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VIII. C.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Public Hearing & Vote Report

Meeting Date: April 09, 2018

From: Cecilia Dvorak, Project Planner

Location: A 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg Rd.

Petition: **P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment)**: A request to amend Ordinance 2745 to amend the height and setback restrictions for Lots 8 & 9B within an existing “PI” Planned Industrial District for a 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg Rd.

SUMMARY

Stock & Associates, on behalf of Spirit Valley Development, LLC, has submitted a request to amend Ordinance 2745 to amend the height and setback restrictions for Lots 8 & 9B within an existing “PI” Planned Industrial district known as Spirit Valley Business Park.

The request is solely for a text amendment within the development restrictions of Ordinance 2745 in regards to the height and setback restrictions for Lots 8 & 9B only of the development. There are no other requests being made to the Attachment A or development conditions, however, a new preliminary plan will replace the existing preliminary plan.

The requested amendments serve the purpose of developing the two lots together to allow for construction of a new office space and associated airplane hangar. The two lots combined total 5.98 acres in size. The revised Preliminary Plan submitted in conjunction with this request shows the preliminary building footprint for the hangar.

SITE HISTORY

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation.

In 2007, the City of Chesterfield approved Ordinance 2373 which changed the zoning for this site to “PI” Planned Industrial District. Two subsequent amendments were made in 2008 and 2013 to add uses of “warehousing, storage, or wholesaling of manufactured commodities” and “kennel” respectively. The ordinance amendment in 2013 resulted in the currently governing ordinance #2745.



Figure 1: Aerial Image

SURROUNDING LAND USE AND ZONING

	Current Zoning	Subdivision	Land Use
North	AG Agricultural District & NU Non-Urban District	No Subdivision Ward 4/ Rombachs Farm	Agriculture
East	PI Planned Industrial District & M3 Planned Industrial District	Chesterfield Fence & Spirit of St Louis Airpark	Industrial
South	M3 Planned Industrial District	Spirit of St Louis Airpark	Airport
West	NU Non-Urban District & PI Planned Industrial District	No Subdivision Ward 4 & Spirit Valley Business Park	Single Family & Agriculture & Future Industrial

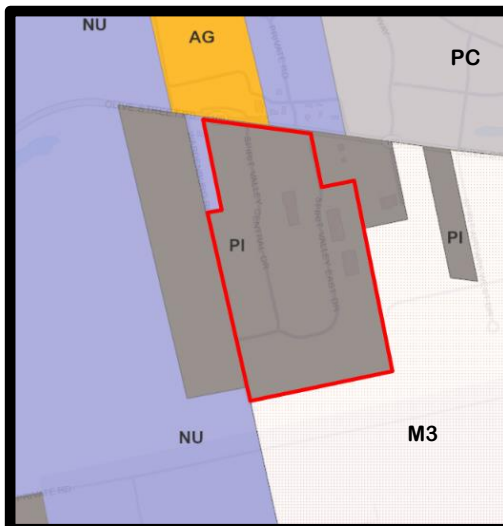


Figure 2: Current Zoning



Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates the area is within the Industrial Low Intensity future land use designation as seen in Figure 3 above.

Policy 3.5.1- identifies the area west of Long Road in the Chesterfield Valley as the most appropriate area for low-intensity industrial use. The uses permitted in this area already meet this guideline and are not changing in this request.

STAFF ANALYSIS

The Petitioner is requesting a text amendment to the current governing Ordinance 2745 with respect to two items; first is the height on Lots 8 & 9B, the second is setbacks on Lots 8 and 9B in the southeast corner of the development adjacent to the airport, and shown in Figure 4 below.

While the future office and hangar is being shown on the Preliminary Plan over the property line and setback lines for Lots 8 & 9B, the Preliminary Plan is conceptual in nature and these properties would be required to go through a boundary adjustment plat to consolidate the two lots and those setbacks would therefore not apply. If the property owner did not wish to go through the Boundary Adjustment Plat procedure, they would still be required to abide by the setbacks shown.

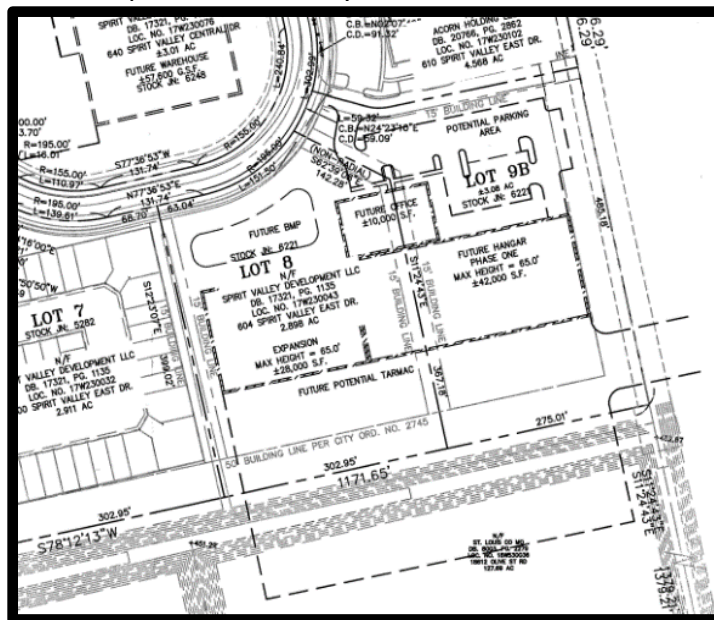


Figure 4: Proposed Office & Hangar(s) on Lots 8 & 9B

1. Height. The ordinance currently imposes a height restriction of 40 feet on the Spirit Valley Business Park development as shown in Figure 5 below, however, the petitioner would like to request a maximum of 65 feet be permitted on Lots 8 & 9B only to permit a hangar in the rear of the property.

<p>B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS</p> <p>1. HEIGHT</p> <p>a. The maximum height of the buildings, exclusive of roof screening, shall not exceed forty (40) feet.</p>
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Figure 5: current height restriction

The image and table below identify the neighboring Planned Industrial subdivisions and their current height restrictions. As you can see, the surrounding developments have a variety of height restrictions.

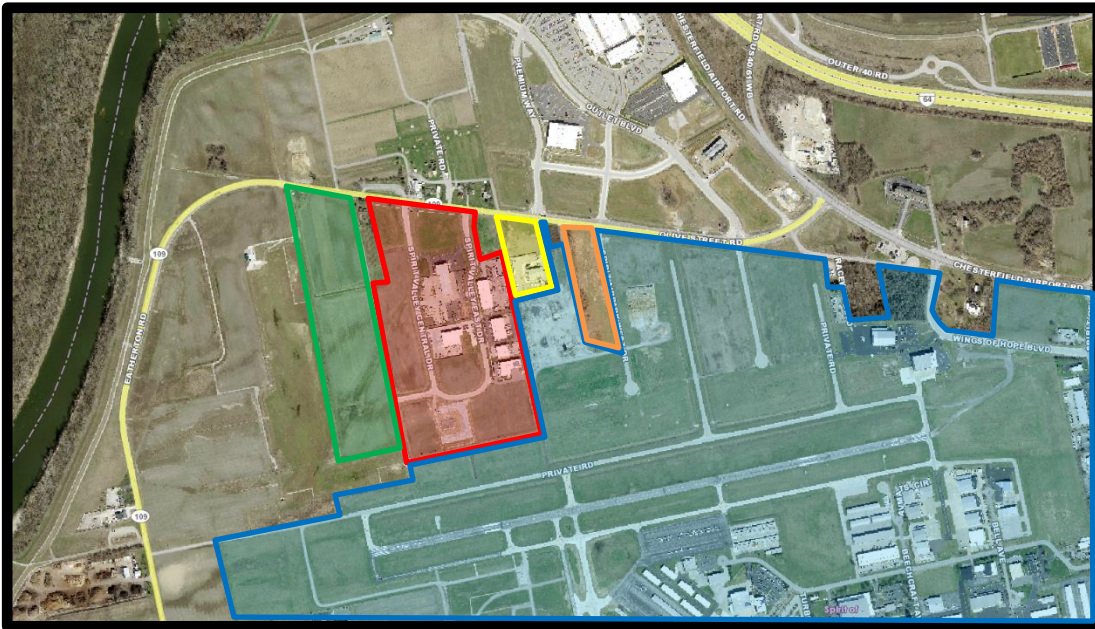


Figure 6: Neighboring Subdivisions

Subdivision	Ord.	Height Limitation
Spirit Valley Business Park (subject site)	2745	40 feet
Spirit Valley Business Park II	2413	40 feet
Chesterfield Fence	2586	45 feet or 2 stories, whichever is less.
Canaan Crossing	2903	40 feet
Spirit of St. Louis Airpark	1430	No restriction

2. Setbacks. There are two requests with regard to the setbacks on Lots 8 & 9B. First, is a request for specific tarmac setbacks, and the second request is for a specific setback with regard to ancillary structures.

- a. Tarmac Setbacks.** The ordinance does not currently address tarmacs in regards to the setback requirements; it only addresses structure setbacks, parking setbacks and internal drive/roadway setbacks, none of which address aircrafts. This request is being made to ensure clarity, and staff has no concerns with this request and has provided tarmacs as an exception to the parking setbacks for this clarification.
- b. Ancillary Structures.** The second setback request is to permit ancillary structures, such as fuel tanks, trash enclosures, and other small structures affiliated with aircraft operations no closer than twenty-five (25) feet from the east property line of Lot 9B.

The City’s structure setbacks typically have exclusions for structure setbacks, such as project identification signs, boundary and retaining walls, light standards, flag poles or fences. Staff recommends adding trash enclosures to this exception for the development, however, the remainder of the ancillary structures could be addressed with separate structure setbacks which are applicable only to Lots 8 & 9B on the Preliminary Plan to ensure these types of structures do not encroach on setbacks in other areas of the development.

ORDINANCE CHANGES

Staff has reviewed the request for the text amendment and provides the following redline version of the proposed changes to Ordinance 2745. Additionally, the language in the Power of Review section of the ordinance has been updated to reflect the current procedure.

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

1. HEIGHT

- a. The maximum height of the hangars on Lots 8 & 9B shall not exceed sixty-five (65) feet.
- ~~a.~~ b. The maximum height of ~~the~~ all other buildings, exclusive of roof screening, shall not exceed forty (40) feet.

C. SETBACKS

1. Structure Setbacks

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

- a. Fifty (50) feet from the right-of-way of Olive Street Road.
 - b. Fifty (50) feet from 18668 Olive Street Road.
 - c. Fifty (50) feet from 18626 Olive Street Road.
 - d. Fifty (50) feet from the eastern and western property lines of this development.
 - e. Fifty (50) feet from the southern property line of this development.
 - f. Fuel tanks, or small structures affiliated with aircraft operations shall be permitted no closer than 25 feet from the eastern boundary of Lot 9B.
2. No internal driveway or roadway, except tarmac or points of ingress and egress will be located within the following setbacks:
- a. Thirty (30) feet from the right-of-way of Olive Street Road.
 - b. Three hundred fifty (350) feet from the southern property line.
 - c. Two hundred seventy-five (275) feet from the eastern and western property lines of this development.
 - d. Zero (0) feet from the eastern property line bearing N11°25'51"W.

REQUEST

A Public Hearing further addressing the request will be held at the Monday, April 9, 2018, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Narrative Statement, and draft Attachment A for this request as required by City Code.

Staff has reviewed the request for a text amendment and has no outstanding items under review. Staff is requesting action on P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment).

Respectfully submitted,

Cecilia Dvorak
Project Planner

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Draft Attachment A
4. Preliminary Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

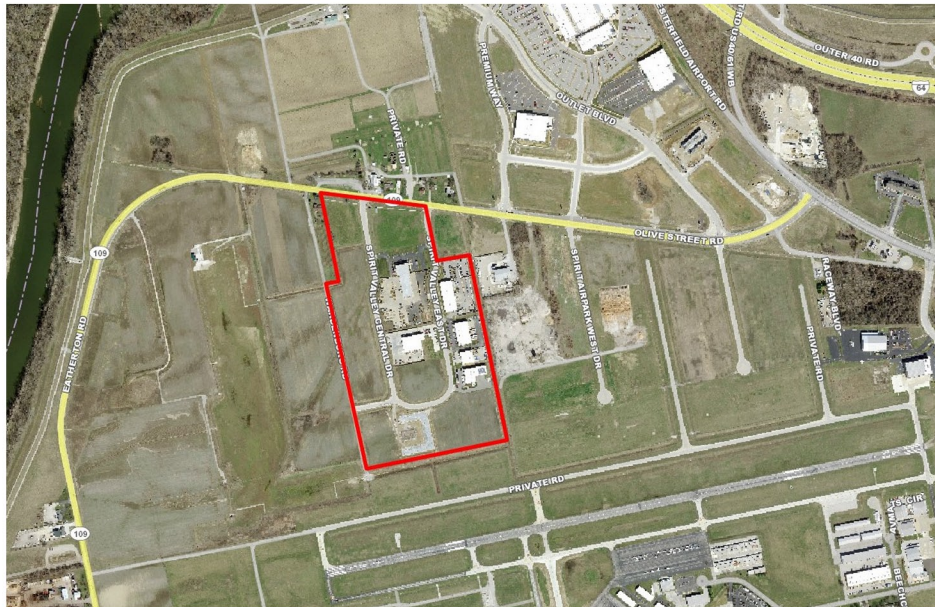
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 9, 2018 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 03-2018 Spirit Valley Business Park (Ordinance Amendment): A request to amend Ordinance 2745 to amend the height and setback restrictions for lots 8 & 9B within an existing "PI" Planned Industrial District, for a 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg Road.

PROPERTY DESCRIPTION

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF LOT 5 OF THE SUBDIVISION OF AMELIA BOISSELIER ESTATE, IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, AND A TRACT OF LAND IN U.S. SURVEY 153, TOWNSHIP 45 NORTH, RANGE 3 EAST, BEING COMPOSED OF TWO PARCELS, ONE MARKED "COSMOS TAMIAN KROENUNG" AND THE OTHER MARKED "HERMAN SCHAEPER AND AGNES SCHAEPER" ACCORDING TO THE PLAT ACCOMPANYING COMMISSIONER'S REPORT IN PARTITION IN ESTATE OF VALENTINE KROENUNG, DECEASED, BEING CAUSE NO. 16263 OF THE CIRCUIT COURT OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI.

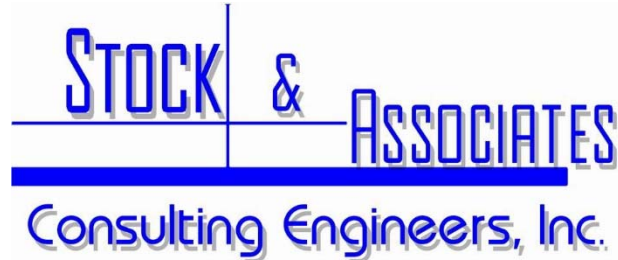


Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cecilia Dvorak at 636.537.4738 or via e-mail at Cdvorak@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

RECEIVED
City of Chesterfield

Mar 28 2018

Department of Public Services



PROJECT NARRATIVE ASSOCIATED WITH
A REQUEST FOR TEXT AMENDMENTS TO ORDINANCE #2745

Date: March 28, 2018

(Stock Project No. 217-6221)

There are two (2) purposes for our request for changes to Ordinance #2745

- (1) A change to Section B “Floor Area, Height, Building, and Parking Structure Requirements” item “1. Height” of Attachment A. Specific to Lots 8 and 9B, we request that the maximum building height be increased from forty (40) to sixty-five (65) feet.
- (2a) Add to Section C. “Setbacks”: Taxi-way & Tarmac paving shall be zero (0) feet from the South and East Property lines of Lots 8 & 9B.
- (2b) Ancillary structures such as fuel tanks, trash enclosures and other small structures affiliated with Aircraft Operations shall be twenty-five (25) feet from the East Property Line of Lot 9B.

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PI” District shall be:
 - a. Animal hospitals, veterinary clinics, and kennels.
 - b. Meat packing facilities.
 - c. Broadcasting studios for radio and television.
 - d. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
 - e. Business, professional, and technical training schools.
 - f. Business service establishments.
 - g. Cafeterias for employees and guests only.
 - h. Churches shall be allowed on tracts of land of at least one (1) acre in size.
 - i. Financial institutions.
 - j. Filling stations, including emergency towing and repair services.
 - k. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
 - l. Storage and charter of boats on land, repair facilities for boats, and sale of fuel and other supplies for marine use.
 - m. Highway department garages.
 - n. Hotels and motels.
 - o. Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
 - p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Planning and Development Services Division for review. No building permit or installation permit shall be issued until these plans have been approved by the Planning and Development Services Division.

- q. Mail order sale warehouses.
- r. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii) Facilities for animal slaughtering or rendering;
 - (iii) Sulphur plants, rubber reclamation plants, or cement plants; and
 - (iv) Steel mills, foundries, or smelters.
- s. Medical and dental offices.
- t. Office or office buildings.
- u. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- w. Police, fire, and postal stations.
- x. Printing and duplicating services.
- y. Public utility facilities.
- z. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- aa. Restaurants, fast food.
- bb. Restaurants, sit down.
- cc. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- dd. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

- ee. Service facilities, studios, or work areas, for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
 - ff. Storage and repair garages for public mass transit vehicles.
 - gg. Storage yards for lumber, coal, and construction materials.
 - hh. Stores, shops, markets, service facilities, and automotive vending facilities in which goods or services of any kind, including sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
 - ii. Union halls and hiring halls.
 - jj. Vehicle repair facilities.
 - kk. Vehicle service centers.
 - ll. Welding, sheet metal, and blacksmith shops.
 - mm. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.
 - nn. Warehousing, storage, or wholesaling of manufactured commodities.
2. The following Ancillary Uses shall be permitted:
- a. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
3. Hours of Operation
- a. Hours of operation are unrestricted.

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

1. HEIGHT

- a. The maximum height of the hangars on Lots 8 & 9B shall not exceed sixty-five (65) feet.
- b. The maximum height of all other buildings, exclusive of roof screening, shall not exceed forty (40) feet.

2. BUILDING REQUIREMENTS

- a. Until such time as the connection of the site to a permanent sanitary sewer system, a minimum fifty percent (50%) open space is required for this development. Upon connection to a sanitary sewer system, a minimum of thirty percent (30%) openspace will be required for this development.

C. SETBACKS

1. Structure Setbacks

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

- a. Fifty (50) feet from the right-of-way of Olive Street Road.
- b. Fifty (50) feet from 18668 Olive Street Road.
- c. Fifty (50) feet from 18626 Olive Street Road.
- d. Fifty (50) feet from the eastern and western property lines of this development.
- e. Fifty (50) feet from the southern property line of this development.
- f. Fuel tanks, or small structures affiliated with aircraft operations shall be permitted no closer than 25 feet from the eastern boundary of Lot 9B.

2. Parking Setbacks

No parking stall or loading space will be located within the following setbacks:

- a. Thirty-five (35) feet from the right-of-way Olive Street Road.
- b. Ten (10) feet from the internal property lines, with the exception of shared driveways.
- c. Twenty (20) feet from the principal internal street.
- d. Fifteen (15) feet from the eastern and western property lines of this development.
- e. The parking setback along the western property line contiguous to 18668 Olive Street Road for the first 175 feet from Olive Street Road shall be thirty (30) feet. The parking setback for the remainder of this property line shall be fifteen (15) feet.
- f. Fifteen (15) feet from the northern property line bearing S78°19'49"W.

3. No internal driveway or roadway, except tarmac or points of ingress and egress, or tarmac will be located within the following setbacks:
 - a. Thirty (30) feet from the right-of-way of Olive Street Road.
 - b. Three hundred fifty (350) feet from the southern property line.
 - c. Two hundred seventy-five (275) feet from the eastern and western property lines of this development.
 - d. Zero (0) feet from the eastern property line bearing N11°25'51"W.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Code.
2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. No construction related parking shall be permitted within the Olive Street Road right-of-way.
3. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement plans. Signage shall be posted within thirty (30) days of the placement of street pavement.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. The landscape buffer along the western property line shall be as follows:
 - a. A thirty (30) foot landscape buffer measuring no less than 175 feet in length from Olive Street Road will be required along the western property line contiguous to the residential structure at 18668 Olive Street Road.

- b. A fifteen (15) foot landscape buffer shall be required for the remainder of the western property line.
- c. If the residential structure at 18668 Olive Street Road is re-developed into a use other than residential, the thirty (30) foot landscape buffer requirement may be reduced to fifteen (15) feet as directed by the City of Chesterfield.
- d. Screening of exterior storage of materials and/or equipment along Olive Street Road shall be required as directed by the City of Chesterfield.
- e. There shall be a fifteen (15) foot landscape buffer along the northern property line bearing S78°19'49"W.

F. SIGN REQUIREMENTS

- 1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
- 2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

foot high sight-proof enclosure complemented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to Olive Street Road shall be limited to two (2) street approaches, as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.
2. Provide for cross access to the properties adjoining this development to the east and west, as directed by the City of Chesterfield, to allow for future connection to the internal roadway system within this development.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a street connection to the property to the west. The connection shall be a minimum of five hundred (500) feet from Olive Street Road, as directed by the City of Chesterfield.
2. All roadway and related improvements shall be constructed prior to sixty percent (60%) occupancy of the development.
3. Provide any additional right-of-way and construct any improvements to Olive Street Road as required by St. Louis County Department of Highways and Traffic.
4. Provide a forty (40) foot right-of-way with a minimum of ten (10) foot roadway improvement, maintenance, utility and sewer easements on both sides for all interior roadways. Minimum roadway sections shall provide a twenty-six (26) foot travel way with seven (7) foot shoulders on both sides and appurtenant storm drainage facilities as required by the City of Chesterfield.
5. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Olive Street Road frontage of the site and along one (1) side of all interior roadways, as directed by the City of Chesterfield. The sidewalk shall be privately maintained; therefore, no public easements shall be required.
6. Improve Olive Street Road to one-half of a sixty (60) foot right-of-way and a thirty-eight (38) foot pavement with seven (7) foot full depth shoulders and additional widening to provide a minimum thirty-three (33) foot wide road surface for a 200 foot left turn lane serving each entrance along with

fifty to one (50:1) tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Widening may be required on opposite side of street to provide a minimum thirty-three (33) foot pavement for three (3) driving lanes in addition to seven (7) foot shoulder.

7. Access to this development from Olive Street Road shall be restricted to two (2) commercial entrances, each having a three (3) lane section of a minimum thirty-six (36) foot pavement for a minimum distance of 100 feet, in order to provide separate left and right turn lanes for outbound traffic along with a single inbound lane. These driveways shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. The easternmost driveway serving this site should be located opposite an existing commercial entrance on the north side of Olive Street Road in this area.
8. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.
9. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

K. TRAFFIC STUDY

Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. 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.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. East entrance location will require relocation of fire hydrant proposed on the MCLD Sewer Improvements.

2. Stormwater ditches shall match the latest provided by the City of Chesterfield.
3. The easement that will be required for the proposed MCLD force main at the southwest corner of the Albrecht tract and the easements for the proposed utilities along Olive Street Road shall be shown on the site development concept and section plans.

M. POWER OF REVIEW

The Mayor, either Councilmember of the Ward, or any two (2) City Council members from any Ward in which a development is proposed may request that the plan be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

STORMWATER

1. Due to the inherent nature of development, the specific size, location, and configuration of the storm water infrastructure associated with the Chesterfield Valley Master Storm Water Plan are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. The developer will be required to construct ditches along the west, north, and east property lines of the property governed by this ordinance.

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

criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City. The developer shall be responsible for all costs related to the work performed by the consultant.

2. Provide any additional Chesterfield Valley Storm Water Easements along the north, east, and west property lines as required and directed by the City of Chesterfield to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel(s) on the Site Development Plan and improvement plans. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).
3. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas, as directed by the City of Chesterfield.
4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
5. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
6. Stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan.

N. SANITARY SEWER

1. Private sewer lines and laterals cannot cross property lines. Extension of public sewer lines will be necessary to serve this site and proper easements required.
2. Downstream pump stations and force mains shall be evaluated to ensure adequate capacity.
3. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

4. This project is in the Caulks Creek Surcharge Area and is subject to a surcharge of \$2750.00 per acre.

O. GEOTECHNICAL REPORT.

Prior to Site Development Concept Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.

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

- A.** The developer shall submit a concept plan within 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 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 (1) additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN, SITE DEVELOPMENT SECTION PLAN, SITE DEVELOPMENT PLANS.

1. Any site development plan shall show all information required on a sketch plan 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, St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and St. Louis County Department of Highways and Traffic.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley 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 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>
Commercial	\$2.07/sq.ft.of building space
Office	\$1.44/sq.ft.of building space
Industrial	\$4,986.59/acre

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

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

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

The roadway improvement contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by the Saint Louis County Highways and Traffic. Funds shall be payable to the “Treasurer, Saint Louis County.”

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

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$654.66 per acre for that total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County

Highways and Traffic. Funds shall be payable to the “Treasurer, Saint Louis County”.

Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and MSD. The amount of storm water contribution will be computed based on \$2,077.15 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by Saint Louis County Department of Highways and Traffic. Funds shall be payable to the “Treasurer, Saint Louis County.”

Sanitary Sewer

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 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. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

The developer shall cause, at his expense and prior to the recording of any plat, the re-establishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners.

VIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

IX. 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.

