by this ordinance then the cost of those road improvements shall be deducted from the amount owed for the special cash escrow. The requirements in Section J of this Attachment are independent of other requirements and escrows herein.
2. Dedicate all necessary right-of-way and provide temporary slope construction licenses as necessary to accommodate the Schoettler Road Corridor Improvements and those improvements identified in the City-Wide Transportation Study. In the event that temporary slope and construction licenses are required over areas designated for landscape, reforestation or other improvements, the Developer will be required to provide a separate special cash escrow for these improvements in lieu of constructing them prior to completion of the road improvements.
3. A disclosure statement shall be prominently displayed in the sales trailer and included on all site development plans notifying potential buyers of the proposed improvements to Schoettler Road.
4. Developer shall be responsible for conveying to future lot owners the existence of the temporary slope construction licenses and the planned improvements to Schoettler Road.
5. Any request to install a gate **across any public street within at the entrance to** this development must be approved by **the City of Chesterfield Department of Public Services**. **Requests for installation shall contain information including but not be limited to: function, appearance, maintenance and placement.** ~~and will not be allowed within public right of way. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever and a disclosure~~



~~statement shall be provided to all potential buyers in conformance with Section 1005.180 of the Chesterfield Subdivision Ordinance. A sign shall be posted at the entrance of the subdivision and shall contain the following required disclosure language:~~

~~**THE STREETS IN THIS SUBDIVISION ARE PRIVATE. THE SCHOETTLER GROVE [OWNERS OR HOMEOWNERS' ASSOCIATION or CONDOMINIUM ASSOCIATION] IS RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE.**~~

~~Maintenance of private subdivision streets, including, but not limited to, snow removal, shall be the responsibility of the developer/subdivision.~~

6. Provide street lights on Schoettler Road as directed by the Department of Public Services.
7. If the right-of-way is reduced as permitted under Section 1005.180 of the City of Chesterfield Municipal Code, the front yard setback shall be increased by five (5) feet.
8. Traffic signal improvements shall be required as directed by the St. Louis County Department of Highways and Traffic.
9. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Clayton Road as directed by the Missouri Department of Transportation and the St. Louis County Department of Highways and Traffic.
10. As required by St. Louis County, this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$1,025.36/Parking Space

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

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

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

The amount of the required contribution, if not approved for construction by January 1, 2014, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

11. Prior to Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
12. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

#### **K. TRAFFIC STUDY**

Provide a traffic analysis as directed by the City of Chesterfield. The analysis shall be required prior to approval of the Site Development Plan. The scope of the analysis 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, and other improvements required. The analysis shall focus on the area immediately adjacent the proposed entrance on Schoettler Road. The purpose of the analysis shall be to analyze existing conditions in conjunction with the proposed entrance. Should the analysis indicate improvements are needed to safely accommodate the proposed conditions; the developer will then be required to construct roadway improvements as needed to comply with the traffic analysis. The requirements in Section K of this Attachment are independent of other requirements and escrows herein.

#### **L. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

**M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in adjacent detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100-year high water elevation.

**N. SANITARY SEWER**

Provide public sewer service for this site in accordance with the Metropolitan St. Louis Sewer.

**O. GEOTECHNICAL REPORT**

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

**R. MISCELLANEOUS**

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
3. The on-site cemetery, as depicted on the attached preliminary plan, shall be cleaned from brush and debris, fenced and permanently maintained and preserved by the Home Owners Association. Said fencing and other improvements shall be as approved by the City of Chesterfield.

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

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

## **III. COMMENCEMENT OF CONSTRUCTION**

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

#### **IV. GENERAL CRITERIA**

##### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and St. Louis County Department of Highways and Traffic.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## **V. RECORDING**

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

## **VI. 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.

JUL 22 2019

### **Narrative Statement (PUD)**

The subject 17.0 acre site in the Northwestern corner of the Schoettler Road/Clayton Road intersection (the "Property") presents a number of development challenges. There are existing residential subdivisions to the North (Westerly), South (Gascony Villas) and East (Amberleigh Villas) so compatibility of uses, density, and design will be addressed. The topography of the Property is difficult, dropping off substantially from South to North with ravines running South to North that require extensive grading and tree removal on the Property. In order to accommodate the conditions of the Property, address storm water drainage, and provide utilities, streets, common ground and buffering and address compatibility, a Planned Unit Development is requested. A separate Application for rezoning to R-3 has been filed.

The Plan submitted with this Application (the "Plan") shows a total of 31 lots (16 detached villas and 15 detached single family), ranging in size from 7,128 sq. ft. to 15,069 sq. ft.

The Applicant is owner under contract of the Property, and the acreage meets the minimum requirements of the PUD enabling ordinance of the City (the "PUD Ordinance").

### **Justification for PUD**

Section 1003.187, Planned Unit Development, states that one of the purposes of the PUD District is "to promote the most appropriate use of the land". Presumably the "most appropriate use" of the subject site is residential since that is the Comprehensive Plan designation for the subject site. Compatibility with the adjacent residential is also a planning objective, and the Petitioner has considered that in proposing the PUD. The subject site cannot be developed for its "most appropriate use" without substantial grading and clearing existing trees from the subject site. The proposed development proposes an exceptional design for a difficult infill site which presents extraordinary difficulties due to topography and stormwater. The PUD development, although allowing an R3 density compatible with adjacent developments, is proposed at a significantly lesser density. In recognition of the initial site impacts, the developer has sacrificed significant allowable density to provide for exceptional site design, including but not limited to: 1) rolling road design with longitudinal slope as steep as eight percent (8%) and connection to adjacent stub street and alignment with the entrance to adjacent development, 2) extensive perimeter, professionally landscaped buffers, 3) expansive, restricted and common open space, and 4) sensitivity to known stormwater concerns. This site design is materially impacted by adjacent developments. While extensive grading (110,000 cubic yards) is necessitated by the existing site limitations described in more detail herein, expansive perimeter landscape buffers and extensive common open space is provided. Inasmuch as the required grading impacts the existing site vegetation, these



common open spaces and landscape buffers will be used to provide compensatory vegetative mitigation as provided by City Code.

There is no flat area on the subject site. It falls 66 feet from the South (Clayton Road) to the North (Westerly Ct.), and several non-jurisdictional ravines cut through the subject site from South to North. Even though substantial grading is required, the subject site will not be "flattened". After development, the portion of the subject site devoted to developed lots will fall 42 feet from South to North, and 15 out of 31 lots will be walk-outs thereby taking advantage of the existing topography to a significant degree. Even after taking into account that street grades cannot exceed 8%, the streets and the site will be "rolling" and not "flat". This "rolling" character will be a reflection of the original topography. To further complicate the grading, a stub street connection is required from the North, which establishes a fixed elevation and maximum grade in order to meet City requirements. In essence, not only is the grading dictated by existing grades at the perimeter of the site, but the grades are also fixed, roughly in the center of the site, creating a fulcrum on which the grading in the east-west direction is fixed.

The extensive grading and storm water management facilities contemplated by the proposed plan are also necessary to mitigate the existing storm water drainage problem acknowledged by MSD. The proposed grading and storm water management facilities will improve existing runoff conditions as follows: (1) there will be a 100% volume reduction for the first 1.14 inch of storm water runoff by implementation of bio-retention; and (2) the runoff rate for the 2 year through 100 year events will be reduced below the pre-development condition by implementation of storm water management basins. This cannot be accomplished without extensive grading and tree removal. As the City is fully aware, stormwater was a significant concern in the development of the Westerly subdivision immediately downstream. The stormwater discharge for this development flows through Westerly and impacts the prior developed Scarborough West, and Georgetown subdivisions. Significant attention has been required to address the downstream stormwater concerns.

The "General considerations" listed in Section 1003.187 have been considered, and the "Design features" also "suggested" in that Section have also been considered. (See further comments below). Site conditions and storm water management have dictated that extensive grading and tree removal must be done, but Petitioner has sought to balance this by creating open space/buffering at the perimeter that exceeds requirements. Along Schoettler Road, the buffer ranges from 31 feet to 41 feet with most of the buffer approximating 41 feet. Along Clayton Road, the buffer ranges from 45 to 65 feet. These buffer areas allow for enhanced landscaping. **The adjacent 2.8 acres to the West of the proposed developed lots has been included but will not be developed except for the storm water facility shown on the Plan. It will be permanently preserved as undeveloped area ("Preservation Area").** The addition of

**the Preservation Area results in the Plan meeting or exceeding applicable “General considerations” and “Design features.”**

With respect to the General Considerations under the PUD Ordinance, Applicant has the following comments:

- A. A Narrative Statement has been submitted;
- B. The proposed uses are permitted uses within the City’s applicable ordinances, assuming approval of the separate Application for rezoning to R-3;
- C. The proposed density compares favorably to adjacent existing developments, can be served by all relevant public utilities and is appropriate to the location and conditions of the Property;
- D. This is not a phased development;
- E. The proposed land uses are compatible with the surrounding land uses and the Land Use Map of the Comprehensive Plan;
- F. Development of the Property pursuant to the Plan will promote public health, safety and general welfare.

With respect to the Design Features and the Minimum design requirements, Applicant has the following comments:

- A. As noted above, the topographical condition and location of the Property and the adjacent Gascony, Amberleigh and Westerly subdivisions were taken into consideration in locating the Villas along Clayton and Schoettler Roads and in aligning the main entrance with the entrance to Amberleigh; because of the topographical condition of the Property and storm water drainage requirements, existing topography is not desirable and cannot be maintained; necessary extensive grading will result in the removal of existing vegetation;
- B. 4.32 acres of common open space, exclusive of the Preservation Area, is provided by the Plan, and that complies with the requirement of the PUD Ordinance; the perimeter buffer provided by the Plan complies with the requirement of the PUD Ordinance;
- C. See comment A.;

- D. See comment B; enhanced landscaping will be provided;
- E. Both single family detached and detached villas are provided;
- F. These techniques were considered in the Plan;
- G. This will be an upscale residential community compatible with the existing adjacent residential neighborhoods;
- H. A sidewalk will be provided within the development;
- I. This is not applicable to the proposed development;
- J. This is not applicable to the proposed development;
- K. This is not applicable to the proposed development;
- L. This is not applicable to this development.

ATTACHMENT A

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

**I. SPECIFIC CRITERIA**

**A. PERMITTED USES**

1. The uses allowed in this PUD District shall be:
  - a. Dwellings, Single Family Detached.

**B. DENSITY REQUIREMENTS**

The total number of single family residential units shall not exceed thirty-one (31) units.

**C. DEVELOPMENT STANDARDS**

1. Minimum lot size for this development shall be 7,260 sf.
2. Unless specifically identified on the Preliminary Plan attached hereto and marked as Exhibit B; structure setbacks shall be as follows. No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
  - a. Twenty (20) feet from the front yard
  - b. Six (6) feet from the side yard
  - c. Fifteen (15) foot from the rear yard
3. Maximum height of all structures shall be fifty (50) feet.

**D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within Schoettler Road or Clayton Road right-of-way.

**E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

2. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the PUD except as identified on the Preliminary Plan attached hereto and marked as Exhibit B.
3. Landscape plantings associated with buffers along Schoettler Road shall be escrowed for future installation after completion of Schoettler Road improvements due to slope and construction license requirements.
4. A minimum of 30% Common Open Space shall be required for this PUD.

#### **F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

#### **G. LIGHT REQUIREMENTS**

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

#### **H. ARCHITECTURAL**

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

#### **I. ACCESS/ACCESS MANAGEMENT**

1. Access to this development shall be comprised of a connection to the existing stub on Westerly Court and no more than one (1) street approach onto Schoettler Road.
2. No lot shall be allowed direct access to Schoettler Road or Clayton Road.
3. Upon re-development of the parcel located at 2297 Schoettler Road, access shall be provided from the Schoettler Grove development in lieu of Schoettler Road, as directed by the City of Chesterfield.

#### **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. The Developer of the property governed by this ordinance shall be responsible for providing full half-width improvements along the west side of Schoettler Road adjacent to the subject site, as determined by the Department of Public Services. Alternatively, in the event Schoettler Road

improvements cannot be fully constructed at this time, or in the opinion of the City it is desirable to defer a portion of the improvements, the Developer will be required to deposit with the City of Chesterfield a special cash escrow for half width improvements to Schoettler Road as identified in the City-Wide Transportation Study and the City of Chesterfield's Schoettler Road Corridor Improvement Study. Said improvements shall include but not limited to pavement widening, bike lanes, sidewalks, streets lights, utility relocations, traffic signal modifications, and storm drainage facilities. Should roadway improvements be required in order to provide safe access to the development governed by this ordinance then the cost of those road improvements shall be deducted from the amount owed for the special cash escrow. The requirements in Section J of this Attachment are independent of other requirements and escrows herein.

2. Dedicate all necessary right-of-way and provide temporary slope construction licenses as necessary to accommodate the Schoettler Road Corridor Improvements and those improvements identified in the City-Wide Transportation Study. In the event that temporary slope and construction licenses are required over areas designated for landscape, reforestation or other improvements, the Developer will be required to provide a separate special cash escrow for these improvements in lieu of constructing them prior to completion of the road improvements.
3. A disclosure statement shall be prominently displayed in the sales trailer and included on all site development plans notifying potential buyers of the proposed improvements to Schoettler Road.
4. Developer shall be responsible for conveying to future lot owners the existence of the temporary slope construction licenses and the planned improvements to Schoettler Road.
5. Any request to install a gate at the entrance to this development must be approved by Department of Public Services and will not be allowed within public right-of-way. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever and a disclosure statement shall be provided to all potential buyers in conformance with Section 1005.180 of the Chesterfield Subdivision Ordinance. A sign shall be posted at the entrance of the subdivision and shall contain the following required disclosure language:

**THE STREETS IN THIS SUBDIVISION ARE PRIVATE. THE  
SCHOETTLER GROVE [OWNERS OR HOMEOWNERS' ASSOCIATION or  
CONDOMINIUM ASSOCIATION] IS RESPONSIBLE FOR ALL REPAIRS  
AND MAINTENANCE.**

Maintenance of private subdivision streets, including, but not limited to, snow removal, shall be the responsibility of the developer/subdivision.

6. Provide street lights on Schoettler Road as directed by the Department of Public Services.
7. If the right-of-way is reduced as permitted under Section 1005.180 of the City of Chesterfield Municipal Code, the front yard setback shall be increased by five (5) feet.
8. Traffic signal improvements shall be required as directed by the St. Louis County Department of Highways and Traffic.
9. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Clayton Road as directed by the Missouri Department of Transportation and the St. Louis County Department of Highways and Traffic.
10. As required by St. Louis County, this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family	\$1,025.36/Parking Space

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

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

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

The amount of the required contribution, if not approved for construction by January 1, 2014, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

11. Prior to Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

12. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

#### **K. TRAFFIC STUDY**

Provide a traffic analysis as directed by the City of Chesterfield. The analysis shall be required prior to approval of the Site Development Plan. The scope of the analysis 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, and other improvements required. The analysis shall focus on the area immediately adjacent the proposed entrance on Schoettler Road. The purpose of the analysis shall be to analyze existing conditions in conjunction with the proposed entrance. Should the analysis indicate improvements are needed to safely accommodate the proposed conditions; the developer will then be required to construct roadway improvements as needed to comply with the traffic analysis. The requirements in Section K of this Attachment are independent of other requirements and escrows herein.

#### **L. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

#### **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and



types of storm water management facilities shall be identified on the Site Development Plan(s).

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in adjacent detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100-year high water elevation.

#### **N. SANITARY SEWER**

Provide public sewer service for this site in accordance with the Metropolitan St. Louis Sewer.

#### **O. GEOTECHNICAL REPORT**

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

#### **R. MISCELLANEOUS**

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
3. The on-site cemetery, as depicted on the attached preliminary plan, shall be cleaned from brush and debris, fenced and permanently maintained and preserved by the Home Owners Association. Said fencing and other improvements shall be as approved by the City of Chesterfield.

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

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

## **III. COMMENCEMENT OF CONSTRUCTION**

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

## **IV. GENERAL CRITERIA**

### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri

Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and St. Louis County Department of Highways and Traffic.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## **V. RECORDING**

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

## **VI. 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.



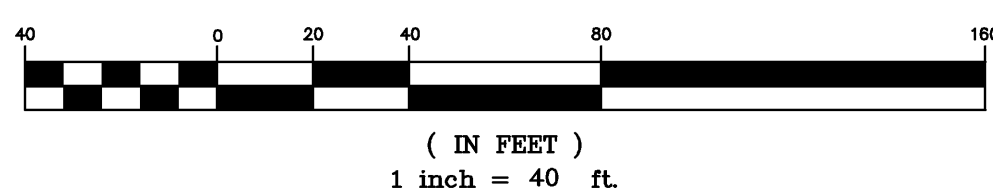




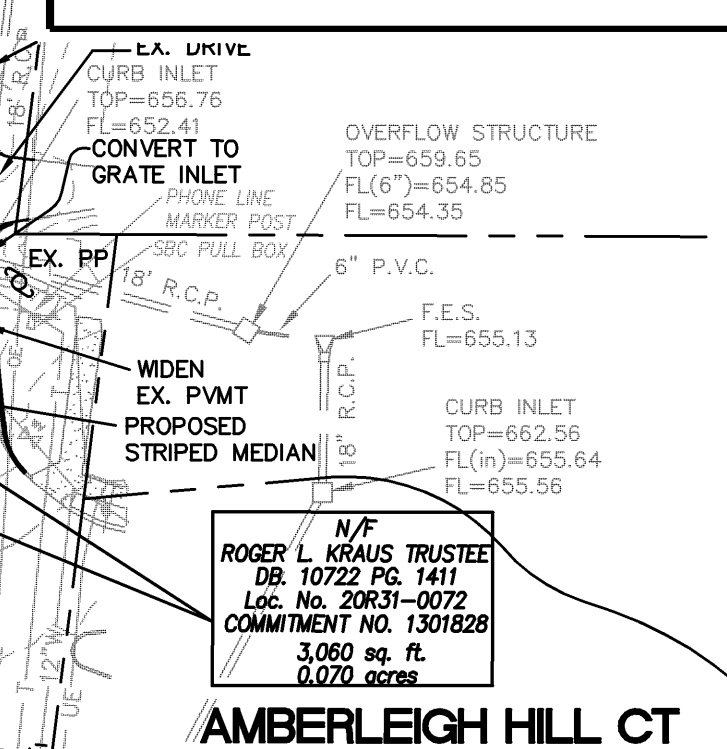
# SCHOETTLER GROVE

A tract of land being Adjusted Lot 1 of the "Boundary Adjustment Plat of Lots 1 and 4 of Westerly Place" as recorded in Plat Book 354, Page 802 of the St. Louis County Records being a part of U.S. Survey 412 and part of Fractional Section 24 in Township 45 North, Range 4 East of the Fifth Principal Meridian in the City of Chesterfield, St. Louis County, Missouri

GRAPHIC SCALE



## LOCATION MAP



SEE SHEET C1.2

SEE SHEET C1.2

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
  - SITE INFO.**  
 PROPOSED ZONING: R-3 (PUD) (10,000 s.f. LOT DENSITY)  
 PROPOSED LOT: DESIGN DEPTH - 120" MIN. (HOUSE); 108" MIN. (VILLA) (VILLA LOTS 1-16) DESIGN WIDTH - 96" MIN. (HOUSE); 66" MIN. (VILLA) (HOUSE LOTS 17-31) FRONT SETBACK - 20' SIDE SETBACK - 6' REAR SETBACK - 15'
  - GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS.** STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
  - NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECH. APPROVAL.** GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY GATEWAY GEOTECHNICAL, LLC, DATED MARCH 2013, FOR ALL RECOMMENDATIONS.
  - STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD & ST. LOUIS CO. HWY. DEPT. STANDARDS.**  
 REQUIRED PAVEMENT SECTIONS FOR PROPOSED ROAD:  
 CONCRETE: 7" P.C. CONCRETE OVER 4" TYP 1 AGGREGATE BASE OVER NON-WOVEN FABRIC OVER PREPARED SUBGRADE  
 ASPHALT: 7.5" TYPE "X" ASPHALTIC CONCRETE WITH 2" TYPE "C" ASPHALTIC CONCRETE OVER 4" TYP 1 AGGREGATE BASE OVER NON-WOVEN FABRIC OVER PREPARED SUBGRADE  
 \* FABRIC UNDER STREET MUST COMPLY WITH ASTM D2885-98 FOR SEPARATION PURPOSES. NON-WOVEN FABRICS, WITH SUBVARIABLE CLASS 2 AND A MINIMUM PERMEABILITY OF 0.02, SUCH AS MANDU 4552, TRIPASSCO, GARTAGE MILS PG-80-HS, MIRAFI 160N OR PRE-APPROVED EQUAL.
  - COMMON GROUND / COMMON OPEN SPACE AREA CALCULATIONS:**  
 GROSS OVERALL SITE = 740,647 s.f. (17,002 Ac.±)  
 POTENTIAL R.O.W. DEDICATION (CHESTERFIELD) = 7,013 s.f. (FUTURE SCHOETTLER WIDENING)  
 POTENTIAL R.O.W. DEDICATION (ST. LOUIS CO.) = 1,625 s.f. (PER ST. LOUIS CO. COMMENTS ON: 4/9/2013)  
 NET SITE AREA = 732,009 s.f. (16,805 Ac.±)  
 TOTAL COMMON GROUND / COMMON OPEN SPACE (30% MIN. REQUIRED) = 219,602 s.f. (30 % OF NET SITE AREA)  
 TOTAL PROPOSED PRESERVATION AREA = 50,131 s.f. (6.85 % OF NET SITE AREA)
  - RIGHT OF WAY AND ROAD DESIGN TO BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.**

- ST. LOUIS COUNTY NOTES:**
- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
  - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
  - NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3' (HORIZONTAL) TO 1' (VERTICAL).
  - ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
  - PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
  - PROVIDE A SIDEWALK CONFORMING TO ST. LOUIS COUNTY ADA STANDARDS ADJACENT TO CLAYTON ROAD.
  - ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PERSON AND PER OCCURRENCE LIMITS.
  - ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
  - PROVIDE SIDEWALK TERMINATIONS IN COMPLIANCE WITH ST. LOUIS COUNTY ADA STANDARDS.

**ST. LOUIS COUNTY BENCHMARK**  
 13-223 ELEV=646.21  
 "STANDARD ALUMINUM DISK" STAMPED SL-64 1992 DISK IS AT NORTHWEST CORNER OF CLAYTON ROAD AND CABERNET DRIVE; 36' WEST OF THE CENTERLINE OF CABERNET DRIVE AND 19' NORTH OF THE NORTH EDGE OF CLAYTON ROAD.

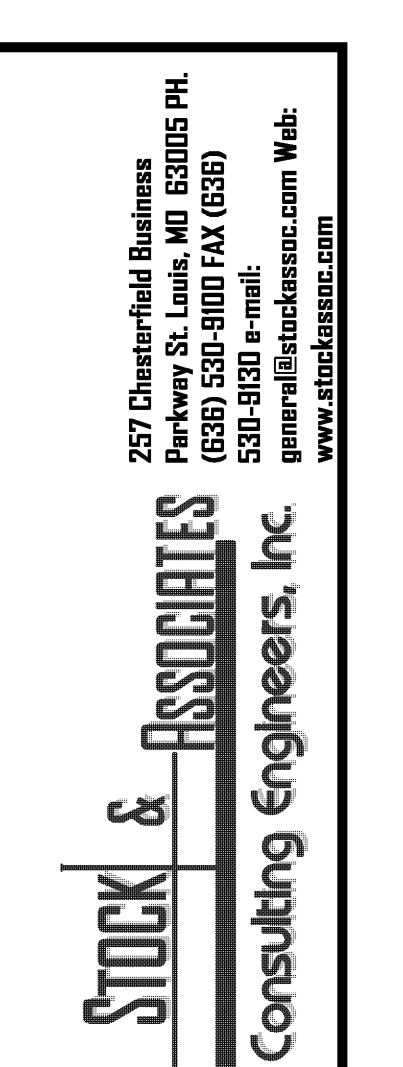
GRADING PER GEOTECH RECOMMENDATIONS. (SEE REPORT PER GATEWAY GEOTECHNICAL, LLC PREPARED FOR WB PROPERTIES AND DATED MARCH 2013 - GATEWAY NO. 1300711)

BORING LOG INFORMATION PER GEOTECHNICAL REPORT:

BORING NO.	EX. GRND. ELEV.	CLAYEY SHALE ELEV.	TERMINATED	PR. GRND. ELEV.
1	668.77	655 ±	644 ±	657 ±
2	670.77	658 ±	650 ±	666 ±
3	670.23	657 ±	645 ±	676 ±
4	652 ±	641 ±	627 ±	654 ±
5	656.01	645 ±	626 ±	652 ±
6	627.11	622 ±	617 ±	655 ±
7	680 ±	667.5 ±	655 ±	667 ±

NOTE: ALL DISTURBED AREAS WITH IN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE RESTORED PER ST. LOUIS COUNTY STANDARDS.

PREPARED BY:



PRELIMINARY PLAN FOR:

**SCHOETTLER GROVE**  
**CLAYTON AND SCHOETTLER ROAD**  
 CHESTERFIELD, MO.

STATE OF MISSOURI  
 GEORGE MICHAEL STOCK  
 PROFESSIONAL ENGINEER  
 NUMBER PE-25116  
 12/26/2013

- REVISIONS:**
- 6/12/2013 REVISED PER OWNER
  - 6/28/2013 ADDED SECTIONS
  - 7/22/2013 INCLUDED CHURCH PROPERTY TO OVERALL SITE
  - 7/23/2013 REVISED LEGAL
  - 9/12/2013 REVISED LAYOUT
  - 9/17/2013 REVISED PER MEETING
  - 10/2/2013 REVISED PER CITY
  - 10/9/2013 REVISED PER CITY
  - 10/23/2013 REV. PER COMMENTS
  - 11/15/2013 REV. PER COMMENTS
  - 12/16/2013 LANDSCAPE BUFFER
  - 12/26/2013 ADD GATE LEFT TURN ON SCHOETTLER

DATE	T.P.S.	CHECKED BY	G.M.S.
3/20/13			212-5071
HT-2253			18-225-04
MO-00			

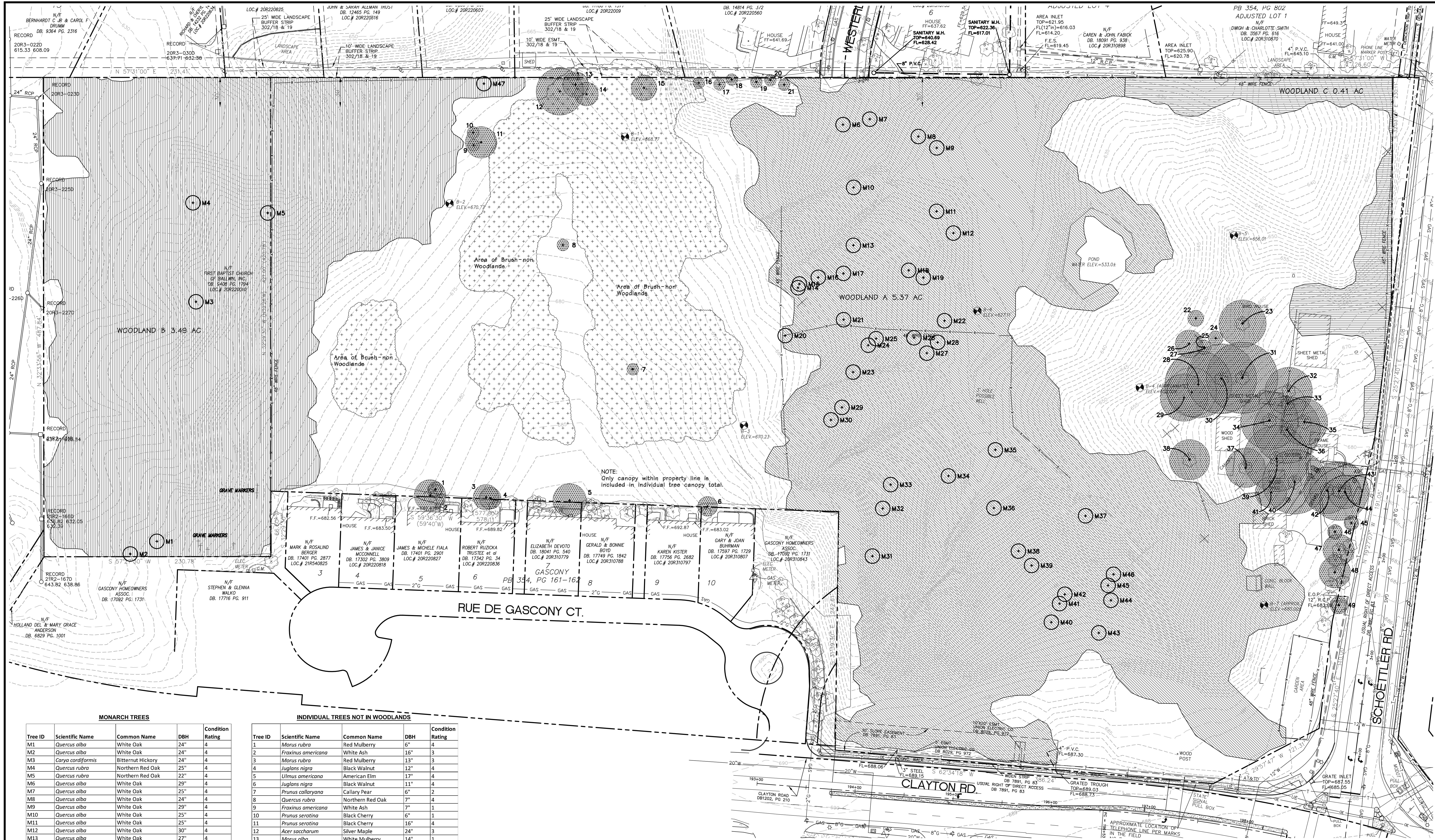
**PRELIMINARY PLAN**

SHEET NO.: **C1.1**









Jerald Saunders - Landscape Architect  
MO License # LA-007  
Consultants:

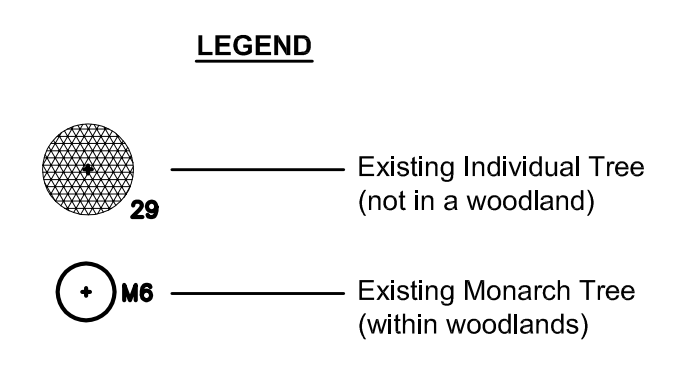
# Schoettler Grove Chesterfield, MO

Stock & Associates

Tree ID	Scientific Name	Common Name	DBH	Condition Rating
M1	<i>Quercus alba</i>	White Oak	24"	4
M2	<i>Quercus alba</i>	White Oak	24"	4
M3	<i>Carya cordiformis</i>	Bitternut Hickory	24"	4
M4	<i>Quercus rubra</i>	Northern Red Oak	25"	4
M5	<i>Quercus rubra</i>	Northern Red Oak	22"	4
M6	<i>Quercus alba</i>	White Oak	26"	4
M7	<i>Quercus alba</i>	White Oak	25"	4
M8	<i>Quercus alba</i>	White Oak	24"	4
M9	<i>Quercus alba</i>	White Oak	29"	4
M10	<i>Quercus alba</i>	White Oak	25"	4
M11	<i>Quercus alba</i>	White Oak	25"	4
M12	<i>Quercus alba</i>	White Oak	30"	4
M13	<i>Quercus alba</i>	White Oak	27"	4
M14	<i>Quercus alba</i>	White Oak	26"	4
M15	<i>Quercus alba</i>	White Oak	34"	4
M16	<i>Quercus alba</i>	White Oak	22"	4
M17	<i>Quercus alba</i>	White Oak	25"	4
M18	<i>Quercus alba</i>	White Oak	28"	4
M19	<i>Quercus alba</i>	White Oak	28"	4
M20	<i>Quercus alba</i>	White Oak	32"	4
M21	<i>Quercus alba</i>	White Oak	26"	4
M22	<i>Quercus alba</i>	White Oak	27"	4
M23	<i>Quercus alba</i>	White Oak	24"	4
M24	<i>Quercus alba</i>	White Oak	23"	4
M25	<i>Quercus alba</i>	White Oak	24"	4
M26	<i>Quercus alba</i>	White Oak	24"	4
M27	<i>Quercus alba</i>	White Oak	23"	4
M28	<i>Quercus alba</i>	White Oak	24"	4
M29	<i>Quercus alba</i>	White Oak	28"	4
M30	<i>Quercus alba</i>	White Oak	31"	4
M31	<i>Quercus alba</i>	White Oak	30"	4
M32	<i>Quercus alba</i>	White Oak	32"	4
M33	<i>Quercus alba</i>	White Oak	24"	4
M34	<i>Quercus alba</i>	White Oak	23"	4
M35	<i>Quercus alba</i>	White Oak	21"	4
M36	<i>Quercus alba</i>	White Oak	24"	4
M37	<i>Quercus alba</i>	White Oak	25"	4
M38	<i>Quercus alba</i>	White Oak	21"	4
M39	<i>Quercus alba</i>	White Oak	22"	4
M40	<i>Quercus alba</i>	White Oak	40"	4
M41	<i>Quercus alba</i>	White Oak	24"	4
M42	<i>Quercus alba</i>	White Oak	24"	4
M43	<i>Quercus alba</i>	White Oak	26"	4
M44	<i>Quercus alba</i>	White Oak	23"	4
M45	<i>Quercus alba</i>	White Oak	21"	4
M46	<i>Quercus alba</i>	White Oak	21"	4
M47	<i>Quercus rubra</i>	Northern Red Oak	41"	4

Tree ID	Scientific Name	Common Name	DBH	Condition Rating
1	<i>Morus rubra</i>	Red Mulberry	6"	4
2	<i>Fraxinus americana</i>	White Ash	16"	3
3	<i>Morus rubra</i>	Red Mulberry	13"	3
4	<i>Juglans nigra</i>	Black Walnut	12"	4
5	<i>Ulmus americana</i>	American Elm	17"	4
6	<i>Juglans nigra</i>	Black Walnut	11"	4
7	<i>Prunus calleryana</i>	Callery Pear	6"	2
8	<i>Quercus rubra</i>	Northern Red Oak	7"	4
9	<i>Fraxinus americana</i>	White Ash	7"	1
10	<i>Prunus serotina</i>	Black Cherry	6"	1
11	<i>Prunus serotina</i>	Black Cherry	16"	4
12	<i>Acer saccharum</i>	Silver Maple	24"	3
13	<i>Morus alba</i>	White Mulberry	14"	1
14	<i>Quercus rubra</i>	Northern Red Oak	12"	4
15	<i>Dioglypis virginiana</i>	Perisperm	13"	2
16	<i>Pinus strobus</i>	White Pine	6"	4
17	<i>Picea abies</i>	Norway Spruce	6"	4
18	<i>Picea abies</i>	Norway Spruce	6"	4
19	<i>Pinus strobus</i>	White Pine	10"	4
20	<i>Pinus strobus</i>	White Pine	6"	4
21	<i>Pinus strobus</i>	White Pine	10"	4
22	<i>Ulmus rubra</i>	Red Elm	27"	2
23	<i>Ulmus pumila</i>	Siberian Elm	24"	2
24	<i>Fraxinus americana</i>	White Ash	9"	4
25	<i>Morus alba</i>	White Mulberry	8"	2
26	<i>Ulmus rubra</i>	Red Elm	13"	2
27	<i>Morus alba</i>	White Mulberry	8"	2
28	<i>Acer saccharum</i>	Silver Maple	34"	1
29	<i>Acer saccharum</i>	Silver Maple	25"	2
30	<i>Acer saccharum</i>	Silver Maple	34"	1
31	<i>Acer saccharum</i>	Silver Maple	34"	1
32	<i>Ulmus pumila</i>	Siberian Elm	25"	3
33	<i>Acer saccharum</i>	Silver Maple	15"	3
34	<i>Acer saccharum</i>	Silver Maple	27"	2
35	<i>Acer saccharum</i>	Silver Maple	23"	2
36	<i>Ulmus pumila</i>	Siberian Elm	31"	3
37	<i>Juglans nigra</i>	Black Walnut	20"	4
38	<i>Ulmus pumila</i>	Siberian Elm	20"	3
39	<i>Acer saccharum</i>	Silver Maple	28"	2
40	<i>Acer saccharum</i>	Silver Maple	28"	2
41	<i>Fraxinus pennsylvanica</i>	Green Ash	15"	1
42	<i>Ulmus pumila</i>	Siberian Elm	22"	1
43	<i>Ulmus pumila</i>	Siberian Elm	23"	5
44	<i>Quercus rubra</i>	Northern Red Oak	11"	4
45	<i>Pinus sylvestris</i>	Scotch Pine	7"	3
46	<i>Fraxinus americana</i>	White Ash	8"	4
47	<i>Acer saccharum</i>	Silver Maple	41"	3
48	<i>Acer saccharum</i>	Silver Maple	41"	3
49	<i>Taxodium distichum</i>	Bald Cypress	22"	5

**Tree Stand Delineation**  
SCALE 1" = 40'-0"



**Tree Stand Delineation Narrative**  
July 26, 2013

The overall Lot of Schoettler Grove of Chesterfield comprises a total of 17.0 Ac and has a total of 9.48 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspections. Trees along the northern boundary of all the woodlands have been trimmed due to the overhead electric line.

Woodland A: This woodland area covers the sloped areas of the central part of the site on either side of the major drainage area. The primary overstory trees are mix of White Oak, Red Oak and Hickory. The average size of the overstory canopy is 10-20" dbh. The dominant species changes to Silver Maple, Elm, and Black Cherry at the low point on the north end of this site. Sugar Maple, Hackberry, and Horsechestnut predominate the understorey canopy with a dbh of 3-6". The ground plane has been taken over with bush honeysuckle. The overall density of the woodlands is 80 trees per acre.

Woodland B: The woodland area covers the sloped areas of the Western portion of the site. The average size of the overstory canopy is 10-20" dbh. The dominant overstory species are White Oak, Red Oak, and Hickory. Sugar Maple, Hackberry, and Hickory predominate the understorey canopy with a dbh of 3-6". The ground plane has been taken over with bush honeysuckle. There are some 6-12" dbh Walnut along the eastern edge of this woodland. The overall density of the woodlands is 80 trees per acre.

Woodland C: The woodland area is along the fence line along the eastern portion of the northern boundary and along the R.O.W. of Schoettler Road to the existing house. This woodland is comprised of Black Locust, Black Cherry, Juniper, and a few other pioneer species common to fence line growth.

There is no flood plain on this parcel per FEMA map # 29189C0257 H

WOODLAND A = 5.47 Ac. (238,328.7 sq. ft.)  
WOODLAND B = 3.49 Ac. (152,317.8 sq. ft.)  
WOODLAND C = 0.41 Ac. (18,143.1 sq. ft.)  
INDIVIDUAL TREES = 0.71 Ac. (30,842 sq. ft.)

Total Existing Canopy 10.08 Ac (439,631.6 sq. ft.)

No state champion or rare trees were found on the site.

Date	Description	No.
9/6/13	City Comments	1

Drawn: BAR  
Checked: JAS

**Ioomis Associates**  
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Missouri State Certificate of Authority #: LAC-#00019

Sheet Title: **Tree Stand Delineation**  
Sheet No: **TSD-1**

Date: **7/26/13**  
Job #: **100.013**

Original field work and Tree Stand Delineation Plan prepared by Pizzo & Associates, LTD in March of 2013. Additional area prepared by Douglas A. DeLong Certified Arborist MW-4826A  
*Douglas A. DeLong*  
Base Map Provided by: Stock and Associates