

III. B.

Memorandum Department of Planning & Development Services



To: Planning and Public Works Committee

From: Cecilia Dvorak, Project Planner

Date: January 18, 2018

RE: **P.Z. 15-2017 MPD Investments (14781 N Outer 40 Rd) Ordinance Amendment:** A request to amend the legal description and development conditions of an existing "PI" Planned Industrial District in Ordinance #2411, for an 8.3 acre tract of land located north of Highway 40/Interstate 64, west of Boone's Crossing (17U520269, 17U520247, 17U520148).

Summary

Stock & Associates Consulting Engineers, Inc. has submitted a request for an ordinance amendment to an existing "PI" Planned Industrial District. The request is for an 8.3 acre tract located north of Highway 40/Interstate 64, west of Boone's Crossing. The only request is to update the legal description.

The public hearing was held on November 27, 2017, at which time no issues were raised.

Planning Commission recommended approval of the request on January 8, 2018 by a vote of 8 – 0.

Attached to this report, please find a copy of Staff's Planning Commission report, Attachment "A", Exhibit and Preliminary Plan.

Respectfully submitted,

Cecilia Dvorak
Project Planner

Attachments: January 8, 2018 Planning Commission Report
Attachment A
Exhibit
Preliminary Plan



Figure 1. Aerial Photograph



VIII. B.

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Planning Commission Vote Report

Meeting Date: January 8, 2018

From: Cecilia Dvorak, Project Planner

Location: North of Highway 40/Interstate 64, west of Boone's Crossing.

Petition: **P.Z. 15-2017 MPD Investments (14781 N Outer 40 Rd) Ordinance Amendment:** A request to amend the legal description and development conditions of an existing "PI" Planned Industrial District in Ordinance #2411, for an 8.3 acre tract of land located north of Highway 40/Interstate 64, west of Boone's Crossing (17U520269, 17U520247, 17U520148)

SUMMARY

Stock & Associates Consulting Engineers, Inc. has submitted a request for an ordinance amendment to an existing "PI" Planned Industrial District. The request is for 8.3 acres located north of Highway 40/Interstate 64, west of Boone's Crossing.

The petitioner's narrative outlines the request, which is simply to change the legal description of the existing ordinance #2411 to match the boundary line of adjusted lot 2 of the MPD Investments subdivision.

This petition is intended to run concurrently with petition P.Z. 14-2017 Larry Enterprises-Lynch Hummer (17401 N Outer 40 Rd) Ordinance Amendment to ensure that their two ordinances' legal description match the adjusted lots.

HISTORY OF SUBJECT SITE

The subject site was zoned "PI" Planned Industrial by the City in 2007 by ordinance number 2411. Since that time, a number of site plans and amendments were approved. Most recently, a Boundary Adjustment Plat was approved between the current site of the Beyond Self Storage, and the vacant site to the east. Due to this change, an inconsistency occurred between the two lots whereby one parcel has two governing ordinances. This petition will ensure the legal boundary of the governing ordinance aligns with the property lines that exist today.

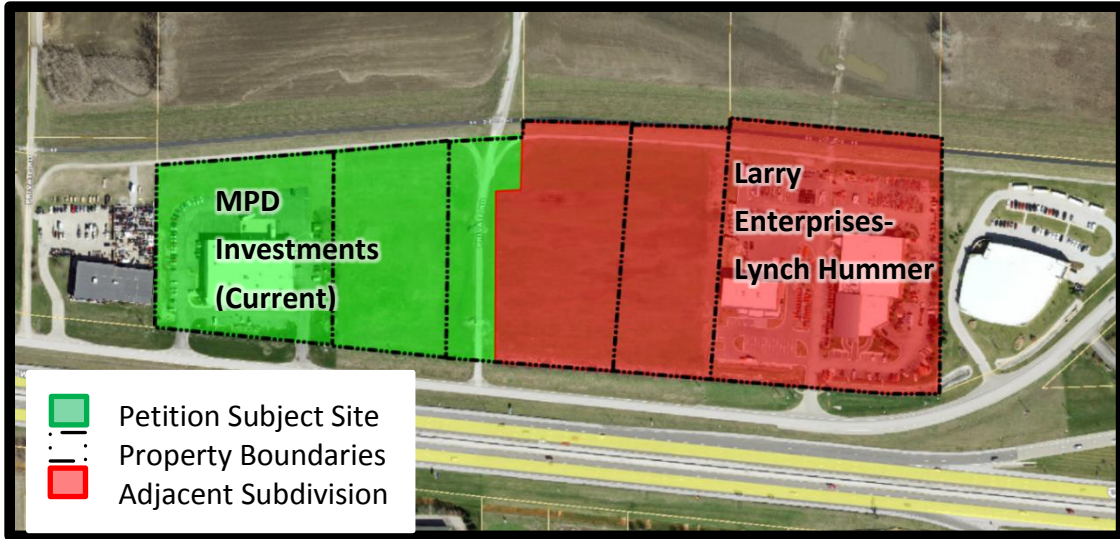


Figure 1: Aerial of Subject Site with current boundaries

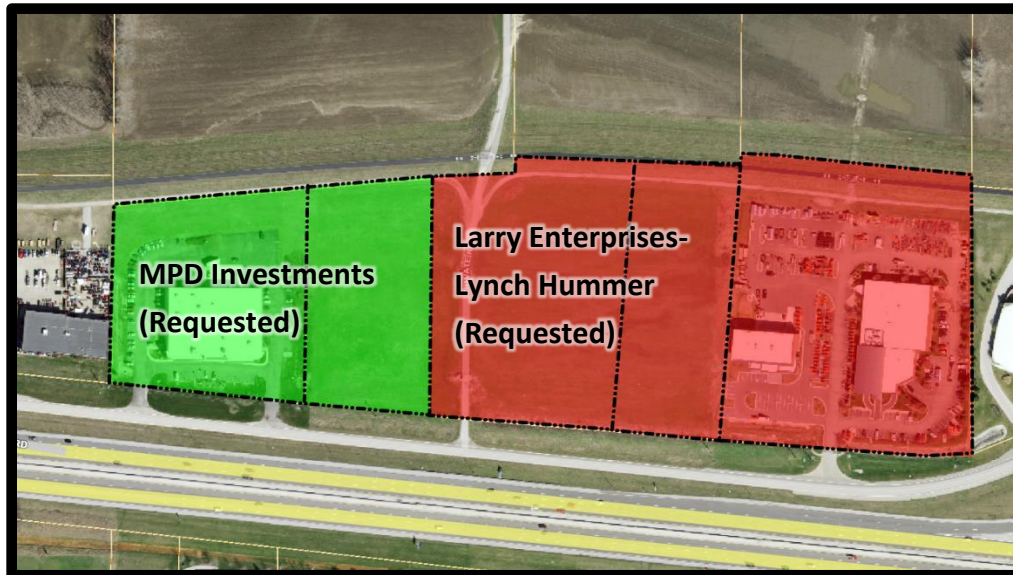


Figure 2: Aerial of Subject Site with requested boundaries

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“FPNU” Flood Plain Non-Urban District	Vacant/Non-Levee Protected
East	“PI” Planned Industrial District	Larry Enterprises-Lynch Hummer Subdivision; Vacant and current McBride Design Center under construction
South	“PC” Planned Commercial District	Commercial Development
West	“C8” Planned Commercial District	Surdyke Motor Sports

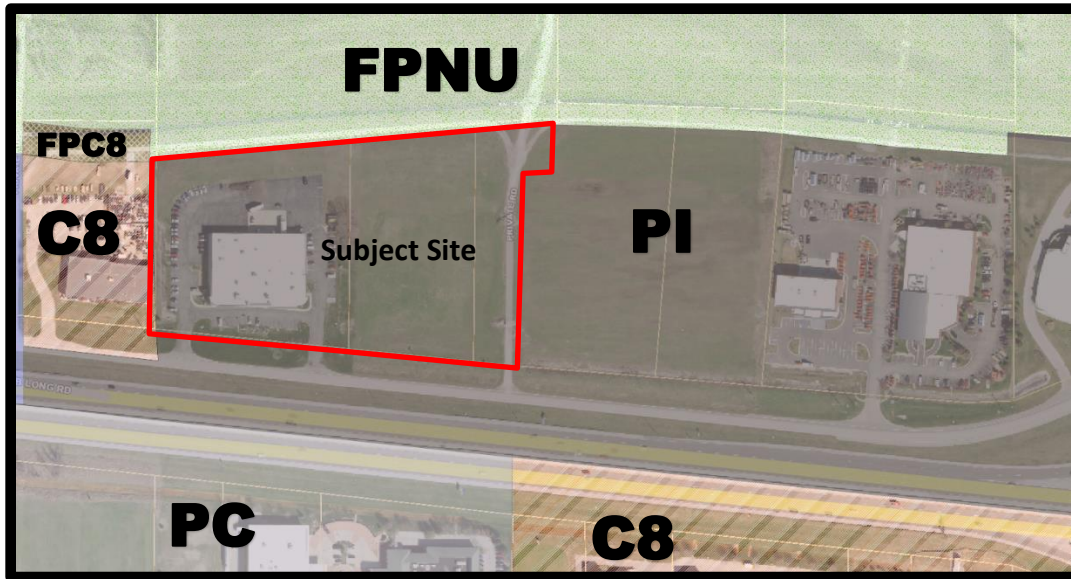


Figure 3: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located in the Chesterfield Valley and is designated as Mixed Commercial Use.



Figure 4: Future Land Use Plan

ISSUES

A Public Hearing was held on this request at the November 27, 2017 Planning Commission meeting. At that time, no issues were heard, however, staff was still waiting on agency comments.

Staff has received all agency comments and incorporated their minor revisions into the Attachment A, including updating TGA requirements.

REQUEST

Staff has completed review of this petition request for an amendment to an existing ordinance and all agency comments have been received. Staff requests action on P.Z. 15-2017 MPD Investments (14781 N Outer 40 Rd) Ordinance Amendment.

Respectfully Submitted,

Cecilia Dvorak
Project Planner

A copy of the current governing Ordinance 2411 may be obtained at
<https://www.chesterfield.mo.us/ord/2007/ord2411.pdf>

Attachments

1. Petitioner's Narrative Statement
2. Preliminary Plan

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PI” Planned Industrial District shall be:
 - a. Animal hospitals, veterinary clinics and kennels;
 - b. Business, professional, and technical training schools;
 - c. Business service establishments;
 - d. Financial institutions;
 - e. Hotels and motels;
 - f. Mail order sale warehouses (excluding on site sales);
 - g. Medical and Dental offices;
 - h. Offices or office buildings;
 - i. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
 - j. Printing and duplicating services;
 - k. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith (excluding facilities that generate hazardous, environmental waste, liquid, solid or gaseous);
 - l. Restaurants, sit down;
 - m. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, and boats, as well as associated repairs and necessary outdoor storage of said vehicles;
 - n. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
 - o. Vehicle repair facilities;
 - p. Vehicle service centers;

- q. Vehicle washing facilities;
 - r. Warehousing, storage, or wholesaling of manufactured commodities (indoor only);
2. The above uses in the “PI” Planned Industrial District shall be restricted as follows:
- a. Only two of uses o. Vehicle repair facilities, p. Vehicle service centers, and q. Vehicle washing facilities shall be a permitted use at any time.
 - b. Only one of uses o. Vehicle repair facilities, p. Vehicle service centers, and q. Vehicle washing facilities shall be a permitted use on any individual lot.
3. The following ancillary uses shall be permitted:
- a. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
 - b. Cafeterias for employees and guests only.
 - c. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles.

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

1. HEIGHT

Any building exceeding thirty (30) feet in height shall be reviewed in accordance with the City’s architectural design review including conformance to the sky exposure plane guideline.

2. BUILDING REQUIREMENTS

A minimum of thirty-one percent (31%) open space is required for this development.

C. SETBACKS

1. STRUCTURE SETBACKS

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

- a. Fifty (50) feet from the right-of-way of North Outer Forty Road.
- b. Forty (40) feet from the western property lines of this "PI" District.
- c. Twenty (20) feet from the eastern property lines of this "PI" District.
- d. One Hundred and Sixty-five (165) feet from the northern property lines of this "PI" District.
- e. Fifteen (15) feet from internal property lines of this "PI" 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-Five (35) feet from the right-of-way of North Outer Forty Road. For the parking for the existing structure on the site, twenty (20) feet from the right-of-way of North Outer Forty Road. Upon the removal of the existing structure, the thirty-five (35) foot setback shall be in effect.
- b. Ten (10) feet from the western property lines of this "PI" District.
- c. Five (5) feet from the eastern property lines of this "PI" District with the exception of shared driveways.
- d. Thirty (30) feet from the northern property lines of this "PI" District.
- e. Five (5) feet from internal property lines of this "PI" District with the exception of shared driveways.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. No construction related parking shall be permitted within the North Outer Forty Road right of way.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscaping requirements, will not be required to adhere to the City of Chesterfield Tree Manual. In this event, landscaping plans shall be approved by the Planning Commission during the appropriate site development plan (Concept or Section) review. The landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscaping plans will include additional landscaping that will not only be comprised of additional plantings but will also include landscape features which may include but not be limited to water features, brick planters and outdoor artwork.

F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Missouri 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 developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complemented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. The western entrance to the site from North Outer Forty Road shall be as close to the west property line as practical to allow for cross access to the adjacent parcel as directed by the Department of Public Works and the Missouri Department of Transportation.
2. The eastern entrance to the site from North Outer Forty Road shall be located as dictated by ordinance 2055 which governs the Larry Enterprises /Jim Lynch development.
3. Provide cross access easements as necessary to provide the adjacent parcels to the east and west full access to the eastern and western entrances off of North Outer Forty Road.
4. The development shall be permitted two (2) access points off North Outer 40 Road and both shall provide cross access to the adjacent properties.

The three existing access points are allowed to remain in place until such time as the existing building at 17485 N. Outer 40 is demolished. After said building is removed, not more than two access points will be permitted.

5. Access to this development from North Outer 40 Road shall be restricted to the two (2) commercial entrances as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for the shared access with the neighboring property.
6. Provide any additional right-of-way and pavement widening to North Outer 40 Road, as directed by the Saint Louis County Department of Transportation.
7. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.
8. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

9. 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.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the Missouri Department of Transportation. No gate installation will be permitted on public right of way.
2. 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. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. The Monarch-Chesterfield Levee District retains a Permanent Underseepage Berm Easement for the area covered by the seepage berm. Any use or improvements proposed within the Permanent Underseepage Berm Easement are subject to Protective Restrictions.
2. No improvements or use that would alter, diminish, damage or interfere with the performance of the Monarch-Chesterfield Levee including Underseepage Berm is permitted.
3. No building or structure other than boundary walls, retaining walls, signs, light standards, flag poles or fences, shall be located within one-hundred fifty (150) feet from the southern toe of the Monarch-Chesterfield Levee.
4. Trees, vegetation and landscaping which have roots which extend more than six (6) inches in depth below the ground are not permitted in the Permanent Underseepage Berm Easement. Buildings or structures are not permitted in the Permanent Underseepage Berm Easement.

5. Any required or existing easements for access to the Monarch Chesterfield Levee and Monarch-Chesterfield Levee District owned property need to be shown on all plans.

L. POWER OF REVIEW

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

M. STORMWATER

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 other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
3. The property bound by this ordinance shall be required to conform to the Chesterfield Valley Master Storm Water Plan as directed by the City of Chesterfield. Drainage from this property shall be directed to the west to the pump station located near Long Road. In the event that the required permanent off-site improvements are not constructed prior to or concurrently with this development, interim stormwater improvements may be required to effectively manage the stormwater until such time as the required off-site permanent stormwater improvements are constructed.

Pursuant to a prior written agreement, the City of Chesterfield will reimburse the developer for the permanent stormwater drainage improvements adjacent to the State right-of-way at

17485 N. Outer 40 Road if the developer chooses to construct them. No work subject to reimbursement should commence or otherwise be authorized until the City has reviewed and approved any and all costs related to the work, including but not limited to written contractor bids.

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

4. Provide a Chesterfield Valley Storm Water Easement along the south property line to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan improvements in that area, and depict the improvements on the Site Development Plan and improvement plans. Maintenance of the required improvements shall be the responsibility of the property owner.
5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

6. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.
7. All drainage storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

N. SANITARY SEWER

1. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
2. Treatment for water quality, in accordance with Metropolitan Sewer District regulations dated February 2006, shall be required.
3. This project is in the Caulks Creek Surcharge area and at least a portion of this site is subject to a surcharge of \$2,750 per acre.
4. Formal plan submittal and approval is required by the Metropolitan Sewer District prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

O. GEOTECHNICAL REPORT.

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 Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

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

2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.
3. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.
4. 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.

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 Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs
10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
13. 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.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

15. 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.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. 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.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.

V. CHESTERFIELD VALLEY TRUST FUND

- A.** The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads

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

<u>Type of Development</u>	<u>Required Contribution</u>
Industrial	\$6,681.57/acre

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

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

The roadway improvement contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of a Special Use Permit (SUP) by St. Louis County Department of Transportation or a Building Permit by St. Louis County Public Works Department. 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, will 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, 2018 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.

Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to "Treasurer, Saint Louis County".

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$916.54 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before approval of the Site Development Plan by St. Louis County Transportation. Funds shall be payable to the “Treasurer, Saint Louis County”.

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and MSD. The amount of storm water contribution will be computed based on \$2,907.99 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation. Funds shall be payable to the “Treasure, Saint Louis County”.

Sanitary Sewer

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2018 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 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

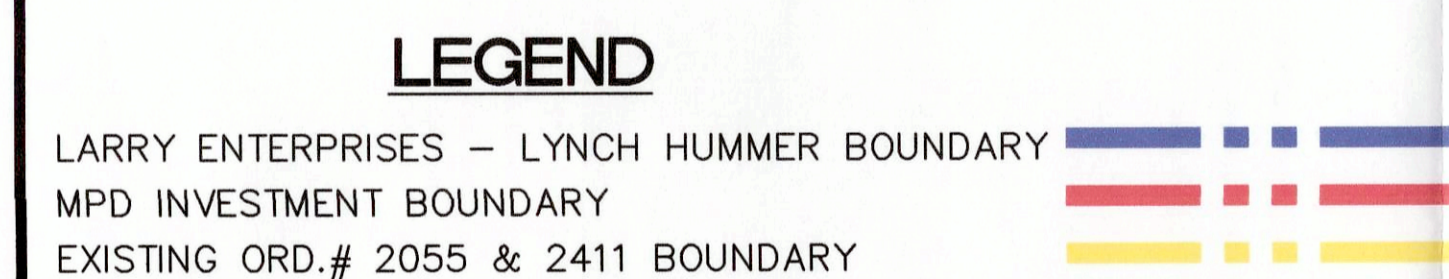
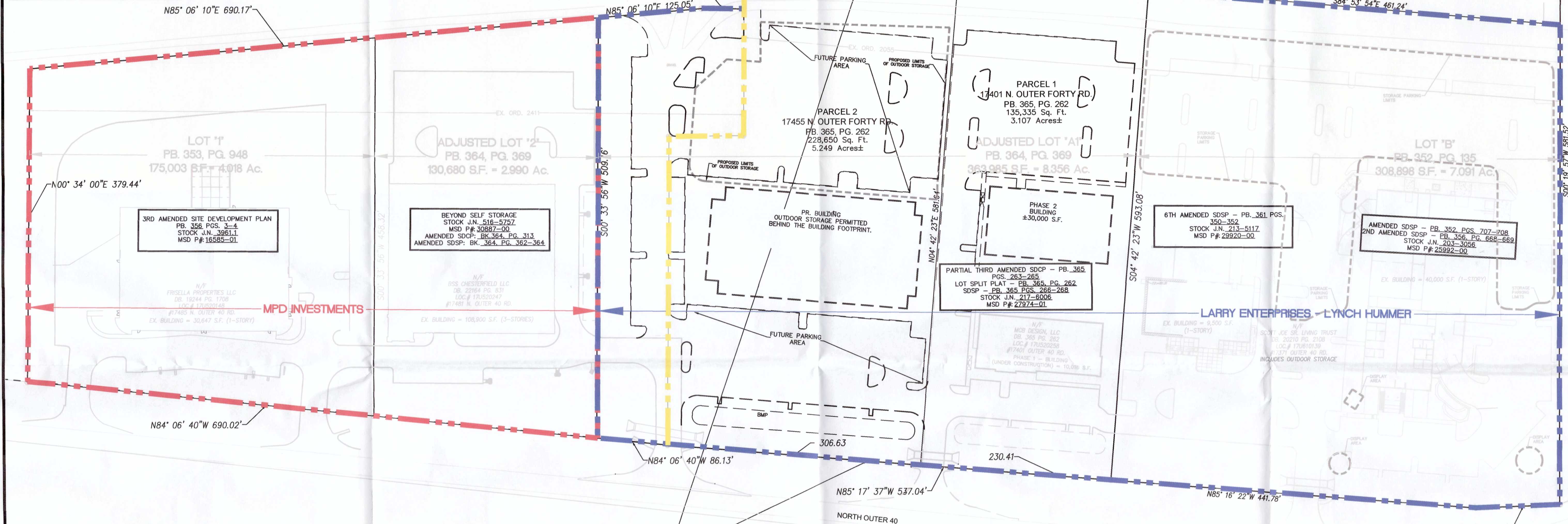
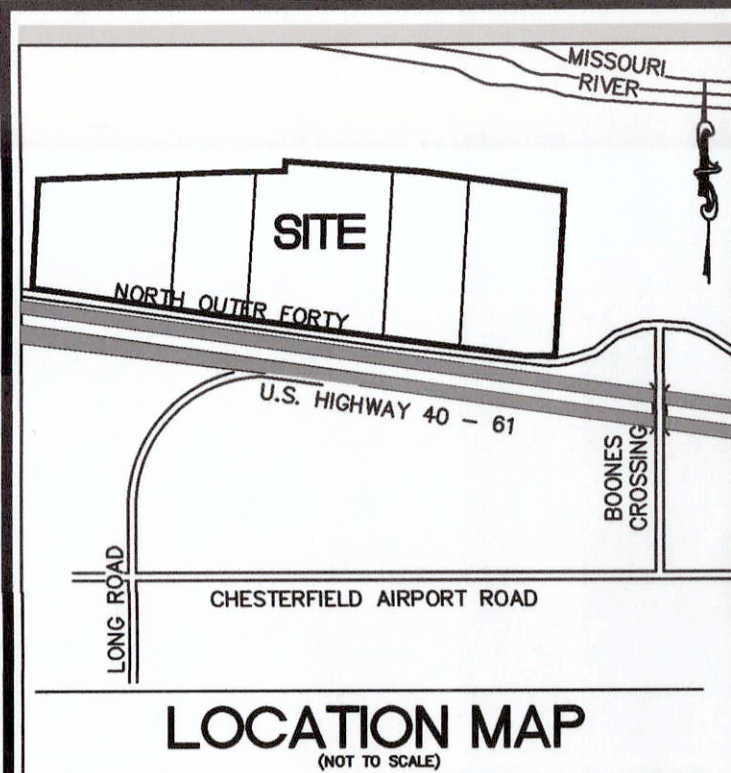
A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan

and the Site Development Section 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.

EXHIBIT FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD: #2055 + ORD: #2411
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED PLANNED INDUSTRIAL DISTRICT 'PI'



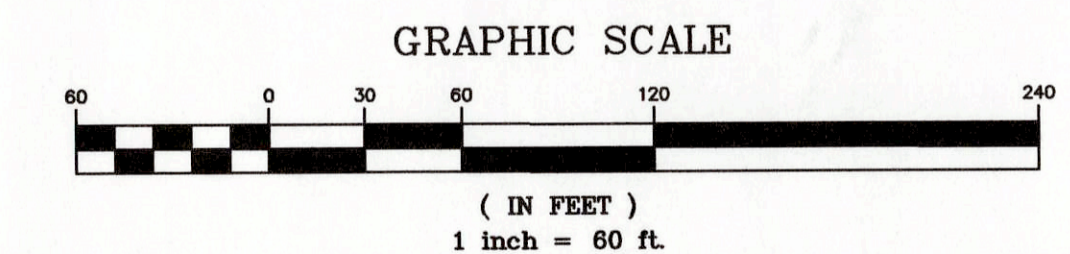
FIRST AMENDED SITE DEVELOPMENT SECTION PLAN - PB. 362 PG. 113
SECOND AMENDED SITE DEVELOPMENT CONCEPT PLAN - PB. 362 PGS. 114-116
STOCK J.N. 5116-1
PARTIAL THIRD AMENDED SDSP - PB. 365, PGS. 263-265
LOT SPLIT PLAT - PB. 365, PG. 262
STOCK J.N. 217-6006

PROPERTY DESCRIPTION FOR LARRY ENTERPRISES - LYNCH HUMMER (FORMER ORD. No. 2055)

A TRACT OF LAND BEING LOT B OF 'LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, AND PARCELS 1 AND 2 OF THE 'LOT SPLIT PLAT OF ADJUSTED LOT A1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER, PB. 364, PG. 369 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 365, PAGE 262 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID LOT B, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 59 MINUTES 38 SECONDS WEST, 102.27 FEET; NORTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 978.82 FEET AND NORTH 84 DEGREES 08 MINUTES 40 SECONDS WEST, 86.13 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID PARCEL 2 OF THE LOT SPLIT PLAT RECORDED IN PLAT BOOK 365, PAGE 262; THENCE ALONG THE WEST LINE OF SAID PARCEL 2, NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, 509.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH, WEST AND NORTH LINES OF SAID PARCEL 2 AND PARCEL 1 AND ABOVE SAID LOT B OF THE 'LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION' ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, THE FOLLOWING COURSES AND DISTANCES: NORTH 85 DEGREES 06 MINUTES 10 SECONDS EAST, 125.05 FEET; SOUTH 89 DEGREES 15 MINUTES 32 SECONDS EAST, 51.19 FEET; NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 34.93 FEET AND SOUTH 88 DEGREES 08 MINUTES 08 SECONDS EAST, 488.67 FEET TO THE NORTHEAST CORNER OF THE AFORESAID PARCEL 1 BEING ON THE WESTERN LINE OF THE AFORESAID LOT B; THENCE CROSSING SAID LOT B, SOUTH 88 DEGREES 09 MINUTES 08 SECONDS EAST, 37.81 FEET AND SOUTH 84 DEGREES 53 MINUTES 54 SECONDS EAST, 461.24 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 19 MINUTES 57 SECONDS WEST, 281.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 672,883 SQUARE FEET OR 15.447 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.

PROPERTY DESCRIPTION FOR MPD INVESTMENT (FORMER ORD. No. 2411)

A TRACT OF LAND BEING LOT 1 OF 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT 1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGE 1022 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT 1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGE 1022 A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948; THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 379.44 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINES OF SAID LOT 1 AND ADJUSTED LOT 2, NORTH 85 DEGREES 06 MINUTES 10 SECONDS EAST, 690.17 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOT 2; THENCE ALONG SAID EAST LINE OF SAID ADJUSTED LOT 2, SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST, 509.16 FEET TO THE POINT OF BEGINNING, CONTAINING 305,250 SQUARE FEET OR 7.007 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.



UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY WITH COMPLIING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
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e-mail: general@stockandassoc.com
Web: www.stockandassoc.com

EXHIBIT FOR:
TEXT ORDINANCE AMENDMENT OF ORD. 2411 & 2055
17371, 17401, 17455, 17481, 17485 N. OUTER FORTY ROAD
CITY OF CHESTERFIELD, MO 63005

STATE OF MISSOURI
GEORGE M. STOCK
CIVIL ENGINEER
NUMBER P#-25116
12/15/2017
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1.	2017-10-11	CITY COMMENTS
2.	2017-11-15	CITY COMMENTS
3.	2017-12-15	CITY COMMENTS

RECEIVED
DEC 29 2017
City of Chesterfield
Department of Public Services

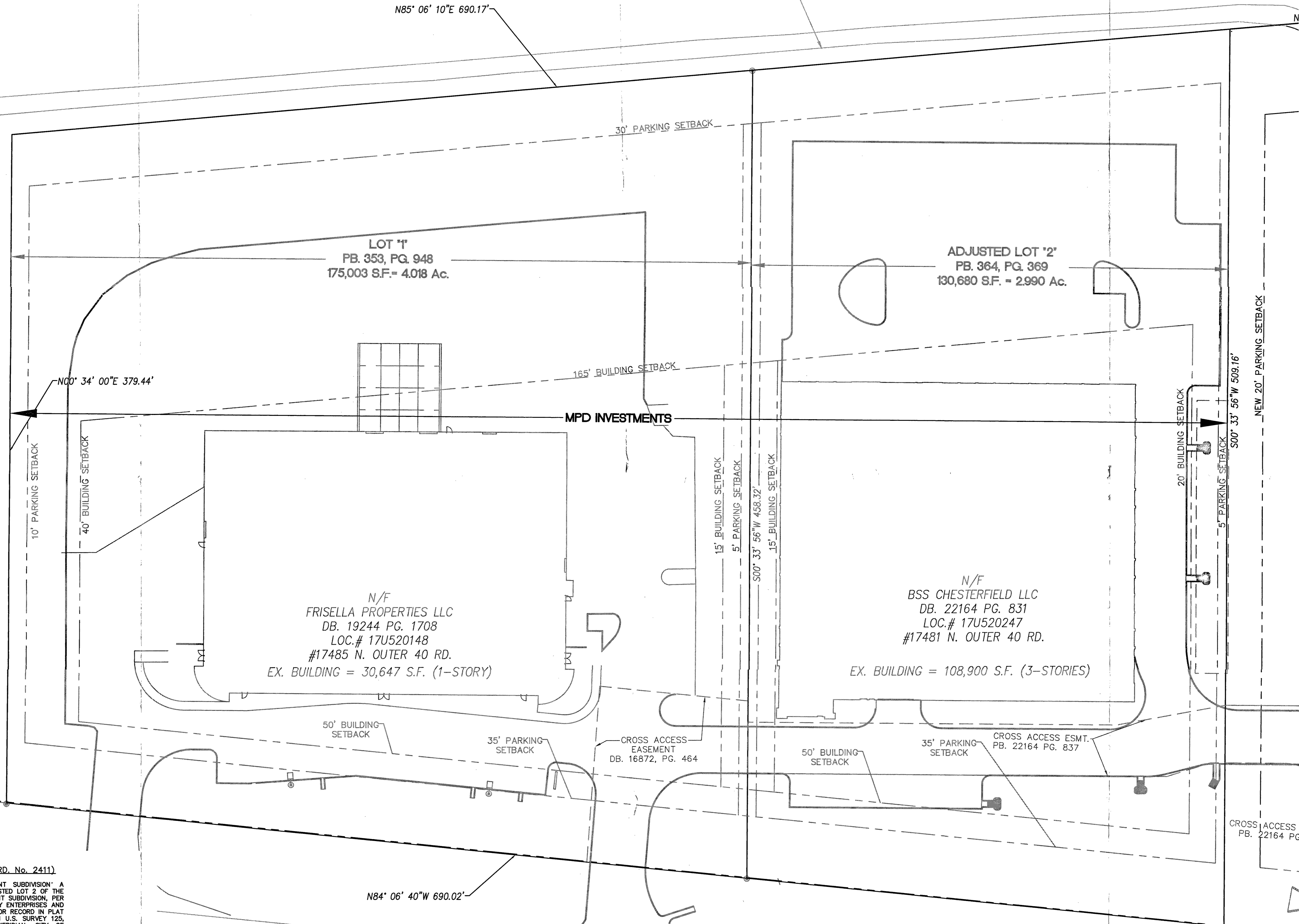
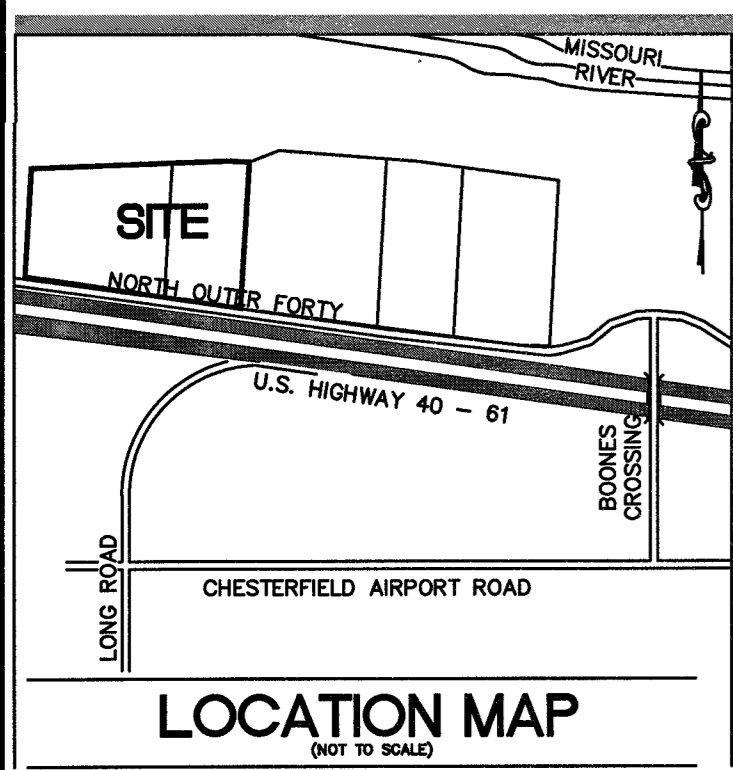
DRAWN BY:	C.K.M.S.	CHECKED BY:	C.M.S.
DATE:	8/31/2017	JOB NO.:	217-6006.1
M.S.D. P#:		BASE MAP #:	1705
S.L.C. H&T #:		H&T S.U.P. #:	
M.D.N.R. #:			

SHEET TITLE:
EXHIBIT FOR TEXT ORDINANCE AMENDMENT

SHEET NO.:
C1.0

PRELIMINARY PLAN FOR TEXT ORDINANCE AMENDMENT

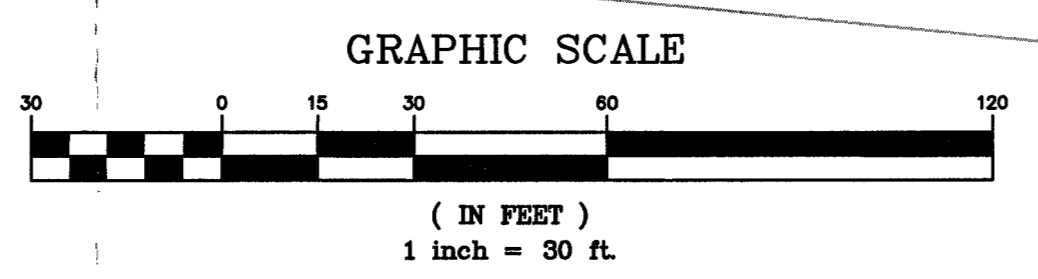
TEXT ORDINANCE AMENDMENT TO ORD. #2411
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 ZONED PLANNED INDUSTRIAL DISTRICT 'PI'



PROPERTY DESCRIPTION FOR MPD INVESTMENT (FORMER ORD. No. 2411)

A TRACT OF LAND BEING LOT 1 OF 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT 1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022. A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

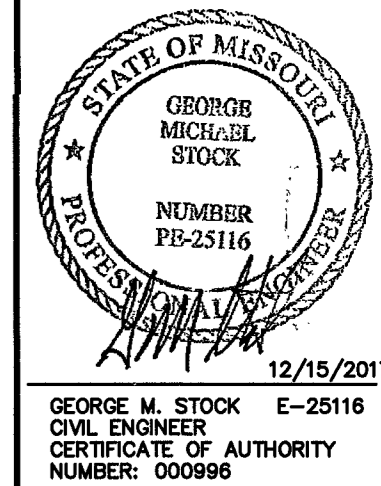
BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT 1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022. A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 84 DEGREES 06 MINUTES 40 SECONDS WEST, 690.02 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT 1 OF THE 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948; THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 379.44 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINES OF SAID LOT 1 AND ADJUSTED LOT 2, NORTH 85 DEGREES 06 MINUTES 10 SECONDS EAST, 690.17 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOT 2; THENCE ALONG SAID EAST LINE OF SAID ADJUSTED LOT 2, SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST, 509.16 FEET TO THE POINT OF BEGINNING, CONTAINING 305,250 SQUARE FEET OR 7.007 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.



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EXHIBIT FOR:
TEXT ORDINANCE AMENDMENT OF ORD. 2411 & 2055
 17371, 17401, 17455, 17481, 17485 N. OUTER FORTY ROAD
 CITY OF CHESTERFIELD, MO 63005



REVISIONS:

1.	2017-10-11	CITY COMMENTS
2.	2017-11-15	CITY COMMENTS
3.	2017-12-15	CITY COMMENTS

DRAWN BY:	K.M.S.	CHECKED BY:	G.M.S.
DATE:	8/31/2017	JOB NO.:	217-6006.1
M.S.D. #:	-	BASE MAP #:	17US
S.L.C. H&T #:	-	H&T SUP. #:	-
M.D.N.R. #:	-	-	-
SHEET TITLE: PRELIMINARY PLAN FOR MPD INVESTMENTS			
SHEET NO.: C3.0			