# SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING ADJUSTED PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 9 AND 10 OF THE JOHN LONG ESATATE AS RECORDED IN PLAT BOOK 346, PAGES 663-664, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

### PROPOSED LEGEND **ABBREVIATIONS** BACK OF CURB - DEED BOOK ELEVATION PROPOSED UTILITIES EXISTING - FACE OF CURB - FINISHED FLOOR **EXISTING LEGEND** FLOWLINE FIRE HYDRANT BENCH MARK HIGH WATER FOUND IRON ROD FOUND IRON PIPE WATER METER NOW OR FORMERLY RIGHT OF WAY MARKER WATER VALVE PAGE Cas UTILITY POLE PROPOSED SUPPORT POLE - POLYVINYL CHLORIDE PIPE - REINFORCED CONCRETE PIPE **⊗** CLEAN OUT LIGHT STANDARD STORM MANHOLE - ST. LOUIS COUNTY ELECTRIC METER SQUARE ELECTRIC MANHOLE TELEPHONE CABLE TO BE ABANDONED ELECTRIC PEDESTAL ELECTRIC SPLICE BOX - TO BE REMOVED AND REPLACED TYPICALLY GAS DRIP - USE IN PLACE GAS METER UNLESS OTHERWISE NOTED VITRIFIED CLAY PIPE GAS VALVE TELEPHONE MANHOLI (86'W) - RIGHT-OF-WAY WIDTH - PARKING METER TELEPHONE PEDESTA STREET SIGN TELEPHONE SPLICE BOX SPRINKLER CABLE TV PEDESTAL MAIL BOX

### PROPERTY DESCRIPTION

### Adjusted Parcel B

A tract of land being Adjusted Parcel B of the Boundary Adjustment Plat of Lots 9 and 10 of the John Long Estates and Chesterfield Village Apartments Phase 3 in U.S. Surveys 123, 154 and 415, Township 45 North Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

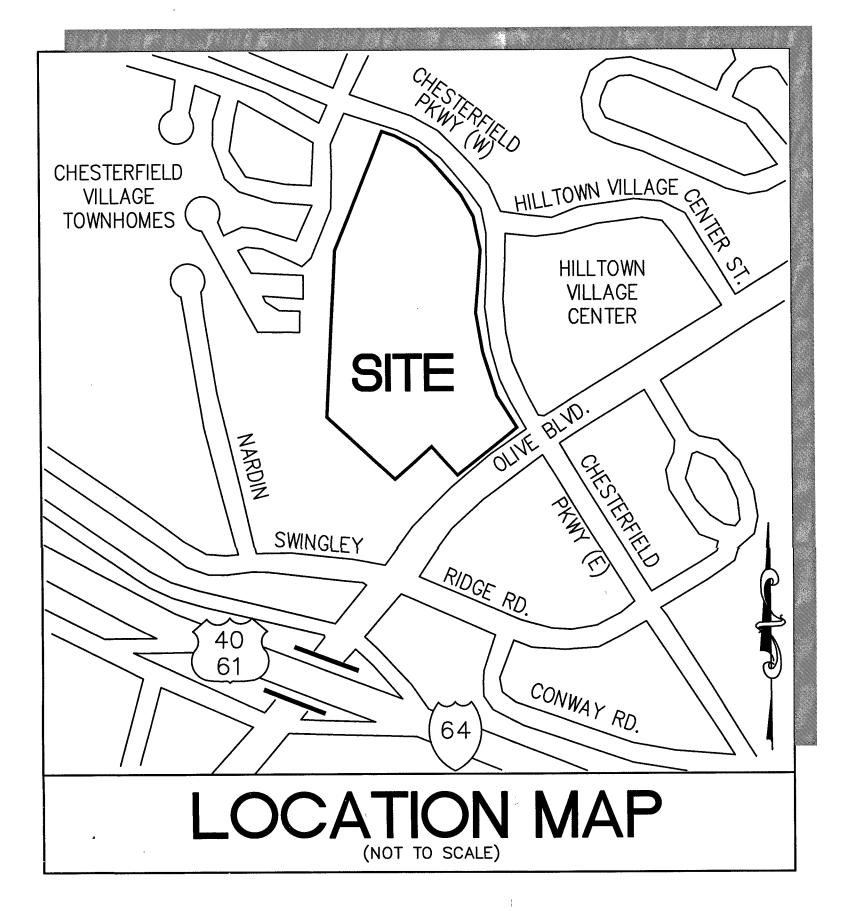
Beginning at a point on the South right of way line of Chesterfield Parkway North, said point being the Northeast comer of Chesterfield Village Apartments Phase 3, a subdivision according to the plat thereof recorded in Plat Book 263, Pages 28 through 30 of the St Louis County Records; thence along the South and Southeast right of way line of Chesterfield Parkway North the following courses and distances: along a curve to the right whose radius point bears South 29 degrees 40 minutes 29 seconds West 914.93 feet from the last mentioned point, a distance of 368.24 feet, along a curve to the right whose radius point bears South 52 degrees 44 minutes 04 seconds West 868.49 feet from the last mentioned point, a distance of 659.65 feet, South 06 degrees 15 minutes 10 seconds West 106.28 feet, along a curve to the left whose radius point bears South 83 degrees 44 minutes 50 seconds East 905.89 feet from the last mentioned point, a distance of 566.75 feet and South 13 degrees 08 minutes 20 seconds West 68.35 feet to a point on the Northwest right of way line of Olive Boulevard - Missouri State Highway A(340); thence along said Northwest right of way line South 57 degrees 25 minutes 40 seconds West 15.95 feet and along a curve to the left whose radius point bears South 32 degrees 33 minutes 55 seconds East 1176.28 feet from the last mentioned point, a distance of 353. 71 feet to the Northeast line of property conveyed to Chesterfield Village, Inc. by deed recorded in Deed Book 10795, Page 1959 of the St. Louis County Records; thence along said Northeast line of Chesterfield Village, Inc. property North 52 degrees 54 minutes 50 seconds West 114.28 feet to a point; thence along a curve to the right whose radius point bears North 61 degrees 33 minutes 31 seconds East 194.50 feet from the last mentioned point, a distance of80.SI feet; thence along a curve to the left whose radius point bears South 00 degrees 53 minutes 13 seconds West 100.00 feet from the last mentioned point, a distance of 59.91 feet to a point; thence North 52 degrees 54 minutes 53 seconds West 40.63 feet to the Northern most comer of said Chesterfield Village, Inc. property; thence along the Northwest line of said Chesterfield Village, Inc. property, South 36 degrees 19 minutes 46 seconds West 286.05 feet to a point; thence North 43 degrees 56 minutes 49 seconds West 675.55 feet along said Northwest line of Chesterfield Village, Inc. property and along the East line of said Chesterfield Village Apartments Phase 3; thence North 00 degrees 46 minutes 15 seconds East 500.00 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 480.44 feet to a point; thence South 57 degrees 30 minutes 03 seconds East 60.00 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 175.25 feet to a point; thence North 70 degrees 04 minutes 47 seconds East 85.42 feet to a point; thence North 02 degrees 28 minutes 17 seconds East 106.04 feet to a point; thence North 57 degrees 30 minutes 03 seconds West 59.04 feet to a point; thence North 32 degrees 29 minutes 57 seconds East 264.81 feet to the point of beginning and containing 31.785 acres more or less according to a survey by Volz, Inc. during July, 1998.

# ST. LOUIS COUNTY BENCHMARK BENCHMARK#12165 NGVD29 Elev = 646.98 "Standard Aluminum Disk" stamped SL—31, 1990. Disk is set along the west side of Elbridge—Payne Drive; across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I—64 South Outer Road and Elbridge—Payne Drive.

UTILITY NOTE:

PREPARED FOR: CLAYCO REALTY GROUP 2199 INNERBELT BUSINESS CENTER DR. ST. LOUIS, MO. 63114 PHONE: (314) 429-5100

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 FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo..



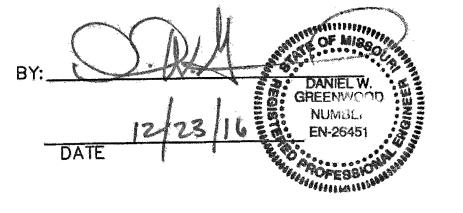
# PARCEL VII - BUILDING GROUPS F, G AND H

## PERTINENT DATA

·		
SITE ADDRESS		875 W. CHESTERFIELD PARKWAY
OWNER		CHESTERFIELD VILLAGE, INC.
SITE ACREAGE	=	31.79 ± ACRES
EXISTING ZONING	***************************************	C8 - PLANNED COMMERCIAL
ORDINANCE No.	=	2916
LOCATOR No.	=	18S521098
SEWER DISTRICT		METROPOLITAN ST. LOUIS SEWER DISTRICT
FIRE DISTRICT		MONARCH FIRE PROTECTION
WATERSHED	=	MISSOURI RIVER
SCHOOL DISTRICT	=	PARKWAY DISTRICT
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	**********	LACLEDE GAS
ELECTRIC SERVICE		AMEREN UE ELECTRIC
TELEPHONE SERVICE	<del></del>	AT&T
FIRM NO.		29189C0170 K (DATE FEB. 4, 2015)

# GEOTECHNICAL ENGINEER'S STATEMENT

GEOTECHNOLOGY, INC. at the request of CLAYCO REALTY GROUP has provided geotechnical services for the project proposed hereon. A geotechnical investigation was conducted for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our subsurface exploration report titled "Subsurface Exploration Corporate Office Campus, 875 Chesterfield Parkway Chesterfield, MO" dated 12/05/16.



5	SHEET INDEX	
C1.0	TITLE SHEET	
C2.0	SITE DEVELOPMENT SECTION PLAN	
C3.0	SITE ORDINANCE SHEET	
C4.0	SITE ORDINANCE SHEET	
TSD	TREE STAND DELINEATION	
L1	LANDSCAPE PLAN AND PLANT SCHEDULE	•
L2	TREE PROTECTION PLAN	
L3 L4	TREE PROTECTION DETAILS SITE LIGHTING PLAN	
L <del>4</del> L5	COURTYARD LIGHTING PLAN	,
L6		
L7	SITE PHOTOMETRIC PLAN 2 OF 2	
A3.0.1	OVERALL ELEVATIONS	
A3.1.1	ENLARGED ELEVATIONS — COURTYARD	
A3.1.2	ENLARGED ELEVATIONS — COURTYARD	
A3.1.3	ENLARGED ELEVATIONS — NORTH	
A3.1.4	ENLARGED ELEVATIONS — EAST	
A3.1.5	ENLARGED ELEVATIONS — WEST	
A3.1.6	ENLARGED ELEVATIONS — SOUTH	
prope	sterfield Village, Inc., or its assigns, the owner of the erty shown on this plan for and in consideration of being granted oval of said plan to develop property under the provisions of Section O	
	O4.CC8 - Planned CommercialOf City of Chicable subsection)(present zoning)	nesterf
, , ,		
From showr	ied Development Code, do hereby agree and declare that said property in the date of recording this plan shall be developed only as win thereon, unless said plan is amended by the City of Chesterfield, voided or vacated by order of ordinance of the City of Chesterfield ncil.	
	Chesterfield Village, Inc., or its assigns	
	(Signature):	
	(Name Typed): Ami Kutz Treasurer	
STATE	E OF MISSOURI )	
COUNT	E OF MISSOURI ) SS.  NTY OF ST. LOUIS )	
	On this, 2015, before	
me ar	appeared	,
	ne known, who, being by me duly sworn, did say that he / she is the	
the se Corpo	hesterfield Village, Inc., or its assigns, a Missouri Corporation, and that seal affixed to the foregoing instrument is the Corporate Seal of said oration and that the said instrument was signed and sealed on behalf of said oration by authority of its Board of Directors, and said	
instrui	ument to be the free act and deed of said Corporation.	
	IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my rial Seal on the day and year last written above.	
	Notary Public	
	·	
	Print Name	
му со	commission expires:	
	· ·	

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the

Amiee Nassif, AICP Planning and Development Services Director City of Chesterfield, Missouri

City of Chesterfield, Missouri

Ordinance No. 2916 dated October 19, 2016.

### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions and does not represent a property boundary survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

DANIEL EHLMANN, Missouri, P.L.S. No. 2215

MICHAEL STOCK

257 Chesterfield Business Perkwi St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130

DEVELOPER **CLAYCO REALTY GROUP** LANDSCAPE ARCHITECT FORUM STUDIO CIVIL ENGINEER STOCK & ASSOCIATES

STRUCTURAL ENGINEER **EWING COLE** MECHANICAL ENGINEER **EWING COLE** 

**ELECTRICAL ENGINEER** PLUMBING ENGINEER **EWING COLE** 

FIRE PROTECTION ENGINEER **EWING COLE** 



CRG REAL ESTATE SOLUTIONS

PROJEC

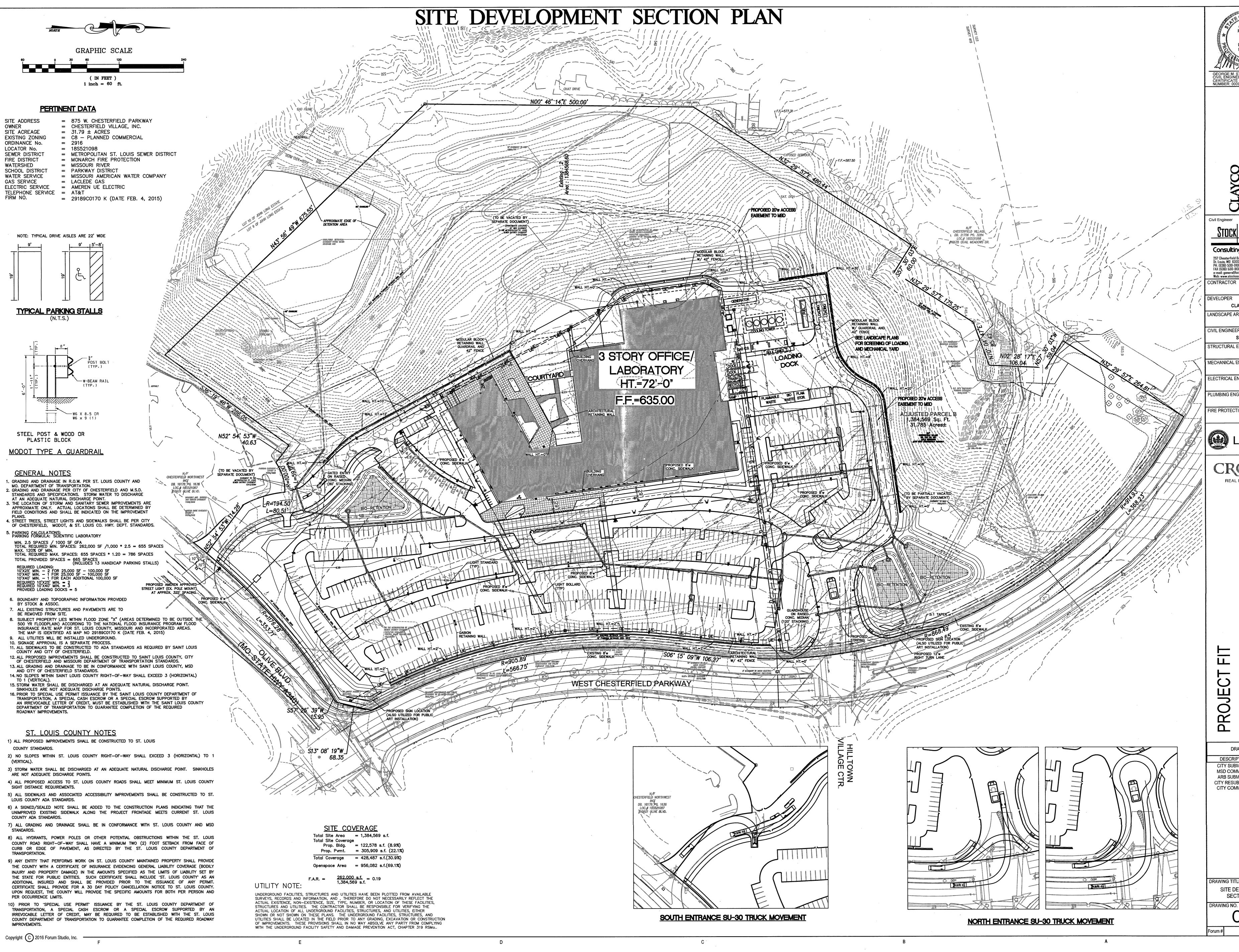
DRAWING ISSUE DATE DESCRIPTION CITY SUBMITTAL MSD COMMENTS 2016.11.10 CITY RESUBMITTAL

CITY COMMENTS

RECEIVED JAN 1 2 2017

TITLE SHEET

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Consulting Engineers, In 257 Chesterfield Business Parkway St. Louis. MO 63005 PH. (636) 530-9100 FAX (636) 530-9130

CONTRACTOR DEVELOPER **CLAYCO REALTY GROUP** 

LANDSCAPE ARCHITECT **CIVIL ENGINEER** STOCK & ASSOCIATES

STRUCTURAL ENGINEER MECHANICAL ENGINEER **EWING COLE** ELECTRICAL ENGINEER

PLUMBING ENGINEER **EWING COLE** FIRE PROTECTION ENGINEER

LEED-NC

REAL ESTATE SOLUTIONS

DRAWING ISSUE DESCRIPTION MSD COMMENTS ARB SUBMITTAL CITY RESUBMITTAL 2016.11.22 CITY COMMENTS

DRAWING TITLE SITE DEVELOPMENT SECTION PLAN

Consult.# 216-5803

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCES 1358 AND 2685 AND ST. LOUIS COUNTY ORDINANCES 10,842 AND 9,476 FOR A NEW AND CONSOLIDATED ORDINANCE FOR A "C-8" PLANNED COMMERCIAL DISTRICT FOR A 75.0 ACRE AREA OF LAND LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND OLIVE BOULEVARD INTERCHANGE (P.Z. 07-2012 CHESTERFIELD VILLAGE NW QUADRANT {RGA INSURANCE CO.} 18S430237, 178110147, 188430260, 188440148, 188420085, 188521098, 188540149, 18S540150 AND 18S540138).

WHEREAS, in response to P.C. 141-79 Chesterfield Village - Sachs Properties Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a "C-8" Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances;

WHEREAS, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, Reinsurance Group of America (RGA) has requested ordinance amendment of a "C-8" Planned Commercial District for a 75 acre area of land located in the northwest quadrant of the intersection of I-64 and Olive Boulevard to allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 25, 2012; and,

minutes 21 seconds West 18.40 feet from the Northwest corner of Lot 26 of said "West County Acres Plat No. 2", said point being also on the East line of said Lot 11 of the Subdivision of the West part of U.S. Survey 415; thence South 51 degrees 04 minutes 01 second West 457.37 feet to a point; thence South 50 degrees 20 minutes 01 second West 191.44 feet to a point; thence South 55 degrees 18 minutes 31 seconds West 9.30 feet to the Northeast right-of-way line of Missouri State Highway 40 TR; thence North 39 degrees 35 minutes 34 seconds West 74.62 feet and North 31 degrees 34 minutes 46 seconds West 40.34 feet along said Northeast right-of-way line of Missouri State Highway 40 TR to a point; thence along a curve to the right whose radius point bears No degrees 57 minutes 18 seconds East 557.46 feet from the last mentioned point, a distance of 330.99 feet: thence North 18 degrees 58 minutes 27 seconds East 378.68 feet to a point; thence South 50 degrees 57 minutes 35 seconds East 573.16 feet to the point of beginning and containing 5.452 acres. (Parcel 5 Ord. 9476)

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

Section 3. The City Council, pursuant to the petition filed by Reinsurance Group of America in P.Z. 07-2012, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 25th day of June 2012, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning. Ordinance of the City of Chesterfield.

Development Concept Plan and curb cuts on each Final Development

Section Plan shall be reviewed and approved by the Department of Highways

and Traffic and, as applicable, the Missouri State Highway Commission prior

be reviewed and approved by the Planning Commission on each Final

Development Section Plan. Special consideration shall be given to such

standards which may have exposure to residential property. Supplemental

information to adequately assess the above (such as cross section, details of

light standard construction, etc.) may be required by the Planning

a. Advertising signs limited to project identification only shall be permitted

b. Parcels III and IV shall be limited to a maximum of five (5) free standing

approved by the Planning Commission on final development plans.

c. Parcels VII and VIII shall be limited to a maximum of three (3) free

d. All other signs (i.e. attached wall signs and directional signs) shall

that zoning district in which the use is permitted. Where more than one (1) of

the parking requirements may be construed as applicable to the same use, lot

or building, the final determination shall be made by the Planning

conform to the sign regulations of the "C-3" Shopping District.

Off-street parking requirements and loading requirement shall be regulated by

12. Prior to approval of all above Final Development Plans the petitioner shall:

only at locations approved by the Planning Commission on the Final

Development Concept Plan. Details such as size, design, lighting etc.

business signs not to exceed fifty (50) square feet in outline area and

thirty (30) feet in height. The location and size of said signs shall be as

standing business signs not to exceed fifty (50) square feet in outline

area and thirty (30) feet in height. The location and size of said signs

shall be as approved by the Planning Commission on final development

8. The height, design, location, and lighting intensity of all light standards shall

9. Except as specifically approved by the Planning Commission, utilities shall be

10. The following shall regulate all signs for the "C-8" development:

shall be submitted to the Commission prior to approval.

Planning Commission June 25, 2012

P&PW Committee August 30, 2012

Planning Commission August 13, 2012

to recording of any plan.

Commission prior to approval

P.Z. 07-2012 Chesterfield Village NW Quadrant

(RGA Insurance Co.)

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning and Public Works

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

Section 1. City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "C-8" Planned Commercial District for a 75.0 acre tract of land within the northwest quadrant of the I-64 and Olive Boulevard interchange (18S430237, 17S110147, 18S430260, 18S440148, 18S420085, 18S521098, 18S540149, 18S540150 and 18S540138) and as described as follows:

A tract of land being part of Lot B of "Chesterfield Village North, Plat 1" and part of U.S. Survey 123 in Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the South line of Swingley Ridge Drive with the Northeast line of Missouri State Route 40 T.R.; thence Eastwardly along said South line of Swingley Ridge Drive, along a curve to the right whose radius point bears South 31 degrees 57 minutes East 178.50 feet from the last mentioned point, a distance of 71.50 feet to a point; thence along a curve to the right whose radius point bears South 9 degrees 00 minutes East 362.87 feet from the last mentioned point, a distance of 139.33 feet to a point; thence South 77 degrees 00 minutes East 532 feet to a point; thence South 13 degrees 00 minutes West 3 feet to a point; thence South 77 degrees 00 minutes East 372.20 feet to a point; thence along a curve to the right whose radius point bears South 13 degrees 00 minutes West 375.50 feet from the last mentioned point, a distance of 182.27 feet to a point; thence South 49 degrees 02 minutes 04 seconds East 554.79 feet to a point; thence along a curve to the right whose radius point bears South 40 degrees 57 minutes 56 seconds West 29.50 feet from the last mentioned point a distance of 46.34 feet to a point; thence South 40 degrees 57 minutes 56 seconds West 653.30 feet to a point; thence North 49 degrees 02 minutes 04 seconds West 19. 50 feet to a point; thence South 76 degrees 53 minutes 48 seconds West 144.59 feet to a point; thence North 43 degrees 45 minutes 55 seconds West 754.55 feet to a point on the right of way line of Missouri State

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

Passed and approved this 19th day of September, 2012

FIRST READING HELD: <u>09/05/2012</u>

Planning Commission June 25, 2012 Planning Commission August 13, 2012

P&PW Committee August 30, 2012

P.Z. 07-2012 Chesterfield Village NW Quadrant (RGA Insurance Co.)

- a. Provide verification to the Department of a preliminary plan indicating adequate handling of differential runoff due to proposed impervious
- b. Submit verification of approval by the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation as applicable, of location of all curb cuts, roadway dedication, and
- 13. Subsequent to approval of the Final Development Section Plans and prior to issuance of any building permit, the following requirements shall be met:

storm water runoff off the subject property at abutting roadways.

- a. Provide verification to the Department indicating adequate provision of
- sanitary services. b. Provide verification to the Department indicating adequate handling of
- c. The petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of all landscaping as required on the final development section plan. Said bond or escrow shall be based on estimated costs determined by a plant nursery for such improvements and approved by the Planning and Development Services Division.
- d. Record the approved Final Development Section Plan with the St. Louis County Recorder of Deeds Office.
- 14. The required contributions shall be increased at the rate of five (5) percent per year effective on the first day of January, 1980, and the first day of each calendar year thereafter. Such sums shall be collected by the Department of Public Works and disbursed to the County Treasurer.
- 15. Within two (2) years of the date of approval of the first Final Development Section Plan by the Planning Commission, construction shall commence. Said time limit may be extended on approval by the Planning Commission.
- 16. The petitioner shall be required to provide temporary off-street parking for
- 17. Any transfer of ownership or lease of property shall include in the transfer or

lease agreement a provision that the purchaser or lessee agrees to be bound by the conditions herein set forth and included in the approved development plan for the property. A copy of all the herein attached conditions shall be furnished by the owner or petitioner to the operator(s), owners(s), or manager(s) including successive operator(s), owners(s), or manager(s), who shall forward to the Zoning Enforcement Officer an acknowledgment that he

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Route 40 T.R.: thence along said right-or-way line the following courses and distances: North 6 degrees 59 minutes 44 seconds West 225.67 feet to a point; thence North 37 degrees 40 minutes 18 seconds West 205.83 feet to a point; thence North 59 degrees 02 minutes 23 seconds West 215.16 feet to a point; thence North 72 degrees 30 minutes 46 seconds West 59.23 feet to a point; thence North S3 degrees 07 minutes West 210.45 feet to the point of beginning and containing 20.0 acres.

A tract of land being part of Lot 11 of the subdivision of the West part of U.S. Survey 415 and part of U.S. Survey 123 in Township 45 North -Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the West line of proposed Swingley Ridge Drive East, 31 feet wide, with the Northeast line of Missouri State Route 40 T.R.; thence Northwestwardly along said Northeast line of Missouri State Route 40 T.R. North 31 degrees 34 minutes 46 seconds West 490.47 feet to a point; thence North 17 degrees 30 minutes 05 seconds West 349.36 feet to a point; thence North 37 degrees 47 minutes 33 seconds West 199.89 feet to a point; thence North 8 degrees 44 minutes 51 seconds East 155.74 feet to a point; thence North 49 degrees 02 minutes 04 seconds West 19.50 feet to a point; thence North 40 degrees 57 minutes 56 seconds East 662.39 feet to a point; thence along a curve to the right whose radius point bears South 40 degrees 02 minutes 04 seconds East 29.50 feet from the last mentioned point, a distance of 46.34 feet to a point on the Southwest line of proposed Swingley Ridge Drive East, 31 feet wide; thence along the right-of-way line of proposed Swingley Ridge Drive East, 31 feet wide, the following courses and distances: South 49 degrees 02 minutes 04 seconds East 113.82 feet, along a curve to the right whose radius point bears South 40 degrees 57 minutes 56 seconds West 557.46 feet from the last mentioned point, a distance of 661.69 feet, South 18 degrees 58 minutes 27 seconds West 677.19 feet, along a curve to the left whose radius point bears South 71 degrees 01 minute 33 seconds East 588.46 feet from the last mentioned point, a distance of 265.02 feet to the point of beginning and containing 15.3 acres.

A tract of land being part of Lot 11 of the subdivision of the West part of U. S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of Nest County Acres Plat 2, a subdivision according to the plat thereof recorded in Plat Book 68, page 17 of the St. Louis County records, said point being distant South 9

P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission June 25, 2012 (RGA Insurance Co.) Planning Commission August 13, 2012 P&PW Committee August 30, 2012

ATTACHMENT A

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

The application for a Planned Commercial Development on the tracts of land described in this ordinance is approved on condition that said development and plan is carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded to the County Council with a communication dated September 21, 1979, which reference as if fully set out in and made a part of this ordinance, and subject to all applicable ordinances, laws and regulations and to the following conditions:

General Conditions

- 1. This Ordinance authorizes the commercial development of an integral planned commercial and residential community known as "Chesterfield Village". Of the larger overall development, this commercial portion is located generally west of Olive Street Road (State Route 340) and north of U.S. Highway 40 containing 75 acres. The intent of this Ordinance is to effect proper development of this site conforming to good planning practices and adhering to the preliminary plan revised August 24, 1979, and approved by the Planning Commission.
- Within two (2) years of the date of approval of this "C-8" Planned Commercial District rezoning by the City of Chesterfield Council and prior to any site preparation, the petitioner shall submit to the Planning Commission for review and approval a Final Development Concept Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said plan shall include but not be limited to the following:
- a. Primary use types.
- b. Project road rights-of-way
- Approximate location of peripheral and primary internal roads. d. Parking and building setbacks.
- e. Off-street parking and loading ratios.
- f. Indication of phasing lines which shall serve as project boundary lines for the future section plans.
- g. Gross square footage and maximum height of all proposed buildings, or

building groups.

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Planning Commission June 25, 2012 Planning Commission August 13, 2012 P&PW Committee August 30, 2012

P.Z. 07-2012 Chesterfield Village NW Quadrant (RGA Insurance Co.)

or she has read and understood each of these conditions and agrees to comply therewith.

- 18. The above conditions of the "C-8" Planned Commercial District shall be enforced in compliance with the Final Development Section Plans approved by the City of Chesterfield Planning Commission.
- 19. In addition to the conditions herein imposed, this Planned Commercial District shall be subject to all applicable provisions of the City of Chesterfield Zoning Ordinance and Subdivision Ordinances. The Zoning Enforcement Officer of the City of Chesterfield shall enforce the conditions of this permit in accord with the approved Final Development Concept and Section Plans approved by the Planning Commission.
- II. Specific Design Criteria: "C-8" Along Highway 40
- 1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
- a. building groups A and B; offices, retail commercial, one (1) service station, restaurants, theaters and heliport; such uses not to exceed 460,000 gross square feet. Additionally, one (1) hotel with a maximum of 350 rooms with certain retail uses specifically accessory to a hotel facility is permitted within building group B. In the event that the hotel is not constructed in building group B, a maximum floor area of 749,783 gross square feet on building groups A and B shall be permitted.
- b. building group C: offices, retail and restaurant not to exceed 350,000 gross square feet:
- c. building group D: offices, retail, restaurants, one (1) service station and theater; and one (1) hotel, not to exceed 170,000 gross square feet: The above noted gross square foot figures indicate the maximum allowable within each building group. The word "offices" shall also include the following: medical laboratories, technical and business
- 2. The following shall regulate all retail commercial uses in the building groups
- A, B, C, and D: a. a maximum of 50,000 gross square feet may be used for retail

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degrees 30 minutes 21 seconds West 827.05 feet from the Northwest corner of said West County Acres Plat 2; thence South 51 degrees 04 minutes 01 second West 457.37 feet to a point; thence South 50 degrees 20 minutes 01 second West 191.44 feet to a point; thence South 55 degrees 18 minutes 31 seconds West 9.30 feet to a point on the right-ofway line of Missouri State Route 40 T.R.; thence Northwestwardly along said right-of-way line North 39 degrees 35 minutes 34 seconds West 74.62 feet to a point; thence North 31 degrees 34 minutes 46 seconds West 40.34 feet to a point on the right-of-way line of proposed Swingley Ridge Drive, 31 feet wide; thence along said right-of-way line of proposed Swingley Ridge Drive East, 31 feet Wide, along a curve to the right whose radius point bears North 74 degrees 57 minutes 19 seconds East 557.46 feet from the last mentioned point a distance of 330.99 feet to a point; thence North 18 Degrees 58 minutes 27 seconds East 378.68 feet to a point: thence South 50 degrees 57 minutes 35 seconds East 573.16 feet to the point of beginning and containing 5.5 acres.

A tract of land being part of U.S. Survey 123, 154, and the subdivision of the West part of U.S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as: Beginning at the most Western corner of property conveyed to Nelson J. Rinkel as described in the deed recorded in Book 5638, page 424 of the St. Louis County records; thence Southeastwardly along the Southwest line of said Rinkel property South 33 degrees 27 minutes 21 seconds East 137.35 feet to a point on the West line of proposed Chesterfield Village Parkway: thence Southwardly along said West line along curve to the left whose radius point bears North 72 degrees 53 minutes 10 seconds East 905.89 feet from the last mentioned point, a distance of 263.14 feet to a point on the Northwest line of Olive Street Road; thence Southwestwardly along said Northwest line South 56 degrees 19 minutes 39 seconds West 66.59 feet to a point; thence along a curve to the left whose radius point bears South 33 degrees 40 minutes 21 seconds East 1,176.28 feet from the last mentioned point a distance of 353.71 feet to a point; thence North 53 degrees 56 minutes 17 seconds West 254.51 feet to a point; thence South 35 degrees 18 minutes 22 seconds West 286 feet to a point; thence North 44 degrees 46 minutes 25 seconds West 675.15 feet to a point; thence North 0 degrees 19 minutes 57 seconds West 500 feet to a point; thence North 31 degrees 25 minutes 19 seconds East 1,080 feet to a point on the right-of-way line of proposed Chesterfield Village Parkway, 80 feet wide; thence along said right-of-way line of Chesterfield Village Parkway, 80 feet wide, the following courses and distances: Along a curve to the right whose radius point bears South 28 degrees 36 minutes 16 seconds West 914.93 feet from the last mentioned point, a distance of 368.12 feet, continuing along a curve to the right whose radius point bears South 51 degrees 39 minutes 26 seconds West 868.49 feet from the last mentioned

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- h. Parcel numbers and building group numbers as indicated on the approved preliminary development plan i. All zoning district boundaries and zoning classifications.
- j. Location of advertising sign limited to project identification only.
- 3. Within one (1) year of the date of approval of the Final Development Concept Plan and after the Plan has been recorded with the St. Louis County Recorder of Deeds Office, the petitioner shall submit to the Planning Commission for its review and approval, the first Final Development Section Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said Final Development Section Plan shall include but not be limited to the
- a. The location, size and use of all proposed structures, including retaining
- Indication of development phasing on the same parcel if anticipated. c. Existing and proposed contours at two (2) foot intervals, except that
- grades greater than ten (10) percent may be indicated at five (5) foot
- d. Location and size of all parking areas including landscape treatment of
- e. Roadways and drives on and adjacent to the property in question, f. The design, location, and size of all proposed free standing signs,
- lighting, fences and trash areas. g. A landscape plan, including the location, size, and type of all plantings
- and other materials to be used. h. Indication of sanitation and drainage facilities.
- i. Parking and building setbacks on the property in question.
- Parking calculations for the property in question
- With each Final Development Section Plan a detailed landscape plan must be submitted to the Planning Commission for review and approval. Such plan shall as a minimum contain information on type, size, and number of each landscape material to be used. Specifically the following shall also be
- a. Parking areas in excess of 10,000 square feet shall contain internal landscape islands planted with trees and other plant materials. Planning areas within parking lots shall not be less than six (6) feet in width and

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- b. in any office building or hotel no retail commercial activity shall be
- permitted above the first floor: c. no single-user being a retail commercial activity shall exceed 10,000
- 3. No parking area, loading areas or structures including internal drive except ingress and egress drives shall be allowed within the following landscaped
- a. Parcel III:
- Fifteen (15) feet of all roadway rights-of-way.
- i. Fifteen (15) feet of U.S. Highway 40 and Chesterfield Parkway North
- ii. Twenty (20) feet of Swingley Ridge Road.
- c. Parcel V:
- iii. Two hundred (200) feet of the eastern point of the parcel contiguous to residential zoned land.
- 4. No building shall be located within the following setbacks:
- a. Parcel III:
- Twenty (20) feet of all roadway rights-of-way.
- i. Twenty (20) feet of U.S. Highway 40 and Chesterfield Parkway North
- ii. Thirty (30) feet of Swingley Ridge Road; c. Parcel V:
- i. Twenty (20) feet of Swingley Ridge Road;
- ii. Thirty (30) feet of the northeast and southeast property line;

point, a distance of 659.44 feet, South 5 degrees 09 minutes 41 seconds West 106.63 feet, and along a curve to the left whose radius point bears South 84 degrees 50 minutes 19 seconds East 905.89 feet from the last mentioned point, a distance of 203.64 feet to a point on the Northwest line of aforesaid Rinkel property; thence Southwestwardly along said Northwest line, South SS degrees 19 minutes 04 seconds West 53.28 feet to the point of beginning and containing 32.4 acres.

A tract of land being part of U.S. Survey 154 in Township 45 North -Range 4 East, St. Louis County, Missouri, and being more particularly

Beginning at the intersection of the North line of Henry Hoch Drive, 43

feet wide, with the East line of proposed Chesterfield Village Parkway 80 feet wide; thence Northwardly along said East line of proposed Chesterfield Village Parkway, 80 feet wide, along a curve to the left whose radius point bears South 77 degrees 40 minutes 50 seconds West 948.49 feet from the last mentioned point, a distance of 430.80 feet to a point; thence North 51 degrees 39 minutes 26 seconds East 456.05 feet to a point; thence South 38 degrees 20 minutes 34 seconds East 370 feet to a point; thence South 50 degrees 23 minutes 55 seconds East 280.47 feet to a point; thence South 10 degrees 24 minutes 12 seconds West 150 feet to a point on the North line of said Henry Hoch Drive, 43 feet wide; thence Westwardly along said North line along a curve to the left whose radius point bears South 10 degrees 24 minutes 12 seconds West 421.50 feet from the last mentioned point, a distance of 215.41 feet to a point; thence South 71 degrees 07 minutes 21 seconds West 147.76 feet to a point; thence along a curve; to the right whose radius point bears North 18 degrees 52 minutes 39 seconds West 378.50 feet to from the last mentioned point, a distance of 114.07 feet to a distance of 114.07 feet to a point; thence South 88 degrees 23 minutes 23 seconds West 73.61 feet to a point; thence North 59 degrees 06 minutes 16 seconds West 64.58 feet to the point of beginning and containing 7.3

Less and Excepting the following:

St. Louis County Ordinance #13,756 (Parcel 5 Ord. 9476) A tract of land being part of Lot 11 of the Subdivision of the West part of U.S. Survey 415, Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of "West County Acres Plat No. 2" a subdivision according to the plat thereof recorded in Plat Book 68, Page 17 of the St. Louis County Records; said point being South 09 degrees 30

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- each shall not be less than 400 square feet in area. Vertical curbs will be used around planning areas to protect them from automobiles and keep out de-icing salt. Such areas will control traffic patterns and thereby improve safety as well as provide shade and offer a visual relief against extensive pavement area.
- b. In retail, office and general commercial parking lots, rows of trees planted in landscape areas shall be used to subdivide large parking areas into smaller and more identifiable parking areas. Pedestrian walkways shall be provided in the parking areas to safely allow pedestrian movement to and from building access points. In the case of parking decks, said structures shall be supplemented by a significant landscape plan around the periphery of said structure to mitigate visual
- c. Where commercial development is contiguous to residentially zoned areas, special landscape treatment will be required. A minimum shall be a planting strip of twenty (20) feet in order to insulate adjacent residential land uses. In addition, planning, masonry walls, sight-proof fences, earth berms and / or depressed parking areas may be required by the Planning Commission.
- d. Planting of street trees shall be a standard practice along the major arterials and collector streets. Trees shall be planted at regular intervals (minimum of two, two inch caliper, trees every seventy-five feet of frontage) on both sides except where berms, existing topography or views make another specific design treatment preferable and when approved by the Planning Commission.
- e. The circumferential roadway connecting the Chesterfield Parkway North with Schoettler Road will contain a median planter area. Special considerations shall be given to the scenic qualities of this roadway and a landscape plan of such shall be reviewed and approved by the Planning Commission.
- 5. All Final Development Section Plans must be consistent with the approved Final Development Concept Plan, and shall contain one or more complete development sections. Each such plan shall be comprised of at least twenty (20) percent open space devoid of any structures or paving.
- All Final Development Section Plans shall be reviewed in order to determine whether mass-transit facilities should be included as part of the site development design. Such facilities might include bus shelter locations and bus pull-off lanes.
- 7. Roadway alignment and location, and other roadway circulation design features including right-of-way dedication and improvement on the Final

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- iii. Two hundred (200) feet of the eastern point of the parcel contiguous to residential zoned land.
- d. The following shall be the maximum allowable height for structures: building group A: six (6) floors;
- ii. building group B: fifteen (15)stories for the hotel and ten (10) floors
- for all other uses; iii. building group C: twenty-five (25) floors;
- iv. building group D: six (6) floors; v. building group E: three (3) floors
- 5. The uses listed below shall only be allowed within the following described
- a. the permitted twenty-five (25) story office building in building group C shall be situated within 300 feet of U.S. Highway 40 right-of-way and within 400 feet of the Chesterfield Parkway North
- b. the permitted fifteen (15) story hotel building in building group B shall be situated within 300 feet of U.S. Highway 40 right-of-way and within 400 feet of the Chesterfield Parkway North; c. the permitted service station within building group A shall be located
- within 200 feet of Swingley Ridge Road or within 200 feet of the Chesterfield Parkway North rights-of-way; d. the permitted service station within building group D shall be located within 400 feet of the Chesterfield Parkway North
- In addition to requirements elsewhere in this ordinance and requirements of the City of Chesterfield City Code, the following are additional requirements for building group B:
- a. Provide a traffic study as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation. Improvements involving regional issues shall be addressed as directed by all governing jurisdictions.

b. Provide road improvements, as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation as identified in the study prepared by Bernardin, Lochmueller & Associates, Inc. dated July 23, 2012 and any addendum thereto. As identified in this study, modification of the

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GEORGE MICHAEL STOCK NUMBER PE-25116 CERTIFICATE OF AUTHORITY NUMBER: 000996

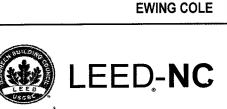
Consulting Engineers, In 257 Chesterfield Business Perkway St. Lauis, MO 63005 PH. (636) 530-9100 FAX (636) 530-<u>9</u>130 e-mail: general@stockassoc.com Web: www.stockassoc.com CONTRACTOR

CLAYCO DEVELOPER **CLAYCO REALTY GROUP** LANDSCAPE ARCHITECT FORUM STUDIO

CIVIL ENGINEER STOCK & ASSOCIATES STRUCTURAL ENGINEER **EWING COLE** MECHANICAL ENGINEER

**EWING COLE ELECTRICAL ENGINEER EWING COLE** PLUMBING ENGINEER

FIRE PROTECTION ENGINEER



**EWING COLE** 

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DRAWING ISSUE DATE DESCRIPTION CITY SUBMITTAL 2016.11.10 MSD COMMENTS ARB SUBMITTAL 2016.11.15 CITY RESUBMITTAL 2016.11.22 CITY COMMENTS 2016.12.23

DRAWING TITLE SITE ORDINANCE SHEET

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commercial activity;

schools, public and professional schools, medical clinics, and scientific

gross square feet.

i. Fifteen (15) feet of Swingley Ridge Road right-of-way; ii. Thirty (30) feet of the northeast and southeast property lines;

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- westbound I-64 on ramp in conformance with the City's plan for the extension of outer road system is required for office development in excess of 405,000 square feet on building group B.
- c. The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the Department of Highways and Traffic for review and approval. Prior to preparation of this study, the developer's traffic engineer shall meet with representatives of the department to determine the study scope. The developer's additional road improvement obligation shall be as determined by the approved
- d. 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.
- e. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Chesterfield Parkway as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
- f. Access to this development from Chesterfield Parkway shall be as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.
- g. 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 City of Chesterfield and Saint Louis County Department of Highways and
- h. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic for sight distance consideration and approved prior to installation or
- i. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-ofway. 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

BILL NO. 3116

ORDINANCE NO. 2916

AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT 'A' OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT 'A' OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A "C-8" PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER (875 CHESTERFIELD PARKWAY W)).

WHEREAS, in response to P.C. 141-79 Chesterfield Village - Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a "C-8" Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

WHEREAS, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

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in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road

The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the ordinancerequired parking spaces for the difference between the existing and proposed uses by the following rate schedule:

Type of Development Required Contribution Contribution \$611.88/parking space General Office General Retail \$1,835.75/parking space \$3,003.97/parking space Loading Space

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

As 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 Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

TGA contribution for building group B shall be based only on the increase in development density from that density previously approved in St. Louis County Ordinance 9,476.

- k. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contributions which remains following completion of road improvements required by the development shall be retained in the appropriate trust
- I. The amount of the required contributions, if not submitted by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways
- m. Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the

WHEREAS, Chesterfield Village, Inc. has filed a new petition to permit consolidation of building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains to building groups F, G, and H.

WHEREAS, a Public Hearing was held before the Planning Commission on August 8, 2016; and,

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

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning

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

Section 1. Section III. of Attachment 'A' of City of Chesterfield Ordinance 2723 is repealed and in lieu thereof the following is adopted:

III. Specific Design Criteria: "C-8" Along Olive Street Road

- 1. The uses permitted in this "C-8" Planned Commercial District shall be . limited to the following (based upon building group numbers supplied on the preliminary development plan):
- a. building group F: offices, in addition a maximum of ten (10) percent of each building gross floor area may be utilized for cafeterias or personal services to serve the employees of said building; not to exceed 240,000 square feet;
- b. building groups G and H: offices and restaurants (one restaurant permitted in building group G and one restaurant permitted in building group H) not to exceed a combined total of 345,000 square
- i. Maximum size of any one building 300,000 square feet. ii. Maximum footprint of any one building 50,000 square feet.
- c. building group i: offices, restaurant, one (1) service station, and two (2) hotels not to exceed 150,000 square feet. At the time of the Site Development Plan approval, special consideration will be given to landscaping, architectural elevations and lighting at the northeast property line.

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traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

- n. 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 Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
- o. Prior to Special Use Permit issuance by the Saint Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
- p. 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.

III. Specific Design Criteria: "C-8" Along Olive Street Road

- 1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
- a. building group F: offices, in addition a maximum of ten (10) percent of each building gross floor area may be utilized for cafeterias or personal services to serve the employees of said building; not to exceed 240,000
- b. building groups G and H: offices and restaurants (one restaurant permitted in building group G and one restaurant permitted in building group H) not to exceed a combined total of 345,000 square feet;
  - i. Maximum size of any one building 300,000 square feet.

ii. Maximum footprint of any one building 50,000 square feet.

c. building group I: offices, restaurant, one (1) service station, and two (2) hotels not to exceed 150,000 square feet. At the time of the Site Development Plan approval, special consideration will be given to

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- d. The total build out for building groups F, G, H and I would be 500,000 square feet.
- e. In the event that building groups F, G, and H are developed as a single research / laboratory campus, including office, a maximum of 460,000 square feet shall be permitted on these building groups.
- i. Maximum size of any one building 460,000 square feet. ii. Maximum footprint of any one building 135,000 square feet.
- iii. Total build out for building groups F, G, H, and I would be 610,000 square feet.
- f. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License.
- onsite improvements shall be compatible with this project. For building groups F, G, and H, the word "offices" shall also include the following: medical laboratories and scientific laboratories.

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

**Section 3.** The City Council, pursuant to the petition filed by Chesterfield Village Inc., in P.Z. 06-2016, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 8th day of August 2016, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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landscaping, architectural elevations and lighting at the northeast property line.

The above noted gross square foot figures indicate maximum allowable

within each building group. However, not more than 500,000 square feet

- shall be allowed collectively for building groups F, G, H, and I. No parking areas, loading areas or structures, including internal drives except ingress and egress drive shall be located within the following landscaped
- i. Fifteen (15) feet of the proposed right-of-way of Chesterfield Parkway North and the future right-of-way of Olive Street Road; ii. Two hundred (200) feet of the western property line within 1,200 feet of Olive Street Road right-of-way;
- iii. Thirty (30) feet of the remainder of the western property line.
- i. Fifteen (15) feet of all roadway right-of-way and the northwestern property line;
- ii. Thirty (30) feet of the northeastern property line.
- 3. No building shall be located within the following setbacks:
- a. Parcel VII:
- i. Twenty (20) feet of Chesterfield Parkway North right-of-way;
- ii. Seventy-five (75) feet of the future right-of-way of Olive Street Road:
- iv. Thirty (30) feet of the remainder of the western property line.
- i. Twenty (20) feet of all roadway rights-of-way and the northwestern

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

Vickie Hass, CITY CLERK

FIRST READING HELD: 10/05/2016

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- a. building group F: four (4) floors; b. building group G: eight (8) floors;
- c. building group H: four (4) floors;
- d. building group I: three (3) floors.
- 5. The uses listed below shall only be allowed with the following described
- a. the singular allowable eight (8) story building in building group G shall be situated within 500 feet of Chesterfield Parkway North right of way.
- b. the four (4) story building allowed in building group H shall be located within 300 feet of Chesterfield Parkway North and within 300 feet of Olive Street Road rights-of-way;
- c. the permitted service station in building group I shall be located within 200 feet of Chesterfield Parkway North and within 200 feet of Henry Hoch Road rights-of-way:
- d. the permitted restaurant in building group I shall be located within 300 feet of Chesterfield Parkway North right-of-way.

Civil Engineer

Consulting Engineers, In

257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 e-mail: general@stockassoc.com Web: www.stockassoc.com CONTRACTOR

DEVELOPER **CLAYCO REALTY GROUP** LANDSCAPE ARCHITECT

CLAYCO

FORUM STUDIO CIVIL ENGINEER

STOCK & ASSOCIATES STRUCTURAL ENGINEER **EWING COLE** 

MECHANICAL ENGINEER **EWING COLE** ELECTRICAL ENGINEER

**EWING COLE** PLUMBING ENGINEER **EWING COLE** 

FIRE PROTECTION ENGINEER **EWING COLE** 



CRG REAL ESTATE SOLUTIONS

DRAWING ISSUE DESCRIPTION DATE CITY SUBMITTAL 2016.10.21 MSD COMMENTS 2016.11.10 ARB SUBMITTAL CITY RESUBMITTAL 2016.11.22 CITY COMMENTS 2016.12.23

SITE ORDINANCE SHEET

iii. Two hundred (200) feet of the western property line within 1,200 feet of Olive Street Road;

b. Parcel VIII:

property line; ii. Thirty (30) feet of the northeastern property line.

4. The following shall be the maximum allowable height for structures:

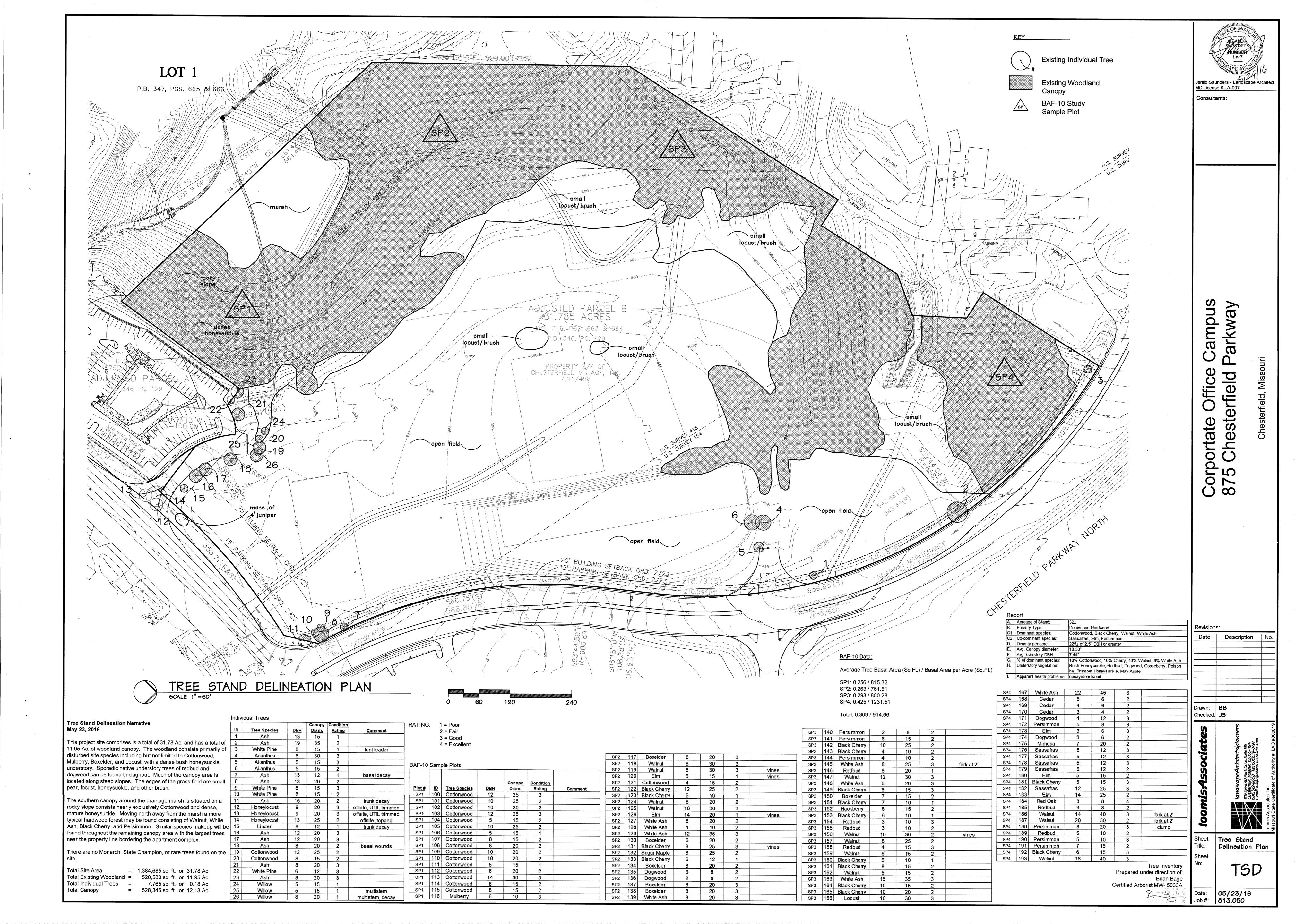
Page 12 of 13

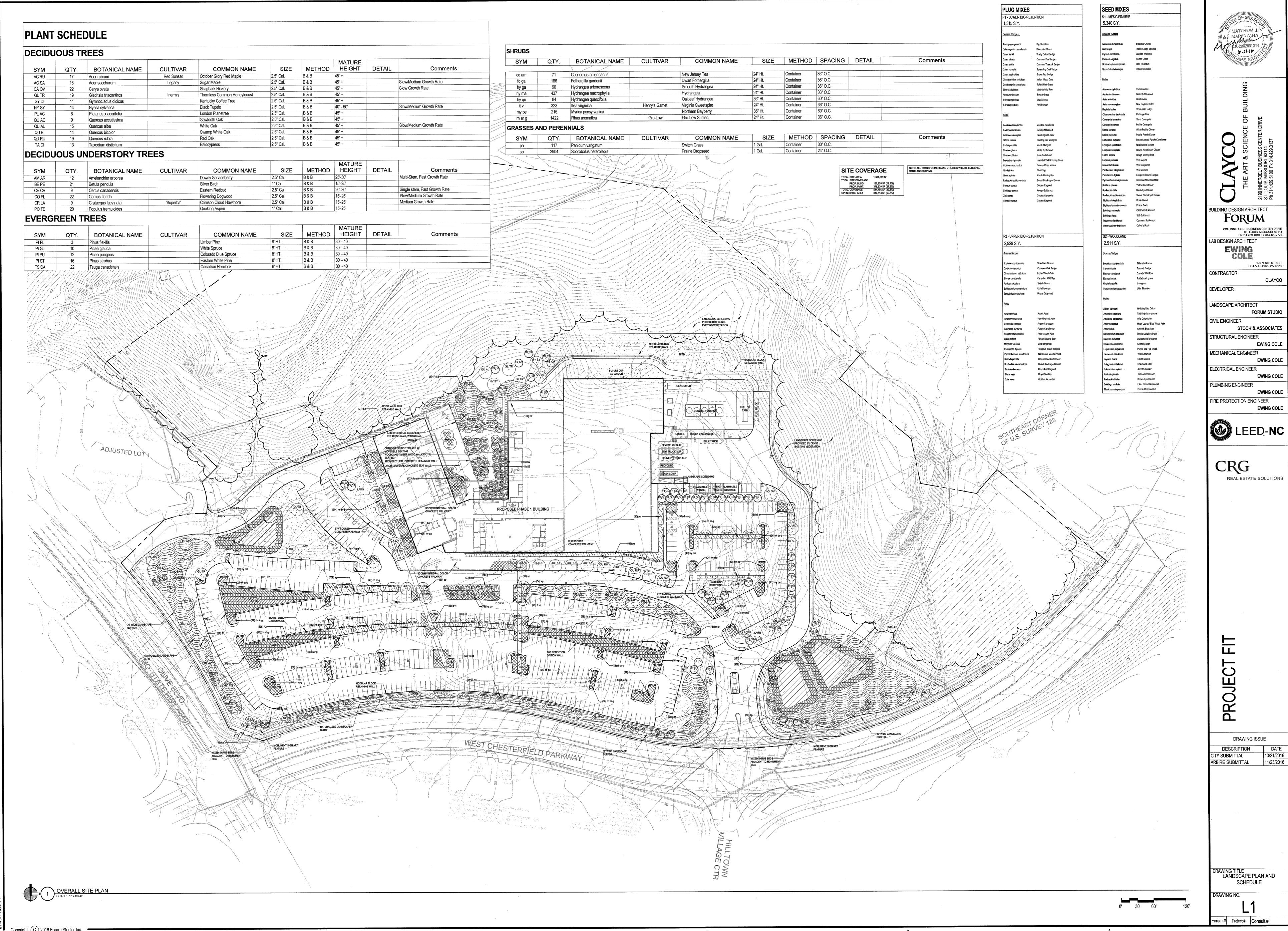
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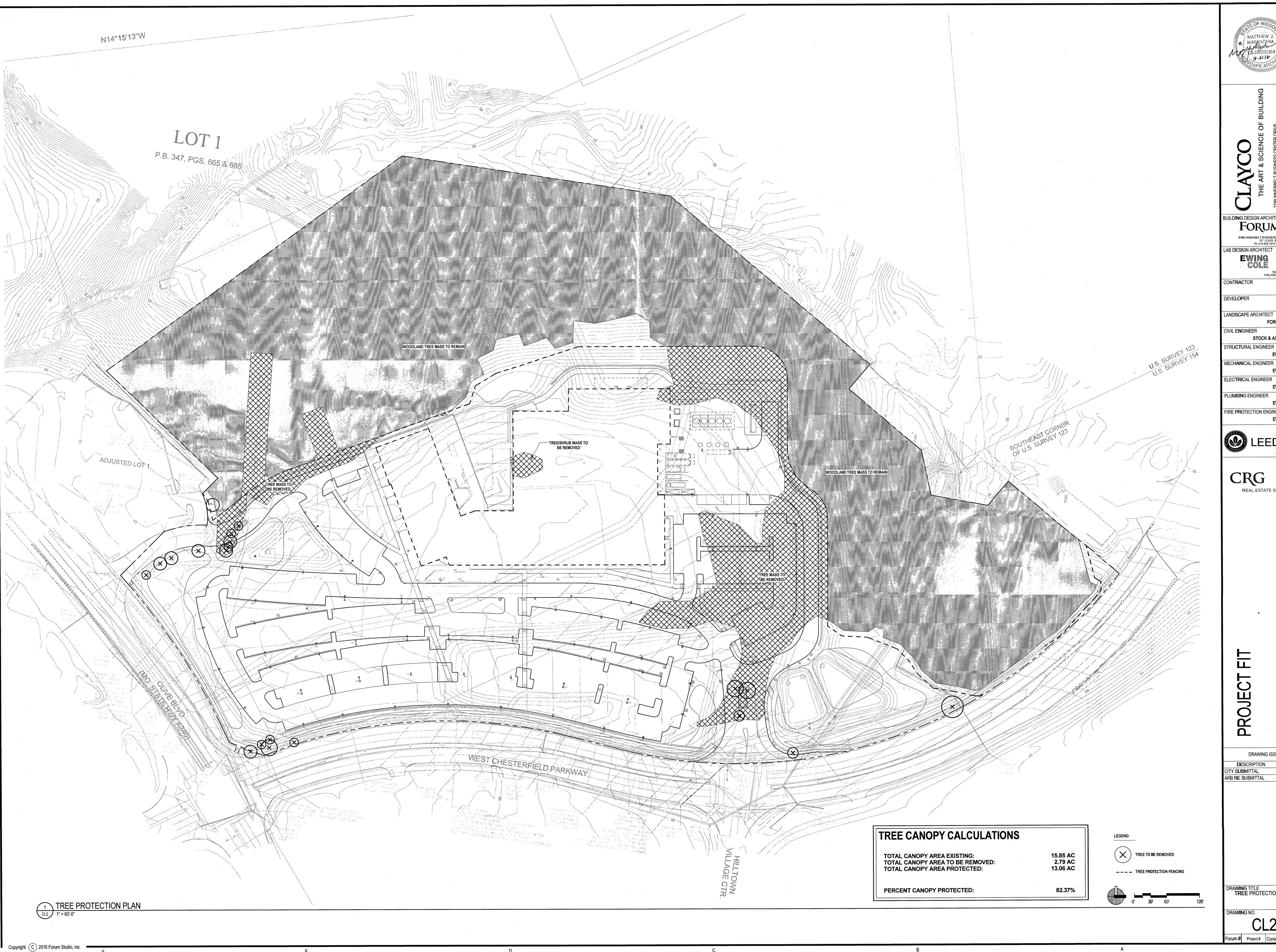
NUMBER PE-25116 CERTIFICATE OF AUTHORITY NUMBER: 000996

GEORGE MICHAEL

STOCK









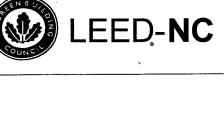
**FORUM** 

100 N. 6TH STREET PHILADELPHIA, PA 19016 CONTRACTOR DEVELOPER

LANDSCAPE ARCHITECT FORUM STUDIO CIVIL ENGINEER STOCK & ASSOCIATES STRUCTURAL ENGINEER

**EWING COLE** ELECTRICAL ENGINEER EWING COLE

FIRE PROTECTION ENGINEER EWING COLE

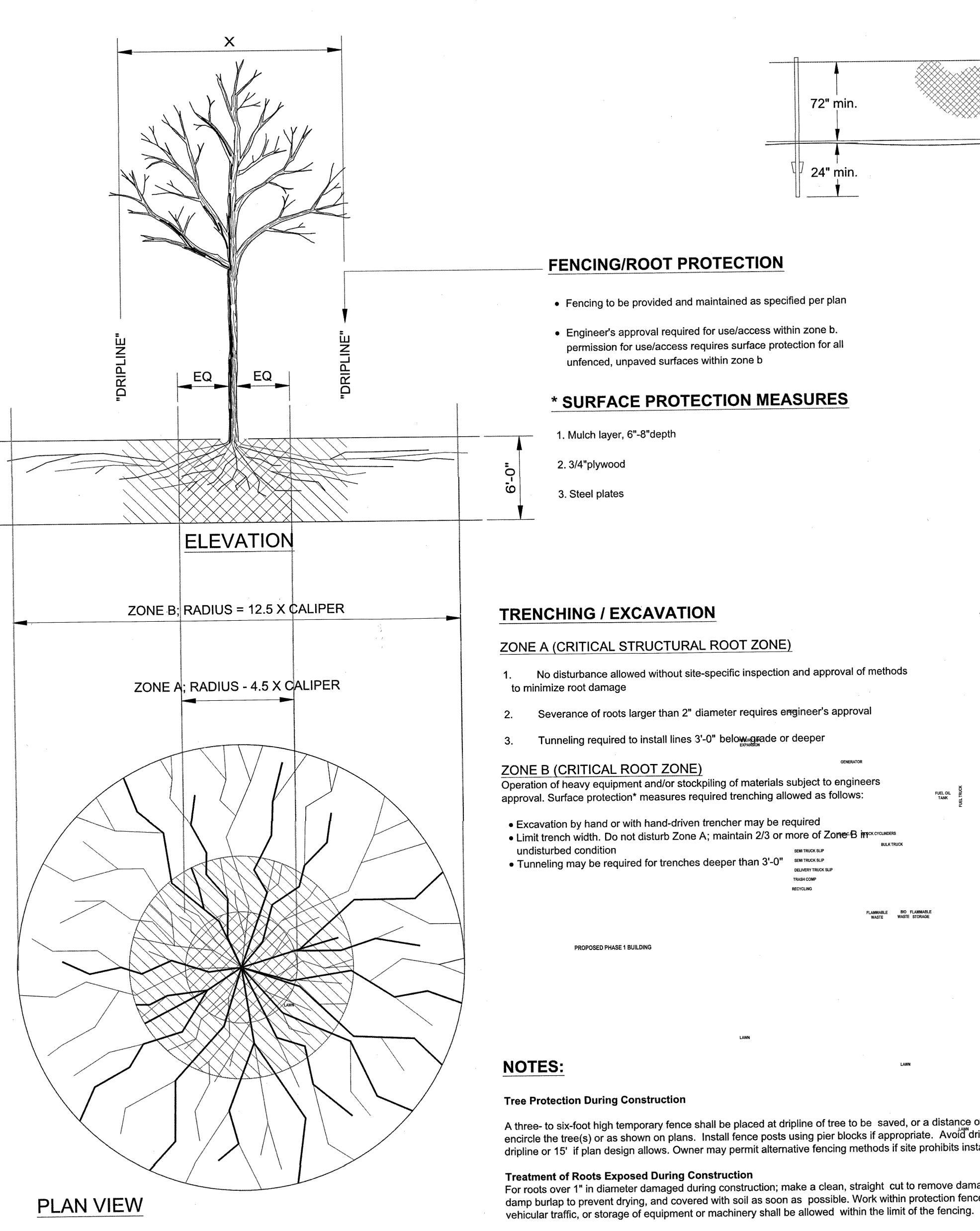


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REAL ESTATE SOLUTIONS

DESCRIPTION DATE
CITY SUBMITTAL 10/21/2016
ARB RE SUBMITTAL 11/23/2016

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NO. Forum # Project # Consult.#



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# 72" min.

1 Critical Root Zone is the minimum area of a tree's root zone that should be protected. It is calculated by multiplying the tree's diameter (in inches) by 12.5 to determine the radius of the protected area. (i.e. Tree Protection fencing should be located in a circle around the tree at the radius shown.)

Tree Protection Fence (TPF)

2 Structural Critical Root Distance is the minimum distance that any root severance can occur. It is calculated by multiplying the tree's diameter (in inches) by 4.5 to determine the radius of the protected area. Severing roots any closer will greatly increase the chance of catastrophic tree failure due to loss of supporting roots. The distance is based on Coder, K. 1996. Construction Damage Assessments: Trees and Sites. University of Georgia, October, 1996. (Tool #8).

3 Action Item includes any required tree protection action to be taken including the following:

Post (w/ flare)

TREE PROTECTION FENCE

TREE PROTECTION NOTES:

N.T.S.

Fence

- OK Tree is adequate distance away from construction activity that no protection measures are required.
- TBR To Be Removed
- Fence Construction fencing will be installed prior to any grading or construction activity. See the map version of the Tree Protection Plan for specific location. The xx refers to radius minimum and maximum distance from tree to fence. The fence will delineate an area that is considered the "Tree Protection Zone". While fence is in place there should be no grading, equipment access, material storage, or root disturbance of any kind within the "Tree Protection Zone" delineated by the fencing. Fencing will be 72" tall chain-link fence that is adequately supported without sagging. Fencing will remain in place for the duration of the grading associated with the installation of new stormwater pipe. It can only be moved to permit the installation of new soil near and around trees as indicated and only with permission of University Arborist.
- Mulch Apply an 8-10 inch deep layer of wood chips around the tree at a radius equal to the "Critical Root Zone Radius". Do not pile up wood chips at the tree's base. Mulch only needs to be applied where equipment traffic is required that will impact the tree's critical root zone. Mulch layer will reduce soil compaction and rutting. An additional layer of 3/4" plywood, plastic, or rubberized material may be needed on top of mulch to reduce compaction. Remove chips after project completion without damaging the original grade and without damaging roots that may be present underneath.

A three- to six-foot high temporary fence shall be placed at dripline of tree to be saved, or a distance of 15' from the trunk, whichever is greater. The fence shall completely encircle the tree(s) or as shown on plans. Install fence posts using pier blocks if appropriate. Avoid driving posts or stakes into major roots. Fencing may extend beyond dripline or 15' if plan design allows. Owner may permit alternative fencing methods if site prohibits installation of pier blocks (steep slopes, soft soils, etc.).

For roots over 1" in diameter damaged during construction; make a clean, straight cut to remove damaged portion of root. all exposed roots shall be temporarily covered with damp burlap to prevent drying, and covered with soil as soon as possible. Work within protection fence shall be done manually. No excavation, stockpiling of materials,

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CONTRACTOR DEVELOPER

AB DESIGN ARCHITECT

LANDSCAPE ARCHITECT FORUM STUDIO CIVIL ENGINEER STOCK & ASSOCIATES STRUCTURAL ENGINEER

MECHANICAL ENGINEER ELECTRICAL ENGINEER

LUMBING ENGINEER FIRE PROTECTION ENGINEER

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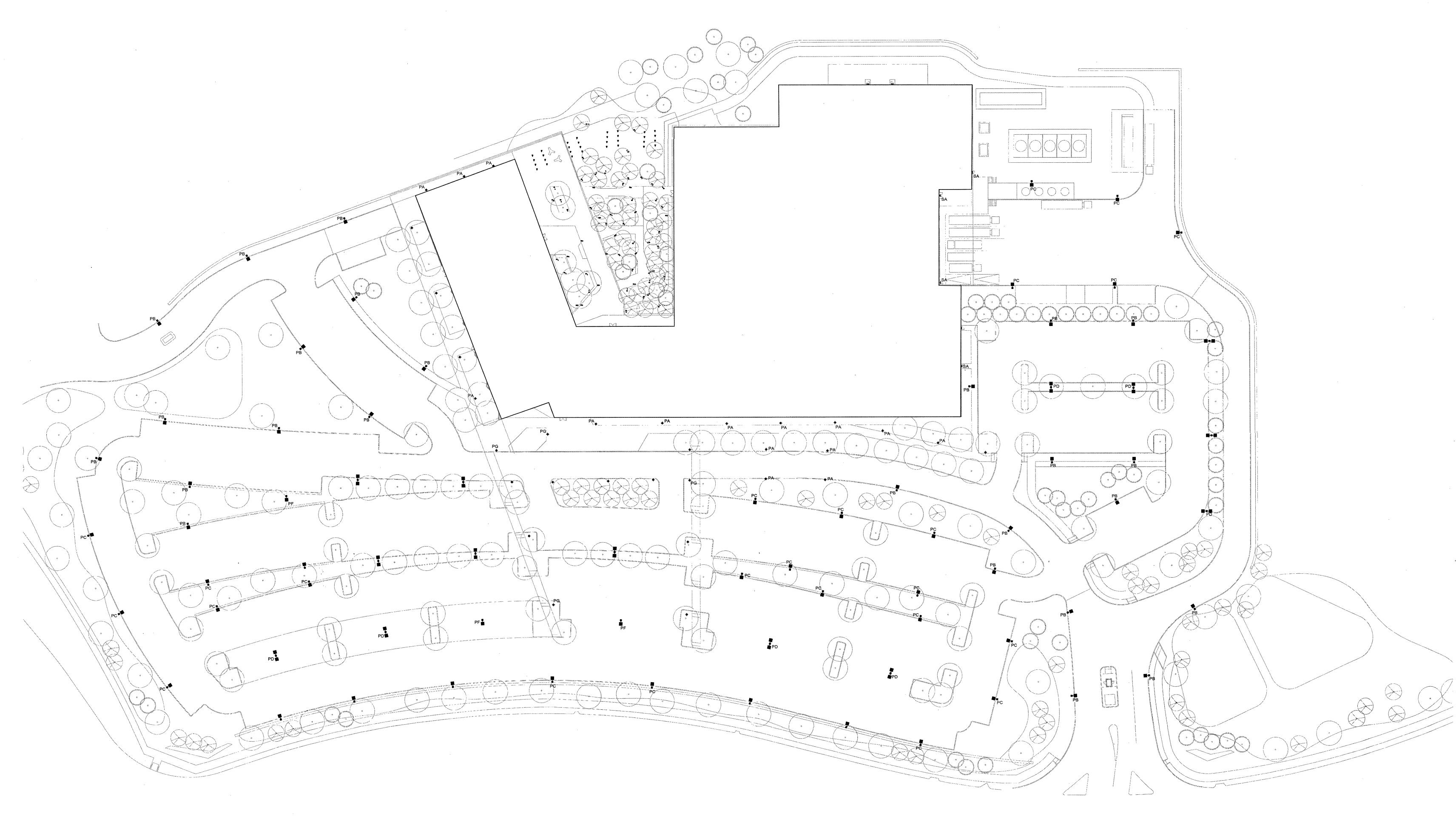
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DRAWING ISSUE DESCRIPTION DATE
SUBMITTAL 10/21/2016 SDCP RE SUBMITTAL 11/23/2016

DRAWING TITLE
TREE PROTECTION DETAILS DRAWING NO.

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1 SITE AND PARKING LOT LIGHTING SCALE: 1" = 60'-0"

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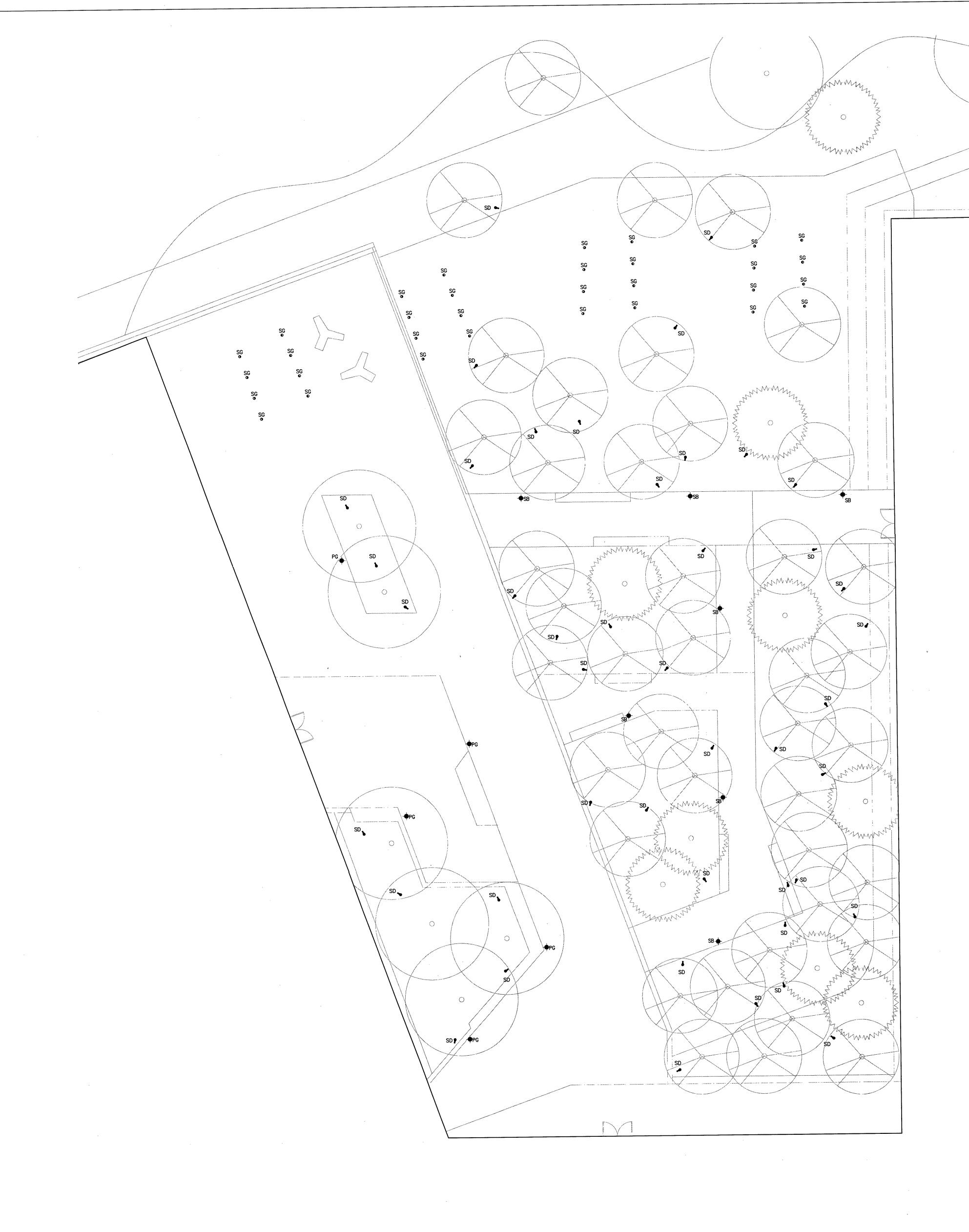
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DESCRIPTION DATE
CITY SUBMITTAL 11/22/2016

DRAWING TITLE
SITE LIGHTING
PLAN

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1 ALTERNATE #2: COURTYARD LIGHTING
SCALE: 1" = 10'-0"

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100 N. 6TH STREET PHILADELPHIA, PA 19016 CONTRACTOR

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