



**VIII.A.**

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## **Planning Commission Vote Report**

**Subject:** Ordinance Amendment Vote Report

**Meeting Date:** July 11, 2011

**From:** Mara M. Perry, AICP, Senior Planner

**Location:** Adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64. (18S230433 and 18S210172)

**Petition:** **P.Z. 05-2011 Drury Plaza Hotel (Drury Development Corporation)**

### **Proposal Summary**

Stock and Associates, on behalf of Drury Development Corporation, is requesting an Ordinance Amendment for an existing "PC" Planned Commercial District on a 4.851 acre tract of land located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64.

The request is to amend two sections of the development conditions for the site. The first request is to amend the language in the Permitted Uses section for the limitation on the number of hotel rooms. The petitioner would like to change the language to have a total for both hotels rather than a limit for each hotel individually. The total number of allowed hotel rooms would not increase with this amendment. The second request is to remove the requirement for the City of Chesterfield Beautification Committee to review the landscape plan.

### **Site Area History**

The subject tract was originally a series of four parcels of land. Three of the lots faced Chesterfield Center East and were zoned "C8" Planned Commercial District by St. Louis County in the 1970's prior to the City's incorporation. (P.C. 40-70, P.C. 225-77 and P.C. 226-77) The fourth parcel was zoned "NU" Non-Urban District and was created from right-of-way when Highway 40 and Clarkson Road were relocated in the 1980's. In 2002, a request was made to rezone the properties to a "PC" Planned Commercial District which became Ordinance 1899. A Site Development Plan was then approved in 2003 for the first phase of the project with an 11 story hotel.

In 2005, Ordinance 1899 was repealed and replaced with a new Ordinance 2173. That request made changes to the number of seats allowed in the restaurant, decreased one of the structure setbacks and changed the amount of the approved parking reduction. Following the Ordinance Amendment, an Amended Site Development Plan was approved for the second phase of the project for the restaurant on the site.

In 2006, Ordinance 2173 was amended by Ordinance 2281 to allow for the placement of disguised communications antennae.

### Zoning Analysis

The development had previously been zoned "PC" Planned Commercial District and was given a limitation of 289 rooms in the 11 story hotel and 140 rooms in the 9 story hotel. The request is to have the total number of rooms between both hotels to not exceed 429. The change proposed will not alter the previously approved development intensity.

The second request is to remove the requirement that the Beautification Committee review and approve the landscape plan. All landscape plans are currently required to adhere to the Landscape and Tree Preservation Requirements which cover all landscape code issues and standards for development.

When the development was zoned to "PC" Planned Commercial District in 2002, a reduction in greenspace as well as a parking reduction were approved. An amendment to the parking reduction was also approved in 2005. No changes are being proposed in this amendment to either the already approved greenspace or parking requirements.

### Surrounding Land Use and Zoning

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

- North: The property to the north is Interstate 64-U.S. Highways 40 & 61.
- South: The property to the south is Elbridge Payne Office Park zoned "C8" Planned Commercial District and Chesterfield Mall zoned "C8" Planned Commercial District.
- East: The property to the east is Elbridge Payne Office Park zoned "C8" Planned Commercial District and Interstate 64-U.S. Highways 40 & 61.
- West: The property to the west is Chesterfield Mall zoned "C8" Planned Commercial District.







View looking north from inside the undeveloped lot.



View looking west towards the Chesterfield Mall



View looking south along Clarkson Road

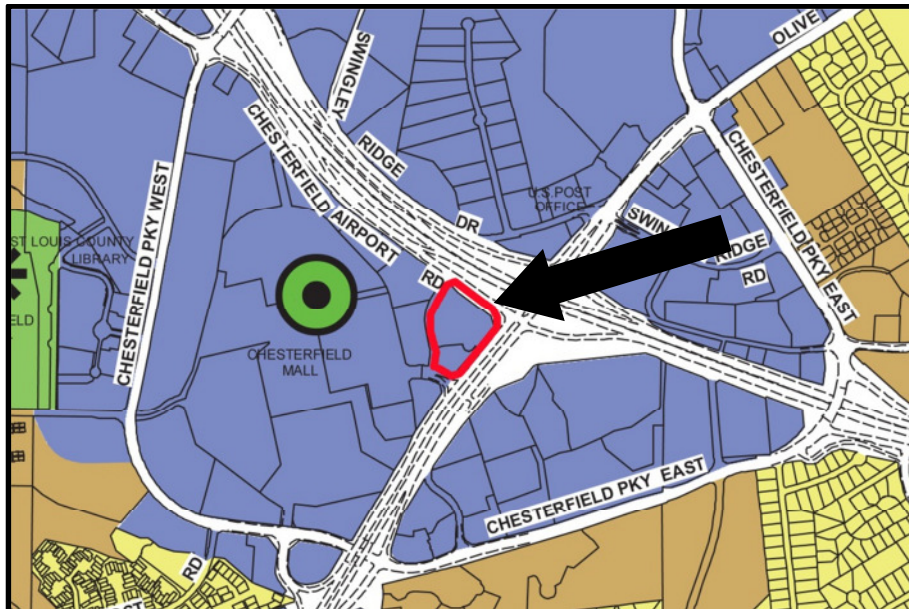


View looking northeast from inside the lot

### Comprehensive Plan Analysis

The City of Chesterfield Comprehensive Plan Land Use Map delineates the subject site within the Urban Core use designation. The proposed amendments to the Planned Commercial District zoning are consistent with the Comprehensive Plan.

This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



### Issues

A Public Hearing is being held on July 11, 2011. Staff has no outstanding issues on this Ordinance Amendment petition.

### Request

Staff has reviewed the Ordinance Amendment request and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. ***The only changes being proposed in this amendment apply to the allocation of the number of hotel rooms between the two hotels and the beautification committee review. All other conditions of the previously approved Ordinances #2173 and #2281 remain as established and approved by City Council.*** Staff requests action on the Ordinance Amendment for P.Z. 05-2011 Drury Plaza Hotel (Drury Development Corporation).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP  
Senior Planner

### 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. Associated work and storage areas required by a business, firm, or service to carry on business operations.
  - b. Hotels and motels.
  - c. 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.
  - d. Restaurants, sit down.
2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:
  - a. The number of hotel rooms in this development shall not exceed 429 rooms.
  - b. One two-level parking garage.
  - c. One Restaurant.
3. Hours of Operation.  
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. Auditoriums, meeting rooms, reading rooms, theaters, or any other facility for public assembly.
  - b. Automatic vending facilities for:
    - a) Ice and solid carbon dioxide (dry ice);

- b) Beverages;
  - c) Confections.
  - c. Barber shops and beauty parlors.
  - d. Bookstores.
  - e. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
  - f. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
    - a) Adequately screened with landscaping, fencing, or walls, or any combination thereof; or
    - b) Placed underground; or
    - c) Enclosed in a structure in such a manner as to blend with and complement the character of the surrounding area; and
    - d) Limited to no more than four (4) antenna uses. Additional antenna uses may be approved by the City Administrator if no adverse visual impact on the structure will occur.
  - g. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, gymnasiums, and indoor theaters.
  - h. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises.
5. The above ancillary uses in the "PC" Planned Commercial District shall be restricted as follows:
- a. The ancillary uses are permitted only within the building containing the principal permitted uses. No separate access from the exterior building shall be permitted with respect to these uses. The primary purpose of these uses is to serve the occupants and patrons of the principal permitted uses with the building.
  - b. One Conference Center
6. 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 of the Ancillary Conference Center shall not exceed 4,750 square feet.
- b. The restaurant shall not exceed 267 seats.

### 2. Height

The maximum height of the building shall not exceed the following:

- a. 11 stories and 110 feet (764 feet m.s.l.) for Phase I
- b. 9 stories and 92 feet (746 m.s.l) for Phase II

### 3. Building Requirements

A minimum of twenty (20) percent greenspace shall be maintained within the property lines of the development. This greenspace calculation shall be exclusive of pedestrian cross-access ways as approved by the City of Chesterfield. Greenspace is calculated by combining all green areas and non-paved surfaces and dividing by the total area of the site.

## **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:

#### PHASE I HOTEL, ANCILLARY CONFERENCE CENTER AND RESTAURANT

- a. Seventy-five (75) feet from the western boundary of the "PC" Planned Commercial District bearing N 12° 29' 20" W.
- b. Fifty-five (55) feet from the western boundary of the "PC" Planned Commercial District bearing N 29° 03' 35" E.
- c. Sixty (60) feet from the northeastern boundary of the "PC" Planned Commercial District bearing S 54° 53' 25" E.
- d. Two hundred fifty-five (255) feet from the eastern boundary of the "PC" Planned Commercial District bearing S 15° 56' 21" E, exclusive of the drive-through canopy at the building entrance.
- e. One hundred forty-five (145) feet from the southeastern boundary of the "PC" Planned Commercial District bearing S 38° 46' 23" W.

- f. Two hundred forty (240) feet from the southern boundary of the "PC" Planned Commercial District, along Chesterfield Mall Entry No.1, at the curve whose radius point bears S 33° 37' 02" W.
- g. The drive-through canopy for the hotel shall be one hundred fifty (150) feet from the northeastern boundary of the "PC" Planned Commercial District bearing S 54° 53' 25" E and one hundred seventy (170) feet from the southeastern boundary of the "PC" Planned Commercial District bearing S 38° 46' 23" W.

#### PHASE II HOTEL

- a. Seventy-five (75) feet from the western boundary of the "PC" Planned Commercial District, along Chesterfield Center East Drive, at the curve whose radius point bears N 78° 33' 09" W.
- b. Three hundred ten (310) feet from the northeastern boundary of the "PC" Planned Commercial District bearing S 54° 53' 25" E.
- c. Forty-two (42) feet from the southeastern boundary of the "PC" Planned Commercial District bearing S 38° 46' 23" W.
- d. Seventy (70) feet from the southern boundary of the "PC" Planned Commercial District, along Chesterfield Mall Entry No.1, at the curve whose radius point bears S 33° 37' 02" W.

#### PARKING STRUCTURE

- a. Fourteen (14) feet from the northeastern boundary of the "PC" Planned Commercial District bearing S 54° 53' 25" E.
- b. Twenty (20) feet from the eastern boundary of the "PC" Planned Commercial District bearing S 15° 56' 21" E.
- c. Seventeen (17) feet from the southeastern boundary of the "PC" Planned Commercial District bearing S 38° 46' 23" W, exclusive of the drive to the top level, which shall be ten (10) feet from the same bearing.

#### 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. Fifteen (15) feet from the southeastern boundary of the "PC" Planned Commercial District bearing S 38° 46' 23" W.



- b. Twelve (12) feet from the southern boundary of the "PC" Planned Commercial District, along Chesterfield Mall Entry No.1, at the curve whose radius point bears S 33° 37' 02" W.
- c. Ten (10) feet from the western boundary of the "PC" Planned Commercial District, along Chesterfield Center East Drive, at the curve whose radius point bears N 78° 33' 09" W.
- d. Twelve (12) feet from the western boundaries of the "PC" Planned Commercial District, along Chesterfield Center East Drive, bearing N 12° 29' 20" W and N 27° 04' 53" E.
- e. Twelve (12) feet from the northeastern boundary of the "PC" Planned Commercial District bearing S 43° 47' 39" E.

#### **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code, with the exception that an eleven point three (11.3) percent reduction in the required number of parking spaces shall be allowed.
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.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

1. The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. There shall be intense landscaping on all the facades of parking structures with a variety of types and sizes, as required in the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

#### **F. SIGN REQUIREMENTS**

1. The petitioner shall provide a sign package with the Site Development Concept Plan.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
3. No advertising signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.
4. Signage shall be limited to the principal use.

#### **G. LIGHT REQUIREMENTS**

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

#### **H. ARCHITECTURAL**

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

#### **I. ACCESS/ACCESS MANAGEMENT**

1. Access to the site shall be limited to two entrances to Chesterfield Center East. The southernmost entrance shall be located no closer than 160' to the Chesterfield Mall Entry No. 1, as measured from the edge of pavement to the throat of the entrance, and 150' from the southern boundary of the PC District, along Chesterfield Mall Entry No.1, at the curve whose radius point bears S 33° 37' 02" W. The northernmost entrance shall be located no closer than 200' to Chesterfield Airport Road, as measured from the edge of pavement to the throat of the entrance and shall generally align with the existing entrance on the west side of Chesterfield Center East. The entrance geometrics shall conform to the standards of the City of Chesterfield.
2. Access points to the main entrance drive (currently shown as the southernmost drive) shall be controlled as follows:
  - a. Parking spaces along the main drive shall be kept to a minimum of 60' from the existing edge of pavement of Chesterfield Center East.
  - b. Drive aisles from the parking lots shall be located no closer than 40' to the existing edge of pavement of Chesterfield Center East. A clear line of sight, as defined by a sight distance triangle (each leg of the triangle to be

45' long), shall be maintained. There shall be no parking spaces, plantings, obstructions or signage in excess of 3-1/2 feet in height within the triangle. Additionally, stop signs and stop bars on the cross drive's approaches to the main driveway shall be provided.

- c. Any access, parking lot drive aisle or parking space etc., to the secondary entrance drive (currently shown as the northernmost drive) shall be a minimum of 40' from the existing edge of pavement of Chesterfield Center East as directed by the City of Chesterfield, Department of Planning and Public Works.

#### **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Conform to the requirement and/or the recommendation of the Missouri Department of Transportation regarding Chesterfield Airport Road (South Outer Road) in this area.
2. Pedestrian circulation throughout the development must be addressed. Connection to adjacent properties as directed by the City of Chesterfield.
3. The developer shall provide any additional right-of-way, and construct any improvements required by the City of Chesterfield and the Missouri Department of Transportation.
4. A two hundred (200) foot dedicated right-turn lane shall be constructed on Chesterfield Airport Road (South Outer Road), terminating at Clarkson Road.

#### **K. TRAFFIC STUDY**

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

#### **L. POWER OF REVIEW**

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission

review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

#### **M. 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 channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

#### **N. 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.

#### **O. MISCELLANEOUS**

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.

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

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire

development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

### **III. COMMENCEMENT OF CONSTRUCTION**

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

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT CONCEPT PLAN**

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

## **B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS**

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

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



15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Village Road Trust Fund. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

These funds are to be allocated at the discretion of the City of Chesterfield. This contribution shall not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

<u>Land Use</u>	<u>Required Contribution</u>
Hotel	\$896.62/parking space
Restaurant (sit-down)	\$1,344.88/parking space
Loading Space	\$2,200.73/loading space

(Parking spaces as required by the City of Chesterfield Code, with an eleven point three (11.3) percent reduction allowed for this development.)

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

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

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2003 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

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

## **VI. RECORDING**

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

## **VII. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of

Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

# PRELIMINARY PLAN

A TRACT OF LAND BEING LOTS 1 AND 2 OF DRURY PLAZA, A SUBDIVISION AS RECORDED IN PB 352, PG 123, LOCATED IN US SURVEYS 415 AND 2002, T45N, R4E OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED: PC - PLANNED COMMERCIAL

## GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK AND ASSOCIATES.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.O. AND THE CITY OF CHESTERFIELD.
- THE MSD IN A LETTER DATED 9/18/2002 GAVE CONCEPTUAL APPROVAL TO THE DRURY TWO PHASE PROJECT. THE LETTER INDICATES THAT DETENTION HAD BEEN PROVIDED WITHIN THE MASTER DETENTION SYSTEM FOR CHESTERFIELD VILLAGE. FURTHER DIRECTION FROM MSD REGARDING "DETENTION REQUIREMENTS" FOR A REGIONAL DETENTION BASIN ON THE SSM PROPERTY WERE CONTAINED WITHIN LETTERS DATED 8/28/03 AND 10/15/03. IN ADDITION A "MAINTENANCE AGREEMENT" (ON 16228, PG 2485-2488) WAS EXECUTED BETWEEN SSM HEALTH CARE ST. LOUIS AND DRURY DEVELOPMENT CORPORATION. THE VOLUMETRIC 2 YR / 100 YR DETENTION WAS TO BE PROVIDED IN THE REGIONAL BASIN ON THE FORMER SSM PROPERTY. DRURY'S RESPONSIBILITIES WERE SET VIA A PAYMENT TO SSM AND EXECUTION OF THE "MAINTENANCE AGREEMENT."
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.

### LEGEND

EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
EXISTING LIGHT STANDARD	
SIGN	
POWER POLE	
WATER VALVE	
HANDICAPPED PARKING	
PROPOSED CONTOURS	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
PROPERTY/R.O.W. LINE	
PROPOSED LIGHT STANDARD	

### ABBREVIATIONS

C.O.	- CLEANOUT
D.B.	- DEED BOOK
E.	- ELECTRIC
EPB	- ELECTRIC PULL BOX
FL	- FLOORLINE
FT	- FEET
FND.	- FOUND
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAY BOOK
P.G.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W.	- WATER
(66'W)	- RIGHT-OF-WAY WIDTH
P.I.V.	- POST INDICATOR VALVE

### ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12-165	ELEV=448.59
"ALUMINUM DISK" STAMPED SL-31, 1990. DISK IS SET ALONG THE WEST SIDE OF ELBRIDGE PARK DRIVE, ACROSS FROM THE NORTH DRIVE EXTENDED FOR THE FIRST NATIONAL BANK.	

### SITE BENCHMARK

ELEV=448.37	TOP OF BRASS MONUMENT FOUND AT THE INTERSECTION OF THE EAST LINE OF CHESTERFIELD CENTER EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY I-64 T.R.
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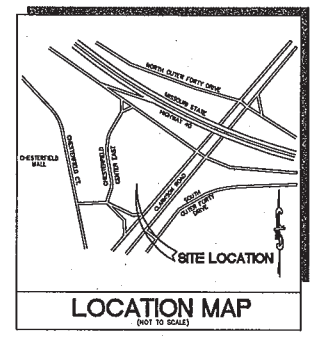
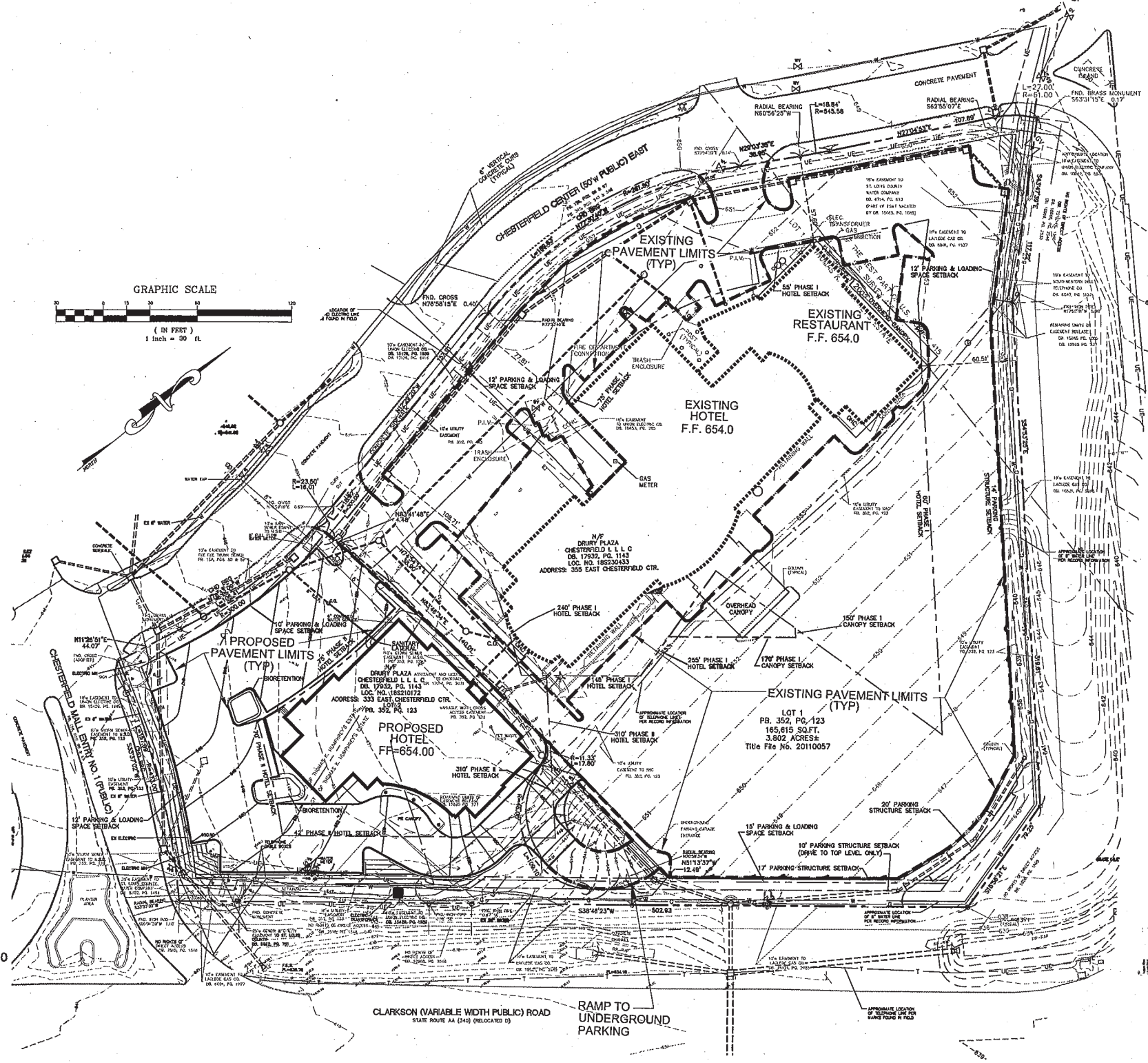
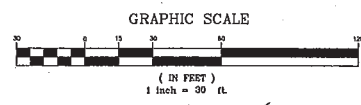
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND



MoDOT LOCATE (314) 340-4100

## UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



## PERTINENT DATA

OWNER	- DRURY PLAZA CHESTERFIELD L.L.P.
DEED	- D.B. 17932, PG. 1143
ZONING	- PC-PLANNED COMMERCIAL ORD. NO. 1899, 2173, 229
SITE ADDRESS	- 355 EAST CHESTERFIELD CENTER EAST
SITE ACRES	- 4.850 Acres ±
FIRE DISTRICT	- CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	- PARKWAY
SEWER DISTRICT	- A.S.S.
WATER SHED	- CAUKS CREEK, MO. RIVER, C.C. CREEK
WATER SERVICE	- MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE	- LACLEDE GAS COMPANY
ELECTRIC SERVICE	- AMEREN UE ELECTRIC COMPANY
PHONE SERVICE	- AT&T

## PROPERTY DESCRIPTION

A tract of land being Lot 1 and 2 of "Drury Plaza" a subdivision filed for record in Plat Book 352, page 123 of the St. Louis County Records and being part of U.S. Survey 415, and U.S. Survey 2002, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Eastern line of Chesterfield Center East, 50 feet wide, as established by plat recorded in Plat Book 345 Page 245 of the above and records, with the Southern line of Missouri State Highway 40 T.R., variable width, thence Southeastly along Southern line of Missouri State Highway 40 T.R. the following courses and distances: South 43 degrees 47 minutes 39 seconds East 113.22 feet, South 54 degrees 53 minutes 25 seconds East 319.61 feet, and South 15 degrees 56 minutes 23 seconds East 99.25 feet to a point on the Northeastern line of Clarkson Road, variable width, thence Southeastly along said Northeastern line South 38 degrees 46 minutes 23 seconds West 502.93 feet to a point on the Northeastern line of Chesterfield Mall Entry No. 1, thence Northwestly along said Northeastern line, along a curve to the left whose radius point bears South 33 degrees 37 minutes 02 seconds West 473.00 feet an arc length of 157.99 feet to a point on the Eastern line of the above said Chesterfield Center East, thence Northwestly along the Eastern line of Chesterfield Center East the following courses and distances: North 11 degrees 56 minutes 51 seconds East 44.07 feet to a point of curvature, Northwestly along a curve to the left whose radius point bears North 78 degrees 33 minutes 09 seconds West 300.00 feet an arc length of 125.33 feet to a point of tangency, North 12 degrees 29 minutes 20 seconds West 157.91 feet to a point of curvature, Northwestly along a curve to the right whose radius point bears North 77 degrees 30 minutes 40 seconds East 261.50 feet an arc length of 189.63 feet to a point of tangency, North 29 degrees 03 minutes 35 seconds East 38.95 feet to a point of curvature, Northwestly along a curve to the right whose radius point bears North 69 degrees 55 minutes 07 seconds East 61.00 feet an arc length of 27.00 feet to the Point of Beginning and containing 211,290 square feet ± 4.851 acres more or less as per calculation by Stock & Associates Consulting Engineers, Inc. being June, 2011.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

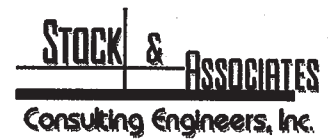
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
L.S. No. 222-D

Donald Ehlmann, Missouri L.S. No. 2215

JOB NO. 211-4729 DATE: 06-22-11

# DRURY PLAZA HOTEL

PREPARED FOR:  
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ST. LOUIS, MISSOURI 63141  
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GEORGE M. STOOK E-25118  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 060998