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PLANNING COMMISSION ISSUES REPORT

SUBJECT: Change in Zoning Issues Report
MEETING DATE: March 28, 2011
FROM: Justin Wyse, AICP
Project Planner
LOCATION: 17655 Wildhorse Creek Road
PETITION: P.Z. 12-2010 Chesterfield Senior Living (Plan Provisions, LLC.)

PROPOSAL SUMMARY

Civil Engineering Design Consultants (CEDC), on behalf of Plan Provisions, LLC, is requesting a change in zoning to change from an “R-2” Residence District to a Planned Unit Development (“PUD”) District. The proposed request seeks to permit a senior living facility that would include assisted and independent living facilities as well as ancillary uses.

DEPARTMENT INPUT

P.Z. 12-2010 was on the agenda for the February 14, 2011 Planning Commission meeting. At that time, the petitioner requested feedback from the Planning Commission on the project and requested that action on the request be held until they had the opportunity to address the issues from the Staff Report and issues raised by the Planning Commission. Staff has met with the Petitioner to discuss issues related to the request. A revised Preliminary Plan and PUD Narrative have been submitted based on this feedback.

SITE AREA HISTORY

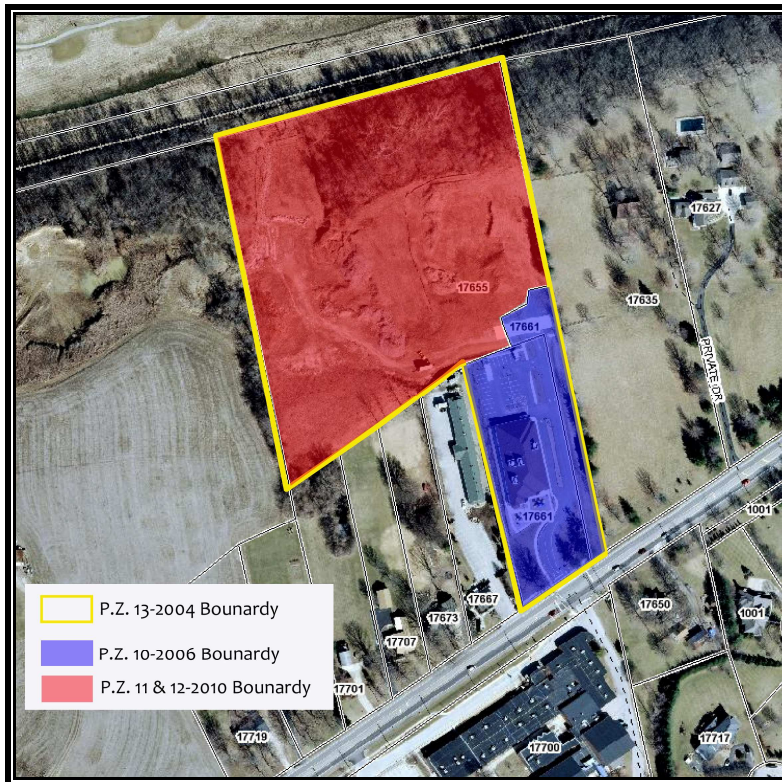
As requested at the February 14, 2011 Planning Commission meeting, Staff has included a detailed history of the zoning petitions for this site.

P.Z. 13-2004 Vision Ventures LLC (Wildhorse Executive Center)

The subject site was originally zoned “NU” Non-Urban District by St. Louis County in 1965. In 2004 a request for a change in zoning to “PC” Planned Commercial District was

submitted for the development of an office park. This request included the subject site and the site where the child care center is now located containing 10.243 acres (see Figure 1). The proposed development included six single story (a maximum of 30 feet in height) office buildings totaling 56,544 square feet of gross floor area and included 61% open space. The Planning Commission, after discussion regarding traffic, building size, airport noise, the character of the area, permitted uses, comprehensive plan guidance and history, landscaping, setbacks, and site design, voted to recommend approval of P.Z. 13-2004 to the Planning and Zoning Committee (P&Z), now known as the Planning and Public Works Committee, by a vote of 5-3.

Figure 1: Petition Boundaries



The project was before P&Z on April 21, 2005. The project was *held* by a vote of 4-0. Additionally, the Committee discussed concerns over the future development of the Wildhorse Creek Road area given the current guidance in the Comprehensive Plan and the current regulations. At the May 9, 2005 meeting of the Planning and Zoning Committee discussion continued on the concerns for development in this area and that a moratorium on development proposals may be warranted. It was also stated that any moratorium would not affect current proposals under review by the City of Chesterfield (i.e. P.Z. 13-2004).

P.Z. 13-2004 was again before the Planning and Zoning Committee on May 19, 2005. The petitioner presented a modification to the plan that would reduce the number of buildings to five from the original proposal of six buildings and the overall density of 56,544 square feet was maintained. P&Z made several amendments to the project including a reduction in parking requirement from 4.0 spaces / 1,000 gross floor area (GFA) to 3.3 spaces / 1,000 GFA; increased the building setback to 150 feet from Wildhorse Creek Road, architectural requirements for a hip or gable roof, no visible HVAC equipment on the roof, materials and style to be compatible with the surrounding area, required review by the Architectural Review Board, and automatic power of review. Restrictions were also included that limited building footprints to no more than 10,000 square feet with a maximum of 40,000 square feet for the development.

At the June 9, 2005 meeting of the Planning and Zoning Committee changes were again made to the allowable density of the development by the Committee. An amendment passed by a vote of 3-1 that allowed a maximum of five buildings to be constructed for the development with a maximum of 50,000 square feet. Only one building would be permitted on the front portion of the development (the site now developed as the child care site) with a maximum of 8,000 square feet. The remainder of the buildings would be permitted to be a maximum of 11,900 square feet.

The proposal was before City Council for first reading on June 20, 2005. The Council made an amendment that allowed seven buildings on the site with a total floor area not to exceed 42,000 square feet. The project was before the City Council for second reading approval on September 7, 2005. The meeting minutes state concerns of the Council with the compatibility of the proposed development with the surrounding area and traffic concerns. The project was denied by a vote of 3-5.

Wildhorse Creek Road Sub-Area Study, Comprehensive Plan Amendment, and "WH" Wildhorse Overlay District Creation

As mentioned above, the Planning and Zoning Committee discussed concerns over the future development of the Wildhorse Creek Road area given the current guidance in the Comprehensive Plan and the current regulations on April 21, 2005. At the May 9, 2005 meeting of the Planning and Zoning Committee discussion continued on the concerns for development in this area and that a moratorium on development proposals may be warranted. The area studied is shown in Figure 2.

Figure 2: Wildhorse Creek Road Sub-Area (Bowtie) Study Limits



At the time of this discussion, the area now known as the “Bowtie” was designate as *Office Campus* (west of Deep Forest Dr.) and *Mixed Commercial Use* (east of Deep Forest Drive) (see Figure 3). The 1992 revision to the City of Chesterfield Comprehensive Plan stated:

Although technically adjacent to the Valley, an area north of Wild Horse Creek Road to the west of Long Road is impacted by noised from Spirit of St. Louis Airport. A low-density office campus is proposed for this location.

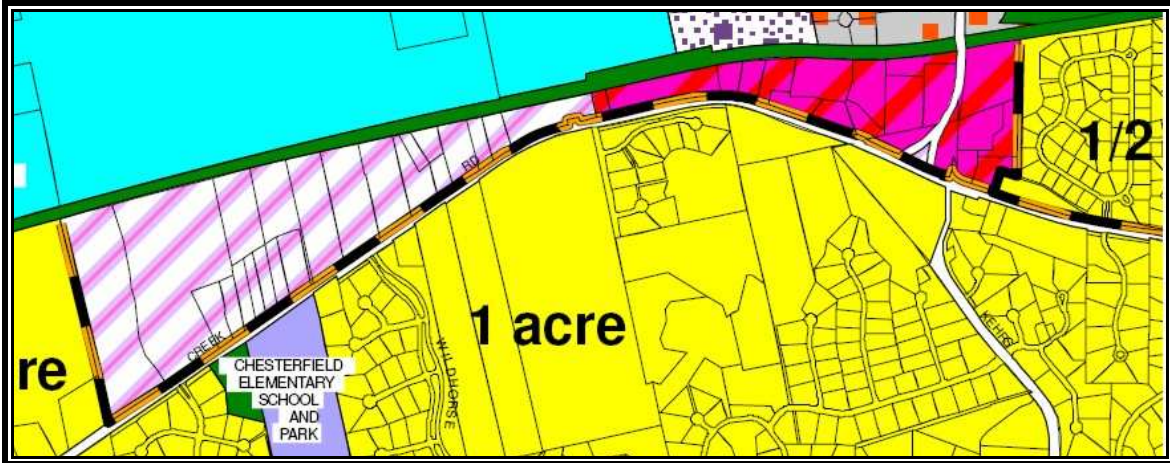
The term Office Campus was defined in the 2003 Comprehensive Plan as:

Low-rise appearance development adjacent to an area where the dominant land use is residential or non-commercial/institutional. Office Campus development shall emphasize open space and the preservation of natural features to serve as a buffer and transition to the residential area. Consideration should be given in Office Campus to utilization of structured parking to facilitate the provision of open areas. Visibility of parking areas should be minimized. Permitted uses include “institutional” uses such as colleges, schools, and churches.

The Planning and Zoning Committee gave direction to the Comprehensive Plan Committee that they would like a study that clearly defined the intent and that more

restrictive criteria should be developed for this designation. A moratorium was approved by City of Chesterfield City Council on June 6, 2006 by Resolution 319. During the time of the moratorium, the Comprehensive Plan Committee of the Planning Commission looked at noise, traffic, and land use concerns.

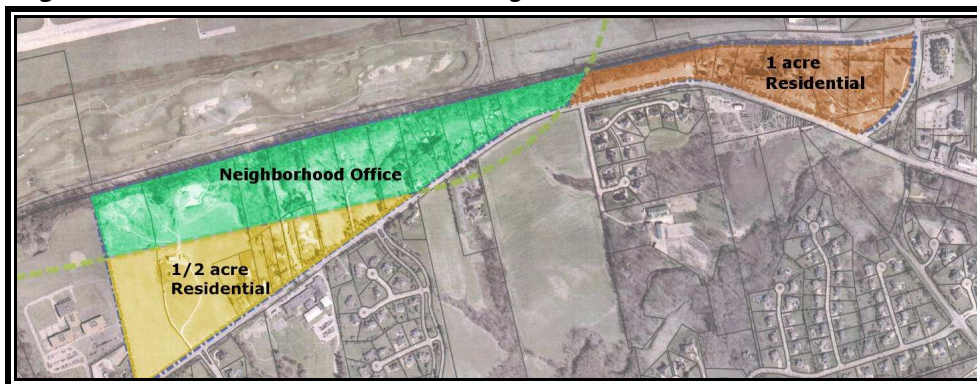
Figure 3: 2003 Comprehensive Land Use Plan



With an in depth study completed for the area, an amendment to the Comprehensive Plan was made. Figure 4 shows the update designations made to the Land Use Map. Additionally, Plan Policies were created for the study area. These policies are in addition to the general Plan Policies contained within the Comprehensive Plan. The Wild Horse Creek Road Sub Area Study stated:

Neighborhood Office shall be defined as set forth in the Policies and Guidelines of the Wild Horse Creek Road Study. Uses include Office and Medical Office excluding surgery centers.

Figure 4: Bowtie Future Land Use Designations



It was determined that an amendment to the Zoning Ordinance was necessary to implement the update to the Comprehensive Plan. A Public Hearing was held on P.Z. 06-2006 City of Chesterfield ('WH' Wildhorse Overlay) on March 27, 2006. This overlay district included regulations for neighborhood office and residential developments in the "Bowtie." The 'WH' Overlay included regulations for permitted uses, building design, building height, hours of operation, parking, buffering, maintaining the Character of the area, open space, preservation of natural areas, signage, and setbacks.

P.Z. 10-2006 Plan Provisions, LLC (Wildhorse Child Care Center)

In 2006 a petition was submitted for a change in zoning for the 2.245 acres of property fronting Wildhorse Creek Road (see Figure 1). The request was for a change in zoning from a 'NU' Non Urban District to an E ½ Acre District. The request proposed a 12,000 square foot building on the site with 51.67% open space. The request for the change in zoning was received a recommendation for approval from the Planning Commission on July 10, 2006 by a vote of 7-2.

The petition was before the Planning and Zoning Committee on July 20, 2006. Amendments were approved that required cross access to the west, north, and east properties; and required that access to Wildhorse Creek road be removed once the east-west loop street is constructed (unless the Fire District requires the entrance to stay open, in which case a gated access to Wildhorse Creek Road is permitted). With the amendments, the petition was given second reading approval by the City of Chesterfield City Council on September 18, 2006.

P.Z. 28-2006 Chesterfield Neighborhood Office Park (17665 Wildhorse Creek Rd)

In 2006 a request for a change in zoning to "PC" Planned Commercial District with a "WH" Overlay was submitted to the City of Chesterfield for the northern portion of the subject site (see Figure 1). The petition proposed four office buildings, one story in height (maximum of 35 feet), with each building having 12,000 square feet of gross floor area (48,000 square feet total), with 57% open space on the 8.04 acre site. A Public Hearing was held on December 11, 2006. Issues regarding density, parking, pedestrian access, and comparison to the previous petitions were raised.

At the April 23, the petitioner presented an amended request that proposed four office buildings with a maximum of 10,000 square feet each for a total of 40,000 square feet. The Planning Commission made a recommendation for approval of the amended request by a vote of 8-1. Additionally, the Planning Commission made a recommendation for approval of the petitioners request to amend the parking requirement contained within the 'WH' Overlay District regulations.

The project was before the Planning and Zoning Committee on May 10, 2007. The Committee voted to forward the petition, as recommended by the Planning Commission, to the City Council with a recommendation for approval. The project was before the City Council on May 21, 2007 and the Council elected to forward the project back to the Planning and Zoning Committee.

Amendments were made at the June 7, 2007 meeting of the Planning and Zoning Committee by the Committee that reduced the total density of the development to 30,000 square feet with buildings have a footprint no larger than 5,000 square feet. The project was then before the City Council on June 8, 2007 and July 16, 2007 for first and second reading approval. The City Council approved the request with the amendments made by the Planning and Zoning Committee.

Summary

The table below provides a summary of the zoning petitions on this site.

Table 1: Summary of Zoning Requests

Project	Use	Density		Open Space	F.A.R.	
		Requested	Approved		Requested	Approved
P.Z. 13-2004 *	Office	56,544 s.f.	Request denied	61%	0.127	n/a
P.Z. 10-2006	Daycare	12,000 s.f.	12,000 s.f.	51%	0.123	0.123
P.Z. 28-2006	Office	48,000 s.f.	30,000 s.f.	57%	0.174	0.091
P.Z. 11-2010	Residential	15 du/acre **	--	--	--	--
P.Z. 12-2010	Senior Living	120 du	--	55%	0.32	--

* F.A.R. does not remove the proposed right-of-way dedication

** F.A.R. removes the proposed right-of-way dedication

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 Spirit of St. Louis Airport (the Landings at Spirit Golf Club) and is zoned "M-3" Planned Industrial District.

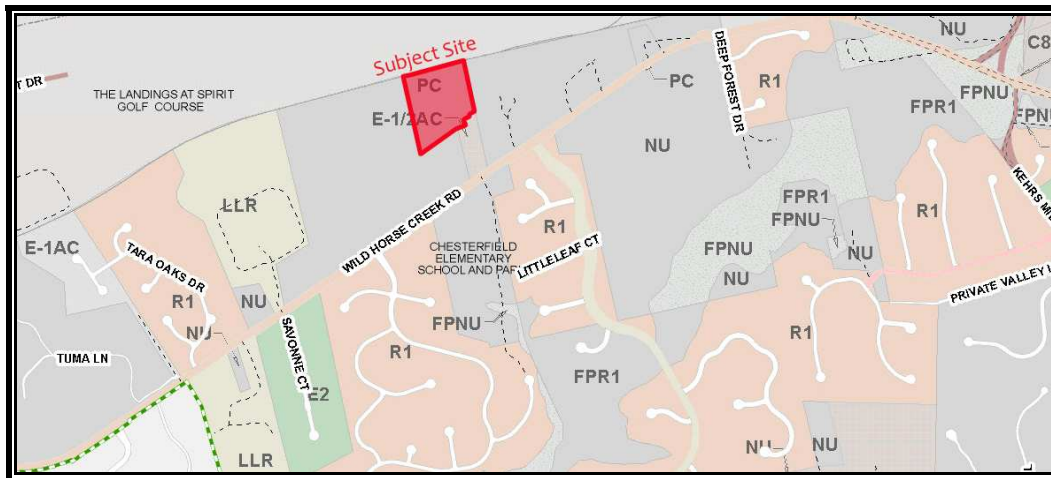
South: The property to the south is the Wild Horse Child Care Center and is zoned "E-Half" Estate Half Acre District.

East: The property to the east is zoned "NU" Non-Urban District.

West: The property to the west is zoned "NU" Non-Urban District.



Aerial image of subject site and surrounding area



Subject site and adjacent site zoning



Looking west along the southern property line of the subject site



Looking north along the western property line of the subject site



Looking west across the subject site



Looking northwest across the subject site

ISSUES

A Public Hearing was held on November 22, 2010. Several issues were identified at that time. The petitioner has provided a written response to the issues. The response is included for your review.

Staff prepared a report for the February 14, 2011 Planning Commission meeting that identified several issues. These issues included proposed uses, compatibility of building scale with the surrounding area, proposed density, and preservation of the bluffs (including the impact of the proposed trail on the bluff). The petitioner has modified their proposal in an attempt to address and / or mitigate the issues.

USES

The petition seeks zoning entitlements to allow for the use of a senior living facility to be permitted on the subject site. After meeting with Staff after the February 14, 2011 meeting, the Petitioner has amended their proposal to include only the "Nursing Homes

and Group Homes for the Elderly” use as a permitted use (“Group Residential Facilities” and “Group Living Facilities” have been removed from the request). The submitted PUD Narrative states that the following permitted uses are being requested for consideration for the subject site:

(2)(i.) Nursing Homes and Group Homes for the Elderly

The PUD Narrative also requests the following uses:

- 6.A.(1.) Barber or Beauty Shops
- 6.A.(2.) Day Care Centers, Child
- 6.A.(3.) Drug Stores and Pharmacy
- 6.A.(4.) Grocery, Neighborhood
- 6.A.(5.) Laundromat and Dry Cleaning Establishment
- 6.A.(6.) Newspaper Stands
- 6.A.(7.) Restaurants, Sit Down and/or Outdoor Customer Area

Staff is recommends that these uses be allowed as Ancillary Uses for the development and the Attachment A reflects this recommendation. The City of Chesterfield Zoning Ordinance includes the following definition for *Ancillary Use*:

The purpose of this use is to serve the occupants and patrons of the principal permitted uses within the building. No separate access from the exterior building shall be permitted with respect to this use.

ROADWAY IMPROVEMENTS / DEDICATION

An east-west loop road is planned for this area. As part of this proposal, the petitioner will be dedicating approximately half an acre of land for the construction of this roadway. Additionally, the petitioner will be required to construct a portion of this roadway. The east-west loop road will allow for access to be provided to the subject site as well as various other properties in the area. This will limit the access points required off Wildhorse Creek Road, thus helping to preserve traffic conditions on Wildhorse Creek Road.

PRESERVATION OF THE BLUFFS

The Comprehensive Plan identifies the preservation of natural areas as a plan policy. The report prepared for the February 14, 2011 meeting noted how the project, as proposed at the time, had the potential to have significant impact to the bluffs. After meeting with Staff, the Petitioner has amended the Preliminary Plan to significantly

reduce the amount of disturbance to the bluffs. Stormwater management and quality areas have been distributed throughout the site to provide a more localized approach to stormwater management and quality. While the project does not completely remove all disturbance to the bluff, the stormwater features that will be necessary on the bluffs have been relocated to an area previously disturbed. This will eliminate or greater reduce the amount of work required on the bluffs including a reduction in the size of the retaining walls that will be required.

The previous Preliminary Plan and PUD Narrative showed a trail that was proposed to provide a connection to the Monarch Levee Trail. The City will likely have limited opportunities to cross the railroad tracks in this area to provide a potential connection between the areas south of the bluffs and the levee trail. As such, Staff recommended language that would require an ADA compliant trail connection. The trail, in order to construct an accessible facility, would have resulted in significant disturbance to the bluffs. After the February 14, 2011 meeting and meeting with Staff, the Petitioner has amended their plan to show a private nature trail that will have minimal or no impacts on the bluffs. This trail will not provide a connection to the levee trail and will be for the use and enjoy of the senior living facility.

Finally, the Petitioner has included that they will undergo a reforestation effort on the bluffs. The Draft Attachment A presented with this report has conditions that reforestation of the bluffs will be required utilizing native species, with a density consistent with the undisturbed areas of the bluffs. The reforestation will be shown on the landscape plan and approved by Planning Commission as part of the site plan review process.

OPEN SPACE

The PUD District requires that a minimum of 30% open space be provided for the development and that the open space should be distributed throughout the site. The development presented by the Petitioner shows open space in excess of 55%. As requested by Planning Commission, the Petitioner has also provided the open space of the project (44.8%) with the bluffs excluded.

DENSITY

The "PUD" District regulations state that the maximum density permitted within the "PUD" shall be based on the existing residential zoning permitted prior to enactment of the "PUD" District. The subject site is currently zoned "PC" Planned Commercial District, thus no residential density is identified. As such, a petition to change the zoning of the subject site to a residential district was filed simultaneously (see P.Z. 11-2010). If P.Z. 11-2010 is approved as submitted, a maximum of 120 units for a senior living facility

would be permitted on the subject site with the passage of a "PUD" District. The "PUD" District states that the detailed standards of the district regulations are minimum requirements and that the City may impose conditions and safeguards in excess of, or addition to, the minimum requirements. Therefore, the City has the ability to further restrict the proposed density of the development if warranted to implement the purpose of the "PUD" District and guidelines of the Comprehensive Plan.

FLOOR AREA RATIO

The proposed development proposes a maximum floor area of 105,000 square feet (94,000 square feet with a future addition of 11,000 square feet on Building A) for the two buildings. This is an increase from the floor area presented at the Public Hearing held before the City of Chesterfield Planning Commission on November 22, 2010. According to the petitioner, the 25% increase in floor area accounts for the full second floor of Building 'B' being constructed.

The table on the next page was compiled to compare many of the nearby developments with the proposed Chesterfield Senior Living Facility in comparing floor area to parcel area. This table compares the Floor Area Ratio of these developments using data available from the City of Chesterfield and St. Louis County records.

The proposed Chesterfield Senior Living request proposes a development with a F.A.R. far exceeding any of the nearby developments as evidenced by the table. The proposed senior living facility would provide a residential land use; however, the proposed building scale and layout is consistent with non-residential uses in the area. This is evidenced by the small number of buildings on the site with high floor areas on a single lot (as opposed to the existing single family units that include relatively small buildings on small, individually owned lots).

While there are several large non-residential facilities in the area, these uses and structures are generally found on much larger parcels of ground. Of the non-residential uses in the area (excluding the proposed development on the subject site), the average development is 44,830 square feet of building area on 13.61 acres of land. This results in an average F.A.R. of 0.09.

The Petitioner has included information that the subject site is approximately ten feet lower in elevation than Wildhorse Creek Road. Additionally, the Preliminary Plan has been revised to show conceptual landscaping along the frontage of the east west loop road that would exceed the landscaping required by the City of Chesterfield Landscape Preservation and Landscape Requirements. The conceptual landscaping includes numerous bushes and trees that attempt to provide a year-round visual screen from the

public roadway. The intent of this additional buffering is to reduce the visual impact of the building scale.

Table 2: Floor Area Ratio Comparison

Development	Land Use	Total Floor Area	Total Acres	F.A.R.
Bowtie (west of Deep Forest Dr.)	Residential & Non-Residential	70,919	85.42	0.02
Chesterfield Elementary and Park	School	61,629	22.59	0.06
Full Gospel Church	Church	16,460	4.16	0.09
Gateway Academy	School	171,887	31.90	0.12
Greystone	Residential	650,005	108.85	0.14
Lawns of Distinction	Commercial	7,693	1.20	0.15
Miramonte	Residential	104,583	20.98	0.11
St. Thomas Evangelical Church of Gumbo	Church	3,709	18.35	0.005
Tara at Wildhorse	Residential	177,270	34.37	0.12
West County Christian Church	Church	40,431	14.81	0.06
Wildhorse	Residential	332,295	120.39	0.06
Wildhorse Creek Road Office	Residential	2,135	1.47	0.03
Wildhorse Child Care Center	Child Care	12,000	2.26	0.12
<i>Subject Site as Approved by City of Chesterfield Ordinance 2378*</i>	<i>Neighborhood Office</i>	<i>30,000</i>	<i>7.58</i>	<i>0.09</i>
Proposed Chesterfield Senior Living	Senior Living	105,000	7.58	0.32

* Information based off approval, not based on constructed area

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan Land Use Map depicts the subject site as being located within the Wildhorse Creek Road Sub Area and delineates the subject site in the *Neighborhood Office* area. In addition to the general plan policies of the Comprehensive Plan, this area has specific policies that are identified. These policies include items such as the development of an internal roadway system, maintaining the character of the area, pedestrian circulation, preservation of natural areas and slopes, and others. Below are Plan Policies that relate to the request.

Plan Policy 11.2: Maintenance of Wild Horse Creek Road Character - In an effort to maintain the scenic character of Wild Horse Creek Road, all development should be set back from the road and screened from view.

The PUD Narrative highlights that the subject site is located approximately ten feet lower in elevation than Wildhorse Creek Road. The difference in elevation, the development of the child care center located between the subject site and Wildhorse Creek Road, the approximately 400-500 foot setback of the subject site from Wildhorse Creek Road, and the proposed landscaping will help to minimize the visual impact of the proposed development, however, a determination regarding the consistency of the proposed development size will still need to be determined. It should also be noted that while Wildhorse Creek Road will continue to be the heaviest traveled roadway, the proposed east west loop street will also be a public facility.

Plan Policy 11.6 Preservation of Slopes – Slopes in excess of twenty percent (20%) should not be developed.

As mentioned previously in this report, the Petitioner has made modifications to the site that will greatly reduce the disturbance to areas of the site with steep slopes. Additionally, the intent of the trail has been modified to serve only the private development. As such, less restrictive standards can be used for the construction of the trail and disturbance of the bluff for the construction of the trail will be substantially reduced.

Plan Policy 11.8.1 Building Style - Architectural design shall be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color and materials.

While the area around the subject site is generally residential, there are several properties where large buildings are found. This includes Gateway Academy, Chesterfield Elementary School, West County Christian Church, and Full Gospel Church of St. Louis. As was discussed previously, the proposed development for the subject site far exceeds the floor area ratio for the area. As such, the Petitioner has included mitigation measures in an attempt to reduce the visual impact of the proposed senior living facility.

Any structures constructed on this will be required to be reviewed by the Architectural Review Board prior to plan approval. The recently adopted Architectural Review Board standards include standards for the development of multi-family architecture. These include that individual dwelling units should be architecturally expressed, monotonous /

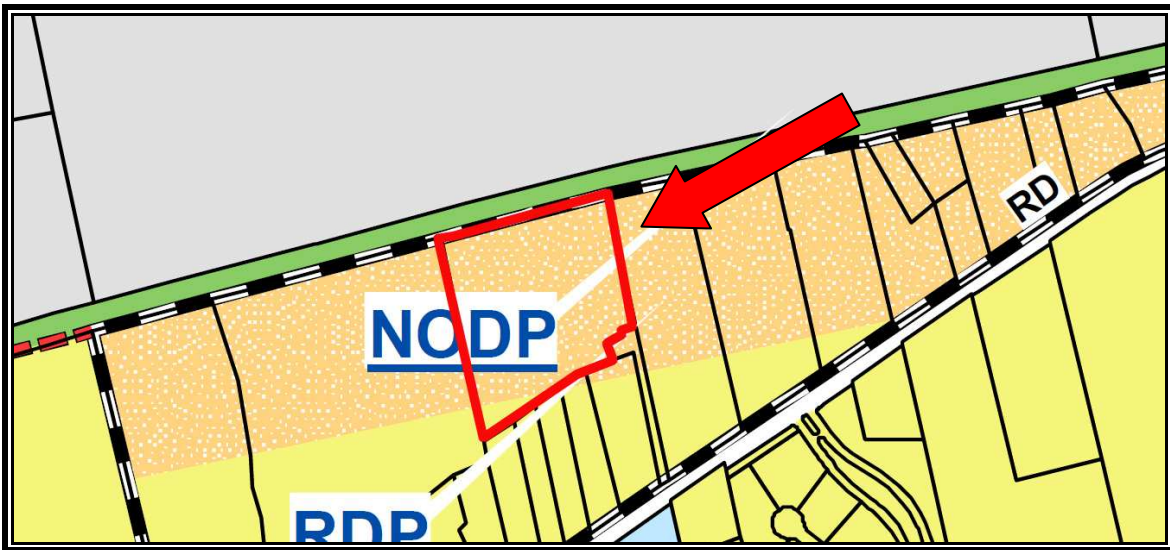
institutional designs should be avoided, and that the scale, proportion and character of the predominant neighborhood should be respected.

Plan Policy 11.8.2 Open Space - Project design should emphasize open space and preservation of natural features. Open Space includes preserved natural features, grass areas, landscaped areas, water features or drainage ditches, sidewalks and plaza areas or seating; but specifically excludes any portion of a site covered by a building, any paved area for vehicular circulation or parking, and any outdoor storage areas.

The subject site is proposing to provide over 55% open space for the site. The petitioner has also provided a calculation for the open space for the site if the bluff is excluded from the calculation. Removal of this area results in an open space of nearly 45%.

Proposed Use(s)

Appropriate uses for this area identified in Land Use Element of the Comprehensive Plan and include general, dental, and medical offices excluding surgical centers. While the Comprehensive Plan does not specifically recommend the requested use for this area, no conflicts between the requested use and the uses identified in the Comprehensive Plan are anticipated.



Attachments: Draft Attachment A
Preliminary Plan (Dated March 16, 2011)
PUD Narrative (Dated March 16, 2011)
Issues Letter Response

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 PUD District shall be:
 - a. Nursing homes and group homes for the elderly;
2. The above uses in the PUD District shall be restricted as follows:
 - a. A maximum of 120 units shall be permitted in this development.
 - i) There shall be no more than 33 units for independent senior living.
3. Ancillary uses for the above referenced permitted uses shall be as follows:
 - a. Barber or beauty shops;
 - b. Day care centers, child;
 - c. Drugs stores and pharmacy;
 - d. Grocery, neighborhood
 - e. Laundromat and dry cleaning establishment; and
 - f. Restaurants, sit down and / or outdoor customer area.

B. CONSISTENCY WITH PROPOSAL

1. All uses, activities, general development pattern, and improvements to the site shall be in conformance with the PUD Narrative, the project as presented and approved by the City of Chesterfield City Council, and the approved Preliminary Plan attached hereto.

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

1. Floor Area – Total building floor area shall not exceed 105,000 square feet.
2. Height –
 - a. The maximum height of the Building A, exclusive of roof screening, shall not exceed 45 feet or three stories, whichever is less.

- b. The maximum height of the Building B, exclusive of roof screening, shall not exceed 30 feet or two stories, whichever is less.

3. Building Requirements

- a. A minimum of 55% openspace is required for this development.
- b. This development shall have no more than two buildings as depicted on the Preliminary Plan attached hereto.

D. 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. 30 feet from the right-of-way dedication on the southern boundary of the PUD District.
- b. 30 feet from the east and west boundary of the PUD District.
- c. 150 feet from the northern boundary of the PUD District.
- d. Retaining walls for the construction of the stormwater features depicted on the Preliminary Plan on the northwestern portion of the site shall be permitted to encroach into the structure setback.

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. 30 feet from the right-of-way dedication on the southern boundary of the PUD District.
- b. 30 feet from the east and west boundary of the PUD District.
- c. 150 feet from the northern boundary of the PUD District.

E. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

- b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
4. No parking shall be permitted along the future loop road and the developer shall post signs accordingly. The parking restriction and requirement for signage shall be indicated on the Site Development and Improvement Plan. Signage shall be posted within thirty (30) days of the placement of street pavement.

F. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. A PUD perimeter buffer will be required at a minimum of 30 feet in width. The perimeter buffer shall be composed of a combination of existing trees (where applicable), trees selected from the approved tree list from the City of Chesterfield Tree Preservation and Landscape Requirements, and any combination of low lying shrubbery or other vegetation not including grassy turf.
3. A landscape buffer, substantially conforming to the buffer shown on the Preliminary Plan and discussed in the PUD Narrative shall be required along the southern frontage of the development.
4. Street streets, in accordance with the City of Chesterfield Tree Preservation and Landscape Requirements Ordinance, shall be installed along the east west loop street.
5. A reforestation plan for the bluffs, including the area previously disturbed, shall be submitted with the landscape plan for this development. Native tree species and understory should be utilized.
6. A Greenspace Preservation Area shall be established on the bluffs.

G. SIGN REQUIREMENTS

1. A Sign Package, in adherence with the City Code, will be required for this development. The Sign Package is to be reviewed and approved by the City of Chesterfield Planning Commission and shall reflect the residential character of the area.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

H. LIGHT REQUIREMENTS

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

I. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. The standards by which this development shall be reviewed are the multiple family standards found in the City Code.
3. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.
4. Mechanical equipment shall be adequately screened by roofing or other materials as approved by the Planning Commission.

J. ACCESS/ACCESS MANAGEMENT

1. Access to the site shall be limited to two (2) entrances on to the east-west loop road. The east entrance should align with the drive on the approved site development plan for the Wildhorse Child Care Center.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a minimum of a 40 foot right of way, with 10 foot minimum roadway improvement, maintenance, utility, drainage and sidewalk easement on the north side for the portion of the proposed east-west loop road. The right of way shall aligned with the dedicated right of way to the east and extend to the southern property line of the site to provide access to those properties in the future. Construct a 26 foot pavement with 7 foot shoulders on both sides with appurtenant storm drainage facilities and turn lanes as required by the Department of Planning and Public Works.
2. Cost of construction of the south half of the road and appurtenant storm drainage facilities west of the Wildhorse Child Care Center site shall be the responsibility of others. As directed by the City of Chesterfield, the developer shall either construct full-width improvements for a portion of the length of the east-west loop road which roughly equates to his cost of construction of one-half the entire length or construct the full-width improvements for the entire length and be reimbursed for costs in excess of his share.

3. All required roadway and related improvements shall be constructed or guaranteed in a manner acceptable to the City of Chesterfield prior to the:
 - a. Issuance of an occupancy permit for the 85th unit, or
 - b. Issuance of building permits for the 100th unit, or
 - c. Five years from the passage of this ordinance approving the PUD District, whichever is sooner.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the north side of the east-west loop road as directed by the City of Chesterfield.
5. Stub street signage, in conformance with the City Code, shall be posted within 30 days of the street pavement being placed.
6. Street lights shall be installed and maintained by the developer along the east-west loop road, as directed by the City of Chesterfield.
7. Be advised that the City of Chesterfield has adopted a City wide Bikeable Walkable Community Masterplan that was approved by City Council on 3/15/2010 by Resolution 302. Easements may be required at the time of development, as directed by the City of Chesterfield.
8. Improve the existing ADA facilities at the signal per MoDOT compliance.
9. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any changes to the entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.
10. Any work within MoDOT's right-of-way will require a MoDOT permit.
11. 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.

L. TRAFFIC STUDY

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

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

2. Provide a sight distance evaluation report, as required by the City of Chesterfield. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

M. POWER OF REVIEW

1. 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.

N. 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 an adequate piped system.
2. Grading and stormwater systems shall be designed so as to collect surface water from the areas tributary to the bluffs and convey that surface water to an adequate discharge point where extraordinary measures will be employed to dissipate energy, attenuate flows, and protect the slopes from degradation. No stormwater from these areas shall be allowed to flow to the undisturbed or reconstructed slopes, as directed by the Department of Planning and Public Works.
3. The adequacy of the existing downstream conditions shall be verified and upgraded if necessary as directed by the City of Chesterfield, Department of Planning and Public Works. Be advised, for this specific development, the downstream channels and structures must be analyzed using the MSD standard design storm.
4. Detention/retention, channel protection, and water quality measures are to be provided as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the 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 all Site Development Plans.
5. Stormwater shall be controlled as required by the Chesterfield Valley Master Facility Plan.

6. Treatment may be required at this site for water quality and channel protection per MSD February 2006 (Chapter 4) Guidelines.

O. SANITARY SEWER

1. This project is in the Caulks Creek Surcharge area and "Wildhorse Creek Recoupment" Area. All associated fees shall be paid prior to plan approval or issuance of permits.
2. Formal plan submittal and approval is required by the District prior to the issuance of permits.

P. GEOTECHNICAL REPORT

1. 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 proposed grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, slope failures, 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.

Q. 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.

R. SPIRIT OF ST. LOUIS AIRPORT

1. Prior to the approval of any site development plan, the developer shall provided, at the direction of the Spirit of St. Louis Airport, an avigation easement or other appropriate legal instrument or agreements to fully remise and release any right or cause of action which they, their successors and assigns may now have or which they may have in the future against the St. Louis County, its assessors and assigns, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may have been caused by the operation of aircraft landing at or taking off from, or operating at or on Spirit of St. Louis Airport.
2. The developer shall provide the following notes on the Site Development Plan:

- a. The avigation easement will be recorded along with the Site Development Plan. In addition, the avigation easement will be referenced on any individual plot plans.
- b. The developer shall disclose to prospective residents that this site is in close proximity to the Spirit of St. Louis Airport and is subject to occasional over flights. This note is intended to be a noise disclosure statement to any prospective residents.

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

- 1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

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

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

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

V. TRUST FUND CONTRIBUTION

Relative to this rezoning, we request that the following special conditions be met:

- A. The developer shall contribute a Traffic Generation Assessment (TGA) to the Eatherton-Kehrs Mill Rd Trust Fund established by ordinance Number 13,173. This contribution shall not exceed an amount established by multiplying the ordinance-required parking space by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Retirement Community	\$ 382.06 / Parking Space

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

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.

- B. As this development is located within a trust fund area established by Saint Louis County any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development, should be retained in the appropriate trust fund.
- C. The amount of the required contribution, if not approved for construction by January 1, 2011, 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 and Traffic.

VI. RECORDING

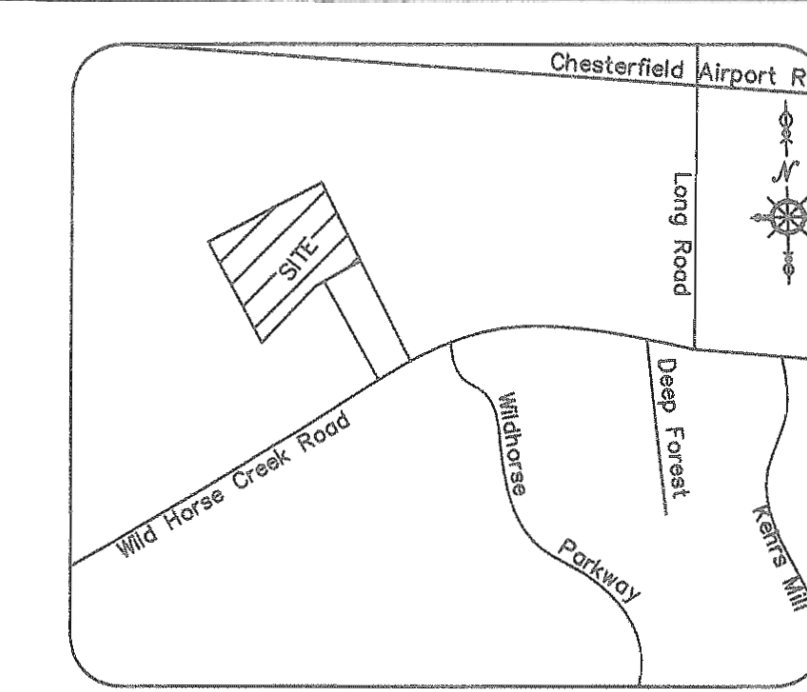
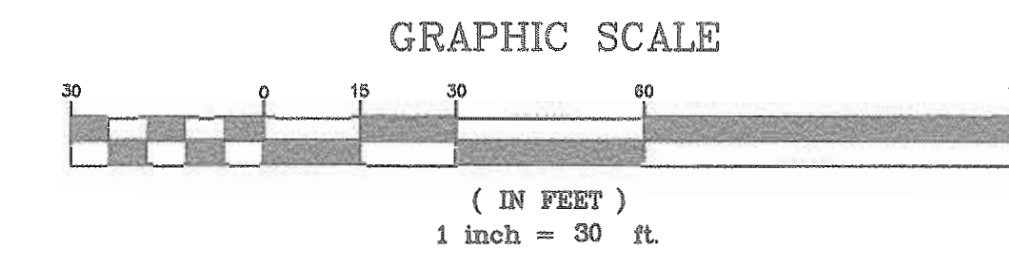
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

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.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOTS 2 & 3 OF MARY SCHAEFFER ESTATE
SUBDIVISION IN US SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY
OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PROPERTY DATA
NOT TO SCALE

OWNER = PLAN PROVISIONS, L.L.C., ETAL VISION VENTURES, LLC
ADDRESS = 17655 WILD HORSE CREEK ROAD
LOCATOR NO. = 18V510095
ACRES = 8.04 ACRES
EXISTING ZONING = PC
PROPOSED ZONING = R-2, W/P.U.D.
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = ROCKWOOD
SEWER DISTRICT = METRO ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FEMA MAP = 29189C0120H
ELECTRIC COMPANY = AMERENUE
GAS COMPANY = LACLEDE GAS COMPANY
PHONE COMPANY = SOUTHWESTERN BELL TELEPHONE
WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

- GENERAL NOTES**
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE SYSTEM.
 - ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
 - ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
 - PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 - GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
 - ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS. ALL EXCESS EARTH MATERIAL SHALL BE REMOVED FROM THE SITE.
 - GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
 - PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
 - GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
 - DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD & ST. LOUIS COUNTY.
 - SEEDING, SOILING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
 - SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% 20'. SLOPES GREATER THAN 1% 20' MUST BE DESIGNED AS A RAMP.
 - SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0120 H AND COMMUNITY NUMBER 290898 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995 (REVISED TO REFLECT LOMAR DATED APRIL 17, 2000). THE PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).
 - NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1003.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD ORDINANCE.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
 - ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
 - ROOF TOP EQUIPMENT SHALL BE SCREENED.

LEGEND

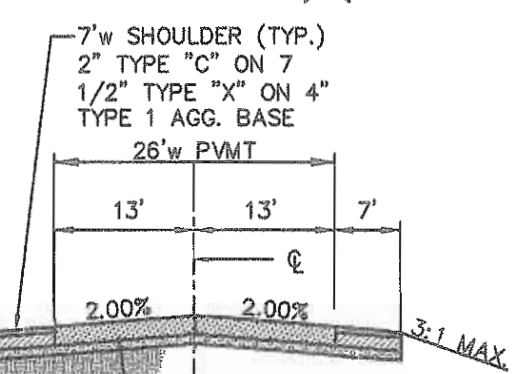
EXISTING CONTOURS	---	433
PROPOSED CONTOURS	---	433
EXISTING STORM SEWER	---	---
PROPOSED STORM SEWER	---	---
EXISTING SANITARY SEWER	---	---
PROPOSED SANITARY SEWER	---	---
RIGHT-OF-WAY	---	---
EASEMENT	---	---
CENTERLINE	---	---
EXISTING TREE	(T)	
EXISTING SPOT ELEVATION	(E)	433.28
PROPOSED SPOT ELEVATION	(E)	433.28
SWALE/DRAINAGE PATH	T.B.R.	
TO BE REMOVED	T.B.R.	
TO BE REMOVED & RELOCATED	T.B.R. & R.	
TO BE USED IN PLACE	U.I.P.	
TO BE ABANDONED	T.B.A.	
BACK OF CURB	B.C.	
FACE OF CURB	F.C.	
WATER MAIN	W	
GAS MAIN	G	
UNDERGROUND TELEPHONE	T	
OVERHEAD WIRE	O.H.	
UNDERGROUND ELECTRIC	E	
FIRE HYDRANT	(FH)	
POWER POLE	(PP)	
WATER VALVE	(V)	

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SQ	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FRESH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
BR	BRUSH & SHRUB LINE
T&S	TREE & SIZE
B&S	BUSH & SIZE
BOLL	BOLLARD
SYN	SIGN
EY	ELECTRIC YARD LIGHT
BL	BORING LOCATION
MB	MAIL BOX
EBB	ELECTRIC BOX
PP	POWER POLE
PP	POWER POLE & GUY
CO	CLEAN OUT
GA	GAS VALVE
GM	GAS METER
GD	GAS DRIP



SECTION A-A
(n.t.s.)

SURVEYOR'S CERTIFICATION

This is to certify that the Plot is a correct representation of all existing and proposed land divisions.
Marler Surveying Company
By Marty L. Marler

PROJECT BENCHMARK

M.S.D. BENCHMARK 12-171 ELEV. 460.00' - STANDARD ALUMINUM DISK STAMPED 38-36, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.
SITE BENCHMARK
ELEV. 575.75' - TOP OF SPINDLE IN ASPHALT DRIVE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCELS.

LEGAL DESCRIPTION

LOT 2:
A TRACT OF LAND BEING PART OF LOTS 2 & 3 OF MARY SCHAEFFER ESTATE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" IRON PIPE BEING ON THE WESTERN LINE OF LOT 2 AT THE SOUTHERN RIGHT OF WAY LINE OF THE ROCK ISLAND RAILROAD (100' W). THENCE EASTWARDLY ALONG THE SAID RAILROAD RIGHT OF WAY, NORTH 74 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 405.43 FEET TO A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER L.S. 347-D" (TYPICAL); THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10445.92 FEET, AND ARC LENGTH OF 182.85 FEET AND A DELTA OF 01 DEGREES 11 SECONDS TO A SET REBAR, SAID POINT BEING ON THE EASTERN LINE OF AFORESAID LOT 3; THENCE ALONG SAID EAST LINE OF LOT 3, SOUTH 12 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 462.59 FEET TO A SET REBAR; THENCE LEAVING SAID EAST LINE, SOUTH 77 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET TO A SET REBAR; THENCE SOUTH 12 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 7.38 FEET TO A SET REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.00 FEET, AN ARC LENGTH OF 35.51 FEET AND A DELTA OF 81 DEGREES 23 MINUTES 00 SECONDS TO A SET REBAR; THENCE SOUTH 68 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 108.60 FEET TO A SET REBAR; THENCE SOUTH 21 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 60.00 FEET TO A SET REBAR, SAID REBAR BEING ON THE SOUTHERN RIGHT OF WAY OF OLD WILD HORSE CREEK ROAD, AS VACATED BY COUNTY COUNCIL OF FEBRUARY 8, 1937, A CERTIFIED COPY OF WHICH IS RECORDED IN DEED BOOK 1415 PAGE 481; THENCE ALONG SAID FORMER SOUTHERN RIGHT OF WAY, THE FOLLOWING COURSES AND DISTANCES: SOUTH 68 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 108.60 FEET TO A SET REBAR; THENCE SOUTH 92 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 406.59 FEET TO A SET REBAR; THENCE ALONG THE WESTERN LOT LINE OF AFORESAID LOT 2, THENCE ALONG SAID WESTERN LINE OF LOT 2, NORTH 12 DEGREES 58 MINUTES 00 SECONDS WEST A DISTANCE OF 719.49 FEET TO THE POINT OF BEGINNING, CONTAINING 350,470 SQUARE FEET OR 8.04 ACRES AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF AUGUST 2006.

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
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 RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

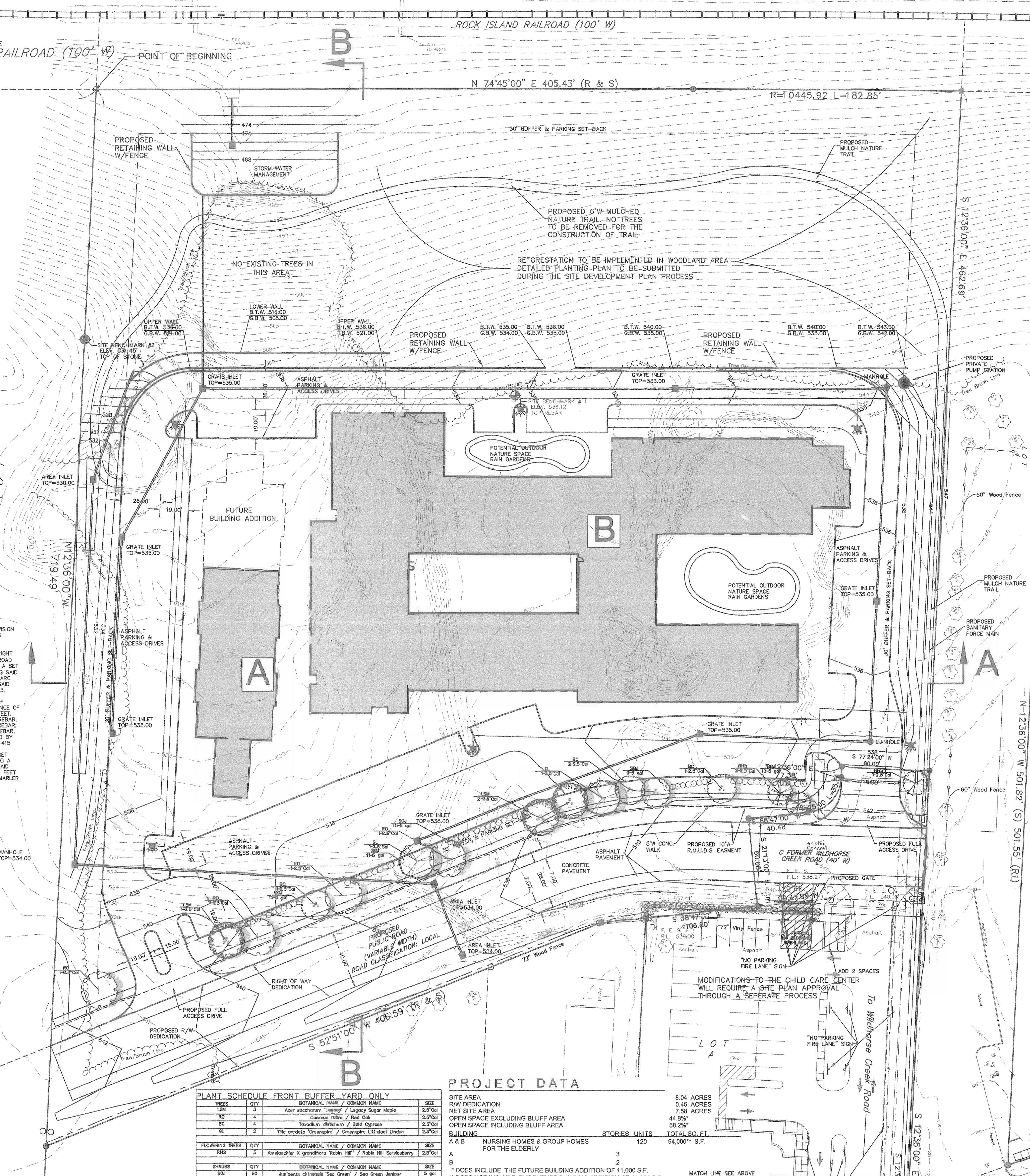
NOTE TO CONTRACTOR:
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

PREPARED FOR:
VISION VENTURES, L.L.C.
RODNEY HENRY
1402 NORWOOD HILLS DRIVE
OFFALLON, MISSOURI 63366
PHONE: 636-299-8272

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net



PLANT SCHEDULE FRONT BUFFER YARD ONLY

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
SM	3	Acer spicatum / Norway Spruce Maple	2.5" Cal
BC	4	Quercus nitra / Red Oak	2.5" Cal
ca	2	Taxodium distichum / Bald Cypress	2.5" Cal
ca	2	Tilia cordata / Greening / Greening Littleleaf Linden	2.5" Cal
FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
FRS	3	Asterichia X grandiflora 'Robin Hill' / Robin Hill Sarcocolla	2.5" Cal
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
SJU	80	Juncus diemarsii 'Sea Green' / Sea Green Juniper	5 gal

PROJECT DATA

SITE AREA	6.04 ACRES
R/W DEDICATION	0.46 ACRES
NET SITE AREA	7.58 ACRES
OPEN SPACE EXCLUDING BLUFF AREA	44.8%
OPEN SPACE INCLUDING BLUFF AREA	58.2%
TOTAL SQ. FT.	94,000 S.F.
BUILDING	120
STORIES	3
UNITS	2
A & B	NURSING HOMES & GROUP HOMES FOR THE ELDERLY

** DOES NOT INCLUDE THE FUTURE BUILDING ADDITION OF 11,000 S.F.
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Preliminary Development Plan
Chesterfield Senior Living
17655 Wildhorse Creek Road
Chesterfield, Missouri 63005

Proj. #	1000
No. Description	Date
To City	03-16-11

PRELIMINARY DEVELOPMENT PLAN

DRAWING NO. **C1**

CEDC

CIVIL ENGINEERING
DESIGN CONSULTANTS

RECEIVED
MAR 16 2011
DEPT. OF PLANNING
& PUBLIC WORKS

March 16, 2011

Mr. Justin Wyse
City Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

Re: Chesterfield Senior Living ~ PUD Narrative
17665 Wild Horse Creek Road
Chesterfield, Missouri 63005
(CEDC Project No. 1000)

Dear Mr. Wyse:

In July 2007, the subject property was rezoned from Non-Urban to Planned Commercial by Ordinance No. 2378. The permitted uses granted by Ordinance No. 2378 are office and medical office.

Pursuant to the rezoning and due to the economic environment, the interest in the subject property has changed from office/medical office to independent senior living, group homes for the elderly, memory care and related uses. Since the current zoning does not allow for such uses, a change in zoning application is hereby submitted to the City.

The petition is to rezone the property from Planned Commercial to R-2 Residential under the provisions of a Planned Unit Development, P.U.D. to allow for the uses as requested in this letter.

The following is the permitted land use that we are requesting to be established in the conditions of the ordinance governing this particular Planned Unit Development as allowed by a conditional use in the R-2 zoning district 1003.113 "R-2 Residence District Regulations:

(2)(i) Nursing Homes and Group Homes for the Elderly

In addition and as outlined in Section 1003.187 Planned Unit Development containing forty (40) of more residential units, the following uses are also requested:

- 6.A.(1.) Barber or Beauty shops
- 6.A.(2.) Day care centers, child
- 6.A.(3.) Drug stores and pharmacy
- 6.A.(4.) Grocery Neighborhood
- 6.A.(5.) Laundromat and dry cleaning establishment
- 6.A.(6.) Newspaper stands
- 6.A.(7.) Restaurants, sit down and/or outdoor customer area

As outlined above, the proposed development will incorporate a mixed use of independent senior living, assisted care, skilled nursing care and memory care. A Certificate of Need (CON) from the State of Missouri was granted in July 2010 for the subject property, which incorporated a detailed market study as well as other pertinent information to justify the need.

As a requirement of the PUD application to encourage flexibility to the density requirements and zoning consideration, special design features and attributes of the development are required. Attached to this application, is a site plan which shows the general layout of the proposed development and includes the following:

- A. The site is within the Wild Horse Creek Road sub area as designated in the City's comprehensive plan and it is within the 1,920 foot setback from the southern airport runway, therefore it is designated as Neighborhood Office. The available uses for consideration in this district are not only "*office and medical and dental offices, excluding surgical centers*", but also include institutional uses such as churches; kindergarten, elementary, secondary schools and colleges; police and fire stations; mortuaries, and mausoleums; child care centers, child nursery schools, child day nurseries, and child or adult day care homes; community centers; libraries, and others. The requested uses of "Nursing Homes" and "Independent Senior Living" are not available uses for the subject property. However, "Nursing Homes" is allowed by a CUP just south of this property, whereas, the properties south of this parcel and north of Wild Horse Creek Road are also within the Wild Horse Creek Road sub area as designated in the City's comprehensive plan. In keeping with the spirit of this classification, it seems reasonable that a nursing home meets this type and scale of institutional uses as adopted by the City in the creation of the Wild Horse Creek Road sub area district.
- B. The development incorporates mixed uses. The two story facility will include Senior Assisted Living, Senior Memory Care and Senior Skilled Nursing operations and will provide safe secure living space with building life safety support and security, outdoor light exposure for all rooms, integrated calm walking patterns, activity center, family oasis, full kitchen area to support family style dining and supporting mechanical space. Building amenities include a Chapel, Beauty Parlor, Barber shop, Daily Linens & Personal Laundry Service Area, Family Movie Theater, Library, Spa, Sunroom, Crafting Center, Computer Lab, Outdoor Patio, Internal and External walking trails. The facility will be located adjacent to Chesterfield Academy Early Childhood Educational Facility

currently operating providing an intergenerational element. The combination of the two facilities offers residents and families a wonderful opportunity to grow by nurturing the mind, body and spirit at all levels.

- C. The site is situated over 500 feet north of Wild Horse Creek Road and is accessible via an access easement through the Chesterfield Academy – Early Childhood Education Center at a signalize intersection. As part of the development, right of way for a new city roadway along the property frontage will be dedicated. Whereas, the roadway will eventually connect to Wild Horse Creek Road at Greystone Manor to the west and Wild Horse Parkway to the east.
- D. The placement of the buildings is designed in manner to minimize the impact to the natural site topography, while maintaining the woodlands on the north portion of the site. The location of the buildings balances the preservation of the woodlands to the north and the required road right of way dedication to the south. Generally, the building pad for the buildings will sit approximately ten feet lower than the elevation of Wild Horse Creek Road and the building will be constructed of high quality materials with a review by the Architectural Review Board. The building elevation will be consistent and integral with the surrounding area.

In addition, to further reduce the impact of the buildings, a conceptual front yard landscape buffer is shown on the Preliminary Development Plan. It consists of more trees than necessary and all (60) sixty Sea Green Juniper are in addition to what is required by the Tree Manual. The Sea Green Juniper is a plant that has a compact, spreading growth habit. Its foliage is dark mint green (darkens in winter) with fountain-like arching branches. It is ideal for an evergreen screen / hedge, or also works very well as a foreground planting for landscape beds in front of, and around buildings. It holds a good green color even through winter with little to no bronzing at all and is very attractive plant as it matures. It has a mature height of 6 feet and a width of 8 feet with an average growth rate of up to 8” per year.

- E. The preservation of the bluff area to the north is part of the integrated site plan and will allow the senior residents to avail themselves to walking and exercising on a planned mulched trail system including: bird watching, art work and enjoying the outdoors in a natural environment. A series of park benches, wood steps and nature viewing areas will be created along the path. The walking trail is located entirely on the subject property.
- F. In addition to preserving the northern woodland bluff area. A reforestation plan of the bluff will be implemented and submitted as part of the landscape plan during site plan review. The reforestation will restock and add to the existing woodlands which have been depleted due to aging and natural causes. The reforestation will be used to improve the quality of human life by soaking up pollution and dust from the air and assist in strengthening the natural habitats and ecosystems in the area.

- G. A provision for common space is provided in this PUD petition in excess of the minimum 30 percent required. The total site area open space (after the dedication of the right of way to the City) is 58.2 percent. If the 1.95 acres of the bluff area is excluded from the calculation, the remaining open space is 44.8 percent. The open space is displaced throughout the development and not concentrated in a single area. The building footprints are positioned to create outdoor enclosed and semi enclosed courtyard spaces and gentle walking paths throughout. The open space shall be preserved for outdoor patios, senior recreation, meandering walking trails, mulched hiking/walking trails, gardens, outdoor activities, bird watching, sitting and conversation areas, etc.
- H. A PUD provision for a 30 foot perimeter buffer area is exceeded in this petition at the north property line. This buffer yard to the north is 180 feet and area will consist of non-paved natural/walking trails, storm water management facilities and the preservation of the wood lands with amenities as described in detail in the proceeding paragraphs.
- I. The project is intended to be built in phases.

Phase 1, 51 Units for Assisted Living approved by the Missouri Department of Health and Senior Services - CON Committee and 33 Independent Living facilities with supporting infrastructure.

Phase 2, includes 36 Units for Skilled nursing as stated in the correspondence with the Missouri Department of Health and Senior Services and is an approved option once the CON has been received from the State of Missouri.

The two story facility will include Senior Assisted Living, Senior Memory Care and Senior Skilled Nursing operations and will provide safe secure living space with building life safety support and security, outdoor light exposure for all rooms, integrated calm walking patterns, activity center, family oasis, full kitchen area to support family style dining and supporting mechanical space.

Building amenities include a Chapel, Beauty Parlor, Barber shop, Daily Linens & Personal Laundry Service Area, Family Movie Theater, Library, Spa, Sunroom, Crafting Center, Computer Lab, Outdoor Patio, Internal and External walking trails. The facility will be located adjacent to Chesterfield Academy Early Childhood Educational Facility currently operating providing an intergenerational element. The combination of the two facilities offers residents and families a wonderful opportunity to grow by nurturing the mind, body and spirit at all levels.

Summary:	Units
	51 – Assisted Living
	33 – Independent Living
	<u>36- Skilled Living</u>
Total	120 – Units

Assisted and Skilled Facility – Two Story Facility

Independent Living Facility – Three Story Facility

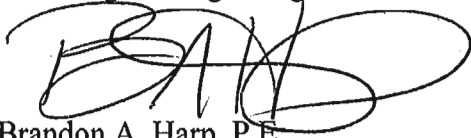
Both Facilities are in compliance with the Height limitation of 45 feet.

All infrastructure improvements are in compliance with Agency requirements.

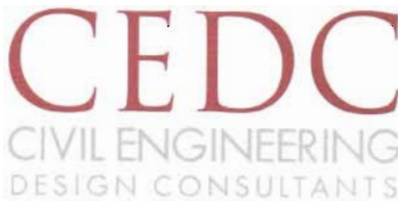
We respectfully request your review of the application and your support for the rezoning.

Please call should you have any questions or require additional information.

Sincerely,
Civil Engineering Design Consultants, Inc.

A handwritten signature in black ink, appearing to read 'B. Harp', written over a horizontal line.

Brandon A. Harp, P.E.
Principal



January 10, 2011
Revised January 21, 2011

Mr. Justin Wyse
City of Chesterfield
690 Chesterfield Parkway
Chesterfield, Missouri 63017-0760

RE: PZ 12-2010 (Chesterfield Senior Living Plan Provisions)
(CEDC Project No. 1000)

Dear Mr. Wyse:

Pursuant to the public hearing at the Planning Commission on November 22, 2010 and to your issues letter dated November 30, 2010, we offer the following:

1. City Comment

The comprehensive land use plan designates this area as Neighborhood Office. Appropriate uses for the area include office and medical and dental offices, excluding surgical centers

Response

The site is within the Wild Horse Creek Road sub area as designated in the City's comprehensive plan and it is within the 1,920 foot setback from the southern airport runway, therefore it is designated as Neighborhood Office.

The available uses for consideration in this district are not only "office and medical and dental offices, excluding surgical centers", but also include institutional uses such as churches; kindergarten, elementary, secondary schools and colleges; police and fire stations; mortuaries, and mausoleums; child care centers, child nursery schools, child day nurseries, and child or adult day care homes; community centers; libraries, and others.

The requested uses of "Nursing Homes" and "Independent Senior Living" are not available uses for the subject property. However, "Nursing Homes" is allowed by a CUP just south of this property, whereas, the properties south of this parcel and north of Wild Horse Creek Road are also within the Wild Horse Creek Road sub area as designated in the City's comprehensive plan.

In keeping with the spirit of this classification, it seems reasonable that a nursing home meets this type and scale of institutional uses as adopted by the City in the creation of the Wild Horse Creek Road sub area district

2. *City Comment*

The Planned Unit Development (PUD) District states that a minimum of 30% open space is required, "to be displaced throughout the PUD and not concentrated in one area nor shall it contains only that portion of the proposed PUD that would be considered undevelopable due to topography or any other site specific related matters." Provide two calculations for open space; one for the entire site and one that excludes the bluffs on the north portion of the lot

Response

	Site		
	Breakdown		Percentage
OPEN SPACE: Fully Dev. w/ Bluff			
Total	8.04 ac.		100.00%
Bluff	1.95 ac.		24.25%
Pavement	1.55 ac.		19.28%
Bldg Foot print	1.35 ac.		16.8%
E/W Dedication	0.46 ac.		5.72%
Open Space	4.68		58.20%
OPEN SPACE: Fully Dev. w/out Bluff			
Total Site minus Bluff	6.09 ac.		100.00%
Pavement	1.55 ac.		25.45%
Bldg Foot print	1.35 ac.		22.16%
E/W Dedication	0.46 ac.		7.55%
Open Space	2.73		44.82%

58.2% open space for the entire site

44.8% open space excluding the undeveloped bluff area

The bluff area is part of the integrated site plan and will allow the senior residents to avail themselves to walking and exercising on a planned trail system including: Bird watching, Art work and enjoying the outdoors in a natural environment.

Consideration on the establishment and protection of open space must also be given to the specific conditions of a site as outlined in the PUD suggested design requirements such as:

- a. Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;**
- b. Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;**

- c. **Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;**

3. *City Comment*

The Certificate of Need for the development of a senior living facility includes information on the phasing and density of the development that appears to conflict with the information submitted to the City in this petition. The narrative for the petition did not include any information indicating the project would be constructed in phases and the density is drastically different. Clarify any discrepancies between the PUD narrative statement and the Certificate of Need

Response

There is no conflict of information submitted to the City in this petition and the CON committee. The 3 story independent living and the 2 story nursing home is the same information as communicated to the CON committee regarding phasing and density. The phasing is in regards to interior construction of the requested units and ancillary space.

The planned PUD would include:

Phase 1, 51 Units for Assisted Living approved by the Missouri Department of Health and Senior Services - CON Committee and 33 Independent Living facilities with supporting infrastructure.

Phase 2, includes 36 Units for Skilled nursing as stated in the correspondence with the Missouri Department of Health and Senior Services.

(This is amended from 51 units to 36 units due to the zoning request change from R4 to R2)

The two story facility will include Senior Assisted Living, Senior Memory Care and Senior Skilled Nursing operations and will provide safe secure living space with building life safety support and security, outdoor light exposure for all rooms, integrated calm walking patterns, activity center, family oasis, full kitchen area to support family style dining and supporting mechanical space.

Building amenities include a Chapel, Beauty Parlor, Barber shop, Daily Linens & Personal Laundry Service Area, Family Movie Theater, Library, Spa, Sunroom, Crafting Center, Computer Lab, Outdoor Patio, Internal and External walking trails. The facility will be located adjacent to Chesterfield Academy Early Childhood Educational Facility currently operating providing an intergenerational element. The combination of the two facilities offers residents and families a wonderful opportunity to grow by nurturing the mind, body and spirit at all levels.

Summary: Units

51 – Assisted Living

33 – Independent Living

36- Skilled Living

Total 120 – Units

(The petition for the underlying zoning district is hereby amended from R-4 to R-2, and is 15 units per acre in the R2 zoning district)

**Assisted and Skilled Facility – Two Story Facility
Independent Living Facility – Three Story Facility**

Both Facilities are in compliance with the Height limitation of 45 feet.

All infrastructure improvements are in compliance with Agency requirements.

4. *City Comment*

The submitted Preliminary Plan indicates that a recreation trail will be included in the development of the site for public use. Clarify the intent of the development with respect to the construction of the trail (i.e. does the development include the construction of the trail or is the proposal for an easement for a recreational trail)

Response

The development includes the construction of recreational trails and will be placed in/on adjacent to the bluff area in a manor where the residing residents can avail themselves for exercising and enjoying the natural environment.

5. *City Comment*

The proposed recreation trail as indicated on the site requires a neighboring property to include a trail on their property. Clarify how the proposed trail will connect to the public system for access to the trail. Additionally, detail how this proposed trail, much of which is located off-site, meets the intent of the PUD District regulations.

Response

The walking trail is currently shown entirely on the subject property. At the north end of the property, it will be connected to the City's future master trail system. The walking trail is being added as a City suggested design feature as listed in Section 1003.187.

6. *City Comment*

Provide approval from the fire district

Response

Attached please find the approval from the fire district

7. *City Comment*

The site is currently permitted a maximum of 30,000 square feet of building to be constructed on the site. The proposed Preliminary Plan shows a maximum of 83,700 square feet of building area. Provide information on how the proposed development will fit in with the existing building scale in the area.

Response

The current planned commercial ordinance (No. 2378) for the site allows:

- a. 30,000 s.f. of office/medical office
- b. 120 parking spaces
- c. 57% open space.

This petition is requesting

1. 120 units of independent living, assisted/skilled nursing and memory care.
2. 120 parking spaces
3. 58.2% open space

The total square footage of the building is dependent upon final programming and architectural layouts for the approved number of units and required ancillary space. Phase 1 build out of the interior space is approximately 83,700 s.f. Estimated total square footage is approximately 105,000 s.f., and includes the interior build out of phase 2 space requirements.

This petition is consistent with the existing building scale in this area for institutional uses.

The surrounding institutional uses neighboring this site are:

1. Chesterfield Elementary School
2. Gateway Academy
3. West County Christian Church
4. Korean Full Gospel Church
5. Spirit of St. Louis Airport
6. Chesterfield Academy

The subject site is over 550 feet north of Wild Horse Creek Road (State Highway CC) and is served by a signalized intersection that is shared by current operations; Chesterfield Elementary School and Chesterfield Academy.

It is bordered to the north by a golf course and airport. To the east and west are older single family homes on 7 acre and 22 acre lots respectfully and zoned non-urban. To the south is a child care center, pump station facility for Missouri American Water, a landscape business and a couple older single family residences.

8. *City Comment*

Each of the 'R' Residential Districts contains density requirements for nursing homes. These nursing homes are the accepted equivalent for consistency within each of these districts. For example, the 'R2' Residence District states that the maximum density for nursing homes shall be 15 units per acre. The proposed PUD includes a proposed 149 units (approximately 20 units per acre). Residentially zoned properties in the area generally require a minimum lot size of one acre or greater. Clarify how this development will maintain consistency with the existing development in the area.

Response

The petition for the underlying zoning district is hereby amended from R-4 to R-2. This is in order to be more consistent with the lot size of the residentially zoned areas on the south side of Wild Horse Creek Road.

The development will maintain consistency by limiting the total number of units to 120, which is 15 per acre in the R2 zoning district

9. *City Comment*

Resubmit the PUD Narrative Statement to include information from the above response and further detail how the proposed project meets the high expectations of the PUD District regulations. As currently submitted, the PUD Narrative Statement does not adequately justify the request.

Response

Please see the attached update PUD Narrative

Please call should you have any questions or require additional information.

Sincerely,
Civil Engineering Design Consultants, Inc.



Brandon A. Harp, P.E.
Principal