

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Andrew Stanislav, Planner *AS*

Date: April 18, 2019

RE: **P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC)** A request to amend Ordinance 1502 and repeal Ordinances 358 and 359 to establish new permitted uses and revise the development criteria for 6.9 acres of land within an existing “C-8” Planned Commercial District located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive (19S411286, 19S411275)(Ward 2).

Summary

Chesterfield Crossing Partners, LLC is requesting a text amendment to City of Chesterfield Ordinance 1502 with respect to permitted uses and development criteria for the Chesterfield Crossing subdivision. This amendment would add a new permitted use and revise and update the development conditions for the existing “C-8” Planned Commercial District on 6.9 acres of land located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive.

The request is to add “veterinary clinic” as a permitted use, and Staff is updating the development criteria as part of this request in the existing Attachment A to reflect updated references and criteria utilized by the City. As no physical changes to the existing development are proposed, the most recently approved and recorded Amended Site Development Plan serves as the preliminary development plan.

A Public Hearing was held on March 25, 2019, and there were no issues raised by the Planning Commission pertaining to this petition. It was noted by the applicant that the tenant space considered by the prospective veterinary clinic has been vacant for approximately ten years and emphasized that no alterations would be made to the footprint of the existing retail center.

On April 8, 2019 this petition was next brought before the Planning Commission. The petitioner requested at this meeting to include a parking setback of 8.72 feet from the north property line with bearing N 68° 32’ 48” E to match the existing condition approved on the Amended Site Development Plan as opposed to the ten foot setback stated in the current site specific ordinance. Planning Commission made a motion to approve P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC) with the proposed Attachment A language included in the April 8, 2019 meeting packet with an amendment to include the requested parking setback. The motion passed by a vote of 7-0.

Attached to this report please find a copy of Staff's Issues and Vote Report, Updated Attachment A, Narrative Statement, and Existing Site Development Plan to serve as the preliminary development plan.

Attachments: April 8, 2019 Issues and Vote Report
Attachment A
Narrative Statement
Existing Site Development Plan



Figure 1: Subject Site Aerial

Planning Commission Staff Report

Meeting Date: April 8, 2019

From: Andrew Stanislav, Planner *AS*

Location: A 6.9 acre area of land located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive.

Petition: **P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC):** A request to amend Ordinance 1502 and repeal Ordinances 358 and 359 to establish new permitted uses and revise the development criteria for 6.9 acres of land within an existing “C-8” Planned Commercial District located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive (19S411286, 19S411275).

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The request is to add “veterinary clinic” as a permitted use, and Staff is updating the development criteria as part of this request in the existing Attachment A to reflect updated references and criteria utilized by the City. As no physical changes to the existing development are proposed, the most recently approved and recorded Amended Site Development Plan serves as the preliminary development plan.



Figure 1: Subject site aerial image

A Public Hearing was held on March 25, 2019, and there were no issues raised by the Planning Commission pertaining to this petition. It was noted by the applicant that the tenant space considered by the prospective veterinary clinic has been vacant for approximately ten years and emphasized that no alterations would be made to the footprint of the existing retail center.

SITE HISTORY

The subject site was zoned “C-8” Planned Commercial by the City of Chesterfield in 1989 via Ordinances 358 and 359. The following year, Ordinance number 421 was approved to increase the total allowable square footage for the development to 66,944 square feet and revised site access and setbacks off of Clarkson Road. In June of the same year, Ordinance 457 was approved to revise the western boundary setback, and the size of the center was further increased to 67,544 square feet in 1993 via Ordinance 791. A ten percent parking reduction was later approved via Ordinance [1502](#) in 1999.

The Site Development Plan for the shopping center was approved in 1993, and an Amended Site Development Plan was approved in 2010 to designate existing areas for outdoor seating. Additionally, various Amended Architectural Elevations have been approved in the recent past for minor modifications to the existing center.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

Direction	Zoning	Land Use
North	“R-6” Residence District w/ PEU	Single-Family Dwellings
East	“PC” Planned Commercial District	Major Arterial/Retail Center
South	“C-8” Planned Commercial District	Retail Center
West	“R-6A” Residence District w/ PEU	Single-Family Dwellings



Figure 2: Comprehensive Land Use Plan

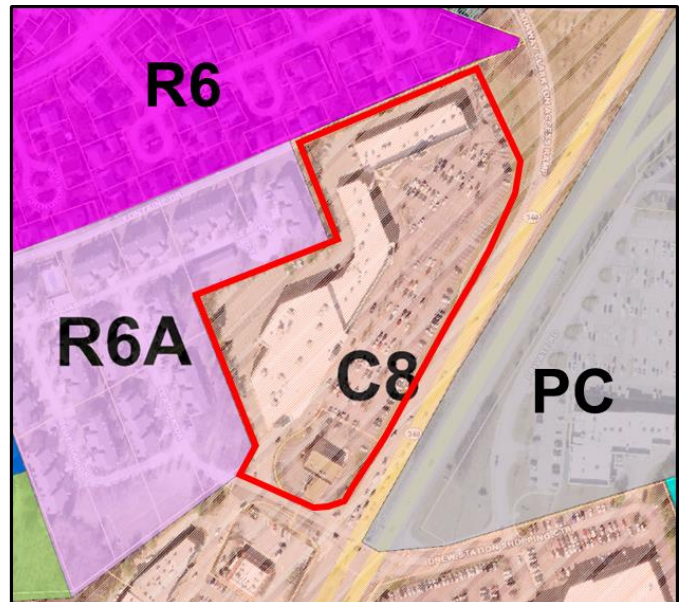


Figure 3: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this development is within the area designated as the Urban Core. As seen from the figures and table above, the subject site is surrounded by other Urban Core designated areas to the south, east, and north beyond an area of single-family residential. The Comprehensive Plan identifies land uses for the Urban Core to include a mixture of high-density residential, retail, and office uses containing the highest density development in Chesterfield.

The specific Plan Policies pertaining to the Urban Core area encourage a mix of uses, including retail and office, while also focusing on providing both public and commercial services and amenities for Chesterfield residents. Chesterfield Crossing conforms with the Comprehensive Plan as it is a planned district that contains a mix of commercial uses.

STAFF ANALYSIS

The Petitioner is requesting a text amendment to the current governing Ordinance 1502 with respect to the permitted uses and development criteria. As no physical changes to the existing development are proposed, the most recently approved and recorded Amended Site Development Plan serves as the required preliminary development plan.

Veterinary Use

The petitioner is requesting to add the use of “veterinary clinic” to the permitted uses established in the Attachment A of Ordinance 1502 for the Chesterfield Crossing development, and no other changes to the existing permitted uses are proposed. The Unified Development Code (UDC) defines veterinary clinic as “an establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence.” The request to add this as a permitted use is conditioned in the proposed Attachment A to be restricted to indoor use only with no outdoor capabilities as well as restricting the use to not allow overnight boarding.

Nearby retail developments along the Clarkson Road corridor include Clarkson Square, Dierbergs Marketplace, Drew Station, Chesterfield Oaks, and Chesterfield Retail. Of these developments, the veterinary clinic use is permitted in Dierbergs Marketplace with similar restrictions preventing overnight boarding and outdoor capabilities. Figure 4 on the following page depicts the location of Chesterfield Crossing in relation to these nearby developments.

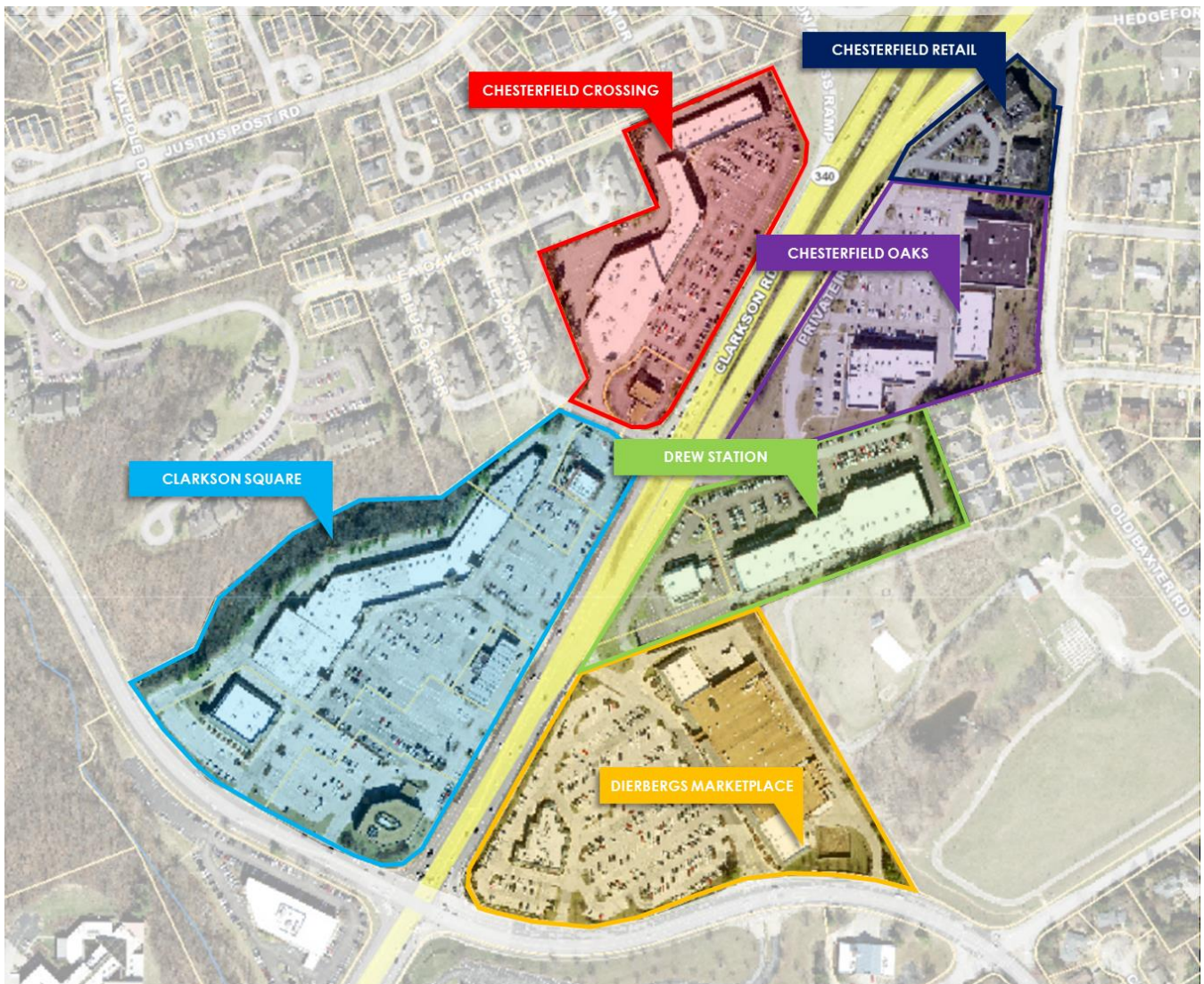


Figure 4: Retail Developments along the Clarkson Road Corridor

Revised Development Criteria

In addition to the petitioner's request, Staff is updating the Attachment A of Ordinance 1502 in order to revise obsolete references and sections of text no longer used by the City when drafting Attachment A's for commercial development. Staff recommends revising the existing development criteria established in Ordinance 1502 to better reflect the outline structure and formatting of more recent Attachment A's, cleaning up obsolete or conflicting items, and updating references to the City's former Zoning Ordinance and other obsolete agencies. Staff has been working with the applicant to identify areas of the existing Attachment A to be updated, and a summary of revisions recommended by Staff is provided below:

- **Setbacks from residentially zoned property** – The current governing ordinance includes two conflicting setback requirements specific to new buildings within this development from residentially zoned property. One regulation requires a fifty (50) foot setback from any residentially zoned property except for existing buildings, and the other regulation requires new

buildings to maintain a minimum forty-four (44) foot setback from any residentially zoned property. Staff recommends removing the fifty (50) foot setback requirement and retaining the forty-four (44) foot setback requirement in order to be consistent with the existing conditions of the development. The Site Development Plan attached to this report indicates compliance with this 44-foot setback requirement. Staff recommends clarifying this setback requirement in the new Attachment A by removing the conflicting 50-foot setback regulation.

- **Parking space reduction** – The existing ordinance includes a previously approved ten percent (10%) parking space reduction for this development, which was approved prior to the addition of the “Retail Center” provision now included in the off-street parking requirements of the Unified Development Code (UDC). This retail center provision determines minimum parking and loading space calculations based on square footage of the center with consideration to the amount of space occupied by restaurant uses. Chesterfield Crossing has been utilizing the retail center parking provision since 2013, and as such, Staff recommends removal of the previously approved parking reduction.
- **Open space requirement** – The current governing ordinance for this “C-8” Planned Commercial development does not include a provision for open space, which has since become a requirement and included in the Attachment A’s of more recent Planned Commercial districts. An open space calculation has been provided by the applicant indicating existing open space is eighteen percent (18%) of the development site. Staff recommends establishing an open space requirement in the revised Attachment A to reflect the existing conditions of the development and to ensure the existing amount of open space is preserved.
- **Landscape requirements** – The landscape requirements section of the existing Attachment A contains specific criteria for plant types and sizes that are obsolete in comparison to the regulations currently established in the UDC. More recent Attachment A’s include language for a particular development to adhere to the Landscape and Tree Preservation requirements of the City’s Code. Staff recommends revising the landscape requirements of the existing Attachment A with the updated language currently utilized to adhere to the UDC.
- **Lighting and flagpole requirements** – The lighting requirements in the current governing ordinance also includes regulations for the placement of flagpoles. Requirements for flagpoles are established in the UDC, and Staff recommends removing flagpoles from this portion of the Attachment A as they are no longer referenced as with more recent Planned Commercial districts. Regulations pertaining to lighting will remain as existing with a reference to the lighting requirements established in the UDC.
- **Attachment “A” Outline/Format** – More recent Attachment A’s approved for planned commercial development follow an updated outline structure compared to those approved earlier under the “C-8” District. Staff recommends incorporating this new format in order to be more consistent with current City standards.

Staff has worked with the applicant to incorporate the above mentioned revisions and updates to the Attachment A of Ordinance 1502 as part of this text amendment request. These updates are intended to clean up current conflicts and replace obsolete references with more appropriate and consistent language currently utilized by the City when drafting Attachment A's for commercial development.

ISSUES

A Public Hearing was held on March 25, 2019, and there were no issues raised by the Planning Commission pertaining to this petition. It was noted by the applicant that the tenant space considered by the prospective veterinary clinic has been vacant for approximately ten years and emphasized that no alterations would be made to the footprint of the existing retail center.

REQUEST

Attached, please find a copy of the revised Attachment A, Narrative Statement for this request as required by City Code, and a copy of the existing Site Development Plan.

Staff has no concerns or issues with this petition, and no issues were raised at the Public Hearing. The petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends action from Planning Commission on the text amendment request and Attachment A.

Attachments

1. Attachment A
2. Narrative Statement
3. Existing Site Development Plan

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses permitted in this “C-8” District shall be limited to all Permitted uses in the “C-2” Shopping District, and the following uses:
 - a. Financial institution with a drive-through facility
 - b. Veterinary clinic
2. The permitted uses in this “C-8” District shall be restricted as follows:
 - a. There shall be no outside storage permitted within this development.
 - b. Use “b” above shall be limited to indoor use only, and there shall be no overnight boarding of animals.
3. Hours of Operation.
 - a. Hours of operation for this “C-8” District shall not be restricted.
 - b. Onsite trash pick-up and the loading and unloading of materials at the rear of the buildings shall be restricted to the hours between 7:00 AM and 5:00 PM.

B. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

1. Floor Area
 - a. Total building area shall not exceed 67,544 square feet.
 - b. Floor area occupied by a single tenant shall not exceed 31,800 square feet.
2. Height
 - a. Building height shall not exceed one (1) building level.
3. Building Requirements
 - a. There shall be a maximum of five (5) buildings.

- b. A minimum of eighteen percent (18%) openspace is required for this development.

C. SETBACKS

1. Structure Setbacks

No structure, except signs, lights, fences, retaining walls and flag poles, shall be within the following setbacks:

- a. Sixty (60) feet from the right-of-way of Clarkson Road along the north and east property lines that abut State right-of-way.
- b. New buildings shall maintain a minimum setback of forty-four (44) feet from any residentially zoned property.
- c. Setbacks from Lea Oak Drive shall be as approved by the Planning Commission on the Site Development Plan.

2. Parking Setbacks

No parking space, internal drive, except points of ingress and egress, and detention basins, shall be within the following setbacks:

- a. Fifteen (15) feet from the right-of-way of Clarkson Road and the State right-of-way to the northeast.
- b. Setbacks from the south property line adjacent to Lea Oak Drive shall be as approved by the Planning Commission on the Site Development Plan.
- c. Five (5) feet from the north property line of the existing "C-8" development.
- d. Ten (10) feet from the west boundary line of the existing "C-8" area, except the setback from the property line with bearing N°68 32' 48"E shall be 8.72 feet.
- e. Fifteen (15) feet from all other property boundaries adjoining residentially zoned property.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations and approved prior to installation or construction.
3. The location of all signs shall be as approved by the Planning Commission on the Site Development Plan.
4. No more than one (1) free-standing business sign and one (1) free-standing project identification sign shall be permitted for this "C-8" development.
5. No advertising or temporary signs shall be permitted in this development.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. The location of all lighting standards shall be as approved by the Planning Commission on the Site Development Plan. No on-site illumination source abutting the west and northeast property lines shall exceed sixteen (16) feet in height, or be so situated that light is cast directly on adjoining properties or public roadways. All other light standards shall be a maximum of twenty-four (24) feet in height.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. All exterior trash areas shall be enclosed with a six (6) foot high sight-proof fence.

3. All rooftop mechanical equipment on buildings shall be adequately screening by roofing or other screening, as approved by the Planning Commission.
4. Architectural elevations, styles, colors and exterior materials for all building facades and fencing shall be as approved by the Planning Commission in conjunction with the Site Development Plan. The exterior colors and materials of the outparcel building shall be compatible with the other buildings within this development. All buildings shall be brick on all sides, unless otherwise approved by the Planning Commission.
5. Retaining walls exceeding six (6) feet in height shall be of concrete materials.

I. ACCESS/ACCESS MANAGEMENT

Access to the development from Lea Oak Drive shall be limited to the current access serving the existing development. Overall access shall be as determined and approved by the Missouri Department of Transportation and the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide additional right-of-way and pavement widening for Clarkson Road, as directed by the Missouri Department of Transportation.
2. Provide a sidewalk or stabilized shoulder adjacent to Clarkson Road.
3. The main driveway aisle adjacent to the commercial buildings shall be a minimum of twenty-six (26) feet in width.
4. Minor driveways and parking lot aisles should intersect the main driveway at right angles and be logically located opposite other minor driveways and parking lot aisles. The main and minor driveways shall not have speed bumps. Stop signs may be installed for traffic on the minor driveways which intersect the main driveway, as directed by the Department of Planning and Development Services.
5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. No gate installation will be permitted on public right-of-way.

6. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members from any Ward may request that the plan for a development 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.

M. STORM WATER

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. Detention/retention and channel protection measures are to be provided in each watershed 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 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(s).
3. Detention of differential runoff of storm water is required by providing permanent detention facilities, such as: dry reservoirs, ponds or another acceptable alternative. The detention basin shall be completed and in operation prior to paving of any driveways or parking areas.

N. SANITARY SEWER

Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

Submit as deemed necessary by the Director of Public Works, a geotechnical report prepared by a professional engineer licensed in the State of Missouri for review and approval by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans.

P. MISCELLANEOUS

1. A grading permit is required prior to any grading on the site. No change in watershed shall be permitted.
2. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Interim stormwater drainage control in the form of siltation control measures are required.
4. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices, and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

5. If roadways in this petition are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) or trustees forever.
6. The existence of private roadways within the development requires disclosure by the developer of responsibility of street maintenance in accordance with the provisions of the Unified Development Code (UDC).
7. As the tract abuts a roadway under the jurisdiction of the Missouri Department of Transportation, sidewalks along the tract must be placed in a public easement outside of the State right-of-way. Maintenance of sidewalks along State highways must be the responsibility of the property owners.
8. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion.
9. The City of Chesterfield shall enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the Planning Commission.
10. All utilities will be installed underground.
11. 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 Code shall be required where applicable.
12. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Missouri Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

- A.** Within eighteen (18) months from the date of approval of the preliminary development plan by the City Council and prior to issuance of any building or occupancy permit, the petitioner shall submit to the Planning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval 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 City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. The location and size of all proposed structures, including free-standing business signs.
2. Existing and proposed contours at two (2) foot intervals.
3. Location and size of all parking area.
4. Roadways and driveways on and adjacent to the property in question, including required roadway right-of-way dedication and pavement widening.
5. The design, location and size of all proposed lighting, fences and trash areas.
6. A landscape plan including, but not limited to, the location, size and general type of all plan and other material to be used and retained in accordance with the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
7. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
8. Outboundary plat and legal description of property.
9. Density calculations.
10. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
11. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

12. Provide Floor Area Ratio (F.A.R.).
13. A note indicating all utilities will be installed underground.
14. A note indicating signage approval is separate process.
15. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
16. Specific structure and parking setbacks along all roadways and property lines.
17. Indicate location of all existing and proposed freestanding monument signs.
18. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
19. Floodplain boundaries.
20. 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.
21. 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.
22. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
23. 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.
24. Address trees and landscaping in accordance with the City of Chesterfield Code.
25. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
26. 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.

- 27. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
- 28. Compliance with Sky Exposure Plane.
- 29. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment

- 1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,319.85/parking space
Medical Office	\$2,319.85/parking space
Loading Space	\$3,796.14/parking space

(Parking Space as required by the site-specific ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Transportation.

If 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 Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

- 2. 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 shall be retained in the appropriate trust fund.

3. Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.
4. The amount of all required contributions, if not submitted by January 1, 2018, shall be adjusted on that date and on the first January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

VI.RECORDING

Within sixty (60) days of approval of any Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

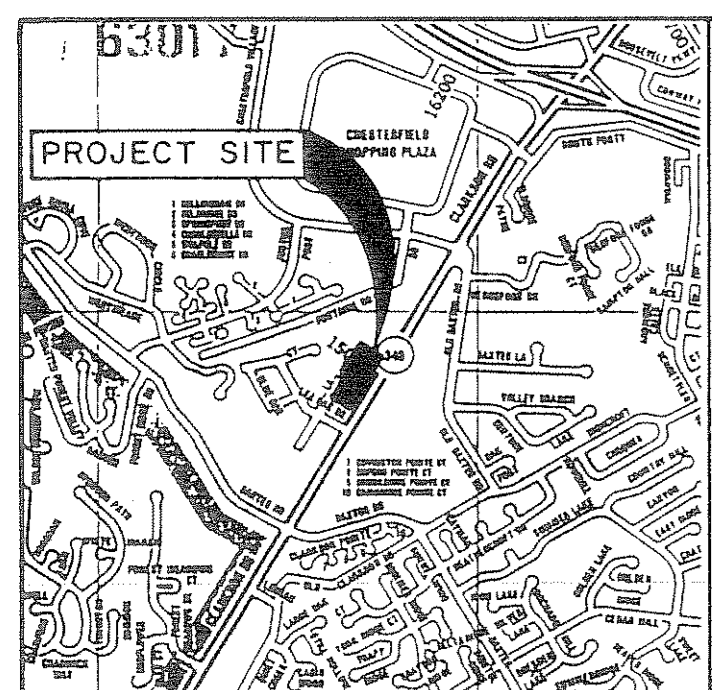
VII.ENFORCEMENT

- 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.

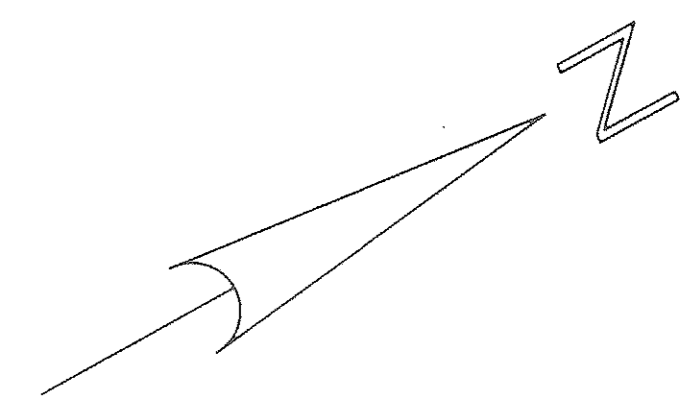
CHESTERFIELD CROSSING
ORDINANCE AMENDMENT
NARRATIVE STATEMENT



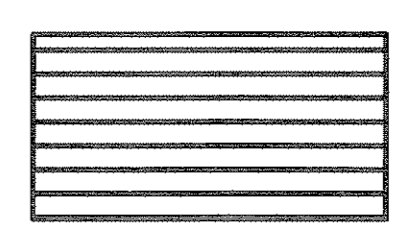
Chesterfield Crossing Partners, LLC (“Petitioner”) is requesting a text amendment to Ordinances 358 and 359, as amended by Ordinance 1502 (the “Site Ordinance”), with respect to the permitted uses for Chesterfield Crossing Shopping Center (the “Development”). Petitioner requests that “veterinary clinic” be added as a permitted use for the Development. Petitioner currently has a large, privately owned veterinary practice committed to leasing space in the Development. The practice will perform common veterinary checkups and procedures. It will not have overnight stays or boarding. This proposed amendment will allow Petitioner to lease space to a stable tenant, which would reduce the vacancy rate and increase the stability and viability of the Development. Petitioner is not requesting any change to any of the development standards or conditions of the Site Ordinance.



LOCATION MAP



SCALE 1" = 30'

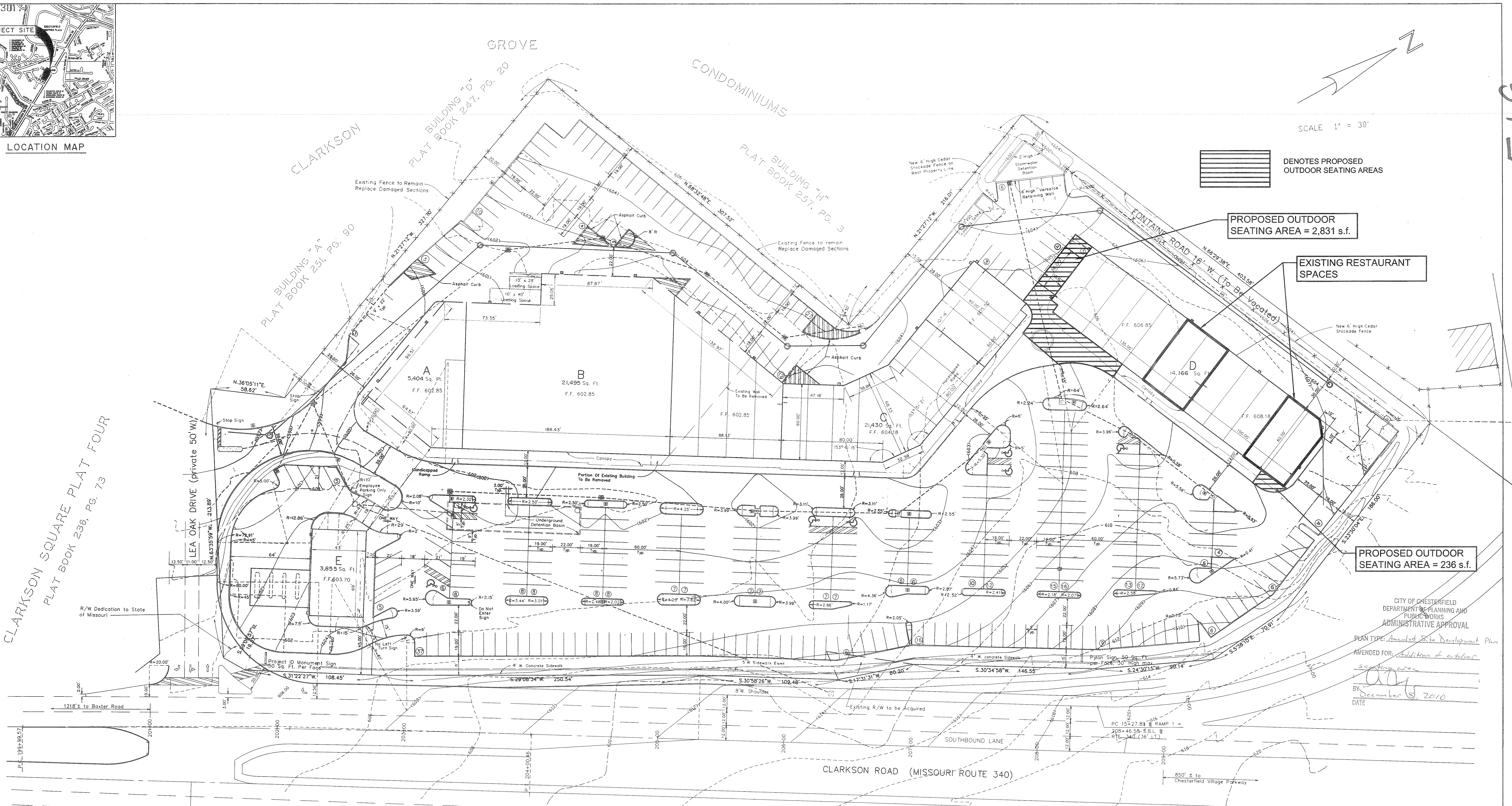


DENOTES PROPOSED OUTDOOR SEATING AREAS

PROPOSED OUTDOOR SEATING AREA = 2,831 s.f.

EXISTING RESTAURANT SPACES

PROPOSED OUTDOOR SEATING AREA = 236 s.f.



CLARKSON SQUARE PLAT FOUR
PLAT BOOK 238, PG. 73

BUILDING "A"
PLAT BOOK 251, PG. 90

BUILDING "D"
PLAT BOOK 247, PG. 20

BUILDING "H"
PLAT BOOK 257, PG. 3

CITY OF CHESTERFIELD
DEPARTMENT OF PLANNING AND PUBLIC WORKS
ADMINISTRATIVE APPROVAL
PLAN TYPE: Amended Site Development Plan
AMENDED FOR: Addition of outdoor seating area
DATE: December 8, 2010

GENERAL NOTES

- All dimensions are to back of curb and face of building unless otherwise noted.
- Addresses shown are Clarkson Road, Chesterfield, Missouri, 63017.
- These plans reflect improvements to Missouri Route 340 (Clarkson Road) as contained in plans prepared by the Missouri Highway & Transportation Department received 1/4/90.
- Exterior trash enclosures shall be enclosed with a six (6') foot high sight proof fence.
- All rooftop mechanical equipment shall be adequately screened.
- All new building exteriors shall be brick.
- Bench Mark M50 BM 454-50, Elev. = 638.89 Square on northwest corner of highest traffic control box #CL-3, northwest corner of Clarkson Road and Chesterfield Village Parkway.
- Pole Mounted Lights along North and West Property Lines abutting Residential Zoning shall be 16' maximum height.

BUILDING	USE	GROSS AREA	PARKING RATIO	PARKING REQUIRED
A	RETAIL	5,404	4.5/1000	24.3
B	RETAIL	21,495	4.5/1000	96.7
C	RETAIL	21,430	4.5/1000	96.4
D1	RETAIL	9,109	4.5/1000	41.0
D2	RESTAURANT	8,124	4.5/1000	36.6
E	BANK	3,855	4.5/1000	17.3
TOTAL		69,417		312.3

PARKING SPACES PROVIDED:	REQUIRED	PROVIDED
HANDICAPPED 7		
REGULAR 356		
TOTAL 363		

LOADING SPACE REQUIREMENTS:	REQUIRED	PROVIDED
10' x 25' SPACE	2	2
10' x 40' SPACE	1	1

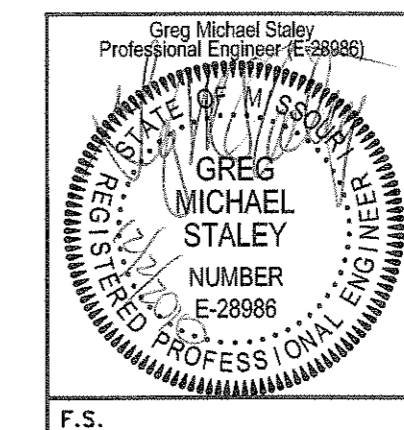
LEGEND

- Catch Basin
- Grate Inlet
- Manhole
- Flared End Section
- Storm Sewer
- Sanitary Sewer
- Sanitary Cleanout
- Water Meter & Curb Stop
- Building Mounted Light 16' Max. Height
- Site Lighting 24' Max. Height, see Note 8.
- Existing Contours
- Proposed Contours
- Concrete Curb
- Retaining Wall
- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Asphalt Curb

NO.	DATE	BY	DESCRIPTION
8	12/2/2010	GMS	Added outdoor seating areas for Bldg. D, Rev. parking calcs.
7	6/25/93	GH	Change of Ownership
6	6/7/93	GH	Per City of Chesterfield
5	5/28/93	GH	Addition to Bldg. D
4	7/25/90	MJR	Added Underground Detention Basin & Revised Storm Sewers
3	7/5/90	EAS	Revised Sidewalk along Clarkson Rd. & Bldgs C & D
2	5/5/90	MJR	Revised per City of Chesterfield Comments Dated 4/30/90
1	4/3/90	MJR	Revised per City of Chesterfield Comments

REVISIONS
CAPLACO NINETEEN INC.
11850 STUDD AVE.
ST. LOUIS, MISSOURI 63141
(314) 991-8900

AMENDED SITE DEVELOPMENT PLAN
CHESTERFIELD CROSSING
CHESTERFIELD, MISSOURI



Designed M. HENSON
Drawn E. SPAIN
Checked M. HENSON
Date February 27, 1990
Project Number 89270
Sheet Number 1 of 1
Plotted 2/28/90

61519 sub