

III.A.

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee
From: Mara M. Perry, Senior Planner
Date: 03/16/2009
RE: P.Z. 01-2009 West County YMCA (Young Men's Christian Association of Greater St. Louis): A request for an amendment to City of Chesterfield Ordinance 1496 to modify the building and parking setbacks of a 9.00 acre parcel located on the south side of Burkhardt Place and west of the Chesterfield Parkway and Burkhardt Place intersection. (18T340146 and 18T340157)

Summary

Sachs Properties, Inc., on behalf of the Young Men's Christian Association of Greater St. Louis, is requesting an amendment to City of Chesterfield Ordinance 1496 to modify the building and parking setbacks of a 9.00 acre parcel located on the south side of Burkhardt Place and west of the Chesterfield Parkway and Burkhardt Place intersection. A public hearing was held at the February 23, 2009 City of Chesterfield Planning Commission meeting. On March 5, 2009, a recommendation for approval of the above-referenced matter was approved by a vote of 9-0.

Attached please find a copy of Staff's report and the recorded Site Development Plan for the site.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



VIII.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Vote Report

Subject: Ordinance Amendment Vote Report

Meeting Date: March 5, 2009

From: Mara M. Perry, AICP, Senior Planner

Location: The south side of Burkhardt Place and west of the Chesterfield Parkway and Burkhardt Place intersection. (18T340146 and 18T340157)

Petition: P.Z. 01-2009 West County YMCA (Young Men's Christian Association of Greater St. Louis)

Proposal Summary

Sachs Properties, Inc., on behalf of the Young Men's Christian Association of Greater St. Louis, is requesting an amendment to City of Chesterfield Ordinance 1496 to modify the building and parking setbacks of a 9.00 acre parcel located on the south side of Burkhardt Place and west of the Chesterfield Parkway and Burkhardt Place intersection. (18T340146 and 18T340157)

Department Input

The Attachment A for this request meets all of the development requirements of the City of Chesterfield.

Zoning Analysis

The petitioner is requesting an amendment to the parking and building setbacks associated with the southeastern property line which abuts a parcel of right-of-way which is being dedicated to the City of Chesterfield. The setback would be reduced to zero along that one property line.

Surrounding Land Use and Zoning

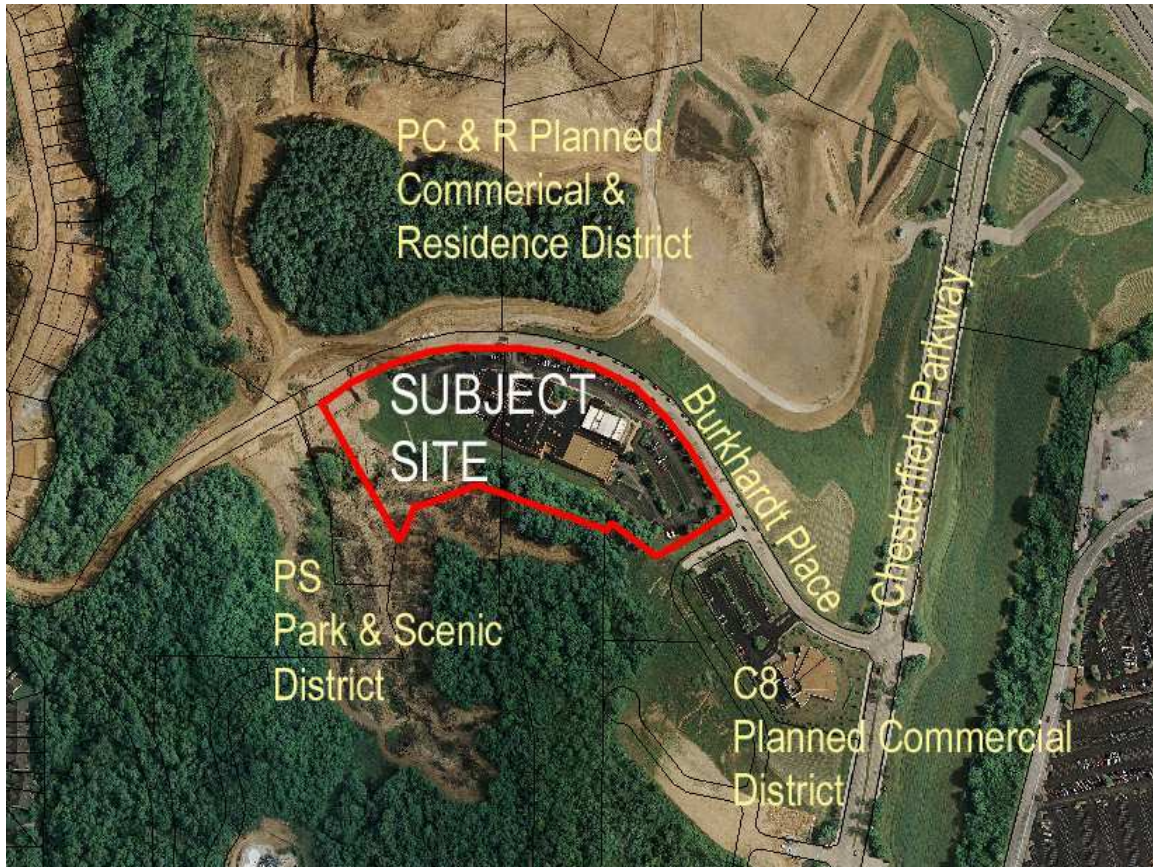
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is Downtown Chesterfield and is zoned "PC & R" Planned Commercial and Residence District.

South: The property to the south is Central Park, zoned "PS" Park and Scenic District and Phase One of Downtown Chesterfield zoned "C8" Planned Commercial District.

East: The property to the east is the Public Library zoned "C8" Planned Commercial District.

West: The property to the west is Central Park, zoned "PS" Park and Scenic District.



View looking north towards the future Downtown Chesterfield.



View looking southeast towards the Public Library.

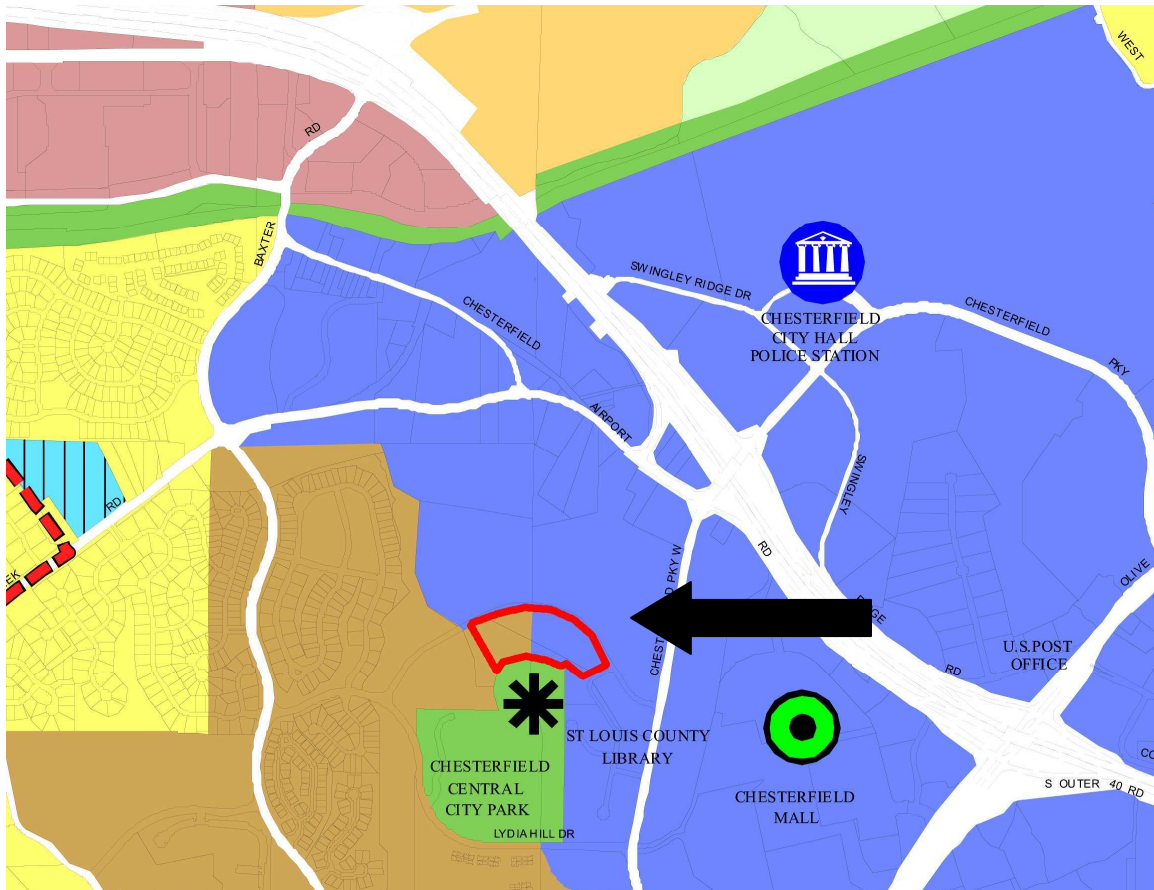


View looking southwest towards the YMCA View looking south at the new right-of way.

Comprehensive Plan Analysis

The subject site is located within the Urban Core and the Residential Multi-Family land use designations. The Comprehensive Plan defines the Urban Core as a mixture of high-density residential, retail, and office uses containing the highest density in Chesterfield.

This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



Site Area History

The subject tract was part of a larger area rezoned to "R-6A" 4,000 square foot residence district as part of the Chesterfield Village development via P.C. 172-71. Subsequently, P.C. 95-87 Sachs Properties was a request for a Conditional Use Permit to allow the development of a recreational center. Conditional Use Permit Number 564, which was granted by St. Louis County Planning Commission on May 5, 1987, authorized the development of a community center/ recreation facility including but not limited to an auditorium, gymnasium, natatorium, multiple-use rooms and day care center. The CUP was amended on August 24, 1987, to eliminate an "hours of operation" restriction. City of Chesterfield Ordinance Number 122 approved the Site Development Plan on July 18, 1988. A Record Plat for this site was approved, via City of Chesterfield Ordinance Number 214, on November 21, 1988. The CUP was amended on May 15, 1992 to allow a 6,600 square foot addition to the exiting building. On February 1, 1998, the City of Chesterfield approved Ordinance Number 1496 which rezoned the site from the "R-6A" Residential District with a CUP to a "PC" Planned Commercial District.

Issues

A Public Hearing was held February 23, 2009 and there were no speakers on this matter other than the petitioner. Staff has no outstanding issues on this Ordinance Amendment.

Request

Staff has reviewed the Ordinance Amendment request and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on the Ordinance Amendment for P.Z. 01-2009 West County YMCA (Young Men's Christian Association of Greater St. Louis).

Respectfully submitted,

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

Mara M. Perry, AICP
Senior Planner

Attachments

1. Attachment A
2. Recorded Site Development Plan

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
Community Center/ Recreation Facility including but not limited to:
 - a. Auditorium
 - b. Gymnasium
 - c. Natatorium
 - d. Multi-purpose Rooms
 - e. Day Care Center
2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:
 - a. No outside sports fields
3. Hours of Operation.
 - a. Hours of operation for this "PC" District shall not be restricted.

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

1. FLOOR AREA
Total building floor area shall not exceed 74,000 square feet.
2. HEIGHT
The maximum height of any structure, exclusive of roof screening, shall not exceed three (3) stories
3. BUILDING REQUIREMENTS
 - a. A minimum of thirty-five percent (35%) openspace is required for this development.

C. SETBACKS

1. STRUCTURE SETBACKS

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

- a. Twenty (20) feet from the limits of the "PC" Planned Commercial District with the exception of the following:

Zero (0) feet from the southeastern property line bearing S 57°29' 34" W.

2. PARKING SETBACKS

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

- a. Ten (10) feet from the limits of the "PC" Planned Commercial District with the exception of the following:

Zero (0) feet from the southeastern property line bearing S 57°29' 34" W.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Parking shall be prohibited along both sides of Burkhardt Place.

3. 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.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
3. Temporary building signage shall be permitted six (6) times a year for no more than fifteen (15) calendar days per sign. Signs shall not exceed twenty (20) square feet in size and shall be approved by the Department of Planning and Public Works.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

Access to the development from Burkhardt Place shall be limited to three (3) driveways to be located as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The street (Burkhardt Place) shown on the preliminary plan providing access from Chesterfield Parkway West shall be constructed to City of Chesterfield standards, dedicated to the City of Chesterfield for public use, and will be recommended for acceptance for maintenance by the City of Chesterfield. Therefore, provide a forty-three (43) foot right-of-way with 8.5 foot roadway maintenance, sidewalk, sewer and utility easements, and a thirty-eight (38) foot pavement including all storm drainage facilities for the construction of Burkhardt Place from Chesterfield Parkway West westwardly, as directed by the City of Chesterfield. The cost of construction of Burkhardt Place shall not be credited towards the required deposit to the Chesterfield Village Trust Fund.
2. Within two (2) years of the extension of Burkhardt Place, provide a sidewalk and street lights along the Burkhardt Place frontage of the subject site to the western property limits. The sidewalk shall be a minimum of five (5) feet in width.

K. POWER OF REVIEW

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

L. GEOTECHNICAL REPORT.

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of 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.

M. MISCELLANEOUS

1. All utilities 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.

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

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

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

V. TRUST FUND CONTRIBUTION

- A. The developer shall be required to contribute to the Chesterfield Village Road Trust Fund. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Recreational Uses	\$284.56/Parking Space

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

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

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance any a Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

The amount of these required contributions for the roadway improvements, if not submitted by January 1, 1999 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

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

VII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

506

1
DEC 28 1999
Amended
Site Development Plan
B5749
License Number: 187320746

WEST COUNTY Y.M.C.A.

VOLZ

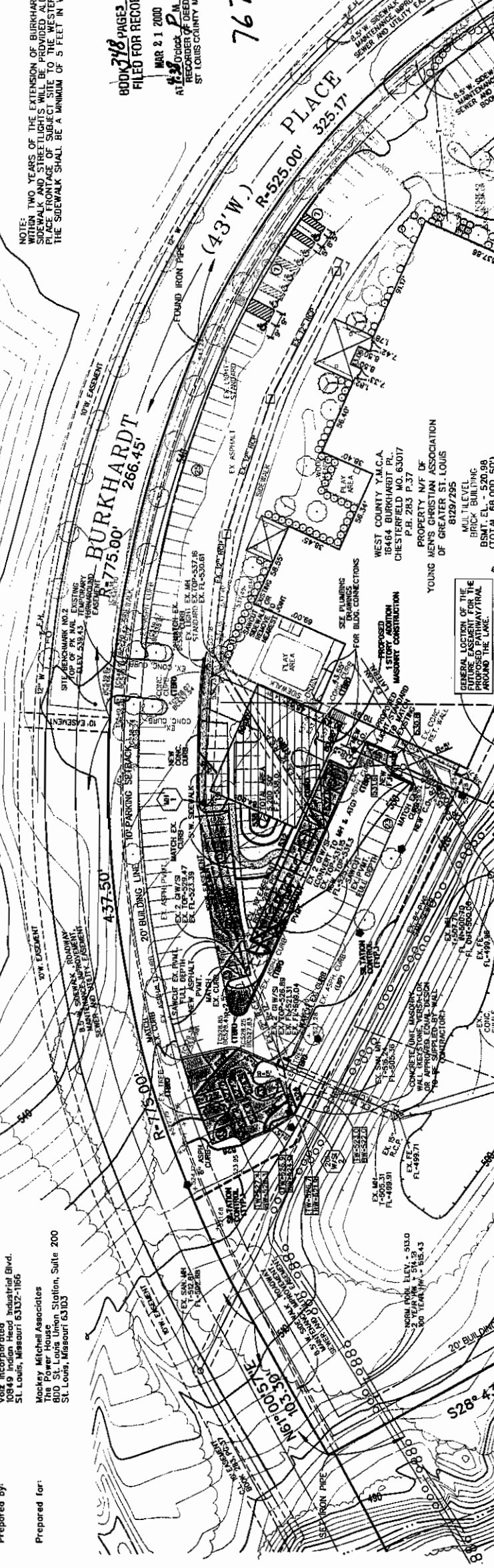
MACKEY MITCHELL ASSOCIATES INC.



161

NOTE:
WITHIN TWO YEARS OF THE EXTENSION OF BURKHARDT PLACE, A
SIDEWALK AND STREET LIGHTS WILL BE PROVIDED ALONG THE BURKHARDT
PROPERTY LINES. THE SIDEWALK SHALL BE A MINIMUM OF 5 FEET IN WIDTH.

BOOK 378 PAGES 151/152
FILED FOR RECORD
MAR 21 2000
AT 10:00 A.M.
RECORDED & INDEXED
BY LOUIS COUNTY MO
767



Owner of Record:
Young Men's Christian Association
of Greater St. Louis
Prepared by:
Volz Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, Missouri 63132-1166
Prepared for:
Mackey Mitchell Associates
The Power House
8100 St. Louis Union Station, Suite 200
St. Louis, Missouri 63103

WEST COUNTY Y.M.C.A.
18464 BURKHARDT PL.
CHESTERFIELD MO. 63017
P.B. 283 P.37
PROPERTY N/F OF
YOUNG MEN'S CHRISTIAN ASSOCIATION
OF GREATER ST. LOUIS
6129/295
BENTLEY LUMBER CO.
BENT. EL. 520.98
(TOTAL 66,000 SQ. FT.)
(HEIGHT 38')

GENERAL LOCATION OF THE
FUTURE EASEMENT FOR THE
PROPOSED PATHWAY/TRAIL
AROUND THE LAKE.

PROPERTY N/F OF
ELMER & ELLEN RICHMAN
6550/1534

PROPERTY N/F OF
CHESTERFIELD VILLAGE, INC.
8414/901

This is to certify that this site development plan is a correct representation of all existing
and proposed conditions. This is a site development plan-not for construction.

Richard W. Morwell
RICHARD W. MORWELL P.L.L.C.
MO. REG. L.S. # 1437
3/10/00

The underground utilities shown herein were plotted from available information
and do not necessarily reflect the actual existence, or nonexistence, size, type,
number, or location of these or other utilities. The general contractor shall be
responsible for the actual location and depth of all underground utilities in the
field shown on this plan. The contractor shall be responsible for any necessary
improvements. These provisions shall in no way absolve any party from complying
with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

By order of Mackey Mitchell Associates Inc., we have prepared a site development plan,
the results of which are currently represented on this drawing, which is a SITE
DEVELOPMENT PLAN - NOT FOR CONSTRUCTION and was prepared for the sole limited
purpose of providing a concept for the proposed development. The plan is subject to
the approval of the appropriate zoning and/or planning authorities for the
purpose of obtaining a change in zoning and/or approval of a concept, and is subject to
such comments, recommendations or revisions or may be deemed necessary or
appropriate in furtherance of such purpose.
In the preparation of this plan, no grading balances have been done and this preliminary
plan is subject to that which a more detailed evaluation may indicate and the subsurface
information has not been made available and hence not taken into account and the
location, capacity and availability of utilities are taken from available records and
field observations and are not guaranteed. The accuracy of the information shown
at the above-stated matters and for diligence that would be necessary to address all other
issues of development.

Todd B. Scheibe
TODD B. SCHEIBE, P.E.
5/10/00

GENERAL NOTES

Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District Stormwater management shall be designed pursuant to City of Chesterfield and Metropolitan St. Louis Sewer District requirements and discharged at an adequate natural discharge point. The location of storm and sanitary sewer improvements are approximately only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans. Grading shall be per City of Chesterfield standards. Landscaping, street lights, and sidewalks shall be per City of Chesterfield standards. Project identification sign shall have a maximum area of fifty (50) square feet, a maximum height of six (6) feet, and shall remain outside of the thirty (30) foot sight distance triangle. The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual location of the utilities. The engineer is responsible for verifying the actual location of all underground utilities, shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve a party from complying with the underground facility safety and damage prevention act, chapter 339, RSMo.

This site is in the following districts:
Metropolitan St. Louis Sewer District
Chesterfield Fire Protection District
Rockwood and Parkway School Districts
Coulks Creek Watershed

This site is in the following utility service areas:
St. Louis County Water Company
Lockside Gas Company
Ameran UE Company
Southwestern Bell Telephone Company
Charter Communications (Cable TV)

PROJECT NOTES

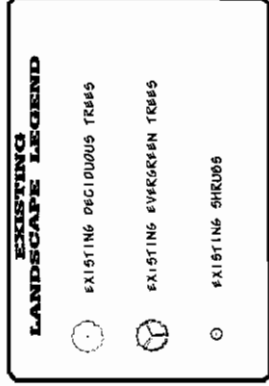
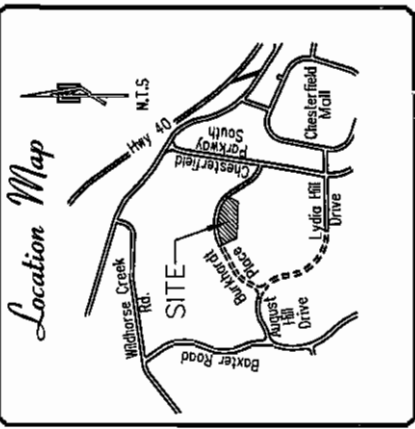
Locator Number: 181340146 & 181340157
Owner of Record: Young Men's Christian Association of Greater St. Louis
Prepared by: Volz Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, Missouri 63132-1166
Prepared for: Mackey Mitchell Associates
The Power House
800 St. Louis Union Station, Suite 200
St. Louis, Missouri, 63103

Existing zoning: "PC" Planned Commercial
Proposed Uses: Recreational
Area of Site: 9.00 Acres
Building: 3 Stories
Total Square Footage - 73,200 sq. ft.
Parking Required: 3.3 Spaces / 1,000 sq. ft. X 73,200 sq. ft. = 242 spaces (including 7 accessible spaces)
Parking Proposed: 242 Spaces (including 7 accessible spaces)

"THE FEBRUARY 1, 1999 APPROVED ADDITIONS WILL NOT BE BUILT"

LEGEND

- UT— EXISTING UNDERGROUND CABLE TV
- UT— EXISTING UNDERGROUND TELEPHONE
- UE— EXISTING UNDERGROUND ELECTRIC
- OW— EXISTING OVERHEAD UTILITY WIRES
- W— EXISTING WATER MAIN
- F— PROPOSED FORCE MAIN
- F— EXISTING FORCE MAIN
- B— BUILDING LINE
- S— EXISTING SANITARY SEWER
- S— PROPOSED SANITARY SEWER
- S— EXISTING STORM SEWER
- S— PROPOSED STORM SEWER
- S— EXISTING CONTOUR
- S— PROPOSED CONTOUR
- S— EXISTING TREE LINE
- S— PROPOSED TREE LINE
- S— EXISTATION CONTROL
- S— EX HIGH WATER OR DITCH
- S— GRADE BREAK
- S— STREET SIGN
- S— SWALE
- S— DIRECTION OF SHEET FLOW
- S— CLEARING AND GRADING LIMITS
- S— FIRE HYDRANT
- S— LIGHT STANDARD
- S— VALVE
- S— LATERAL
- S— ADDRESS
- S— TREE
- S— SANITARY SEWER DESIGNATOR
- S— STORM SEWER DESIGNATOR



Young Men's Christian Association of Greater St. Louis
In connection with a change of zoning for the following described property from R-6A with a C.U.P. to PC.

A tract of land being "West County Y.M.C.A.", a subdivision according to the plat thereof recorded in Plat Book 283, page 37 of the St. Louis County Records in U.S. Survey 415, Township 45 North-Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
Beginning at the Southwest corner of said "West County Y.M.C.A.", thence Northwestwardly along the West line of said "West County Y.M.C.A.", North 29 degrees 47 minutes 21 seconds West 440.88 feet to a point; thence North 59 degrees 57 minutes 43 seconds East 103.30 feet to a point; thence along a curve to the right whose radius point bears South 30 degrees 02 minutes 17 seconds East 775.00 feet from the mentioned point, a distance of 325.17 feet to a point; thence South 32 degrees 50 minutes 26 seconds East 217.0 feet to a point; thence South 57 degrees 29 minutes 34 seconds West 236.50 feet to a point; thence North 52 degrees 35 minutes 22 seconds West 162.30 feet to a point; thence North 14 degrees 40 minutes 02 seconds East 102.19 feet to a point; thence North 67 degrees 40 minutes 02 seconds West 152.19 feet to a point; thence North 82 degrees 11 minutes 05 seconds West 101.75 feet to a point; thence South 82 degrees 37 minutes 36 seconds West 70.78 feet to a point; thence South 70 degrees 14 minutes 36 seconds West 51.51 feet to a point; thence North 53 degrees 33 minutes 43 seconds West 107.25 feet to a point of beginning and containing 9.000 acres.

Young Men's Christian Association of Greater St. Louis, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 140, P.C. of City of Chesterfield Ordinance #824, do hereby agree and declare that said property from the date of recording this plan shall be developed in accordance with the zoning ordinance and regulations of the Planning Commission, as voted or received by order of ordinance of the City of Chesterfield Council.

(Signature) *Jerry A. Chapp*
(Name Printed) JERRY A. CHAPP

BENCH MARKS

M.S.D. BENCH MARK

12-48 Elevation 598.05 (USGS Datum) on northeast corner of sign control box at southeast corner of Chesterfield Village Parkway and Lydio Hill Drive.

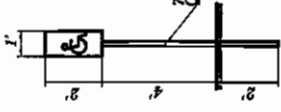
SITE BENCH MARK

12-48 Elevation 557.81 (USGS Datum) on top of curb at end of roadway along the north curb line on the east side of Chesterfield Village Parkway 0.2 mile north of Lydio Hill Drive.

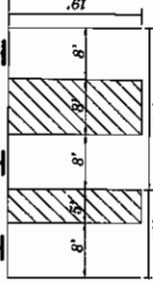
This is to certify that this site development plan is a correct representation of all existing and proposed land divisions. This is a site development plan not for construction.

(Signature) *Richard W. Norvel*
RICHARD W. NORVEL, P.E.
MO. REG. L.S. # 1437

Note: One sign to be placed at each Handicapped parking space. All Handicapped parking spaces shall be lined with walks, and the main entrance.



Handicapped Parking Sign Detail N.T.S.



Handicapped Spacing Detail N.T.S.

STATE OF MISSOURI
COUNTY OF St. Louis

On this 13 day of March, A.D. 2000, before me personally appeared *Y. Mitchell*, to me known, being by me duly sworn, that he is the *Chairman* of the *Young Men's Christian Association of Greater St. Louis*, a Corporation of the State of Missouri, and that said instrument is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said *Y. Mitchell* acknowledged said instrument to be the free act and deed of said corporation.

This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 11 day of February, 2000, by the Chairman of said Commission authorizing the Director of Planning and the City Clerk to execute the same, to Chesterfield Ordinance Number 200, as obtained to by the *Director of Planning and the City Clerk*.

(Signature) *J. Price*
Terrence J. Price - Director of Planning
(Signature) *Marty Dugan*
Marty Dugan - City Clerk

Ordinance 1999 dated February 1, 1999 which prescribed conditions relating to approval of the *Site Plan* is recorded as *Body Number 1999-001* (Present Zoning) *1999-001* in the *City Clerk's Office*.

Witness my hand and official seal of the City and County of Chesterfield, Missouri, this 13th day of March, 2000.

(Signature) *James H. Hensley*
James H. Hensley, Mayor

By order of Mackey Mitchell Associates Inc., we have prepared a site development plan, the results of which are currently represented on this drawing, which is a SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION and was prepared for the use of the Planning Commission of the City of Chesterfield, Missouri, and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining a change in zoning and/or approval of a concept, and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purpose.

In the preparation of this plan, no grading balances have been done and this preliminary plan is subject to that which a more detailed evaluation may indicate. Sale and subsurface information have not been made available and hence not taken into account. The undersigned disclaims responsibility for the accuracy of the information shown on this plan. The undersigned disclaims responsibility for the accuracy of the information shown on this plan. The undersigned disclaims responsibility for the accuracy of the information shown on this plan.

(Signature) *Todd B. Scheibel*
TODD B. SCHEIBEL, P.E.
1000 B. SCHEIBEL, P.E.



Amended Site Development Plan
B5749

DEC 28 1999
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WEST COUNTY Y.M.C.A.

VOZ

MACKAY MITCHELL ASSOCIATES INC.

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