

MEMORANDUM Department of Planning and Public Works



To: Planning and Public Works Committee
From: Annissa McCaskill-Clay, Lead Senior Planner
Date: May 10, 2010

Re: **P.Z. 04-2010 Chesterfield Blue Valley (Chesterfield Blue Valley LLC)**: A request for a change of zoning from an existing "PC" Planned Commercial District and "NU" Non-Urban District to a new "PC" Planned Commercial District for 10 tracts of land totaling 137.606 acres located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road. (17W520058, 17W540078, 17W530025, 17W530123, 16W210033, 16W210022, 16W230042, 16W230053, 16W510014, 16W230031)

Summary

Stock and Associates, on behalf of Chesterfield Blue Valley, L.L.C. has submitted a request for a change of zoning for eight (8) tracts of land located along Olive Street Road in the west end of the Chesterfield Valley. Seven (7) of the parcels are currently zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2443. These parcels also make up the portion of the Chesterfield Blue Valley development, south of the Chesterfield Monarch Levee. The eighth parcel is currently zoned "NU" Non-Urban District and is known as the Brasher Property, which also fronts onto Olive Street Road. The intent of this petition is twofold; one, to change the zoning of the Brasher Property from "NU" Non-Urban District to a "PC" Planned Commercial District; and two, to consolidate the existing "PC" Planned Commercial District with this newly zoned "PC" Planned Commercial District to form one "PC" Planned Commercial District governed under the same ordinance.

A Public Hearing was held on May 10, 2010 before the Planning Commission. At that time, one issue was identified as being outstanding by Staff. The parcels governed by Ordinance 2443 were approved under the old "PC" Planned Commercial District regulations, and a modification to Chesterfield Valley Comprehensive Plan Guidelines allowing a minimum open space of 30% was approved. In June of 2009, the City of Chesterfield approved an ordinance repealing and replacing the "PC" Planned Commercial District regulations. The new District regulations require a minimum of 35% open space. The Petitioners requested to maintain the minimum 30% open space, with the proposal that in lieu of the 35% requirement, they will construct a park on the site surrounding an existing 47" Pecan Tree. The Planning Commission, by a vote of 8 to 0, voted to amend the Attachment A to allow the requested open space reduction to read as follows:

SECTION I.A. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Building Requirements
 - a. A minimum of **thirty percent (30%)** open space is required for this development.

Another minor amendment, relative to conformance to the new Architectural Design Standards was also approved:

SECTION I.H. ARCHITECTURAL

6. Architectural elevations shall adhere to the requirements of the City of Chesterfield Architectural Design Standards.

A copy of the Planning Commission report, the revised Attachment A and the Preliminary Plan are attached for your review.

Respectfully submitted,



Annissa McCaskill-Clay, AICP
Lead Senior Planner

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



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Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: May 24, 2010

From: Annissa McCaskill-Clay, AICP Shawn Seymour, AICP
Lead Senior Planner Senior Planner

Location: North side of Olive Street Road, west of the intersection of Chesterfield Airport Road and Olive Street Road (17W520058, 17W540078, 17W530025, 17W530123, 16W210033, 16W210022, 16W230042, 16W230053)

Petition: P.Z. 04-2010 Chesterfield Blue Valley (Chesterfield Blue Valley, LLC)

Proposal Summary

Stock and Associates, on behalf of Chesterfield Blue Valley, L.L.C. has submitted a request for a change of zoning for eight (8) tracts of land located along Olive Street Road in the west end of the Chesterfield Valley. Seven (7) of the parcels are currently zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2443. These parcels also make up the portion of the Chesterfield Blue Valley development, south of the Chesterfield Monarch Levee. The eighth parcel is currently zoned "NU" Non-Urban District and is known as the Brasher Property, which also fronts onto Olive Street Road. The intent of this petition is two fold; one, to change the zoning of the Brasher Property from "NU" Non-Urban District to a "PC" Planned Commercial District; and two, to consolidate the existing "PC" Planned Commercial District with this newly zoned "PC" Planned Commercial District to form one "PC" Planned Commercial District governed under the same ordinance.

Site Area History

St. Louis County originally zoned the area now known as Chesterfield Blue Valley "NU" Non-Urban District prior to the incorporation of the City of Chesterfield. Those areas north of the Chesterfield Monarch Levee also included a "FP" Flood Plain Overlay in addition to the "NU" Non-Urban District Zoning classification. The 55.8 acre, western portion of the Chesterfield Blue Valley development south of the levee was zoned "PC" Planned Commercial District in February of 2006 by the City of Chesterfield.

Following the 2006 zoning map amendment, the 75.063 acre eastern portion of this development, also south of the levee, was granted "PC" Planned Commercial District zoning in January of 2008. Consequently, the City of Chesterfield approved the consolidation of both "PC" Planned Commercial Districts into one zoning district in February of 2008. Currently the Chesterfield Blue Valley is governed under one (1) "PC" Planned Commercial District, City of Chesterfield Ordinance 2443.

Zoning Analysis

As stated above, the Chesterfield Blue Valley development was originally zoned "NU" Non-Urban District for that portion north of Chesterfield Monarch Levee including the "FP" Flood Plain Overlay by St. Louis County prior to the incorporation of the City of Chesterfield. Starting in 2006, the City of Chesterfield approved a number zoning map amendments approving various "PC" Planned Commercial zoning entitlements for this development. Through City of Chesterfield Ordinance 2443, the areas of the Chesterfield Blue Valley development south of the Chesterfield Monarch Levee are currently governed under one "PC" Planned Commercial District.

The permitted land uses in the "PC" Planned Commercial District are those that are common throughout the Chesterfield Valley and those that complement and do not detrimentally effect surrounding existing and potential developments and land uses. All permitted land uses are found in Ordinance 2443 and can be grouped into the following categories of retail, office, warehouse, and other mixed use commercial.

The current petition requests that a six (6) acre "NU" Non-Urban District zoned parcel of land, along with the current "PC" Planned Commercial District zoned portion of Chesterfield Blue Valley, be amended and consolidated into one (1) new "PC" Planned Commercial District. This proposal requests that the permitted land uses of this new "PC" Planned Commercial District, although not identical in verbiage and definitions, meet the intent of the permitted land uses per the current Chesterfield Blue Valley "PC" Planned Commercial District as provided for in Ordinance 2443.

Surrounding Land Use and Zoning

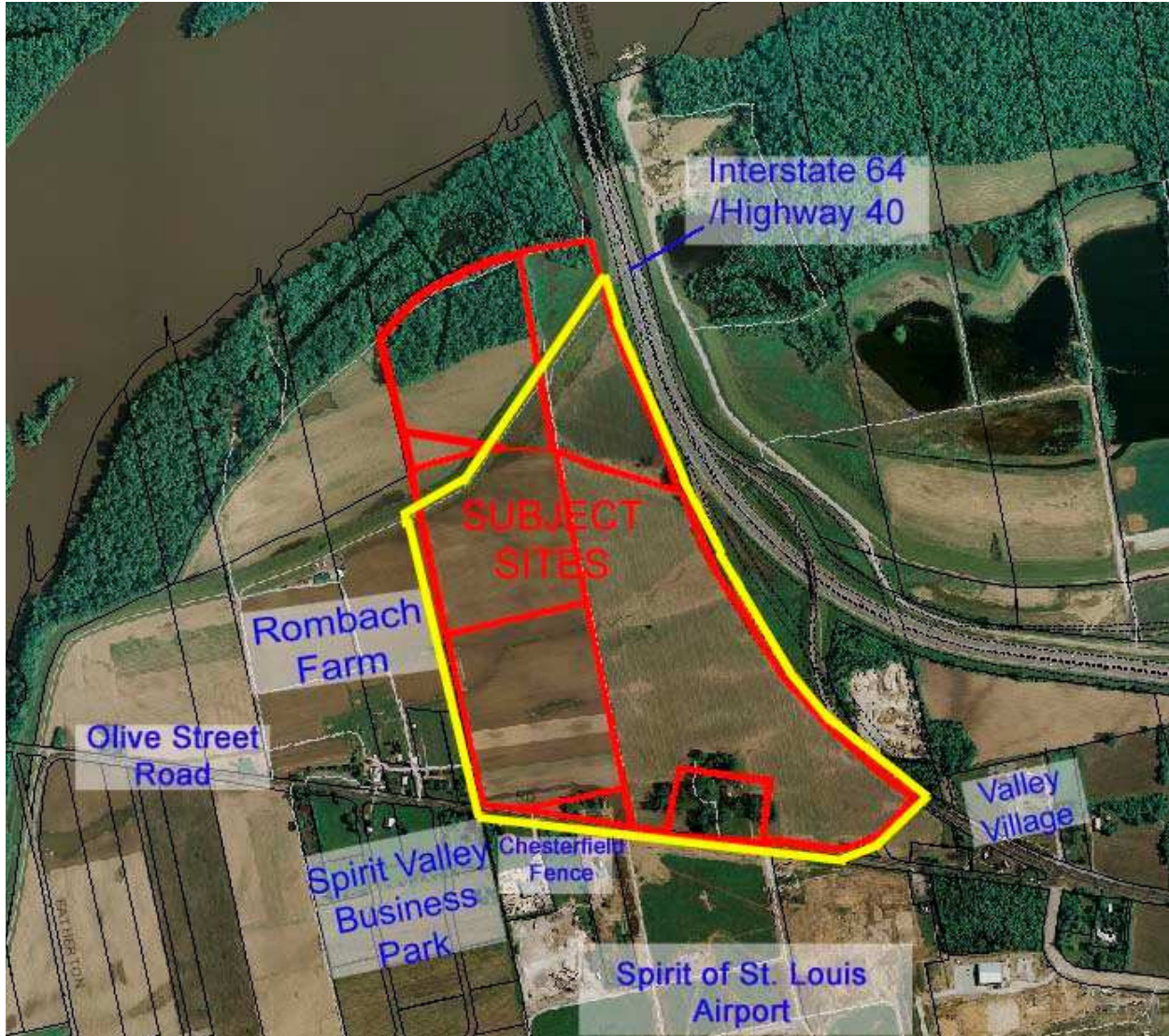
The land use and zoning for the properties surrounding this parcel are as follows:

North: Located directly to the north of this change of zoning request are two additional properties within the Chesterfield Blue Valley development. They are currently vacant and undeveloped. These two properties are zoned "FP-NU" Flood Plain Non-Urban District and are bound to their north by the Missouri River.

South: To the south of the subject site is Olive Street Road. The properties beyond are zoned "PI" Planned Industrial District.

East: The property to the east is "The Wedge", which is zoned "C8" Planned Commercial District. Also, bound to the east is Interstate 64, US Highway 40/61.

West: The property to the west is the "AG" Agricultural District-zoned Rombach Farm.



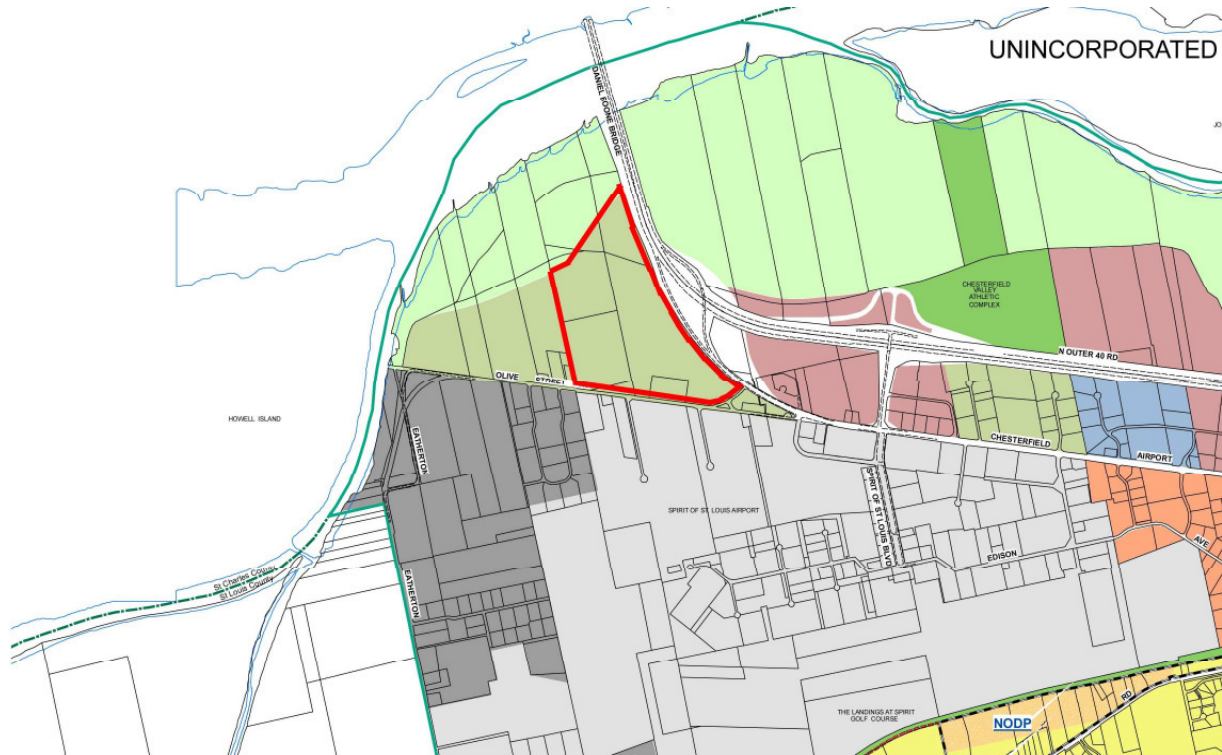
View of Brasher Property



View North from rear of Brasher Property

Comprehensive Plan Analysis

The subject site is located in Ward 4 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan delineates this area as "Mixed Use." Appropriate land uses are retail, office, and warehouse and similar activities.



Issues

A public hearing was held before the Planning Commission on May 10, 2010. At that time, one issue was identified as being outstanding by Staff. The previous "PC" Planned Commercial Districts were approved under the old "PC" Planned Commercial enabling ordinance. In June of 2009, the City of Chesterfield approved an ordinance repealing and replacing the previous enabling ordinance with a new "PC" Planned Commercial ordinance. A modification was made to the ordinance regarding open space; where the previous ordinance required a minimum of 30% open space, the new ordinance requires a minimum of 35% open space.

The petitioners are requesting a modification to this requirement; specifically they are requesting the minimum open space requirement to 30%. The petitioners are requesting this modification and proposing that in lieu of meeting the 35% requirement, they will construct and maintain a public park of one-half acre in size and centered on an existing 47" Pecan Tree on the Brasher Property. This request requires a separate vote by Planning Commission, which must have the support of two-thirds of the Commission in order to be successfully approved.

Request

Staff has reviewed the change of zoning request, and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on P.Z. 04-2010 Chesterfield Blue Valley (Chesterfield Blue Valley LLC). Staff also requests action on the request for modification to the open space requirement of the "PC" Planned Commercial enabling ordinance. The petitioners are requesting a minimum open space requirement of 30% in lieu of the minimum 35% open space requirement as provided for in the City of Chesterfield "PC" Planned Commercial enabling ordinance.

Attachments

1. Attachment A
2. Preliminary Plan

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Administrative office for educational or religious facility
 - b. Amusement park
 - c. Animal grooming service
 - d. Arena and stadium
 - e. Art gallery
 - f. Art studio
 - g. Auditorium
 - h. Automatic vending facility
 - i. Automobile sales, new
 - j. Automobile sales, used
 - k. Automotive retail supply
 - l. Bakery
 - m. Bar
 - n. Barber or beauty shop
 - o. Botanical garden
 - p. Bowling center
 - q. Brewpub
 - r. Broadcasting studio
 - s. Cafeteria for employees and guests only
 - t. Car wash
 - u. Car wash, self service
 - v. Cemetery
 - w. Check cashing facility

- x. Church and other place of worship
- y. Club
- z. Coffee shop
- aa. Coffee shop, drive-thru
- bb. Commercial service facility
- cc. Community center
- dd. Day care center, adult
- ee. Day care center, child
- ff. Device for energy generation
- gg. Donation collection bin
- hh. Drug store and pharmacy
- ii. Drug store and pharmacy, drive- thru
- jj. Dry cleaning establishment
- kk. Dry cleaning establishment, drive-thru
- ll. Dwelling, employee
- mm. Education facility- specialized private schools
- nn. Education facility- vocational school
- oo. Educational facility- college/university
- pp. Educational facility- kindergarten or nursery school
- qq. Fairground
- rr. Farmers market
- ss. Filling station and convenience store with pump stations
- tt. Film drop-off and pick-up station
- uu. Film processing plant
- vv. Financial institution
- ww. Financial institution, drive-thru
- xx. Golf course
- yy. Grocery- community
- zz. Grocery- neighborhood
- aaa. Grocery- Supercenter
- bbb. Gymnasium

ccc.	Heliport- public and private
ddd.	Hospice
eee.	Hospital
fff.	Hotel and motel
ggg.	Hotel and motel, extended stay
hhh.	Individual sewage treatment facility
iii.	Kennel, boarding
jjj.	Laundromat
kkk.	Library
lll.	Local public utility facility- over 60 feet in height
mmm.	Lodge
nnn.	Mortuary
ooo.	Museum
ppp.	Newspaper stand
qqq.	Nursing home
rrr.	Office, dental
sss.	Office, general
ttt.	Office, medical
uuu.	Oil change facility
vvv.	Park
www.	Parking area, including garages, for automobiles
xxx.	Professional and technical service facility
yyy.	Public safety facility
zzz.	Reading room
aaaa.	Recreation facility
bbbb.	Research facility
cccc.	Restaurant, fast food
dddd.	Restaurant, outdoor customer dining area
eeee.	Restaurant, sit down
ffff.	Restaurant, take out
gggg.	Restaurant, with drive-thru window

- hhhh. Retail sales establishment, community
- iiii. Retail sales establishment, neighborhood
- jjjj. Retail sales establishment, regional
- kkkk. Retail sales, outdoor
- llll. Riding stable
- mmmm. Sales yard operated by a church, school, or other not for profit organization
- nnnn. Satellite dish
- oooo. Tackle and bait shop
- pppp. Tattoo parlor / body piercing studio
- qqqq. Telecommunications structure
- rrrr. Telecommunications tower or facility
- ssss. Theater, indoor
- tttt. Theater, outdoor
- uuuu. Transit transfer station
- vvvv. Union halls and hiring halls
- wwww. Vehicle repair and services facility
- xxxx. Veterinary clinic
- yyyy. Zoological garden
- zzzz. Light Industrial Type Uses: Laboratory—Professional, scientific.

2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:
 - a. Outdoor sales shall be limited to an aggregate area not to exceed twenty percent (20%) of the total development to be shown on all Site Plans and must not be visible from roadways exterior to the development.
 - b. A maximum of seven (7) drive-thru or drive-up facilities shall be permitted for this development with a maximum of two (2) such uses per building.
 - c. Review of the impact on traffic and site circulation by assembly-type uses, i.e. uses d., g., oo., and ssss., will be conducted prior to approval of any Site Development Plan or Site Development Section Plan for the site.
 - d. A maximum of two (2) lots in the development shall be developed with use ss.

3. Hours of Operation.
 - a. Hours of operation for this "PC" District shall not be restricted.
4. Ancillary uses for the above referenced permitted uses shall be as follows:
 - a. Associated work and storage areas required by a business, firm, or service to carry on business operations.
 - b. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
 - c. Cafeterias for employees and guests only.
 - d. Fishing tackle and bait shops. Open storage and display are prohibited.
5. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.

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

1. Floor Area
 - a. Total building floor area shall not exceed 1,267,550 square feet.
2. Height
 - a. The maximum height of the buildings in this development shall be four (4) stories or sixty-five (65) feet as measured from existing grade, whichever is less; with the exception that three parcels shall be permitted to maintain a maximum height of six (6) stories or seventy-five (75) feet as measured from existing grade, whichever is less.
3. Building Requirements
 - a. A minimum of thirty percent (30%) open space is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

- a. Fifty (50) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
 - b. Structures which are six-stories in height shall be no closer than 300 feet from the right-of-way of Olive Street Road.
 - c. One hundred (100) feet from the northern boundary of the "PC" District N34°00'30"E.
 - d. Thirty (30) feet from the eastern boundary of the "PC" District.
 - e. Twenty (20) feet from any interior road.
 - f. Structures exceeding thirty (30) feet in height which adjoin "NU" Non-Urban, "PS" Park and Scenic or an "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
 - g. Structures which are six-stories in height shall be no closer than 150 feet from the paved portion of I-64.
2. Parking Setbacks

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

- a. Twenty (20) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
- b. Twenty (20) feet from the western boundary of the "PC" District.
- c. Twenty (20) feet from the eastern boundary of the "PC" District.
- d. Twenty (20) feet from the northern boundary of the "PC" District N34°00'30"E.
- e. Ten (10) feet from the internal lot lines with the exception of shared driveways, which shall maintain a zero (0) foot setback.
- f. Ten (10) feet from the principal internal street.

D. PARKING AND LOADING REQUIREMENTS

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

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
 4. No construction related parking shall be permitted within the Olive Street Road right-of-way.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.
3. A landmark designating entrance into the City of Chesterfield will be required. If a Sign Package is submitted to the City of Chesterfield, the landmark designating entrance into the City of Chesterfield shall be included in that submittal.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall submit an overall design package for the development, including, but not limited to architectural elevations, colored renderings and

building materials. This package shall be in conformity with the City of Chesterfield Architecture Review Design Standards.

2. The proposed package should give consideration to creating a visually-appealing development pattern, particularly from I-64/US 40 achieved by retaining open spaces and creating consistency in the location and massing of structures on the site.
3. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
4. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complemented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
5. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.
6. Architectural elevations shall adhere to the requirements of the City of Chesterfield Architectural Design Standards.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Olive Street Road shall be as determined in the approved Traffic Impact Study. Any entrances approved as part of this proposal shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.
2. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by City of Chesterfield and the St. Louis County Departments of Highways and Traffic.
3. Ingress and egress within State rights-of-way must conform to the Missouri Department of Transportation's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right-of-way will require permit. The entrance geometrics and drainage

design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.

4. If required sight distance can not be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.
5. Access to internal streets shall conform to the City of Chesterfield's Access Management standards, Ordinance #2103.
6. Provide cross-access easements or other appropriate legal instruments or agreements guaranteeing permanent access between proposed adjacent lots and abutting developments as approved by the Department of Planning and Public Works. The City of Chesterfield desires to encourage the smooth flow of vehicular traffic and minimize points of conflict by controlling and minimizing the number and location of direct access onto streets within the development

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide additional or new right-of-way as required by the Missouri Department of Transportation, the St. Louis County Department of Highways and Traffic and the City of Chesterfield, for planned and conceptual improvements as referenced in the Traffic Study performed by Crawford, Bunte, Brammeier dated November 12, 2007 at no cost.
2. Provide street connections to the adjoining property to the west from the internal roadway system serving this development, as directed by the Department of Planning and Public Works. Stub street signage, in conformance with Section 1005.180 of the Subdivision Ordinance, shall be posted within 30 days of the street pavement being placed.
3. Completion of the required road improvements is required as soon as it is reasonably possible in the opinion of the City of Chesterfield considering the conditions of this site and the impact of the development in the Zoning District.
4. Timing of the roadway improvements shall be as directed by St. Louis County Department of Highways and Traffic and the Department of Planning and Public Works. The City reserves the right to withhold building or occupancy permits at any time, as necessary to insure timely completion of the required

road improvements and to prevent degradation of the traffic conditions as they may be associated with the proposed development.

5. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Olive Road within a sidewalk easement to the City of Chesterfield as directed by the City of Chesterfield.
6. As portions of these roadway improvements may require the acquisition of additional right-of-way and easements from private property, the normal sequence of design, right-of-way acquisition and construction shall commence immediately upon approval of the requested rezoning. If the developer is unable to acquire the necessary right-of-way and easements through negotiation with the particular property owners involved, St. Louis County will acquire it through eminent domain proceedings. The cost of appraisals, negotiations, administrations, court proceedings and all associated costs incurred by County proceedings shall be paid by the developer.
7. If any public roads are proposed within this development, they must be built above the 100-year flood elevation with proper freeboard or protected from flood damage by an approved levee. Any roads and/or drives proposed below this elevation, not protected by an approved levee, are to be private and remain private forever.
8. Based on the preliminary plan, improvements to Olive Road must be completed prior to issuance of the building permits in excess of sixty percent (60%) of the total. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
9. Dedicate all necessary rights-of-way and construct the Road Improvements as described in the Traffic Study performed by Crawford, Bunte, Brammeier dated November 12, 2007.
10. Provide all necessary rights-of-way and easements for the conceptual access improvements as described by Exhibits #10 and #11 of the Traffic Study performed by Crawford, Bunte, Brammeier dated November 12, 2007.
11. Provide all necessary rights-of-way and easements and construct a multi-lane internal Boulevard, generally oriented in a north-south direction parallel to the Highway 40/64 right-of-way, starting at Olive Street Road and proceeding northwesterly and curving in a westerly direction as it approaches the Monarch-Chesterfield Levee, and continuing generally parallel to the

Levee to the western extent of this district, for a minimum planned width of four lanes and necessary shoulders with additional width for center medians and turn lanes, as directed by the Director of Planning and Public Works.

12. Provide all necessary rights-of-way and easements and construct a multi-lane roadway, generally oriented in an East-West direction beginning at an intersection with the Internal Boulevard as referenced in the preceding paragraph, generally at the location of the Conceptual improvements as described by Exhibits #10 and #11 of the Traffic Study performed by Crawford, Bunte, Brammeier dated November 12, 2007 and proceeding westerly towards an intersection with Olive Street Road for a minimum planned width of four lanes and necessary shoulders with additional width for turn lanes.
13. Conform to the requirements and/or recommendations of the Missouri Department of Transportation regarding Interstate 64 in the area.
14. Road improvements will be determined after review and approval of a traffic study as directed by the St. Louis County Department of Highways and Traffic.
15. The developer shall submit a Traffic Impact Study, addressing the traffic generated by the proposed development, to the Department of Highways and Traffic for review and approval. Prior to preparation of this study, the developer's traffic engineer shall meet with representatives of the department to determine the study scope. The developer's additional road improvement obligation shall be as determined by the approved study.
16. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Olive Road within a sidewalk easement to the City of Chesterfield as directed by the City of Chesterfield.
17. Access to this development from Olive Street Road shall be as determined in the approved Traffic Impact Study. Any entrances approved as part of this proposal shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.
18. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the Departments of Planning and Highways and Traffic.

19. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.
20. As portions of these roadway improvements may require the acquisition of additional right-of-way and easements from private property, the normal sequence of design, right-of-way acquisition and construction shall commence immediately upon approval of the requested rezoning. If the developer is unable to acquire the necessary right-of-way and easements through negotiation with the particular property owners involved, St. Louis County will acquire it through eminent domain proceedings. The cost of appraisals, negotiations, administrations, court proceedings and all associated costs incurred by County proceedings shall be paid by the developer.
21. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the St. Louis County Department of Highways and Traffic for sight distance consideration and approved prior to installation or construction.
22. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

K. TRAFFIC STUDY

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

Prior to the preparation of this study, the developer's traffic engineer shall meet with representatives of the City of Chesterfield and St. Louis County Department

of Highways and Traffic and the Missouri Department of Transportation. Road improvements additional to those as listed above shall be determined after review and approval of said study as directed by the Department of Planning and Public Works and the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. The developer's additional road improvement obligation shall be determined by the approved study.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT/HOWARD BEND LEVEE DISTRICT

1. The developer shall dedicate an underseepage berm easement adjacent to the existing levee, as directed by the Monarch Chesterfield Levee District and the City of Chesterfield.
2. Prior to approval of any grading permit or improvement plans for the development, an underseepage study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers and the City of Chesterfield.

M. RECREATIONAL EASEMENT

Provide all necessary temporary and permanent easements granting access to and along the crest of the Monarch-Chesterfield Levee on this property for recreational and trail purposes, as directed by the Department of Planning and Public Works.

N. POWER OF REVIEW

The City Council shall review and provide final approval of the Site Development Plan for the proposed development subsequent to Planning Commission review.

O. 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. The Chesterfield Valley Master Storm Water Plan indicates a 10 foot wide flat bottom ditch with 4:1 side slopes shall be constructed along the east property line of this site and a 15 foot wide flat bottom ditch with 4:1 side slopes be constructed in such a manner as to bisect the site from east to west. The drainage from this site shall be directed to the west to a future reservoir/pump station. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

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

4. Provide a Chesterfield Valley Storm Water Easement covering all master plan drainage improvements to be constructed as part of this project and depict the features on the Site Development Plan and improvement plans. Maintenance of the required improvements shall be the responsibility of the property owner.
5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.
6. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
7. 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.
8. We request that all drainage detention storage facilities be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.
9. A portion of this tract is located in Zone "AE" of FEMA's Flood Insurance Rate Map. An approved flood plain study will be required prior to approval of the Final Development Plan

P. SANITARY SEWER

1. Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.
2. Construction of offsite pumping stations and extension of offsite sanitary sewers will be required to serve this site.

Q. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. All utilities will be installed underground. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements
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. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.
5. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.

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

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.

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

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund established by ordinance Number 556. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$583.67
General Retail	\$1,757.08
Loading Space	\$2,865.43

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

1. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development should be retained in the appropriate trust fund.
2. Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment

contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$704.26 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

Storm water

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,234.49 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, Saint Louis County.

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2011, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Additional Conditions

In addition to the conditions listed above, we ask that the following general conditions be met:

1. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
2. If any public roads are proposed within this development, they must be built above the 100-year flood elevation with proper freeboard or protected from flood damage by an approved levee. Any roads and/or drives proposed below this elevation, not protected by an approved levee, are to be private and remain private forever.
3. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.
4. Based on the preliminary plan, improvements to Olive Road must be completed prior to issuance of the building permits in excess of sixty percent (60%) of the total. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the St. Louis County Department of Highways and Traffic.
6. Prior to Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

VI. RECORDING

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

VII. ENFORCEMENT

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

