



VIII. A.

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Planning and Development Services Division Vote Report

Meeting Date: January 9, 2017

From: Justin Wyse, Senior Planner

Location: South of Wild Horse Creek Road, East of Baxter Road

Petition: **P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living):**
A request for a zoning map amendment from a “C-8” Planned Commercial District to a “UC” Urban Core District for 5.21 acres located south of Wild Horse Creek Road and east of its intersection with Baxter Road (18T630283).

SUMMARY

Shelbourne Healthcare Development Group, LLC has submitted a request for a zoning map amendment from a “C-8” Planned Commercial District to a “UC” Urban Core District for the 5.21 acre subject site. The subject site is located within the three lot Wildhorse Baxter Center subdivision and is currently vacant. As described in the attached Narrative Statement, the developer’s intention is to develop the subject site for a 172,000 square feet senior living facility that will provide 94 independent living units, 37 assisted living units, and 17 memory care units. In addition to the Group Residential Facility and Nursing Home uses, the petitioner is requesting to maintain many of the uses permitted under the current governing ordinance.

A Public Hearing was originally held on June 27, 2016 where several issues were raised by the public, Planning Commission, and Staff. An Issues Meeting was held on September 26, 2016 to discuss the response by the Petitioner to the issues regarding the proposed request.

Following the Issues Meeting, the Petitioner has made several changes to the request in an attempt to address the concerns raised at the previous meetings. These changes include reducing the requested number of permitted uses, inclusion of restrictions on hours of operation, decreasing the building height, and aligning the proposed drive with Santa Maria Dr. The Issues section of this report details the changes in the Petitioner’s proposal.

ZONING HISTORY

The subject site was part of the Chesterfield Village master plan prior to the incorporation of Chesterfield and was zoned "C8" Planned Commercial by St. Louis County in 1988 via St. Louis County Ordinance 13,759. As previously mentioned, the site is part of the Wildhorse Baxter Center subdivision which consists of three parcels, C119, C148A, and C148B. The subject site is parcel C148B. The City of Chesterfield amended Ordinance 13,759 in 1996 to add a 0.6 acre property located adjacent to parcel C119 into the ordinance area resulting in City Ordinance 1170.

In 2006, a Boundary Adjustment Plat was approved which adjusted the southern boundary of both C-148 parcels before they were split into two separate lots. In 2009, the City amended Ordinance 1170 in order to eliminate an inaccuracy in the legal description that resulted over time through the previously mentioned land addition, boundary adjustment, and right-of-way dedication for the realignment of Wild Horse Creek Road that occurred in 2007. This last ordinance amendment resulted in Ordinance 2557. Subsequent to this last ordinance amendment, parcel C148 was approved for a Boundary Adjustment Plat regarding the east property line and then a Lot Split Plat which created parcels C148A and C148B in 2012. All three parcels, including the subject site, are currently vacant and governed by Ordinance 2557.

SURROUNDING LAND USE AND ZONING

The land use and zoning for the properties surrounding this parcel are shown in the aerial image in Figure 1 and are described below:

- North:** Ascension School, zoned "LLR" Large Lot Residential, is located directly north across Wild Horse Creek Road. The JCC, zoned R2 with a Conditional Use Permit, is located north and west across Wild Horse Creek Road.
- South:** The single-family residential development, Reserve at Chesterfield Village, zoned R5 with a Planned Environment Unit, is located directly south.
- East:** A vacant lot which is part of the larger Chesterfield Village Mall subdivision, zoned "LLR" Large Lot Residential, is located to the east.
- West:** The property directly to the west is part of the same subdivision as the subject site, Wildhorse Baxter Center, and is zoned "C8" Planned Commercial.

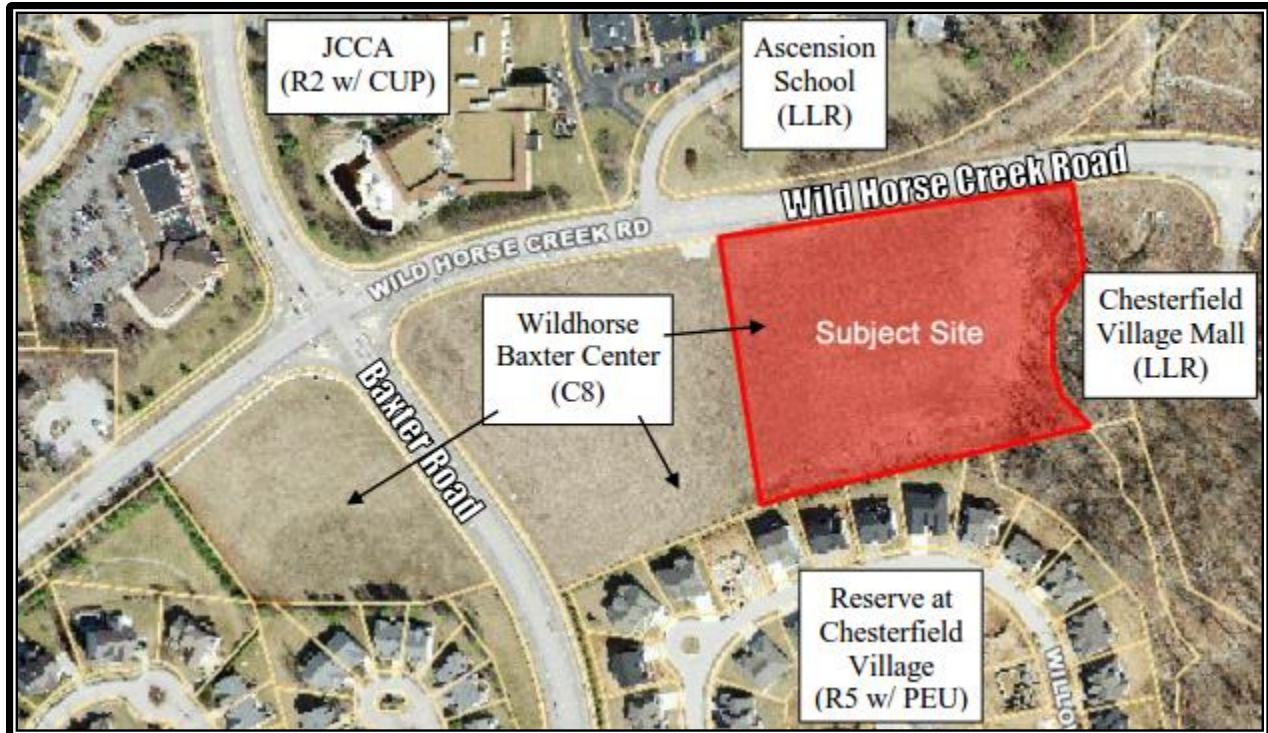


Figure 1: Aerial Photo

ISSUES

A Public Hearing was held on the request at the June 27, 2016 Planning Commission meeting. The Petitioner submitted a written response to the Issues from the Public Hearing and the request was before the Planning Commission on September 26, 2016 for an Issues Meeting. Subsequently, a second Issues Letter was sent to the Petitioner and a second response letter has been provided for the Commission. The Petitioners full response is attached to this report. Below is a summary of these items.

1. *There is continued concern about existing uses permitted on the site and the appropriateness of these uses given existing land use patterns / development and the Comprehensive Plan. The petitioner should continue to work with staff on limiting and / or restricting (e.g. hours of operation, drive-thru restrictions) the proposed uses for the site. Attached is a sheet identifying the uses included in the petition that are not approved in the ordinance for The Grove (this information will be presented to Planning Commission at the next meeting at their request). Additionally, restrictions on land uses as part of that project can be found at:*

<http://www.chesterfield.mo.us/webcontent/ordinances/2015/ord2861.pdf>

(starting on page 6 of the PDF).

Following the meeting, the Petitioner worked with Staff to continue to refine the list of proposed uses for the site. A list was prepared that illustrated the uses included in the request that were not included in the approved zoning map amendment for The Grove (The Sheridan at Chesterfield) at the intersection of Chesterfield Parkway W and Justus Post Rd. The Petitioner has amended their request to remove all uses not included in the ordinance for The Grove with

the exception of “Administrative offices for education and religious institutions.” Staff does not have concern with continued inclusion of this use. Below is a list of the uses that have been removed from the request since the initial Public Hearing on the project.

The Issues Meeting included discussion comparing the proposed uses to those approved as part of The Grove (The Sheridan at Chesterfield), located at the intersection of Justus Post Rd. and Chesterfield Parkway W.

Removed Following the Issues Meeting

- Auditorium
- Banquet Facility
- Bar
- Car Wash
- Check Cashing Facility
- Dwelling, Employee
- Farmer's Market
- Filing Station and Convenience Store with Pump Stations
- Film Processing Plant
- Grocery, Supercenter
- Hospitals
- Hotel and Motel
- Hotel and Motel, Extended Stay
- Kennel, Boarding
- Oil Change Facility
- Postal Stations
- Public Facilities Over 60 Feet in Height
- Public Utility Facilities
- Retail Sales Establishment, Regional
- Theater, Indoor
- Vehicle Repair and Service Facility

Removed Following the Public Hearing

- Amusement Park
- Parking area (stand-alone), including garages for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
- Pawnshop
- Public facilities over 60 ft. in height
- Retail sales – regional
- Sales yard operated by a church, school, or other non-profit organization
- Tattoo parlor/body piercing studio

2. Restricted hours of operation for retail land uses should be addressed.

The Petitioner has agreed to hours of operation restriction for retail uses between the hours of 6:00 AM to 11:00 PM with the allowance for additional hours for Black Friday. This is a standard requirement for planned districts that permit retail uses. Additionally, the Petitioner has indicated they are agreeable to a restriction that would prohibit deliveries and trash pick-up to the hours of 7 a.m. to 8 p.m., Monday – Friday (following the Public Hearing).

3. Concerns were expressed regarding the proposed height of the facility – specifically the four story portions of the building. Clarify the Preliminary Plan to clearly reflect the location of 3-

story sections versus 4-story sections of the building and consider revising the proposal to eliminate any 4-story portions of the building.

The applicant has modified the plan to remove the four story section of the building and the Attachment 'A' includes a restriction on a maximum of three stories. In order to reduce the building height, the Petitioner has included a request to reduce the minimum setback on the western perimeter of the development (vacant commercial zoned property). The property owner of the adjacent parcel is agreeable to the change and is currently the land owner of the subject site of this report.

The request for the modification to the western setback (building and parking) is made under Section 03-04.B. of the Unified Development Code. This section requires that the modification requires a separate 2/3 vote of the Planning Commission to move the request forward.

Staff believes that the reduction in the western perimeter setback is offset by the benefit of the reduction in height to the adjacent residential properties.

4. Consideration should be given to providing a larger landscape buffer between the proposed development and the residential properties to the south.

No changes have been made to the size of the buffer proposed.

5. Address noise from the development and the impact of the noise on adjoining properties. Noise sources to be considered include, but are not limited to, emergency response vehicles, building mechanical equipment, parking areas, etc.

The Petitioner previously provided information on number of emergency calls from similar facilities they operate. Additionally, questions about noise from the general operation of senior living facility were raised. The Unified Development Code addresses noise and adopts standards for maximum noise. These regulations would apply to the proposed zoning map amendment regardless of specific use that is developed on the site. The Petitioner has indicated they will comply with the City requirements.

6. The proposed off-site access location does not comply with access management standards. A restriction preventing use of this driveway location until such time as the access is brought into compliance with City and County access management standards will be included in the Attachment 'A' for the development.

The Petitioner has agreed to relocate the proposed drive location into a compliant condition by aligning the location with Santa Maria Dr.

COMPREHENSIVE PLAN

The subject site is located within Ward 2 of the City of Chesterfield and is located within both the Urban Core and Residential Multi-family land use designations. The current parcel boundaries do not align with the borders of the land use designations in this area which is a function of the parcel boundaries changing over time. Although Wild Horse Creek Road has also been realigned, the Urban Core land use designation has consistently been located on both sides of Wild Horse Creek Road in this location since Chesterfield’s first Comprehensive Plan. The Comprehensive Plan defines these two designations as the following:

Residential, Multi-family – A Conceptual Land Use category. A building or portion thereof designed for or occupied exclusively by four (4) or more families living independently of each other in individual dwelling units. This category includes continuing care residential, assisted living residential, elderly group homes, independent living residential for the elderly and nursing homes.

Urban Core – A Conceptual Land Use category. The area around the intersection of I-64/US 40 and Olive Boulevard/Clarkson Road within and adjacent to the Chesterfield Parkway containing a mixture of high-density residential, retail and office uses. The Urban Core will contain the highest density development in Chesterfield and should serve as the physical and visual focus for the City.

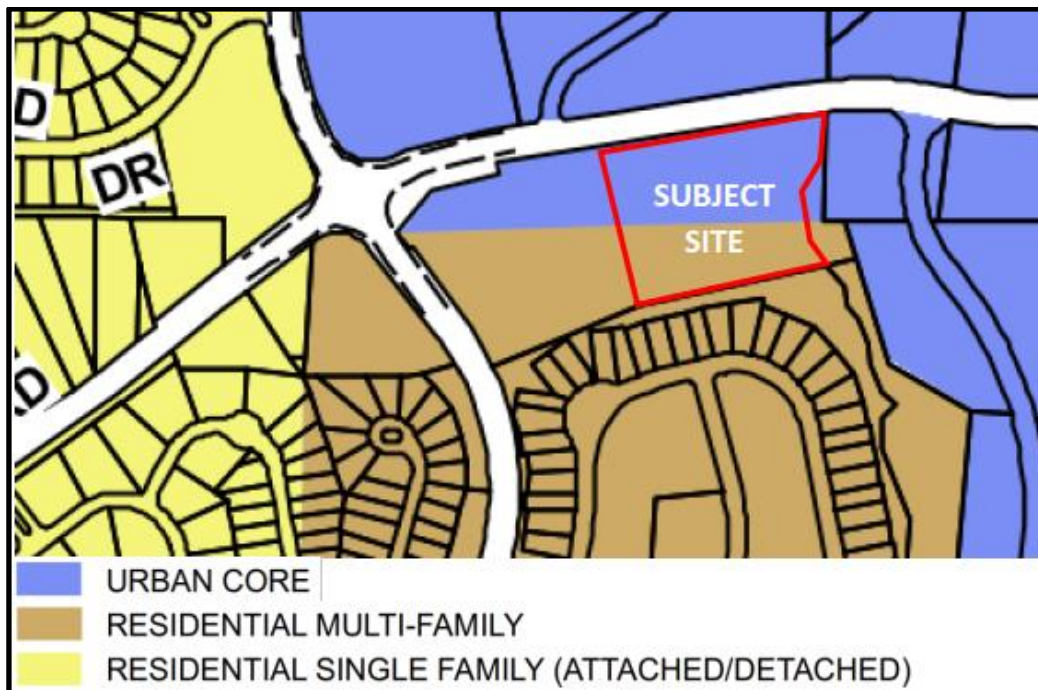


Figure 2: Land Use Plan

The bisection of the subject site by two land use designations is complicated following the development of the northern portion of The Reserve at Chesterfield Village as single-family

development. This results in anticipated transitions being absent. However, several plan policies exist to assist in guiding development in situations like this.

2.1.5 Provide Buffer for Existing Residential Development – New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.

The request has not increased the physical separation from the residential properties to the south. However, they have proposed a change to the design that seeks to accomplish some of the goals of this separation. The residential properties to the south of the subject site sit at a higher elevation than the subject site. Reduction in the overall height of the building on the subject site is meant to provide a similar benefit discussed during the Issues Meeting on the request.

2.1.9 Encourage Planned Residential Development – Planned residential developments that allow for innovative and flexible site planning, preservation of open space, and a variety of housing opportunities should be encouraged.

The current Petition is a request for a planned district, in accordance with above and provides variety in the housing offered in the area. Open space is proposed to meet the requirement of the “UC” District regulations which require a minimum of 30% open space.

2.4 Higher Density Residential in Urban Core – New multiple-family residence should be located in or near the Urban Core.

The subject parcel is bisected by the Multiple Family and Urban Core land use designations. The proposal for higher density in this area is in concert with the policy. It should be noted that simply because a property is “in or near the Urban Core” does not guarantee rights to unlimited density. However, the policy is meant to provide a relative guide for the City to use in considering requests similar to P.Z. 05-2016.

3.6.5 Chesterfield Village – Chesterfield Village constitutes a significant portion of the Urban Core. Development in Chesterfield Village should incorporate the vision of high density, mixed-use residential and non-residential development with pedestrian amenities.

Much of the area surrounding the subject site (i.e. The Reserve at Chesterfield Village) was included in the original proposal for development of Chesterfield Village to the St. Louis County Planning Commission prior to the incorporation of the City of Chesterfield. Approval of multiple developments consisted of various amenities that are / were required to be included. The Petition does not negatively impact any of the existing or planned amenities.

***7.2.9 Access Management** – Control the placement of new driveway and intersection placement to maintain the safety at the roadway’s full traffic carrying capacity while encouraging smooth and safe traffic flow.*

The Preliminary Plan has been revised to relocate the shared access drive on the parcel to the west in conformance with the City’s access management requirements.

STAFF ANALYSIS

Section 03-04.H of the UDC contains the regulations for the creation of an Urban Core (“UC”) District. The purpose of the “UC” District is included below for reference. This purpose statement should serve as a foundation for discussing the issues and the proposal for the Planning Commission.

The “UC” Urban Core District is intended to provide a method for commercial or mixed commercial and residential development within the area known as the Urban Core. The regulations for the “UC” District offer a method that allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, “UC” Districts are required to provide exceptional design and amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions. The “UC” District allows innovative designs, solves problems on difficult sites, meets market niches, encourages pedestrian access and connectivity between developments, and promotes well designed developments. The “UC” District regulations should have the following outcomes:

- (a) Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;*
- (b) Promote pedestrian access, connectivity and facilities between sites, between developments and to public facilities through inclusion of a variety of site and building design features such as continuous pedestrian walkways between buildings and from parking areas, trails, bicycle paths, covered walkways between buildings, widened sidewalks at the entrance to commercial and office structures, bicycle parking and continuous walkways through parking areas to buildings within the development.*
- (c) Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;*
- (d) Promote more efficient use of land;*

- (e) *Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;*
- (f) *Promote building styles and architectural styles that complement one another;*
- (g) *Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;*
- (h) *Promote the most efficient arrangement of circulation systems, land use, and buildings;*
- (i) *Promote environmentally sensitive developments; and*
- (j) *Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.*

The Petitioner has modified their request, as cited in their attached response, to propose a maximum of three-stories instead of four. In order to achieve this change, they have requested a modification to the requirement to the parking setback of the "UC" District regulations. As highlighted in the purpose of the district regulations, the "UC" District was designed to allow for this type of request. The modification is specifically to reduce the parking setback along the western property line. It should be noted that the site is also required to provide a thirty (30) foot landscape buffer along this property line (residential abutting commercial). A reduction in the minimum parking setback would also include a reduction in the required landscape buffer along this portion of the lot.

RESIDENT INPUT

Numerous people have spoken at both the Public Hearing and the Issues Meeting on the proposal. Additionally, numerous letters were submitted regarding the project. All letters received from residents are attached to this report.

REQUEST

The request includes a modification to the parking setback along the western boundary of the proposed "UC" District. This would abut the vacant parcel zoned "C-8" Planned Commercial District and the adjacent property owner has indicated they do not have concern with the request. The request to modify the setback on the western boundary of the "UC" District requires a separate motion and vote by the Planning Commission. The motion would need to be to reduce the minimum yard setback for any parking area, internal drive, or loading space from thirty (30) feet to zero (0) feet and reduce the required landscape buffer along the western property line from thirty (30) feet to zero (0) feet. The motion would require a 2/3 vote of the Planning Commission to recommend approval. If the motion is approved, Staff would have the Petitioner modify the Preliminary Plan and the Attachment 'A' would be updated to reflect the recommendation prior to being forwarded to the Planning and Public Works Committee for review.

Staff requests action on P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living).

Respectfully submitted,



Justin Wyse, AICP
Senior Planner

Attachments

1. Petitioner's Response to Issues Letter
2. Preliminary Plan
3. Letters in Support (linked in agenda)
4. Neutral Letters (linked in agenda)
5. Letters in Opposition (linked in agenda)

cc: Aimee Nassif, Planning and Development Services Director

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 "UC" Urban Core District shall be:
 - a. Administrative offices for education religious institutions
 - b. Animal Grooming Service
 - c. Art Gallery
 - d. Art Studio
 - e. Automotive Retail Supply
 - f. Brewpub
 - g. Broadcasting studio
 - h. Churches or other place of worship
 - i. Club
 - j. College or University
 - k. Commercial service facility
 - l. Day care center
 - m. Drug Store and Pharmacy
 - n. Drug Store and Pharmacy with Drive Thru
 - o. Dry Cleaning Establishment
 - p. Dry Cleaning Establishment with Drive Thru
 - q. Financial Institution, Drive Thru
 - r. Financial Institution, no drive-thru
 - s. Grocery, Community
 - t. Grocery, Neighborhood
 - u. Group Residential Facility
 - v. Kindergarten or nursery school
 - w. Laundromat

- x. Library
 - y. Mortuary
 - z. Museum
 - aa. Newspaper Stand
 - bb. Nursing Home
 - cc. Office, dental
 - dd. Office, general
 - ee. Office, medical
 - ff. Professional and Technical Service Facility
 - gg. Public Safety Facility
 - hh. Reading Room
 - ii. Recreation Facility
 - jj. Research Laboratory and Facility
 - kk. Restaurant, Sit-Down
 - ll. Retail Sales Establishment, Community
 - mm. Retail Sales Establishment, Neighborhood
 - nn. Telecommunications Structure
 - oo. Telecommunications Tower or Facility
 - pp. Veterinary Clinic
 - qq. Vocational School
2. The above uses in the "UC" Urban Core District shall be restricted as follows:
- a. Group Residential Facility, Nursing Facility and/or Hospice uses shall be limited to no more than:
 - i. 94 independent living units,
 - ii. 37 assisted living units, and
 - iii. 17 memory care units.
3. Hours of Operation.

Retail uses and outdoor uses/activities shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area
 - a. Total building floor area for uses 'u' and 'bb' shall not exceed 172,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed three (3) stories in height and must substantially conform to the approved Preliminary Plan.
3. Building Requirements
 - a. A minimum of 30% openspace is required for each lot within this development.
 - b. For non-residential developments, a maximum F.A.R. of 0.55 is permitted.

C. SETBACKS

1. Structure Setbacks

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

 - a. Thirty-five (35) feet from the right-of-way Wild Horse Creek Rd. on the northern boundary of the "UC" Urban Core District.
 - b. Thirty-five (35) feet from the eastern boundary of the "UC" Urban Core District.
 - c. Thirty-five (35) feet from the southern boundary of the "UC" Urban Core District.
 - d. Thirty-five (35) feet from the western boundary of the "UC" Urban Core District.
2. Parking Setbacks

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

 - a. Thirty (30) feet from the northern, eastern, and southern boundary of the "UC" Urban Core District.

- b. Thirty (30) feet from the western boundary of the “UC” Urban Core District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. The development shall provide a thirty (30) foot landscape buffer along the western property line.
3. The bio-retention area shall be permitted within the landscape buffer along the eastern portion of the property, substantially in conformance with the Preliminary Plan.

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Wild Horse Creek Road shall be restricted to one (1) commercial entrance, as shown on the Preliminary Plan, on the eastern end of the parcel, as directed by Saint Louis County Department of Transportation and the City of Chesterfield.
2. Access to Wild Horse Creek Road through the adjacent parcel to the west shall be aligned directly opposite Santa Maria Drive, as directed by Saint Louis County Department of Transportation.
3. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this parcel and the adjacent parcels as directed by the Saint Louis County Department of Transportation and the City of Chesterfield.
4. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Wildhorse Creek Road frontage to one half of the ultimate section including all storm drainage facilities, as directed by the Saint Louis County Department of Transportation.
2. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Wild Horse Creek Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk shall be privately maintained and may be located within right-of-way controlled by another agency, if permitted by that agency, or on private property.
3. Internal sidewalks shall be provided to the site from the sidewalk along Wild Horse Creek Road creating an accessible pedestrian path to the proposed building. Internal sidewalks and curb ramps shall conform to ADA standards.
4. Obtain approvals from the City of Chesterfield and the Saint Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by Saint Louis County Department of Transportation and the City of Chesterfield.

6. Provide required minimum driveway throat length of 80' from the edge of pavement of Wild Horse Creek Road to the first conflict point on the site. This to both proposed entrances.
7. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
8. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Wild Horse Creek Rd. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or St. Louis County Department of Transportation.

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. Post construction water quality BMPs with a runoff volume reduction component are required, and shall be applied to capture and treat the extents of the project's disturbed area. As a new development site, BMPs shall be designed such that the site's post construction runoff condition mimics its preconstruction runoff condition. BMPs may be integrated within the two "detention" basins depicted on the eastern side of the site. Channel protection is also required, and may be nested within the water quality BMPs.
4. 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.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
8. 2yr-24hr and 100yr-24hr detention is required for the site; however this may be addressed by demonstrating conformance with the Chesterfield Village Stormwater Management Plan. The plan allocates a post developed imperviousness of 75% and CN=81 for this site. Compliance with the master plan will need to be supported by engineering analysis, and will be reviewed in detail during the course of formal plan review. If the site cannot conform to the Chesterfield Village Stormwater Management Plan, then site specific detention will need to be integrated into the project's development plan.
9. In accordance with our region's MS4 permit, an assessment of the site's existing natural resources should be done as a first step in planning for water quality. An existing site natural resources map should be prepared, following guidance in MSD's Site Design Guidance document.

N. SANITARY SEWER

1. Public sanitary sewer service is available for the site. However the system is not currently modeled and capacity shall be verified by the developer's engineer during formal plan review. Offsite improvements or other flow mitigation efforts may be required of the developer if the development cannot be served within existing system capacity levels.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. Sanitary sewer connections should be depicted for the building. Backwash discharge from swimming pools and water features (if part of this proposed plan) should be directed to the sanitary system not to exceed 50 GPM. Maintenance and seasonal drainage from these features shall be directed to the storm sewer system under a permit from MoDNR.
4. At this time MSD is scheduled to rehabilitate the existing 20" forcemain that traverses the northern edge of the site during Fiscal Year 2017 (potentially within the upcoming year). MSD can advise on schedule and the feasibility of coordinating activities between the development project and the rehabilitation project as plans for both projects move forward.

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. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
2. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land

Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

3. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, unless otherwise directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.
4. All utilities will be installed underground.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
6. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. 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.

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, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

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

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to a Traffic Generation Assessment to the Chesterfield Village (No. 554) 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.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. 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>
Retirement Community	\$485.09 / parking space
General Office	\$741.06 / 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 Transportation will provide rates.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and St. Louis County Department of Transportation. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the

issuance of any Special Use Permit (SUP) or a Building Permit by St. Louis County. Funds shall be payable to "Treasurer, St. Louis County."

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2017 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

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 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.

VII. ENFORCEMENT

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

SHELBOURNE HEALTHCARE

Shelbourne Healthcare Development Group LLC

595 East Lancaster Avenue, Suite 300 | Radnor, PA 19087 | Tel (610) 229-9070 Fax (610) 964-7609

U.S. Mail and Email

Justin Wyse
Senior Planner
Planning & Development Services
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield MO 63017-0760

RE: PZ 05-2016 Wild Horse Baxter Center, C148B (Shelbourne Senior Living)

Dear Mr. Wyse:

This letter contains responses to the comments in your letter of October 18, 2016 as follows:

1. There is continued concern about existing uses permitted on the site and the appropriateness of these uses given existing land use patterns / development and the Comprehensive Plan. The petitioner should continue to work with staff on limiting and / or restricting (e.g. hours of operation, drive-thru restrictions) the proposed uses for the site. Attached is a sheet identifying the uses included in the petition that are not approved in the ordinance for The Grove (this information will be presented to Planning Commission at the next meeting at their request). Additionally, restrictions on land uses as part of that project can be found at <http://www.chesterfield.mo.us/webcontent/ordinances/2015/ord2861.pdf> starting on page 6 of the PDF).

Petitioner has reviewed the sheet you provided and agrees to delete from its request all uses on that sheet with the exception of “Administrative offices for education and religious institutions”. That particular use is benign and is appropriate given the proximity to religious institutions and residential developments that would have an interest in that use.

2. Restrictions on retail sales and outdoor activities are appropriate for the site. Specifically, the following language is proposed by staff for inclusion in a draft Attachment ‘A’ for the development (please note that this will specifically reference the final list of uses in the Attachment A):
 - a. Retail uses and outdoor uses/activities shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

The language proposed by staff is acceptable to Petitioner.

3. Concerns were expressed regarding the proposed height of the facility – specifically the four story portions of the building. Clarify the Preliminary Plan to clearly reflect the location of 3-story sections versus 4-story sections of the building and consider revising the proposal to eliminate any 4-story portions of the building.

After much study and review of alternative designs and plans, Petitioner has developed a concept design and plan that reduces the height to three stories. To accomplish that result Petitioner requests that the Planning Commission modify the West setback as shown on the revised Preliminary Plan submitted contemporaneously with this letter. Reducing the setback on the West has no adverse effect. The adjacent commercially zoned parcel on the West (C-148A) is owned by the same entity that owns the subject site (C-148B), and it has no objection to a reduction of the setback on the West.

4. Consideration should be given to providing a larger landscape buffer between the proposed development and the residential properties to the south.

Because of the topography, expanding the buffer has no benefit. In addition, the reduction in height does provide a significant benefit to the adjoining residences and could not be accomplished if the buffer is expanded beyond what is shown on the revised Preliminary Plan.

5. Address noise from the development and the impact of the noise on adjoining properties. Noise sources to be considered include, but are not limited to, emergency response vehicles, building mechanical equipment, parking areas, ect.

Petitioner responded to this issue in a previous letter dated August 4, 2016 and incorporates that response by reference. Petitioner intends to comply with all applicable City regulations.

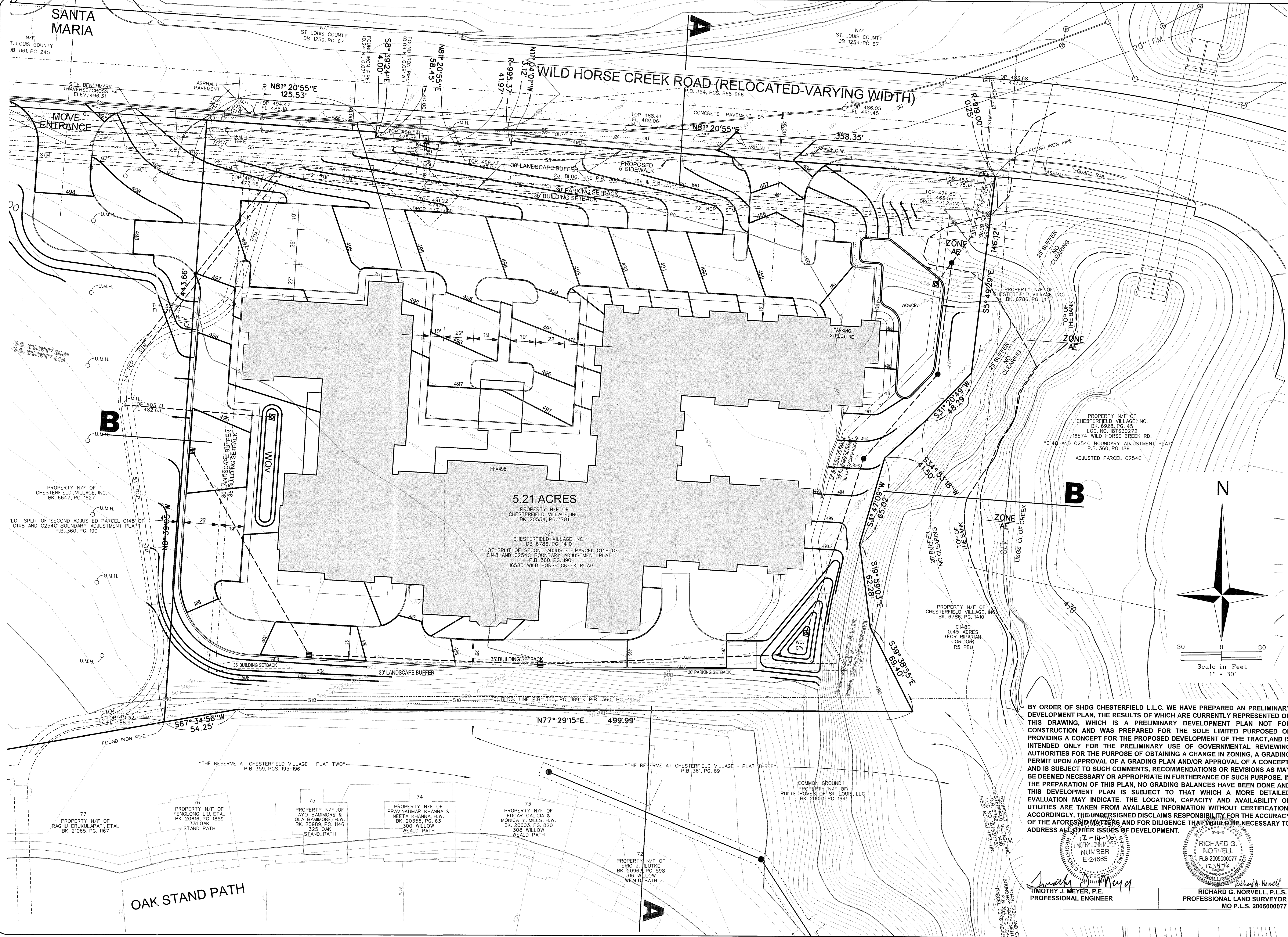
6. The proposed off-site access location does not comply with access management standards. A restriction preventing use of this driveway location until such time as the access is brought into compliance with City and County access management standards will be included in the Attachment 'A' for the development.

Petitioner agrees to relocate the off-site access location as requested by staff, and the owner of the off-site Parcel (C-148A) has consented to that relocation.

Sincerely,

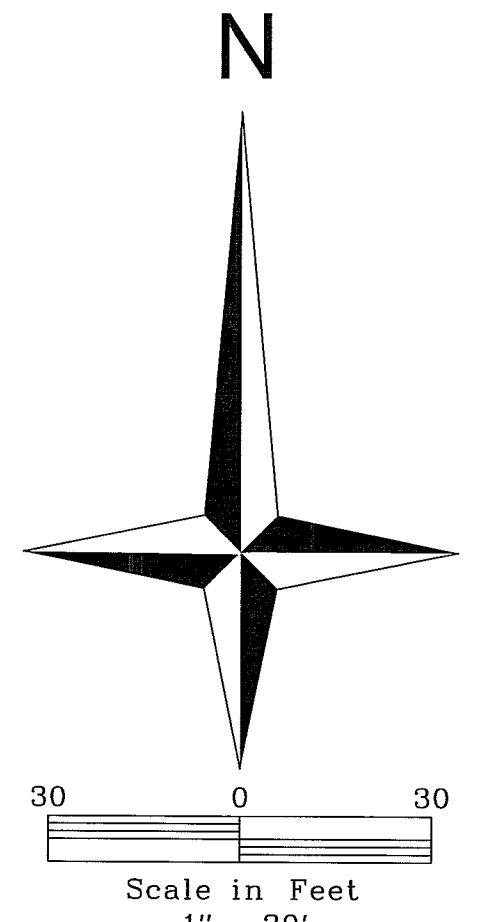


Mark B. Hallowell



WILD HORSE CREEK ROAD (RELOCATED-VARYING WIDTH)

5.21 ACRES



BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED A PRELIMINARY DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

REGISTERED PROFESSIONAL ENGINEER
 TIMOTHY J. MEYER, P.E.
 NUMBER E-24665

REGISTERED PROFESSIONAL LAND SURVEYOR
 RICHARD G. NORVELL, P.L.S.
 NUMBER PLS-200500077

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 314.890.1250 fax
VOLZ
 incorporated
 www.volzinc.com

SHELBOURNE SENIOR LIVING

"LOT SPLIT OF SECOND ADJUSTED PARCEL C148 OF C148 AND C254C BOUNDARY ADJUSTMENT PLAT"
 P.B. 360, PG. 190

REVISED
 5-12-2016

PRELIMINARY DEVELOPMENT PLAN

16580 WILD HORSE CREEK RD
 5.21 ACRES

BASE MAP NO. 18T
 LOCATOR NO. 18T650283
 VOLZ NO. 20586

04-05-2016

P7

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOOD 8 SCHOOL DISTRICT
 BONHOMME CREEK WATERSHED
 WARD 2

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 LACLEDE GAS COMPANY
 AMEREN COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

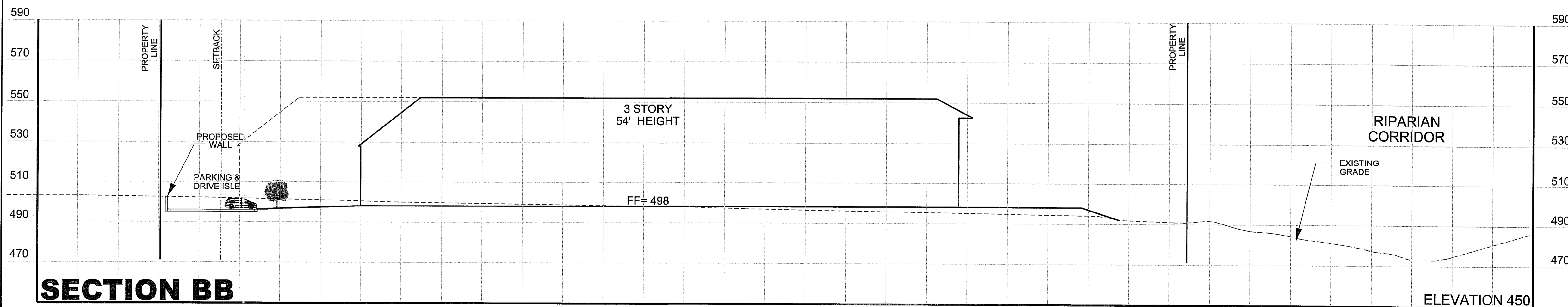
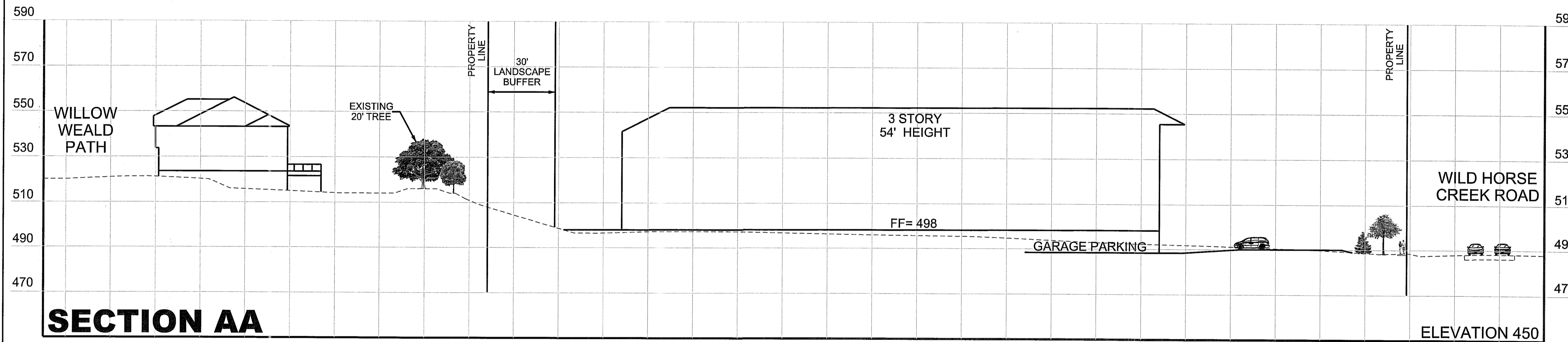
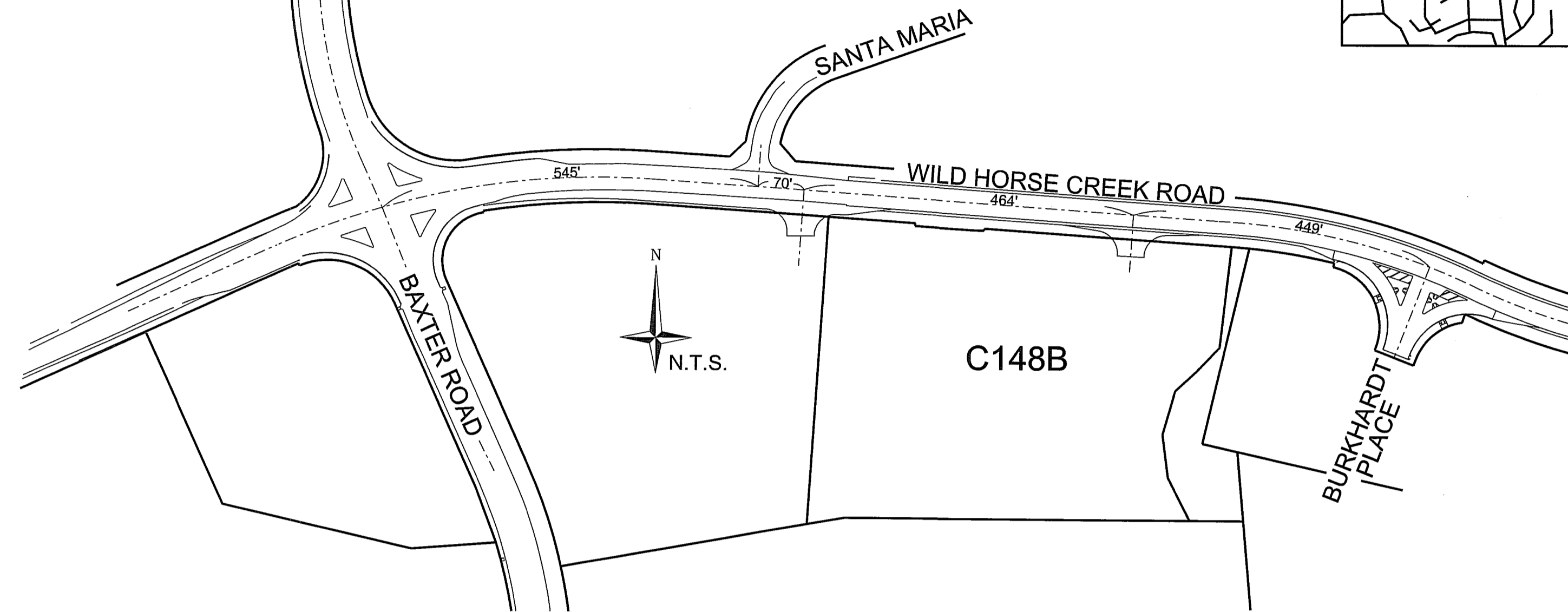
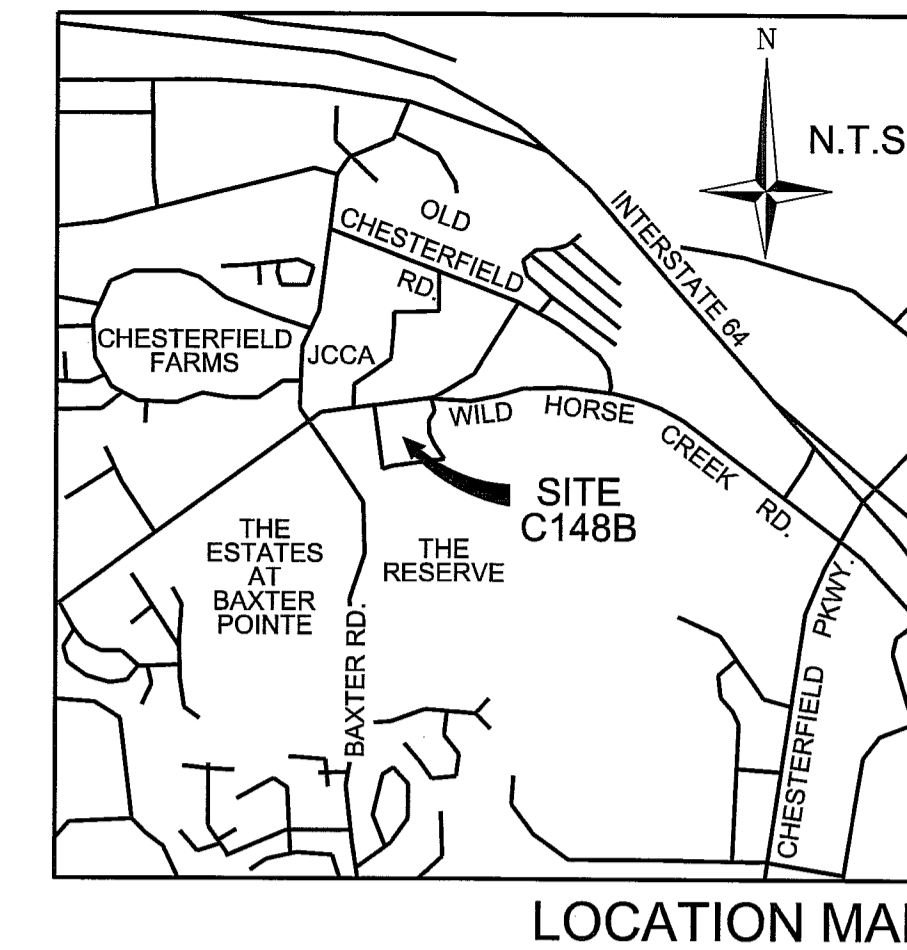
THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

PROJECT NOTES:	
AREA OF SITE:	5.21 ACRES
LOCATOR NO:	18T630283
SITE ADDRESS:	16580 WILD HORSE CREEK RD CHESTERFIELD, MO. 63005
OWNER OF RECORD:	CHESTERFIELD VILLAGE INC 400 CHESTERFIELD CTR SUITE 600 CHESTERFIELD, MO 63017
PREPARED FOR:	SHELBOURNE SENIOR LIVING SHELBOURNE HEALTHCARE DEVELOPMENT GROUP 595 E. LANCASTER AVE. SUITE 300 RADNOR, PA 19087 OFFICE: 610-229-9074
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"C-8 - PLANNED COMMERCIAL - ORDINANCE # 2557
PROPOSED ZONING:	"UC" URBAN CORE
HEIGHT, THE TOTAL HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED EIGHT (8) STORIES IN HEIGHT, EXCLUDING MECHANICAL DEVICES.	PROPOSED 3 - STORY MAXIMUM - 54'
OPEN SPACE. A MINIMUM OF 30% OPEN SPACE IS REQUIRED. OPEN SPACE SHOULD BE INTEGRATED INTO THE DEVELOPMENT TO PROVIDE AESTHETIC, RECREATIONAL, OR OTHER PUBLIC BENEFIT. COVERED PEDESTRIAN WALKWAYS AND BRIDGES MAY BE COUNTED TOWARDS THE 30% OPEN SPACE REQUIREMENT.	30 % MINIMUM
PARKING	SURFACE & UNDERGROUND PARKING TO MEET REQUIRED CODE.
LEGAL DESCRIPTION	PARCEL C148B OF LOT SPLIT OF SECOND ADJUSTED PARCEL C148 OF C148 AND C254C BOUNDARY ADJUSTMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 360 PAGE 190 OF THE ST. LOUIS COUNTY RECORDS



BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED AN PRELIMINARY DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

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PRELIMINARY DEVELOPMENT PLAN
 BASE MAP NO. 18T
 LOCATOR NO. 18T630283
 VOLZ NO. 20586
 04-05-2016
 P2