



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

Planning Commission Public Hearing Report

Meeting Date: April 27, 2020

From: Mike Knight, Assistant City Planner *JMK*

Location: West and southwest of the intersection of U.S. Highway 40/ I-64 and Chesterfield Parkway West

Petition: **P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP.):** An ordinance amending City of Chesterfield Ordinance 3023 to amend the legal description and development criteria for an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169).

SUMMARY

Stock & Associates Consulting Engineers Inc. is requesting to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The zoning petition has two main objectives. The first is to incorporate and re-zone a 0.6 acre “C-8” Planned Commercial District parcel to the Planned Commercial and Residence District “PC&R” known as “Downtown Chesterfield”. The second is to amend the development criteria of the governing ordinance. The objectives will be further expanded within the body of this report.



SITE HISTORY

On March 19th, 2008 the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an “R-8” Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC & R" Planned Commercial & Residence District.**

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific “Categories”. Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This is the current governing ordinance of the site. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned “NU” Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

Below in Figure 2 is a table that provides a high level historical summary of significant zoning events for the PC&R district.

Historical Date	Approved Ordinance	Description	Result
March 2008	2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
February 2018	2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
November 2018	3023	Incorporated (0.4) acres into the PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).

Figure 2: Historical Summary

Comprehensive Plan

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the Urban Core land use designation. The Comprehensive Plan designates appropriate land uses of the Urban Core as high-density residential, retail, and/or office. The proposed uses and densities are consistent with the uses and density approved in the PC&R zoning district. Additionally, below are Plan Policies that are applicable to this specific request.

1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

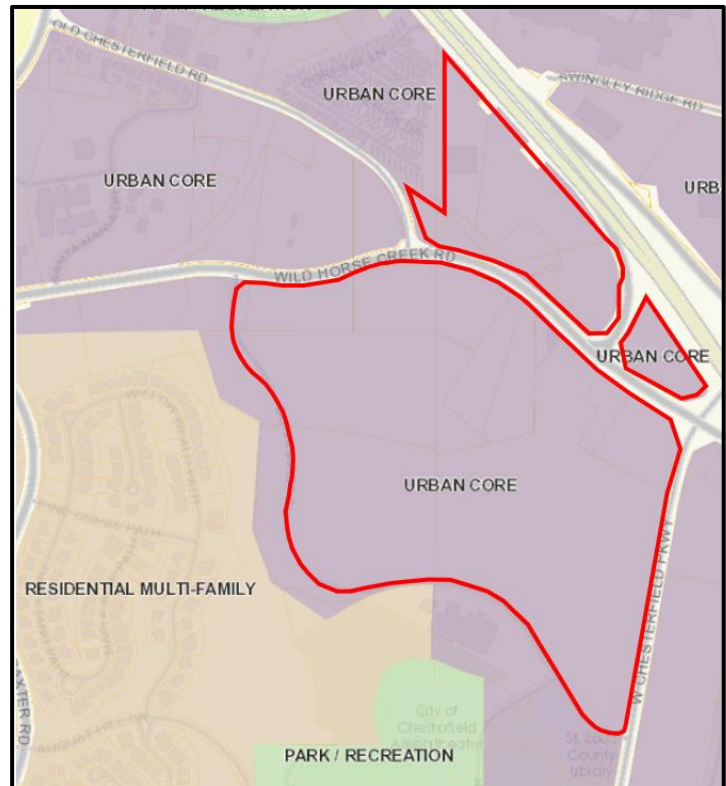


Figure 3: Comprehensive Plan Land Use Designation

2.4 Higher Density Residential in Urban Core - New multiple-family residence should be located in or near the Urban Core.

3.6.2 Mixed-Use Development - The Urban Core should accommodate office, retail, high-density housing, government facilities, multi-modal transportation, cultural and entertainment facilities, and park space. Horizontal and vertical integration of uses is encouraged.

3.6.4 City Center – The development of a “City Center” within the Urban Core will create a community hub for public use, arts, with open-air restaurants, walkable shops, cultural and entertainment venues, and public gathering “places.” Particular attention should be on providing first-floor pedestrian activities and architectural design.

3.6.6 Multi-modal Transportation Choices - Developments in the Urban Core should be designed to accommodate a variety of motorized and non-motorized transportation choices such as mass transit, pedestrian, and vehicular. An emphasis on pedestrian connectivity is encouraged.

3.6.7 Parking Structures - The use of parking structures in the Urban Core is encouraged.

SURROUNDING USES AND ZONING

The total site area for the subject site 99.6 acres. There is one major roadway that bisects the district running east and west, known as Wild Horse Creek Road “WHCR”, and connects to Chesterfield Parkway West. An off-ramp from I-64 bisects the area north of WHCR.

The general area to the north is immediately bordered by I-64. To the north of I-64 exists three office buildings currently occupied by the Reinsurance Group of America’s national headquarters and the Dierbergs Markets Corporate office.

The east is immediately bordered by Chesterfield Parkway West. To the east of Chesterfield Parkway West is undeveloped property.

The south is bordered by Burkhardt Place, which connects both the St. Louis County Library and the YMCA to Chesterfield Parkway West. To the west contains both single family and multi-family developments known as, Reserve at Chesterfield Village, Aventura at Wild Horse Creek and the Chesterfield Mobile Home Park.



Figure 4: Surrounding Locations (Visual)

Figures 4 and 5 allow for a visual representation of the land, the associated Comprehensive Land Use Plan designation and the current Zoning District for the surrounding sites.

Direction	Label	Current Land Use	Comprehensive Land Use Plan	Zoning District
North	A	Dierbergs	Urban Core	C8 - Planned Commercial
	B	RGA	Urban Core	C8 - Planned Commercial
East	C	Undeveloped	Urban Core	PC - Planned Commercial
South	D	Library	Urban Core	C8 - Planned Commercial
	E	YMCA	Urban Core / Multi-Family	PC - Planned Commercial
West	F	Reserve	Multi -Family	R5 - Residence District
	G	Aventura	Urban Core / Multi-Family	R6AA - Residence District
	H	Mobile Home Park	Urban Core	C7 - General Commercial

Figure 5: Surrounding Locations (Description)

STAFF ANALYSIS

The zoning petition has two main objectives. The first is to incorporate and re-zone a 0.6 acre “C-8” Planned Commercial District parcel to the Planned Commercial and Residence District “PC&R” known as “Downtown Chesterfield”. The second is to amend the development criteria of the governing ordinance.

Before expanding on each amendment request, it is important to fully understand the purpose and minimum standards of design of the PC&R Zoning District specifically outlined by the Unified Development Code (UDC) and how the current governing ordinance relates to these requirements.

UDC Zoning Designation Purpose:

The UDC outlines a specific purpose for the zoning district. It states in Section 31-03-04 J.1.

“A PC&R District development is intended to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. By definition, “downtown development” is mixed use, and usually follows one (1) of two (2) patterns (or an adaptation of both). First, as a vertical mix on a given parcel, land uses change from floor to floor within the same building. Typically, this pattern is residential above commercial (retail, professional services or office). The second pattern occurs when buildings or spaces of a single use are combined with those of other single uses. Examples are a street of residential buildings with commercial buildings occupying the corners or a commercial Main Street combined with residential side streets.”

UDC Zoning Designation Minimum Standards of Design:

The UDC states that permitted uses be established in the governing ordinance in which residential and commercial uses may be combined in the same building. There shall be specific performance standards for both commercial and residential uses. The performance standards may either be provided in the planned district ordinance, Site Development Concept Plan, or Site Development Section Plans. The performance standards may include, but are not limited to, addressing one or more of the following (density, maximum height of structures, setbacks, open space, parking, signage, architectural standards).

Governing Ordinance:

The governing ordinance 3023 is attached to the Planning Commission packet. This ordinance outlines permitted uses and density limitations to those uses. **The uses and density limitation are to remain unchanged with this zoning amendment request.**

The governing ordinance also details three specific Categories (A ,B, and C). Categories A and B are applicable to the area south of Wild Horse Creek Road, and Category C is north of Wild Horse Creek Road. Category A is labeled Urban “Main Street” Development Pattern, Category B is labeled Urban “Mixed-Use” Development Pattern, and Category C is labeled Highway Frontage Outlots.

Each Category has specific development requirements that pertain to building placement, volume, floor heights, street façade requirements, façade elements, function, and outdoor space. All of the specific development requirements are provided to achieve the specific development pattern. For example, all

the specific development requirements of Category A (building placement, height, street façade requirements) are provided to obtain the development pattern of an Urban “Main Street”. All of the specific development requirements of Category B are to achieve an Urban “Mixed Use” development pattern.

Request 1 (C8 – Planned Commercial District parcel)

The first request is a minor zoning map amendment. This is to incorporate the (0.6) acre tract land zoned Planned Commercial District in to the Planned Commercial and Residence District. When the 98 acres were originally zoned to the PC&R Planned Commercial and Residence district, this parcel was under a separate ownership group and therefore was not included in the 2008 zoning request. The area can be seen in yellow (Figure 6) located just south of Wild Horse Creek Road, east of Old Chesterfield Road and west of the I-64 off ramp.



Figure 6: Request 1 Spatial Location

Request 2 (Amend the Development Criteria)

There are twelve amendments proposed to the development requirements of existing Ordinance 3023. Each red-line change is specifically referenced in the narrative statement provided by the applicant and located in the attached Planning Commission packet.

Eight of the twelve amendments are solely to the requirements of the Urban “Main Street” Development Pattern. As previously stated, the development requirements are performance standards to achieve the associated development pattern.

Category A – Urban “Main Street” Development Pattern amendments:

The first amendment is to remove the distance requirement between detached buildings in Category A. The existing distance requirement in Category A is (6-15) feet between buildings. Buildings close in proximity to each other is a common element along a traditional urban Main Street.

The second and third amendments are to increase the first floor and upper story height restrictions for Category A. The current language states first floor heights shall be (12-25) feet and upper story heights shall be (8-18) feet. The applicant is proposing (12-30) feet in first floor heights and (8-30) feet in upper

story heights. The sole impact to this request would be the possibility of taller first and upper story floors within proposed buildings.

The fourth amendment to Category A is in relation to the building's street façade requirement. The current requirement dictates to construct 65% of a street façade to the build-to line or 50% of a street façade to the build-to line if the extra space creates wider public sidewalks or courtyards. The applicant is requesting to remove Wild Horse Creek Road, Burkhardt Place, and Chesterfield Parkway West from the street façade requirement. The street façade requirement is intended to have buildings closer to the roadway as often seen in a traditional downtown Main Street. The specific roadways described in the request to be excluded are all the exterior roadways of the PC&R district.

The fifth through eighth amendments to Category A are in regards to a building's function. The applicant is requesting to remove the requirement of retail on the first floor, to permit office and residential on all floors, and deleting the requirement for ground floor retail for parking structures along a street frontage. All of the current requirements promote first-floor pedestrian activity and architectural design.

Landscape and Tree Requirements:

The applicant is updating language in the Landscape section of the ordinance to accurately represent current roadway names from "Chesterfield Airport Road" to "Wild Horse Creek Road".

General Criteria:

The applicant is proposing a text change to being pursuant of a "Village" concept in lieu of a "downtown" concept that is written into the governing ordinance.

Exhibit 1:

The applicant is proposing to replace the existing Exhibit 1 with a new Exhibit 1 and Exhibit 2. The existing Exhibit 1 in the governing ordinance provides specific section profiles / streetscape requirements for identified development patterns. The current Exhibit 1 focuses on having a maximum distance (build-to lines) for buildings from roadways compared to minimum distance (setbacks) for buildings from roadways within the subject site. The current exhibit provides spatial consistency along a corridor and reinforces an urban downtown concept. The current build-to lines vary, dependent on the development pattern they are associated with. The existing ordinance has a minimum of 10 feet of distance a building can be placed from a roadway in any development pattern. The existing ordinance has a maximum distance of 52 feet a building could be placed from a roadway in any development pattern.

The applicant is requesting two Exhibits with four different section profiles/ streetscape requirements. The proposed build-to lines vary dependent on development pattern they are associated with. The proposed Exhibits 1 and 2 have a minimum of 15 feet of distance a building can be placed from a roadway in any development pattern. The proposed exhibits have a maximum distance of 215 feet a building could be from a roadway.

Preliminary Plan

A zoning map amendment to a planned zoning district requires a Preliminary Plan, which has been included in the Planning Commission's packet. Similar to the original PC&R zoning and subsequent

amendments, the Preliminary Plan depicts the boundary of the proposed PC&R district. Prior to any Site Development Section Plan submittal, the applicant is required to submit a Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan and Lighting Fixture Concept Plan.

A public hearing further addressing the request will be held at the April 27, 2020 City of Chesterfield Planning Commission meeting. The purpose of the Public Hearing is to present the change of zoning request to the Commission, give the public an opportunity to speak and for the Commission to give staff direction in preparing the governing ordinance. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, Preliminary Plan for this petition, and current governing ordinance.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Plan
4. Governing Ordinance 3023



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 April 27, 2020 at 7:00 p.m. Due to the recommendations of the President, the Governor, and the CDC, the meeting will be conducted virtually at <https://zoom.us/j/211244073> or call in at (312) 626-6799 and enter meeting ID 211 244 073

P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP) An ordinance amending City of Chesterfield Ordinance 3023 to amend the legal description and development criteria for an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169).

Description of Property

A tract of land being part of U.S. Surveys 123, 415 and 2031 and part of Lot C120 of "Chesterfield Village Area a Phase One Plat Two" in Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri. Also a tract of land being part of U.S. Surveys 123, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri. Also a tract of land being part of U.S. Surveys 123, Township 45 North – Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County Missouri. Also a tract of land being part of U.S. Surveys 123, Township 45 North – Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County Missouri.

For a list of the requested uses, contact the Planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Assistant City Planner Mike Knight at 636-537-4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.

STOCK & ASSOCIATES

Consulting Engineers, Inc.

March 11, 2020

Updated: April 3, 2020

Via Hand Delivery

City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017



Attention: Mr. Justin Wyse, AICP, PIP – City Planner

Re: Proposed Wildhorse Village Development, City of Chesterfield MO,
Text Amendment Request to Ordinance No. 3023, “Amended Area 1”
(Stock Project No. 219-6670)

Dear Justin,

Pursuant to previous meetings and discussions, we are respectfully requesting a “Text Amendment” to Ordinance No. 3032 on behalf of Wildhorse Village, LP. Owner of property being “Amended Area 1” as depicted on the “Preliminary Plan” attached to Ordinance No. 3023

Our request pertains to “Amended Area 1” Category “A” & Category “B” of Ordinance No. 3023.

Specifically, our requests are as follows:

- 1.) Legal Description of Area “A” to be Amended to include property located at 16476 Wildhorse Creek Road, Locator No. 18T640883 as recorded in DB. 23776 PGs 3007-3009. Wildhorse Village, LP., is the owner under contract of this property (Contract Attached).
- 2.) Category Standard:
Category “A” – Urban “Main Street” Development Pattern.

- **Building Placement:**

“Delete” • or “6-15 feet” if Detached.

- **Building Floor Heights:**

“Change” • First Story Height shall be 12 – “30 Feet”

“Change” • Upper Story Height shall be 8 – “30 Feet”

- **Building’s Street Facade:**

“Add” • (Excludes Wildhorse Creek Road, Burkhardt Place Drive, and Chesterfield Parkway W.).

- **Building Function:**

“Delete” • Retail Commercial “Required on First Story”; permitted on all stories.

“Change” • Office Commercial: Permitted on “All” stories.

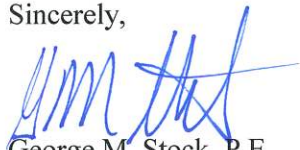
“Change” • Residential: Permitted on “All” stories.

“Change” • Parking Structure permitted • “Delete” – Ground Floor Retail Commercial Required along Street Frontage.

- D.) Landscape and Tree Requirements
i.a. Replace “Chesterfield Airport Road” w/ “Wildhorse Creek Road” Add, “Add” 2 to Exhibit 1, and 2.
- I.) Public/Private Road Improvement, Including Pedestrian Circulating
2.) “Add” – Exhibit 1 and Exhibit 2, Dated 4/3/2020.
- IV.) General Criteria A:
“Change” – “Downtown” to “Village”
Exhibit 1, “Replace” w/ Exhibit 1 and Exhibit 2, Dated 4/3/2020

Should you have any questions and/or comments, please feel free to call me. We look forward to working with the City of Chesterfield on this exciting project that is intended to further the goals and objectives outlined in the City’s Comprehensive Plan.

Sincerely,



George M. Stock, P.E.
President

Enclosures: Change of Zoning or Special Procedure Application & \$250.00 Filing Fee.
Preliminary Plan, Dated 3/11/2020, Ordinance No. 3023 (Pages 5,8,9,13, and Exhibit 1)
Wildhorse Village LP (23906/2981-2989)
Kerner Properties Holdings (23776/3007-3009) and Purchase Contract
RGA – Pearl GLC Wildhorse, LP (23630/1064-1071)
Wildhorse Hotel, LLP (23630/1072-1079)
Chesterfield Village, Inc. (6928 / 45)
Chesterfield Village, Inc. (7451 / 462-464)
Chesterfield Village, Inc. (11222 / 379-381)
Chesterfield Village, Inc. (11222 / 385-387)
16517 16519 Old Chesterfield LLC (23682-469)

CC: Mr. Jeff Tegethoff – Wildhorse Village, LP (jeff@pearl-companies.com)
Mr. Rich Obertino – TR,i Architects (rich.obertino@triarchitects.com)
Mr. Dan Tate – TR,i Architects (dan.tate@triarchitects.com)
Mr. Tim Stock, Ex. V.P. – Stock & Associates (tim.stock@stockassoc.com)
Ms. Kate Stock Gitto, P.E. – Stock & Associates (kate.gitto@stockassoc.com)
Mr. Andrew Dixon, P.E. – Stock & Associates (Andrew.dixon@stockassoc.com)
Mr. Joe Pflieger, P.L.S. Vice President of Survey – Stock & Associates (joe.pflieger@stockassoc.com)
Mr. Norbert Wildhaber, P.L.S., P.E. – Stock & Associates (Norbert.wildhaber@stockassoc.com)

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City of Chesterfield

Apr 06 2020

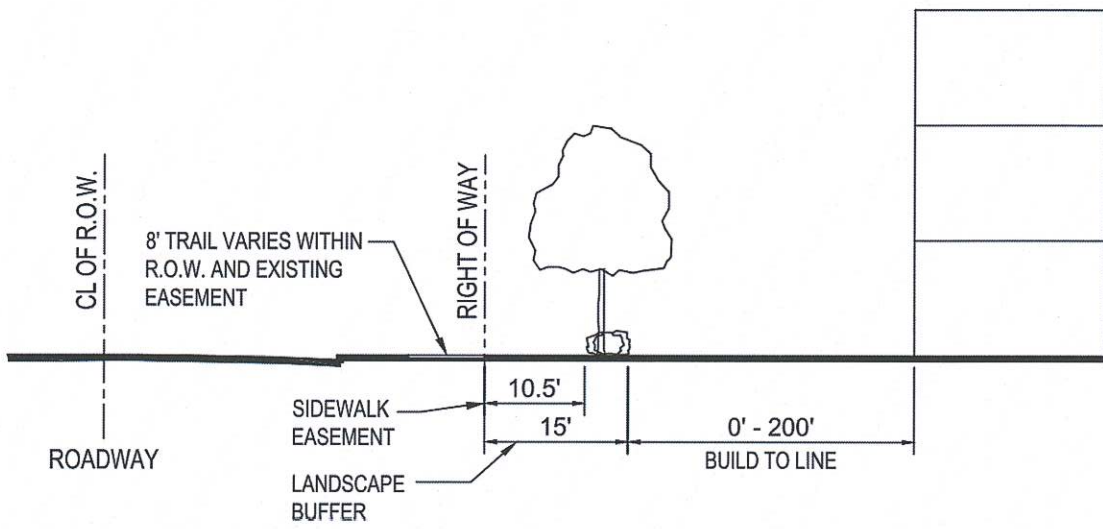
Department of Public Services

WILDHORSE VILLAGE

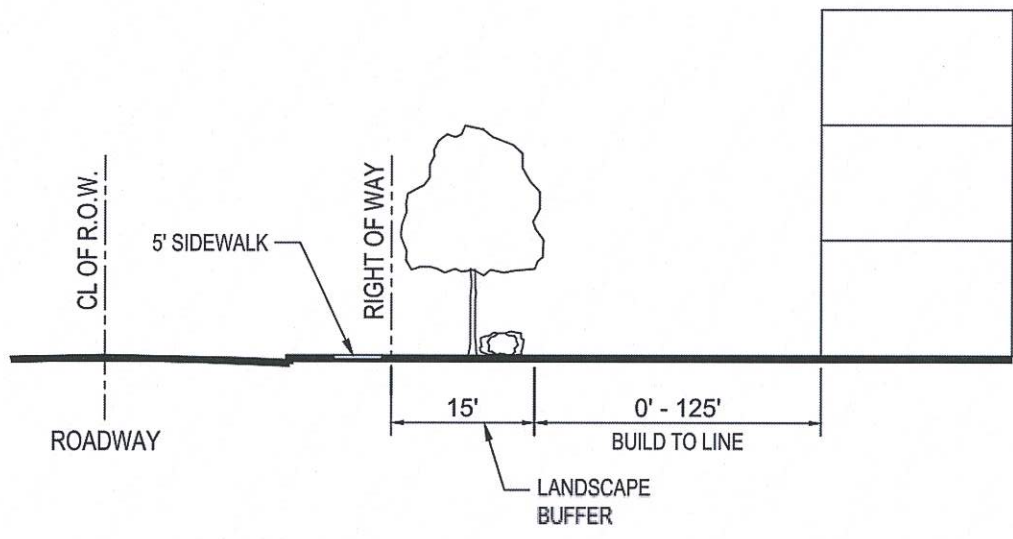
PROPOSED EXHIBIT 1

AND EXHIBIT 2

4/3/2020



WILD HORSE CREEK ROAD & CHESTERFIELD PARKWAY

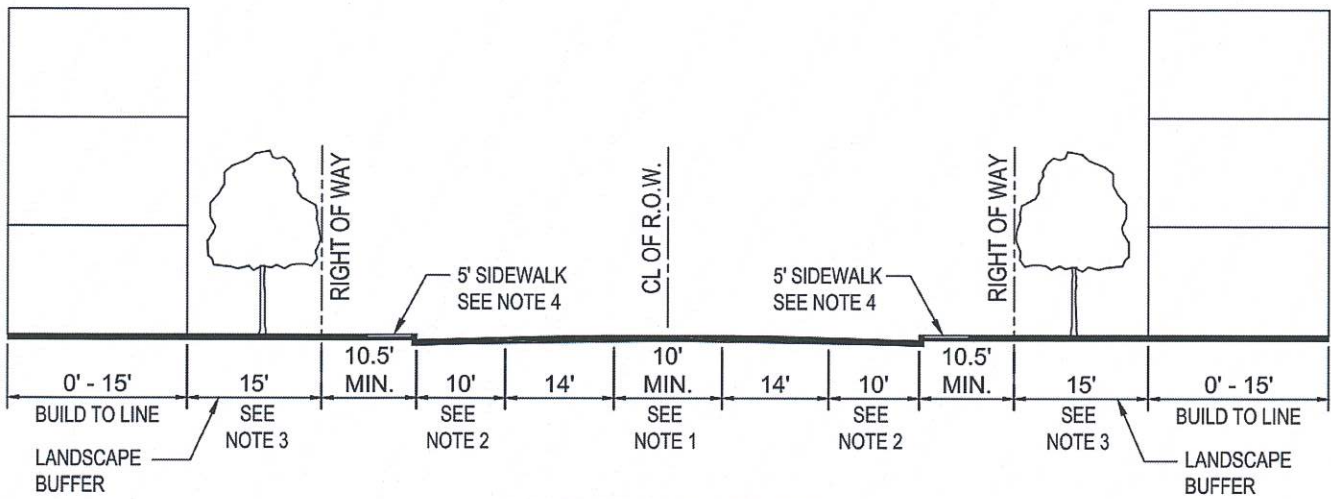


BURKHARDT PLACE

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Apr 06 2020

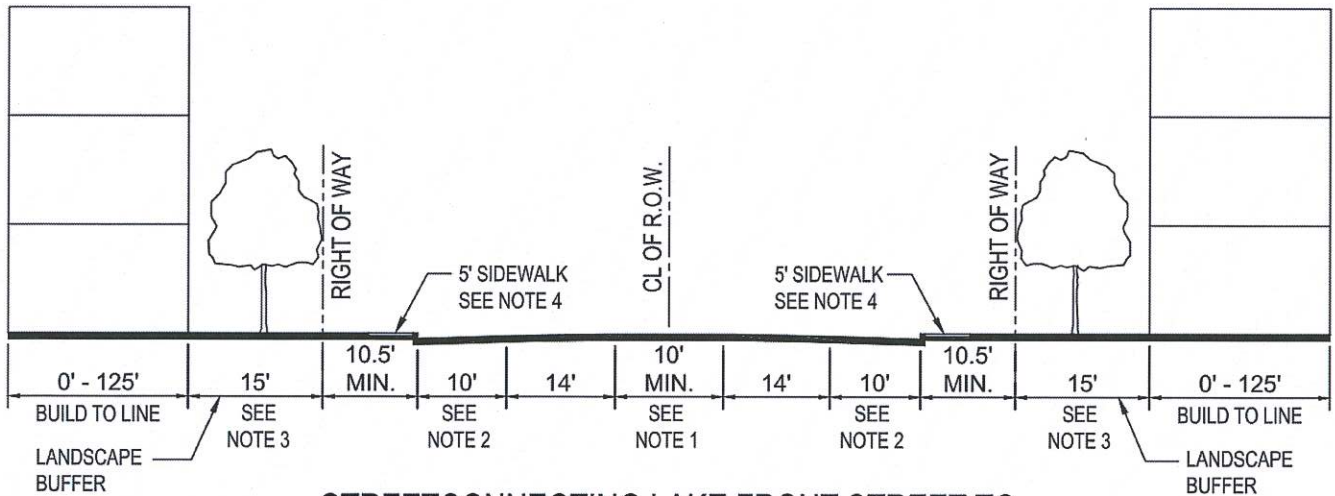
Department of Public Services



LAKE FRONT STREET

NOTES:

1. OPTION OF ADDITIONAL LANES OR MEDIAN
2. 10' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
3. LANDSCAPE BUFFER OR PEDESTRIAN WALK WITH STREET TREES AT BUILDING FRONTAGE
4. SIDEWALKS MAY BE DELETED WHEN ADJACENT TO LAKE TRAIL



STREETCONNECTING LAKE FRONT STREET TO WILD HORSE CREEK ROAD & CHESTERFIELD PARKWAY

NOTES:

1. OPTION OF ADDITIONAL LANES OR MEDIAN
2. 10' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
3. LANDSCAPE BUFFER OR PEDESTRIAN WALK WITH STREET TREES AT BUILDING FRONTAGE
4. SIDEWALKS MAY BE DELETED WHEN ADJACENT TO LAKE TRAIL

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 Department of Public Services

EXHIBIT 2
 4/3/2020

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City of Chesterfield

Apr 06 2020

Department of Public Services

ORDINANCE 3023
PGs. 5, 8, 9, 13,
AND EXHIBIT 1

B. CATEGORY STANDARDS

1. CATEGORY A - Urban "Main Street" Development Pattern

Building placement:

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

Building volume:

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

Building floor heights:

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

30'
30'

Building's street facade:

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

*excludes: Willohouse Creek ROAD
BANKHARDT PLACE
Crestfields Parkway
W. J*

Projecting facade elements:

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

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: prohibited
- Rear yard: permitted
- Side yard: permitted (to allow access from back of lot)

Building function:

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



- c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
- 2. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- 3. Parking lots shall not be used as streets.
- 4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception:
 - a. The required landscape buffer along Chesterfield Parkway and ~~Chesterfield Airport Road~~ will be based on the approved streetscape and street cross-sections as shown on Exhibit 1. *EXHIBIT 2, DATED 4/3/20*
- 2. Individual landscape plans shall be coordinated and consistent with a landscape concept plan for the applicable category in accordance to Section I.P.5. of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen utility areas.

*Wild Horse Creek
Resto*

E. SIGN REQUIREMENTS

- 1. Sign packages shall be required for each Site Development Section plan in this development. Each individual sign package shall be reviewed and approved by the City of Chesterfield Planning Commission.
- 2. Individual sign packages shall be coordinated and consistent with a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
- 3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

- 1. Provide a lighting plan in accordance with the City of Chesterfield Code.



- 2. Individual lighting plans including fixture types shall be consistent with a lighting fixture plan for the applicable category in accordance to Section I.P.5. of this ordinance. The proposed lighting fixture plan must provide for consistent and complementary fixture designs and styles throughout the District and with the standards already established in Chesterfield Village.

G. ARCHITECTURAL REQUIREMENTS

- 1. The developer shall submit a design package including but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually-appealing development pattern consistent with the intent and purpose of this PC&R District. Architectural information is to be reviewed by the Architectural Review Board and is subject to approval by the Planning Commission.
- 2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
- 3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Landscape Plan.
- 4. Mechanical equipment will be adequately screened.

H. ACCESS/ACCESS MANAGEMENT

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

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
- 2. Internal streets and sidewalks shall be constructed in accordance with the street sections approved with this PC&R District as shown on Exhibit 1

*And Exhibit 2,
Dates 4/3/20*

- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.
- C. Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval.

IV GENERAL CRITERIA

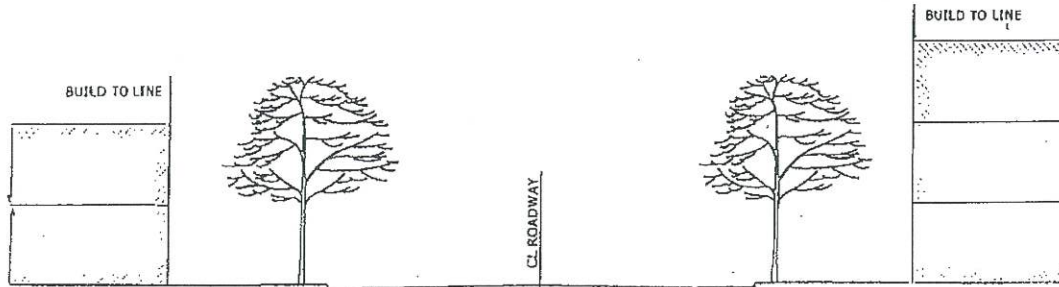
The intent and purpose of the PC&R District is to have a mix of Commercial and Residential Uses within the District. At the time of the submittal of the Site Development Concept Plan or the Site Development Plan, a proposed standard for assuring the mix shall be submitted and approval of the above plans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

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

1. Any site development concept plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a landscape concept plan for the applicable category in accordance to Section I.P.5 of this ordinance and in accordance with the City of Chesterfield Code.
3. Include a lighting plan in accordance with the City of Chesterfield Code.
4. Include a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
5. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.

VILLAGE





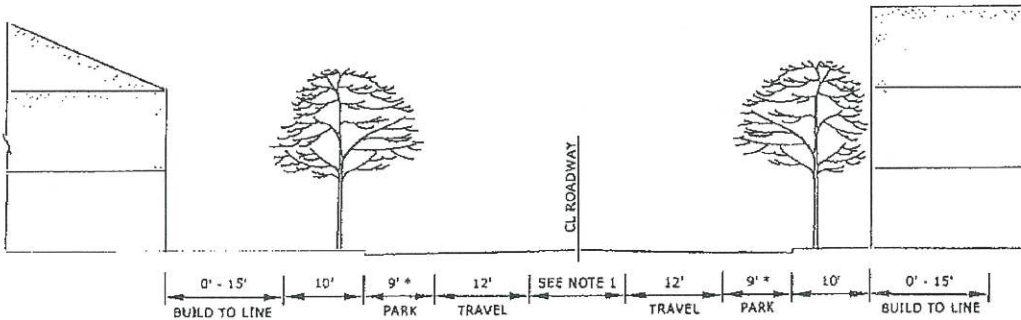
MAY BE VARIED WITH SPECIAL CONDITIONS AS APPROVED BY THE DEPT. OF PLANNING AND PUBLIC WORKS.

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

NOTES:

- 1. OPTION OF ADDITIONAL LANES OR MEDIAN

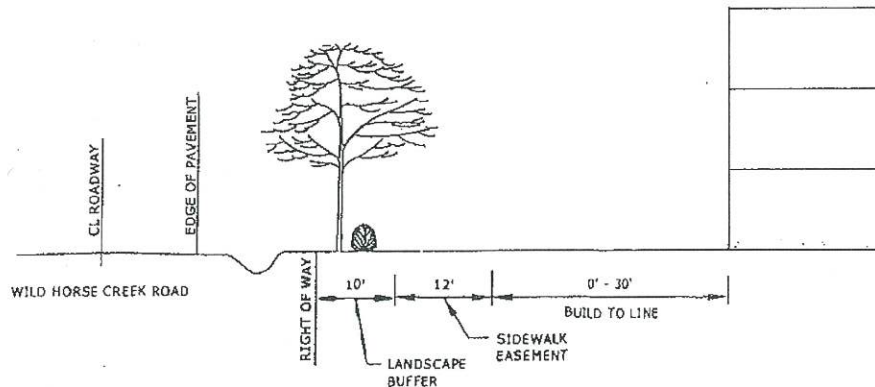
URBAN MAIN STREET



NOTES:

- 1. OPTION OF ADDITIONAL LANES OR MEDIAN

URBAN MIXED USE



HIGHWAY FRONTAGE OUTLOTS



EXHIBIT 1

Department of Planning and Public Works



Replace w/ Exhibit 1 And 2

RECEIVED
City of Chesterfield

Apr 06 2020

Department of Public Services

PRELIMINARY PLAN WILDHORSE VILLAGE

PART OF U.S. SURVEYS 123, 415 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AMENDED AREA 1

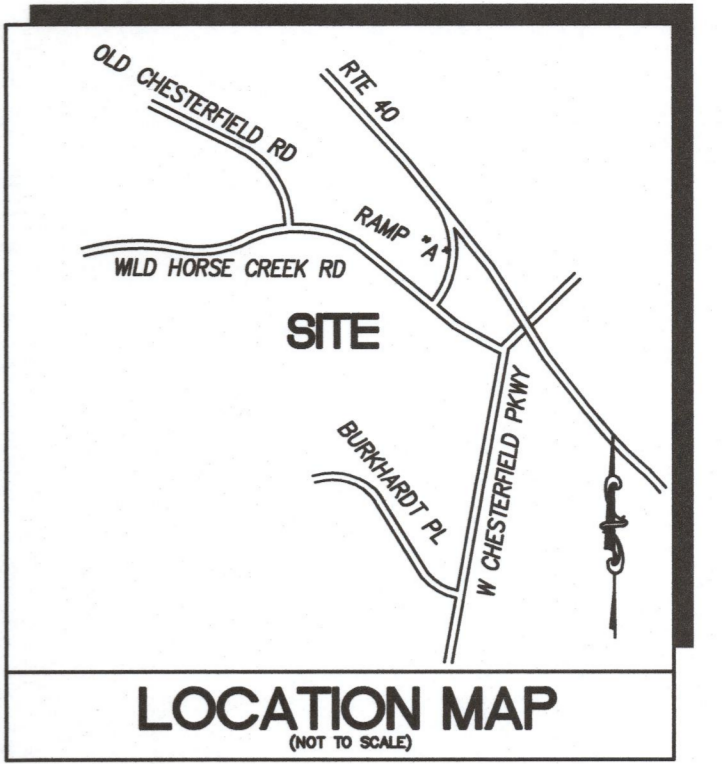
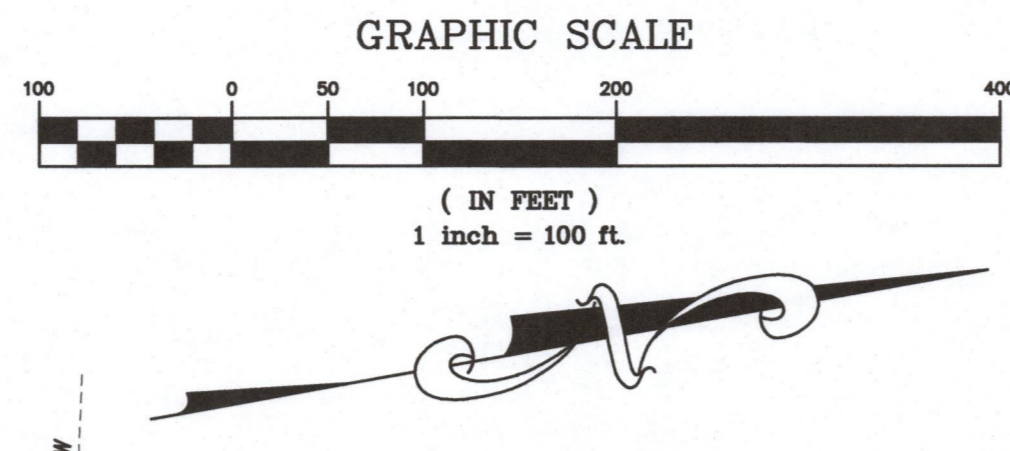
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.13 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 99.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF A ROADWAY DEDICATION AS RECORDED IN BOOK 8409 PAGE 1232 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO KERNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION, SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST, 6.30 FEET TO THE NORTHWEST CORNER OF ABOVE SAID ROADWAY DEDICATION; THENCE ALONG THE WESTERN LINE OF SAID DEDICATION, SOUTH 44 DEGREES 21 MINUTES 11 SECONDS EAST, 222.70 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID DEDICATION, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF ABOVE SAID TO KERNER PROPERTY HOLDING LLC TRACT; THENCE ALONG SAID EXTENSION SOUTH 45 DEGREES 14 MINUTES 26 SECONDS WEST, 8.04 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, VARIABLE WIDTH; SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 199.85 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.36 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 SECONDS WEST 11.11 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 32 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 47 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 34 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 559.36 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.412 ACRES.

AREA 3

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY, THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 58.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.88 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.86 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 11 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

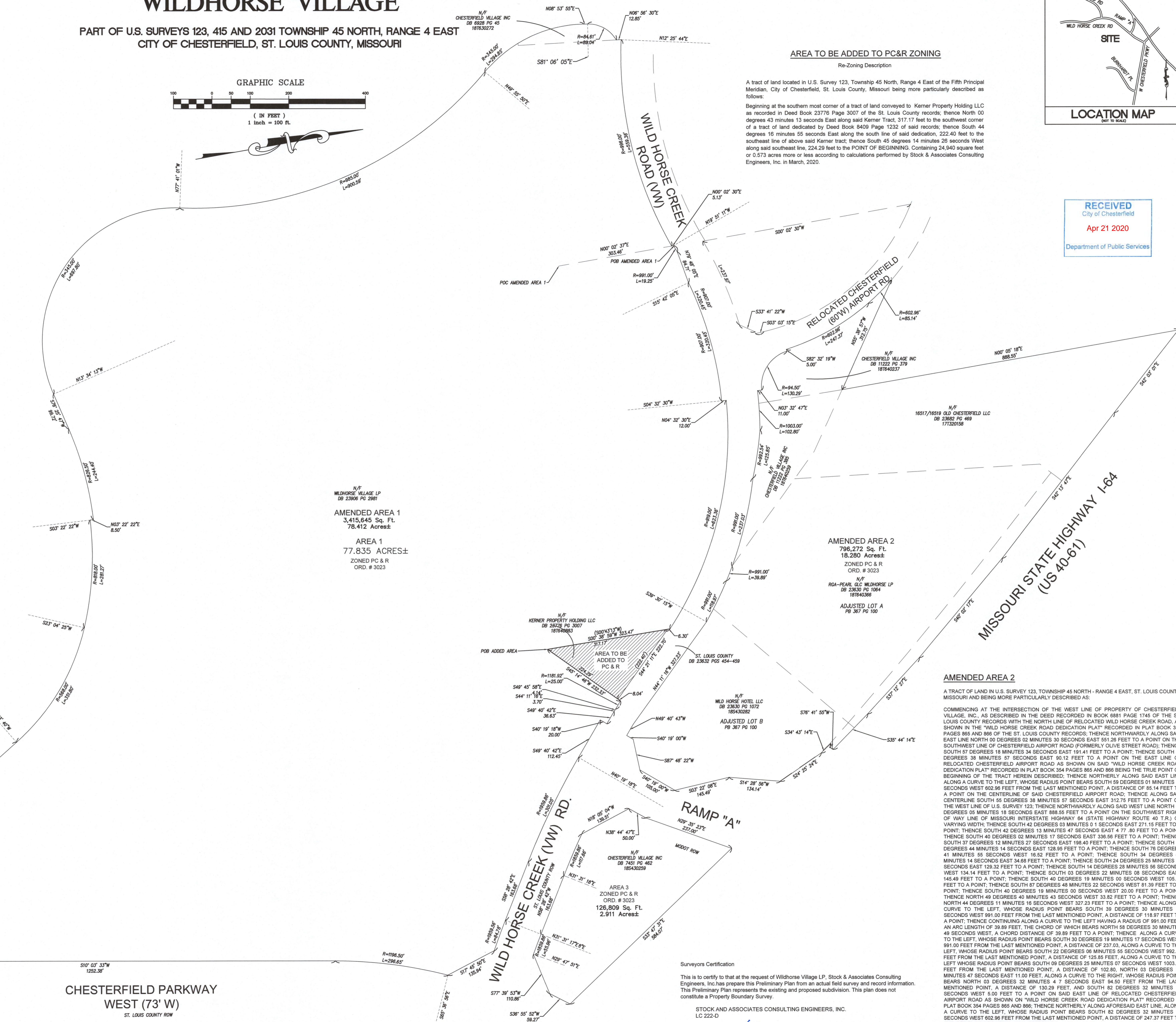


AREA TO BE ADDED TO PC&R ZONING

Re-Zoning Description

A tract of land located in U.S. Survey 123, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southern most corner of a tract of land conveyed to Kerner Property Holding LLC as recorded in Deed Book 23776 Page 3007 of the St. Louis County records; thence North 00 degrees 43 minutes 13 seconds East along said Kerner Tract, 317.17 feet to the southwest corner of a tract of land dedicated by Deed Book 8409 Page 1232 of said records; thence South 44 degrees 16 minutes 55 seconds East along the south line of said dedication, 222.40 feet to the southeast line of above said Kerner tract; thence South 45 degrees 14 minutes 26 seconds West along said southeast line, 224.29 feet to the POINT OF BEGINNING. Containing 24.940 square feet or 0.573 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. in March, 2020.



AMENDED AREA 1
3,415,645 Sq. Ft.
78.412 Acres±

AREA 1
77.835 ACRES±
ZONED PC & R
ORD. # 3023

AMENDED AREA 2
796,272 Sq. Ft.
18.280 Acres±
ZONED PC & R
ORD. # 3023

ADJUSTED LOT A
PC 387 PC 100

AMENDED AREA 2

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 14 SECONDS EAST 191.41 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.98 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 28 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 22 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 42 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 07 DEGREES 30 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 337.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 00 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.80, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 84.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

Surveyors Certification

This is to certify to that at the request of Wildhorse Village LP, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the existing and proposed subdivision. This plan does not constitute a Property Boundary Survey.

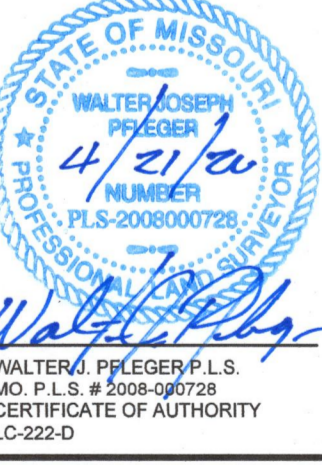
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: *Walter J. Pfeiffer*
Walter J Pfeiffer, Missouri P.L.S. No. 2008728

PREPARED FOR:
WILDHORSE VILLAGE LP
919 N. EAST STREET
INDIANAPOLIS, IN 46202

PREPARED BY:
Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN
WILDHORSE VILLAGE
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



REVISIONS:
1. 4/21/20 revised Amended Area 1 description

DATE	BY	CHECKED BY
3/11/20	W.J.P.	W.J.P.
M.S.D. #	218-6570	
S.L.C. #	HAT SUP. #	
M.A.K. #		

PRELIMINARY PLAN
SHEET NO.:
1 OF 1

BILL NO. 3217

ORDINANCE NO. 3023

AN ORDINANCE AMENDING THE LEGAL DESCRIPTION OF CITY OF CHESTERFIELD ORDINANCE 2990 AND AMENDING THE DEVELOPMENT CRITERIA OF CITY OF CHESTERFIELD ORDINANCE 2449 FOR AN EXISTING "PC&R" PLANNED COMMERCIAL AND RESIDENCE DISTRICT AND "NU" NON-URBAN DISTRICT TO ONE "PC&R" PLANNED COMMERCIAL AND RESIDENCE DISTRICT FOR A 99.0 ACRE TRACT OF LAND (P.Z. 06-2018 DOWNTOWN CHESTERFIELD [STOCK & ASSOCIATES CONSULTING ENGINEERS INC.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)

WHEREAS, the petitioner, Stock & Associates Consulting Engineers Inc., has requested a zoning map amendment to repeal City of Chesterfield Ordinance 2990 and City of Chesterfield Ordinance 2449 and establish a new "PC&R" Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 13, 2018; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the amendment by a vote of 6-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval with changes of the amendment by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC&R" Planned Commercial and Residence District designation for 99.0 acres located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West and as described as follows:

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VLLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49

DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 4 7 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO

ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES.

AREA 2

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH

34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

AREA 3

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47

MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers Inc., in P.Z. 06-2018, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of August 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 5TH day of NOVEMBER, 2018.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie Hass
Vickie Hass, CITY CLERK

FIRST READING HELD: 10/15/2018

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

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

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
6. Rental and leasing of new and used automobiles (including car sharing services) and necessary outdoor storage of said automobiles, provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable site development plan or site development section plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
9. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles (provided that

rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted), are being offered for sale or hire to the general public on the premises. Service Facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, social services, and ride sharing. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable site development plan or site development section plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.

OFFICE COMMERCIAL USES:

1. Animal hospitals and veterinary clinics.
2. Broadcasting studios for radio and television.
3. Hospitals.
4. Medical and dental offices.
5. Offices or office buildings.

RESIDENTIAL USES:

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

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

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.
5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

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

PARK AND RECREATIONAL USES:

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

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

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

ANCILLARY USES. These uses shall exclusively serve the guests, patrons, or individuals who are served by a primary permitted use.

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

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.

2. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications. All broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable site development plan or site development section plan.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
7. Satellite dishes. All satellite dishes shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable site development plan or site development section plan.

DENSITY LIMITATIONS:

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

B. CATEGORY STANDARDS

1. CATEGORY A - Urban "Main Street" Development Pattern

Building placement:

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

Building volume:

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

Building floor heights:

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

Building's street facade:

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

Projecting facade elements:

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

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: prohibited
- Rear yard: permitted
- Side yard: permitted (to allow access from back of lot)

Building function:

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

2. CATEGORY B - Urban Mixed Use. Development Pattern

Building placement:

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

Building volume:

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

Building floor heights:

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

Building's street facade:

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

Projecting facade elements:

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

Outdoor space:

- Courtyard: permitted
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted

Building function:

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

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

Building placement:

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

Building volume:

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

Building floor heights:

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

Projecting facade elements:

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

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted

Building function:

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

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the afore described calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the afore described calculation.

- c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.

2. Construction Parking

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
- b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception:
 - a. The required landscape buffer along Chesterfield Parkway and Chesterfield Airport Road will be based on the approved streetscape and street cross-sections as shown on Exhibit 1.
2. Individual landscape plans shall be coordinated and consistent with a landscape concept plan for the applicable category in accordance to Section I.P.5. of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen utility areas.

E. SIGN REQUIREMENTS

1. Sign packages shall be required for each Site Development Section plan in this development. Each individual sign package shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Individual sign packages shall be coordinated and consistent with a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

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

2. Individual lighting plans including fixture types shall be consistent with a lighting fixture plan for the applicable category in accordance to Section I.P.5. of this ordinance. The proposed lighting fixture plan must provide for consistent and complementary fixture designs and styles throughout the District and with the standards already established in Chesterfield Village.

G. ARCHITECTURAL REQUIREMENTS

1. The developer shall submit a design package including but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually-appealing development pattern consistent with the intent and purpose of this PC&R District. Architectural information is to be reviewed by the Architectural Review Board and is subject to approval by the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Landscape Plan.
4. Mechanical equipment will be adequately screened.

H. ACCESS/ACCESS MANAGEMENT

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

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
2. Internal streets and sidewalks shall be constructed in accordance with the street sections approved with this PC&R District as shown on Exhibit 1.

3. St. Louis County Department of Highways and Traffic reserves the right to determine road improvements and TGA fees until Concept Review plans are submitted.
4. Pedestrian circulation to be approved by the City of Chesterfield.

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

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

L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty 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.
3. Detention may be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowable within the detention basin.
4. Treatment for water quality and channel protection, in accordance with MSD regulations dated February 2006, shall be required.
5. A flood plain (hydraulic study) study may be required.

6. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.
7. All drainage detention storage facilities shall be placed outside of the City of Chesterfield Planning and Zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

M. SANITARY SEWER

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

N. GEOTECHNICAL REPORT

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

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

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

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.
4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Sections plans.
5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A &B) and one (1) Site Development Concept Plan, one (1) Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).

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

- A. The developer shall submit a Site Development Concept Plan for the Category affected in accordance to Section I.P.5. of this ordinance within four (4) years of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan as provided for in Paragraph A in this section, the petitioner may submit a Site Development Plan for the Category affected in accordance to Section I.P.5 of this ordinance within four (4) years of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will require a new public hearing on any plan submittal.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.
- C. Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval.

IV GENERAL CRITERIA

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

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

1. Any site development concept plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a landscape concept plan for the applicable category in accordance to Section I.P.5 of this ordinance and in accordance with the City of Chesterfield Code.
3. Include a lighting plan in accordance with the City of Chesterfield Code.
4. Include a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
5. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.

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

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet. Provide a key plan sheet at a scale necessary to include the entire development with north oriented vertically to the top of the sheet.
2. Outboundary plat and legal description of property.
3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is separate process.
6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.
9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
10. Floodplain boundaries.
11. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.

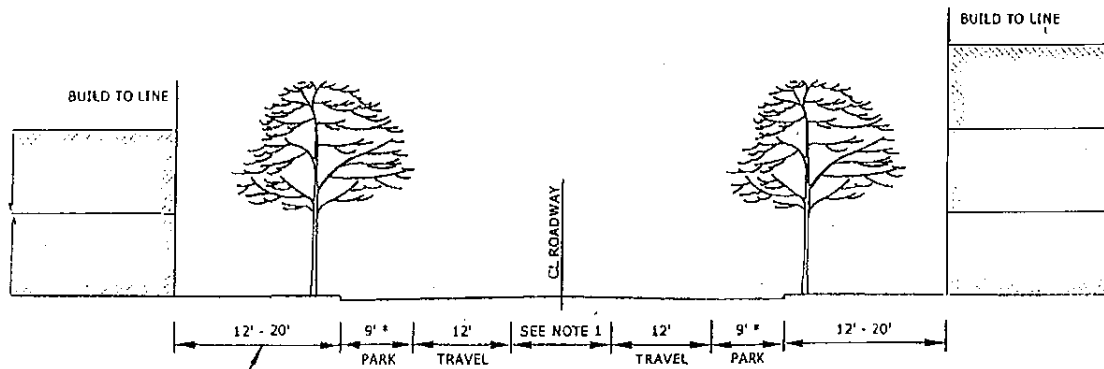
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a lighting plan in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V 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.

VI ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and Site Development Section Plans approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing agencies and the City of Chesterfield.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be interpreted to carry out the overall intent of this Attachment A.



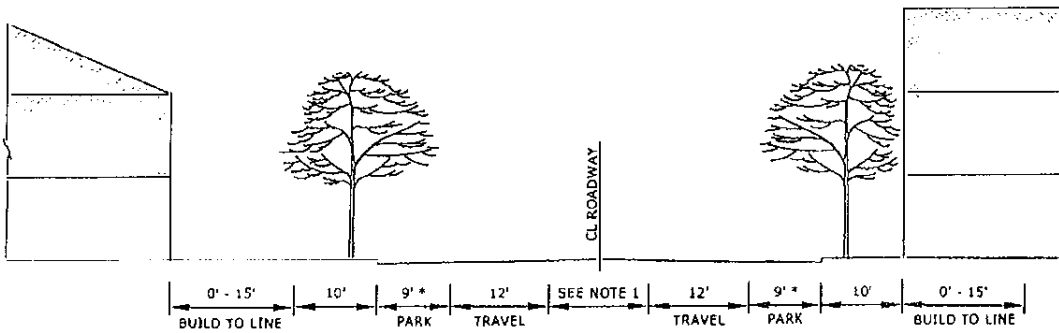
MAY BE VARIED WITH SPECIAL CONDITIONS AS APPROVED BY THE DEPT. OF PLANNING AND PUBLIC WORKS.

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

NOTES:

- 1. OPTION OF ADDITIONAL LANES OR MEDIAN

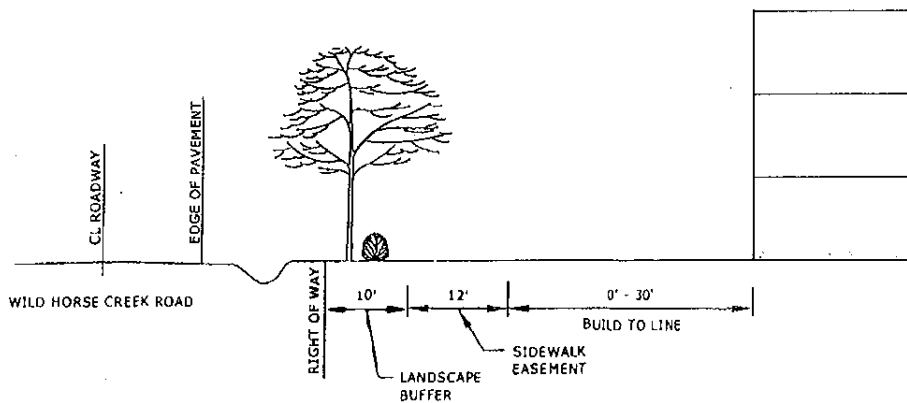
URBAN MAIN STREET



NOTES:

- 1. OPTION OF ADDITIONAL LANES OR MEDIAN

URBAN MIXED USE



HIGHWAY FRONTAGE OUTLOTS



EXHIBIT 1

Department of
Planning and
Public Works

