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Planning Commission Staff Report

Subject: Rezoning Issues Report

Meeting Date: February 11, 2008

From: Mara M. Perry, AICP, Senior Planner of Site Plan Review

Location: A 98.10 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West

Petition: P.Z. 45-2007 Downtown Chesterfield (Chesterfield Village Inc.)

Proposal Summary

Chesterfield Village, Inc. is requesting a change of zoning from “R-8” PEU Residence District with a Planned Environmental Unit Procedure, “R-5” Residence District, “FPR-5” Residence District, “R-6A” PEU Residence District with a Planned Environmental Unit Procedure, “C-8” Planned Commercial District, “NU” Non-Urban District and “M-3” Planned Industrial District to “PC & R” Planned Commercial & Residential District for a 98.10 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield for a “PC & R” Planned Commercial & Residential District.

Zoning Analysis

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

While preparing the Attachment A for this development, Staff reviewed the conditions established in the Comprehensive Plan and Zoning Ordinance. The Attachment A requires that this development will adhere to the requirements of both.

Surrounding Land Use and Zoning

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

North: The property to the north across U.S. Highway 40/I-61 is zoned "C-8" Planned Commercial District.

South: The property to the south is the YMCA and the Public Library and is zoned "PC" Planned Commercial District and "C-8" Planned Commercial District

East: The property to the east is zoned "C-8" Planned Commercial District.

West: The property to the west is the riparian corridor and the Reserve at Chesterfield Village and undeveloped land, zoned "R-5" and "R-8" Residence District and "C-8" Planned Commercial District.





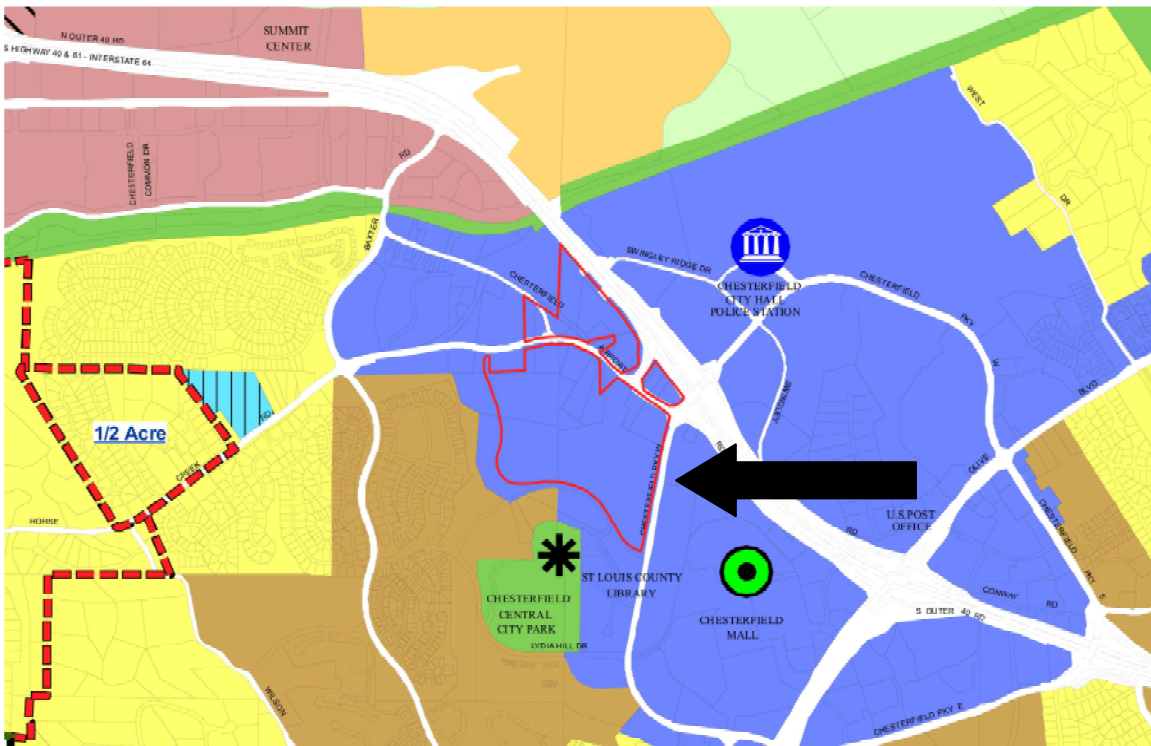
View looking southwest from the corner of Chesterfield Parkway and Wild Horse Creek Road



View looking south of the site at the construction of Lake 2

Comprehensive Plan Analysis

The subject site is located within the Urban Core. The Comprehensive Plan calls for this area to be the Urban Core which is defined as a mixture of high-density residential, retail, and office uses containing the highest density in Chesterfield.



Site Area History

The subject site was zoned through multiple ordinances. St. Louis County approved Ordinance 6816 which changed the zoning of a large portion of the subject site from “NU” Non-Urban District to “R-8” PEU Residence District with a Planned Environmental Unit Procedure, “R-5” Residence District, “FPR-5” Residence District, and “R-6A” PEU Residence District with a Planned Environmental Unit Procedure Districts. This Ordinance was amended by St. Louis County Ordinances 10,240, 12,717, and 12,755. On August 19th, 1996,

The City of Chesterfield approved Ordinance 2021 which incorporates a series of amendments to the original Ordinance into one new Ordinance showing the prior amendments to the St Louis County Ordinance. The remaining properties were zoned by St. Louis County from 1972 through 1987 prior to the incorporation of the City of Chesterfield. The City of Chesterfield has not reviewed a SDP or rezoning for these properties.

Issues

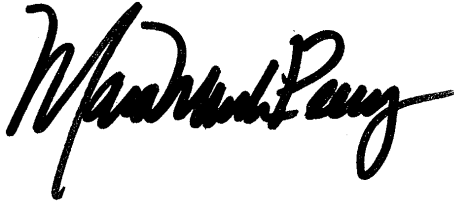
A Public Hearing was held on November 15, 2007 and a Committee of the Whole meeting was held on January 3, 2008. At the issues meeting held on January 9, 2008 a few outstanding issues were identified. Below are the issues that are covered in edits to the Attachment A or for informational purposes:

1. New language has been added into the permitted use section which puts restrictions on the fishing, tackle and bait shop use.
2. Language has been changed in the lighting section to provide for overall consistency within the development on a conceptual level for the proposed lighting plans to be submitted.
3. The language has been amended in the Miscellaneous section to provide for the definition of the location and number of Kiosks to be defined and approved on the Site Development Concept Plan or Site Development Plan.
4. The language has been amended in the Miscellaneous section to address the location of where deliveries can be made and the location of service entries. Additional language limits the locations and additional street delivery locations to be approved on the Site Development Concept Plan or Site Development Plan.
5. Staff and the Petitioner researched and reviewed the issue of the parking requirements for the site in regards to proposed parking reductions or shared parking for the overall development. Final numbers have been included in the Attachment A.

Request

Staff has reviewed the change of zoning request from "R-8" PEU Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to "PC & R" Planned Commercial & Residential District and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on P.Z. 45-2007 Downtown Chesterfield (Chesterfield Village Inc.).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style with a large initial "M".

Mara M. Perry, AICP
Senior Planner of Site Plan Review

Attachments

1. Letter from the Petitioner dated January 22, 2008
2. Attachment A with Exhibit 1
3. Preliminary Plan

January 22, 2008

Mara M. Perry
Senior Planner, AICP
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, Missouri 63017-0760

**Via Email Transmission
and First Class Mail**

RE: P.Z. 45-2007 Sachs/Downtown Chesterfield (Chesterfield Village, Inc.)

Dear Mara:

This letter is a response to your letter to me dated January 15, 2008. We request that this Petition be placed on the February 11, 2008 Planning Commission agenda for vote. I have repeated each issue below and provided Petitioner's response:

1. Add language to define locations for the fishing tackle and bait shop usage.

Petitioner's response: The following language can be added to Attachment "A" in a place you deem appropriate:

The fishing tackle and bait shop use shall be located adjacent to the lake so as to conveniently service customers who may want to fish in the lake. This use may be a primary use located in a shop or in a kiosk.

This use may also be ancillary to another retail use. If this use is a primary use, only one such use shall be permitted in this District.

2. Lighting requirements Section F #2 to be defined for the overall consistency within the development on a conceptual level.

Petitioner's response: The following language can be added to the existing lighting requirements:

At the time a Site Development Plan or Site Development Concept Plan is submitted, Petitioner may submit a proposed lighting fixture plan for this District that is different than fixtures used

throughout the Chesterfield Village. The proposed lighting fixture plan must provide for consistent or complimentary fixture designs and styles throughout the District and be appropriate for the architecture and streetscapes within this District.

3. Further defining the language in the miscellaneous section for Kiosks.

Petitioner's response: Staff is working on language addressing a permitting procedure that would allow for review of location, type, architecture and number of Kiosks. Petitioner suggests that the location of Kiosks be limited to plaza areas where pedestrians can gather.

4. Further defining the language in the miscellaneous section for deliveries and service entries.

Petitioner's response: The following language is suggested due to the compact nature of streetscapes caused by the nature of a mixed use development, the proximity of the lake and topography of the subject site:

Service entries shall be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space except that deliveries may be permitted from the street in designated areas as shown on the Site Development Plan or the Site Development Concept/Section Plan where deliveries on the side or rear of a tenant space are impractical.

5. Defining the numbers for the proposed parking reductions.

Petitioner's response: Petitioner has proposed percentages for parking reductions. Staff is reviewing that proposal.

Please contact me if you have any questions. Thank you.

Respectfully submitted,

**Doster Mickes James Ullom
Benson & Guest, LLC**

By: 

Michael J. Doster

MJD:db

cc: Ms. Kathy Higgins

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

The commercial and residential uses allowed in this Planned Commercial and Residential ("PC&R") District shall be:

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
6. Rental and leasing of new and used automobiles and necessary outdoor storage of said vehicles.
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
9. Stores, shops, markets, service 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. Service Facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, and social services.

OFFICE COMMERCIAL USES:

1. Animal hospitals and veterinary clinics.
2. Broadcasting studios for radio and television.
3. Hospitals.

4. Medical and dental offices.
5. Offices or office buildings.

RESIDENTIAL USES:

Residential uses may be integrated vertically or horizontally with commercial uses. When integrated vertically with commercial uses, dwelling units shall be above the commercial uses; such dwelling units shall be multiple-family.

1. Dwellings, single-family.
2. Dwellings, two-family.
3. Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.
4. Home occupations.

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.
5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

1. Parking areas, including garages, for automobiles, but not including any sales of automobiles and not the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

PARK AND RECREATIONAL USES:

1. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters.
2. Parks, parkways, and playgrounds, public or private not-for-profit.

The above uses allowed in this Planned Commercial and Residential ("PC&R") District shall be restricted as follows:

1. The fishing tackle and bait shop use shall be located adjacent to the lake. This may be a primary or ancillary use located in either a building or a kiosk. If this is used as a primary use, only one such use shall be permitted in this District.

ANCILLARY USES:

All plans for screening these facilities shall be submitted to the Department of Planning and Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Public Works.

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
2. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
8. Satellite dishes.

DENSITY LIMITATIONS:

2. The cumulative gross floor area for Retail Commercial Uses, Office Commercial Uses, Civic Uses and Lodging Uses in this District shall be limited to not more than 1,700,000 square feet.
3. The maximum number of residential units allowable within this District shall be 1,000 units.

B. CATEGORY STANDARDS

1. **CATEGORY A – Urban “Main Street” Development Pattern**

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6-15 feet if detached.
- Extra space between buildings is permitted for major walkways connecting to parking or open space, as approved on the Site Development Section Plan.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Building’s street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited
- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Frontyard: prohibited
- Rearyard: permitted

- Sideyard: permitted (to allow access from back of lot)

Building function:

- Retail commercial: required on first story; permitted on upper stories
- Office commercial: permitted on upper stories
- Residential: permitted on upper stories
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial required along street frontage
- Park & Recreation: permitted

2. CATEGORY B –Urban Mixed Use Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6-15 feet if detached.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: permitted
- Front porches: permitted
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted
- Frontyard: permitted
- Rearyard: permitted
- Sideyard: permitted

Building function:

- Retail commercial: permitted
- Office commercial: permitted

- Residential: permitted
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial or office commercial required along street frontage
- Park & Recreation: permitted

3. CATEGORY C – Highway Frontage Outlots (Portion of District north of relocated Wild Horse Creek Road)

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: 15-30 feet if detached.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited
- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Frontyard: permitted
- Rearyard: permitted
- Sideyard: permitted

Building function:

- Retail commercial: permitted
- Office commercial: permitted
- Residential: permitted
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial or office commercial required along street frontage
- Park & Recreation: permitted

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the aforescribed calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the aforescribed calculation.
 - c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
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.
3. Parking lots shall not be used as streets.
4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception:
 - a. The required landscape buffer along Chesterfield Parkway and Chesterfield Airport Road will be based on the

approved streetscape and street cross-sections as shown on Exhibit 1.

2. Individual landscape plans shall be coordinated and consistent with an overall master landscape concept for the PC & R District. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen utility areas.

E. SIGN REQUIREMENTS

1. Sign packages shall be required for each Site Development Section plan in this development. Each individual sign package shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Individual sign packages shall be coordinated and consistent with an overall master signage concept for the PC & R District.
3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

1. Provide a lighting plan in accordance with the City of Chesterfield Code.
2. Individual lighting plans including fixture types shall be consistent with an overall lighting fixture plan for the PC & R District. The proposed lighting fixture plan must provide for consistent and complimentary fixture designs and styles throughout the District and with the standards already established in Chesterfield Village.

G. ARCHITECTURAL REQUIREMENTS

1. The developer shall submit a design package including but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually-appealing development pattern consistent with the intent and purpose of this PC&R District. Architectural information is to be reviewed by the Architectural Review Board and is subject to approval by 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 on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complimented by adequate landscaping as approved on the Landscape Plan.
4. Mechanical equipment will be adequately screened.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning and Public Works.
2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC & R District.
3. Any improvements within MoDOT's right of way will require a permit. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
2. Internal streets and sidewalks shall be constructed in accordance with the street sections approved with this PC&R District as shown on Exhibit 1.
3. St. Louis County Department of Highways and Traffic reserves the right to determine road improvements and TGA fees until Concept Review plans are submitted.
4. Pedestrian circulation to be approved by the City of Chesterfield.

J. TRAFFIC STUDY

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

Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

K. POWER OF REVIEW

The City Council shall have automatic power of review of site plans for the subject development. The City Council will then take appropriate action relative to the proposal.

L. 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 (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. Detention may be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowable within the detention basin.
4. Treatment for water quality and channel protection, in accordance with MSD regulations dated February 2006, shall be required.
5. A flood plain (hydraulic study) study may be required.
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 detention storage facilities shall be placed outside of the City of Chesterfield Planning and Zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

M. SANITARY SEWER.

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with MSD and City of Chesterfield regulations.

2. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines.
3. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
4. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.
5. Encroachments over easements will not be allowed.
6. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. 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 Planning and 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.

O. SUPPLEMENTATION, MODIFICATION, OR ALTERATION OF A CATEGORY STANDARD.

Upon application from a petitioner, any performance standard provided in this Attachment "A" or required by any other District regulation or Ordinance of the City may be supplemented, modified, or altered in a Site Development Plan or Site Development Section Plan provided such supplement, modification, or alteration will further the purpose and intent of the PC & R District. A public hearing is not required in the process and recommendation by Planning Commission will be forwarded to City Council for final approval.

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District will be installed underground.
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 shall be required where applicable.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure

not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.

4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated on street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Sections plans.

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

- A. The developer shall submit a Site Development Concept Plan for the entire District within four (4) years of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan as provided for in Paragraph A in this section, the petitioner may submit a Site Development Plan for the entire District within four (4) years of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will require a new public hearing on any plan submittal.
- 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.
- C. Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval.

IV. GENERAL CRITERIA

The intent and purpose of the PC & R District is to have a mix of Commercial and Residential Uses within the District. At the time of the submittal of the Site Development Concept Plan or the Site Development Plan, a proposed standard for assuring the mix shall be submitted and approval of the above plans shall be contingent on approval of the mix standard by a majority vote of the City Council. Council's vote on the mix standard may proceed concurrently with Council approval of the above plans. The mix standard shall be consistent with the purpose and intent of the P C & R District which is to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a "downtown" concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. Such standard shall be considered a Performance Standard as that term is used in the Planned Commercial and Residential District provisions in the Zoning Code of the City of Chesterfield. Such provisions specifically authorize the supplementation of the Performance Standards in this Attachment "A" when approving the Plan.

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 master landscape concept plan in accordance with the City of Chesterfield Code.
3. Include a lighting plan in accordance with the City of Chesterfield Code.
4. Include a master signage concept plan for the District.
5. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.

B. SITE DEVELOPMENT PLAN/ SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan/ 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. Provide a key plan sheet at a scale necessary to include the entire development with north oriented vertically to the top of the sheet.
2. Outboundary plat and legal description of property.

3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is separate process.
6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.
9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
10. Floodplain boundaries.
11. 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.
12. 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.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a lighting plan 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.

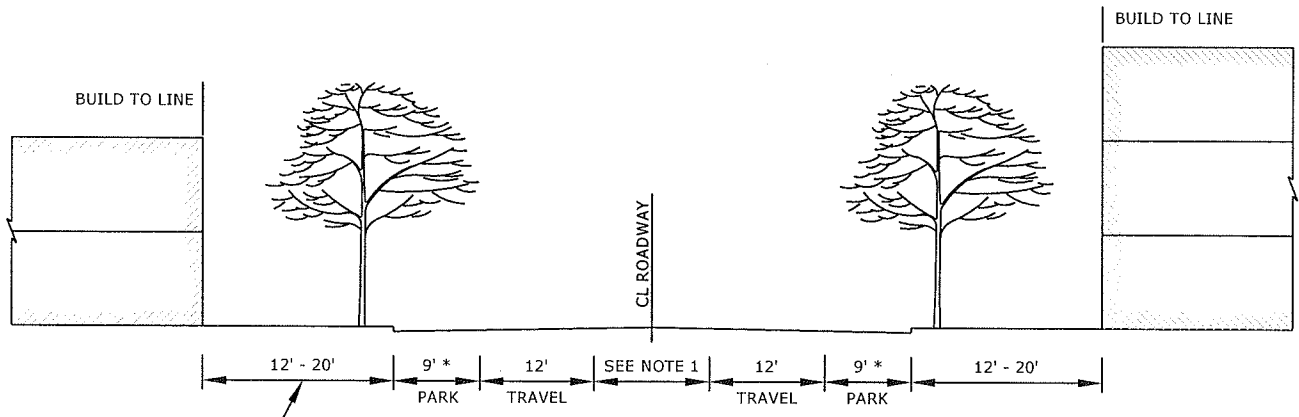
19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.

VII. 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.

VIII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and Site Development Section Plans 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 agencies and the City of Chesterfield.
- 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 interpreted to carry out the overall intent of this Attachment A.



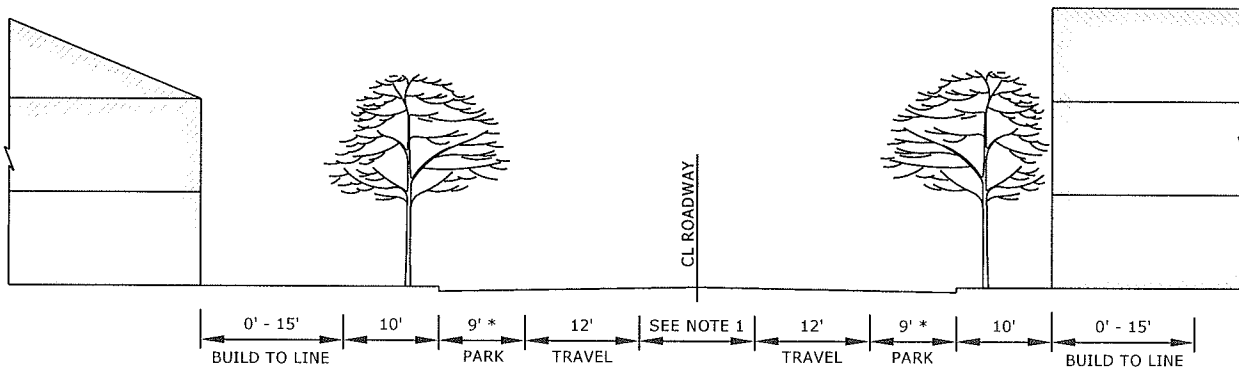
MAY BE VARIED WITH SPECIAL CONDITIONS AS APPROVED BY THE DEPT. OF PLANNING AND PUBLIC WORKS.

* CAN BE UP TO 19' IF PERPENDICULAR PARKING OR DIAGONAL OPTION, OR, ZERO IF NO ON STREET PARKING

NOTES:

1. OPTION OF ADDITIONAL LANES OR MEDIAN

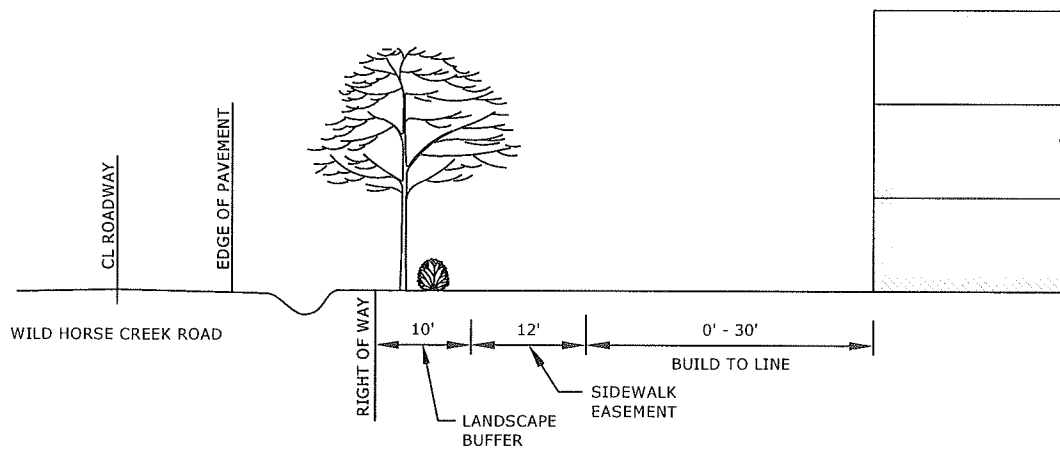
URBAN MAIN STREET



NOTES:

1. OPTION OF ADDITIONAL LANES OR MEDIAN

URBAN MIXED USE



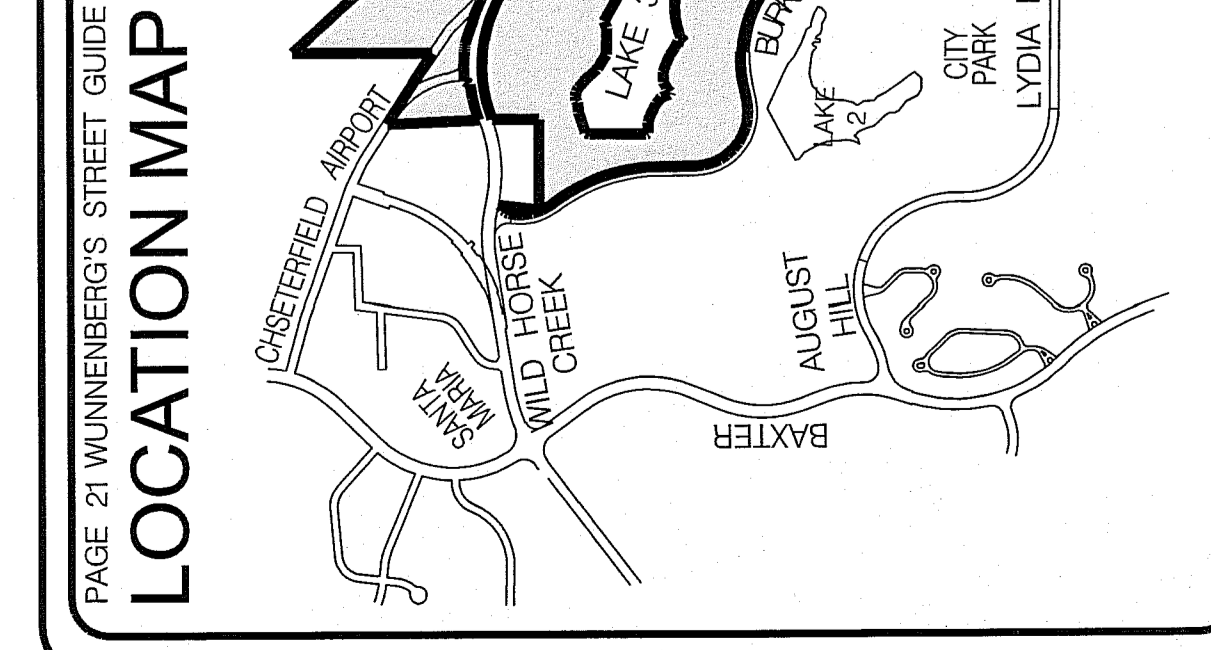
HIGHWAY FRONTAGE OUTLOTS



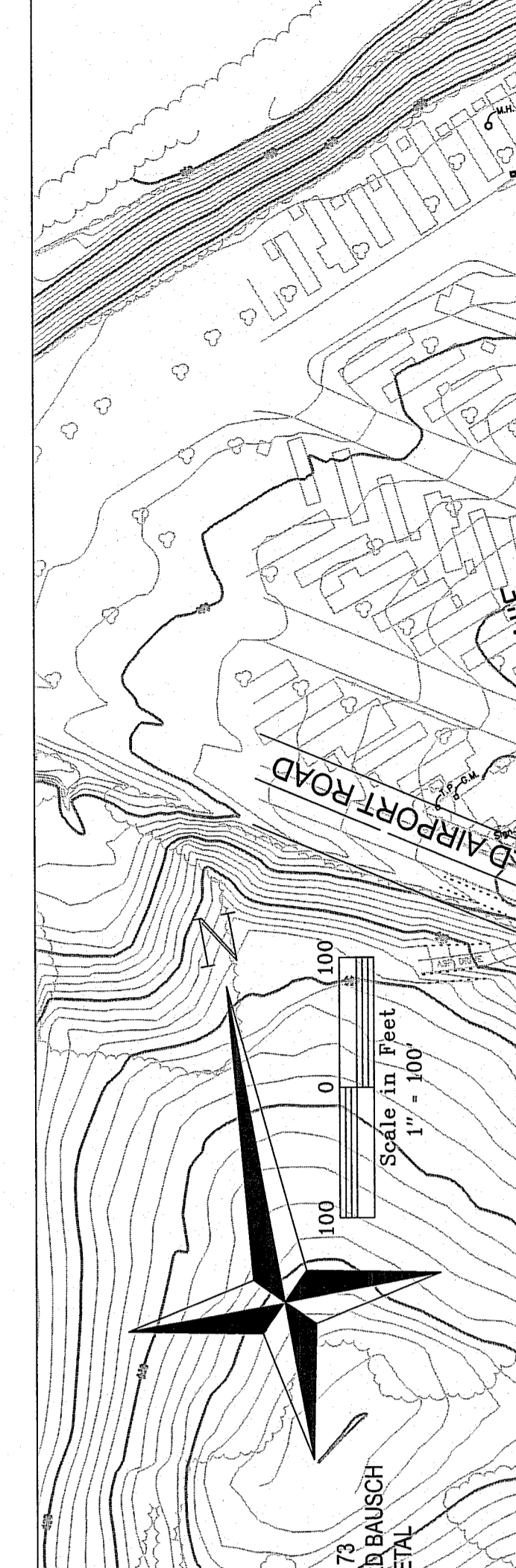
EXHIBIT 1

**Department of
Planning and
Public Works**





AREA	ACREAGE	COMMERCIAL/RETAIL SF/ RESTAURANT SF/OFFICE SF	RESIDENTIAL UNITS
1	74.36	1,025,000	1000
2	20.83	580,000	0
3	2.91	95,000	0
TOTALS	98.1	1,700,000	1000



LOCATOR NUMBERS

177320147	181640150
181620053	181640073
181620064	181640204
181620031	181640172
181620042	181640194
181620163	181640095
181620118	185410206
185410240	181640138
185430183	185430127
185430149	185430105
181640161	185430215

VOLZ Incorporated
 10897 Main Street, Suite 600
 St. Louis, Mo. 63132
 Phone: (314) 537-1000
 Chesterfield Village Inc.
 Chesterfield, Mo. 63017

A TRACT OF LAND BEING PART OF SURVEY 123, 415, AND 2031 AND PART OF LOT C 120 OF CHESTERFIELD VILLAGE AREA A, PHASE ONE PLAT TWO, IN ST. LOUIS COUNTY, MISSOURI

DOWNTOWN CHESTERFIELD

PRELIMINARY DEVELOPMENT PLAN

Base Map No. 18-5 & 18-7
 Design By: J.L.A.
 Drawn By: R.M.W.
 Checked By: R.A.V.
 5965

6/15/07

BY ORDER OF THE CLIENTS, THE UNDERSIGNED HAS REVIEWED A PRELIMINARY DEVELOPMENT PLAN AND THE RESULTS OF HIS REVIEW ARE "CONDITIONALLY" APPROVED. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN. THE UNDERSIGNED HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES AND THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCES. THE UNDERSIGNED HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES AND THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCES. THE UNDERSIGNED HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES AND THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCES.

IN THE PREPARATION OF THIS PLAN AND GRADING BALANCE HAS BEEN TAKEN INTO CONSIDERATION. THE PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN. THE UNDERSIGNED HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES AND THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCES. THE UNDERSIGNED HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES AND THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCES.

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11/18/07
 ERIC J. LINDSEY
 REGISTERED PROFESSIONAL SURVEYOR
 MISSOURI
 11187
 TIMOTHY J. DEWEESE
 REGISTERED PROFESSIONAL SURVEYOR
 MISSOURI
 11187