

# Memorandum

## Department of Planning & Development Services



**To:** Planning and Public Works Committee

**From:** Jessica Henry, Senior Planner *jh*

**Date:** July 19, 2018

**RE:** **18385 Chesterfield Airport Road (Chesterfield Hockey Association):** A Site Development Concept Plan and Conceptual Landscape Plan for a 15.67 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

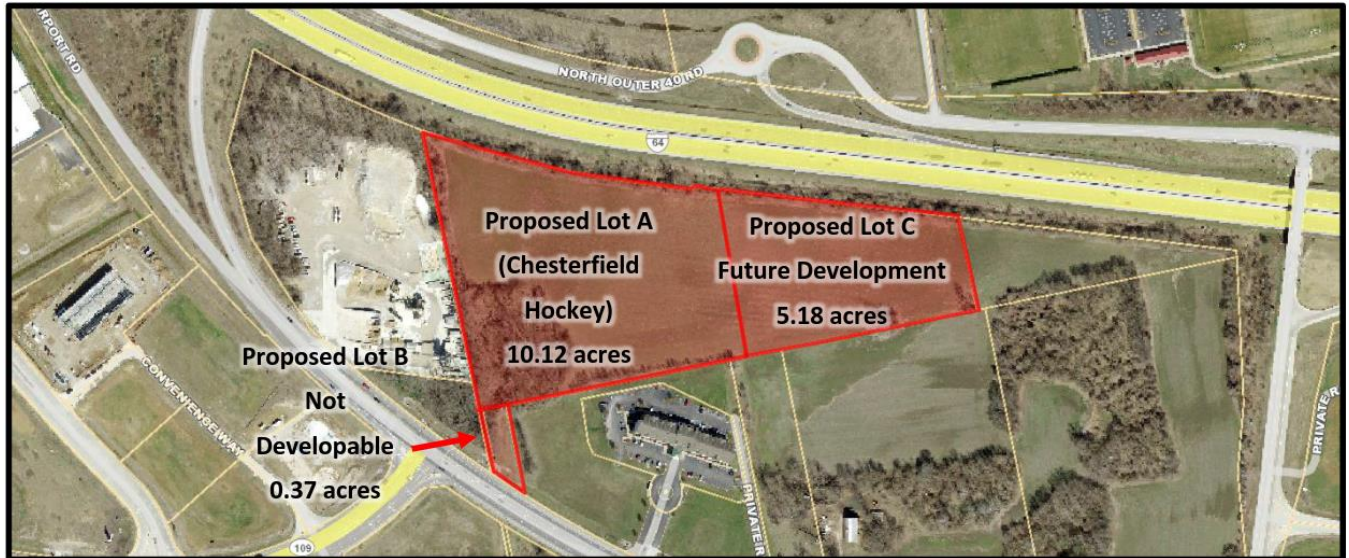
### **Summary**

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Hockey Association has submitted an application for a Site Development Concept Plan. The request shows phased development of a commercial development on the subject site, which is currently undeveloped. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2974. The proposal shows two large proposed lots, A and C, which are 10.12 and 5.18 acres in size, respectively. Proposed Lot A would be developed as the Chesterfield Ice Sports Complex and proposed Lot C would allow for future development. A third lot, Lot B, would be legally tied to Lot A through the platting process to provide for future maintenance of the lot and to ensure that it never becomes a developable parcel.

Planning Commission recommended approval of the request on July 9, 2018 by a vote of 9 – 0. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code.

Attached to this report please find a copy of the Planning Commission Staff Report, Site Development Concept Plan, and Conceptual Landscape Plan.

Attachments: Planning Commission Meeting Packet



**Figure 1: Subject Site Aerial**



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

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## Planning Commission Staff Report

**Project Type:** Site Development Concept Plan

**Meeting Date:** July 9, 2018

**From:** Jessica Henry, AICP *jh*  
Senior Planner

**Location:** North of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

**Applicant:** Chesterfield Hockey Association/ Stock and Associates Consulting Engineers, Inc.

**Description:** **18385 Chesterfield Airport Road (Chesterfield Hockey Association):** A Site Development Concept Plan and Conceptual Landscape Plan for a 15.67 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

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### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Hockey Association has submitted a Site Development Concept Plan for Planning Commission review. The request shows phased development of a commercial development on the subject site, which is currently undeveloped. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2974. The proposal shows two large proposed lots, A and C, which are 10.12 and 5.18 acres in size, respectively. Proposed Lot A would be developed as the Chesterfield Ice Sports Complex and proposed Lot C would allow for future development. A third lot, Lot B, would be legally tied to Lot A through the platting process, as discussed further on in this report. The image on the following page shows the general configuration and acreage of the three proposed lots.

### **HISTORY OF SUBJECT SITE**

The subject site was blanket zoned “M-3” Planned Industrial by St. Louis County in 1965 with no site specific ordinance or development plan filed for this property after this zoning designation. In October of 2017, the City Council approved Ordinance 2974 which changed the zoning of the subject property from an “M-3” Planned Industrial District to a “PC” Planned Commercial District. The subject site is currently vacant.

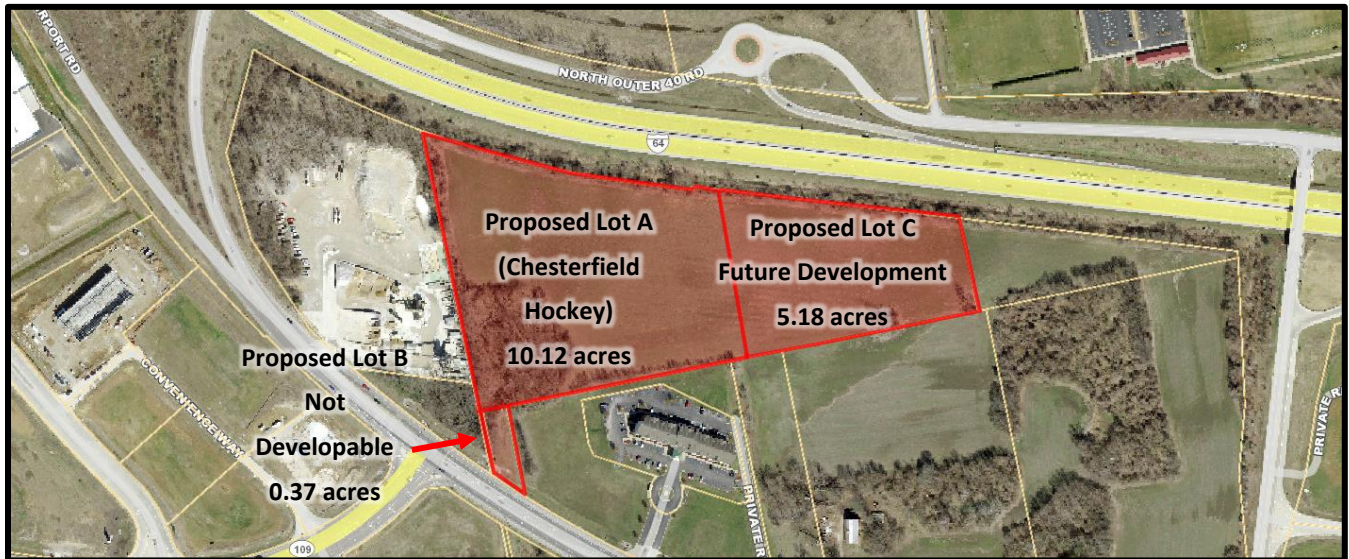


Figure 1: Aerial image (lots not drawn to scale/approximated)

### **STAFF ANALYSIS**

The subject site is zoned “PC” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2974. The Site Development Concept Plan shows two buildings on the two developable lots within the development. The right-of-way dedication for the Olive Street Road extension will bisect the existing parcel, leaving the small “flag” portion of the parcel along Chesterfield Airport Road physically separated from the remainder of the parcel. However, as part of the platting process, this small “Lot B” will be legally tied to Lot A to ensure future maintenance and to clarify that it will never become a developable parcel.

The Site Development Concept Plan substantially conforms to the Preliminary Plan that was approved in conjunction with Ordinance 2974 and which is shown on the following page. Information regarding the extension of Olive Street Road, surrounding land uses, zoning districts, and the City’s Comprehensive Plan Land Use Designation and Policies for this development are provided in the Staff Report for the Site Development Section Plan that is also being presented for consideration.

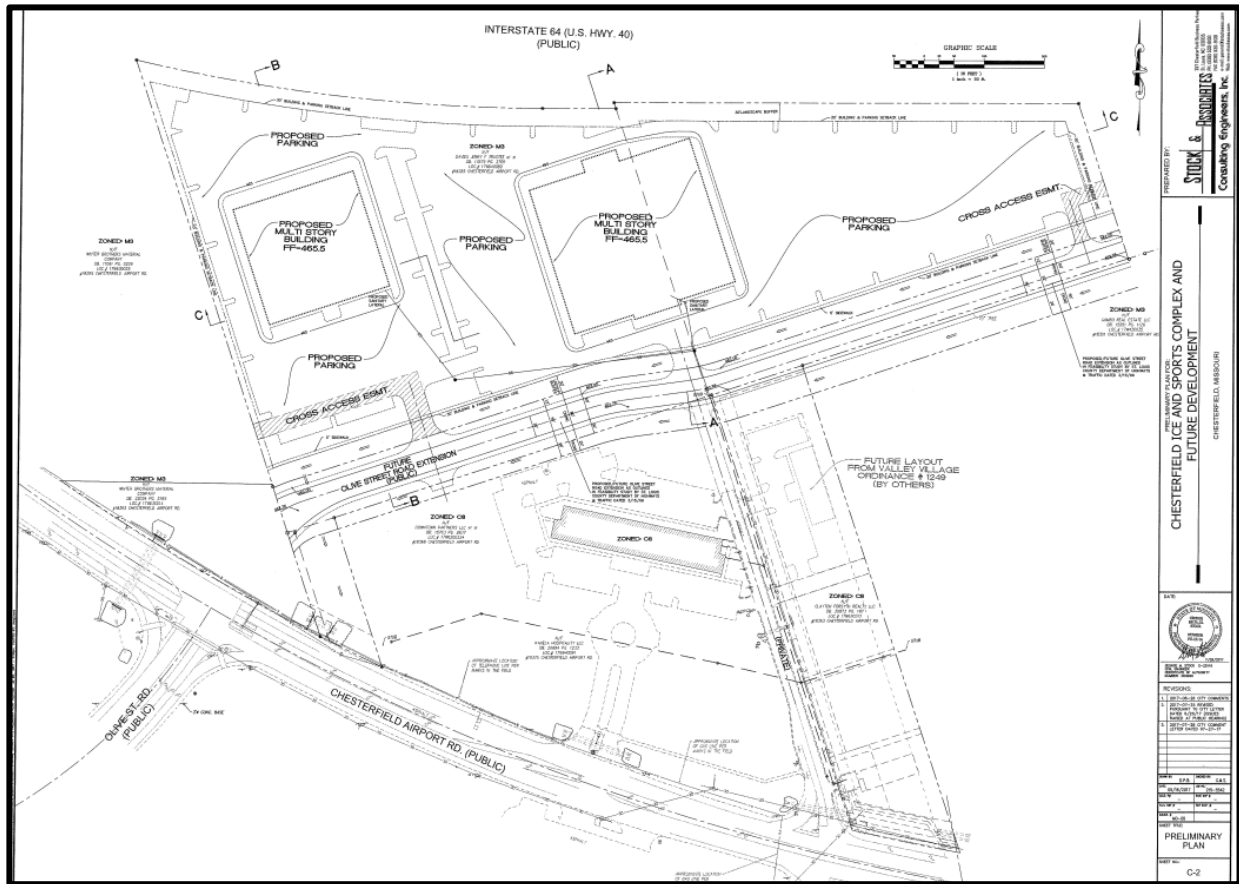


Figure 2: Preliminary Development Plan

**DEPARTMENTAL INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2974. Staff recommends approval of the Site Development Concept Plan for 18385 Chesterfield Airport Road (Chesterfield Hockey Association).

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Concept Plan for 18385 Chesterfield Airport Road (Chesterfield Hockey Association)."
- 2) "I move to approve the Site Development Concept Plan for 18385 Chesterfield Airport Road (Chesterfield Hockey Association) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

cc: Justin Wyse, Director of Planning and Development Services

Attachments: Site Development Concept Plan  
Conceptual Landscape Plan

# SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND BEING PART OF LOT 3 OF THE 'NICHOLAS MUELLER ESTATE' AS RECORDED IN PLAT BOOK 2, PAGE 25 LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

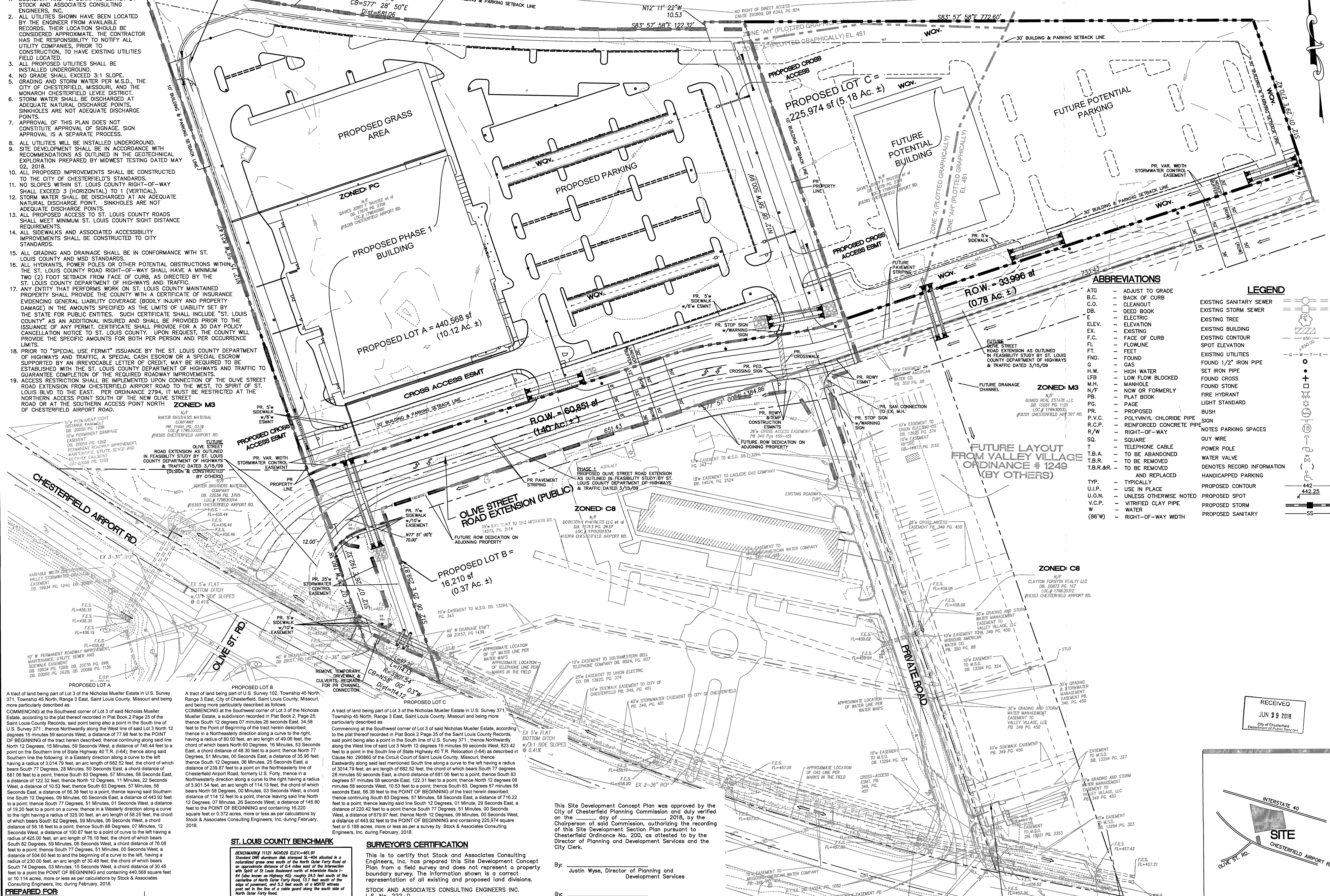
OWNER (UNDER CONTRACT): CHESTERFIELD HOCKEY ASSOCIATION, INC.  
 LOT 3 AREA: 5.18 Acres ±  
 SHEET INDEX  
 SDCP-1.0 - SITE DEVELOPMENT CONCEPT PLAN  
 SDCP-2.0 - 2.1 - ORDINANCE  
 L-1 - CONCEPT LANDSCAPE PLAN

- GENERAL NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
  - 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.
  - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - NO GRADE SHALL EXCEED 3:1 SLOPE.
  - GRADING AND STORM WATER PER M.S.D., THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
  - STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
  - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
  - ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
  - SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION PREPARED BY MIDWEST TESTING DATED MAY 02, 2018.
  - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD'S STANDARDS.
  - NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
  - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
  - ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
  - ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY STANDARDS.
  - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
  - ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
  - ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
  - 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, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
  - ACCESS RESTRICTION SHALL BE IMPLEMENTED UPON CONNECTION OF THE OLIVE STREET ROAD EXTENSION FROM CHESTERFIELD AIRPORT ROAD TO THE WEST, TO SPIRIT OF ST. LOUIS BLVD TO THE EAST PER ORDINANCE 2794. IT MUST BE RESTRICTED AT THE NORTHERN ACCESS POINT SOUTH OF THE NEW OLIVE STREET ROAD OR AT THE SOUTHERN ACCESS POINT NORTH OF CHESTERFIELD AIRPORT ROAD.

**ST. LOUIS COUNTY BENCHMARK**  
 BENCHMARK #1121 NAD83 ELEV. = 61.91  
 Standard 1/2" aluminum disk stamped 31-4641 situated in a naturalized grass area south of the North Olney Ferry Road at the intersection of 0.4 mile east of the intersection with Spirit of St. Louis Boulevard north of Interstate Route 10-64 (also known as Highway 40), roughly 24.5 feet south of the centerline of the Olney Ferry Road, and 13.7 feet north of the edge of pavement, and 3.3 feet south of a MSHD witness post in the line of a pole point along the south side of North Olney Ferry Road.

**SURVEYORS CERTIFICATION**  
 This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Concept Plan from a field survey and does not represent a property boundary 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  
 DANIEL EHLMANN, MISSOURI P.L.S. No. 22639

This Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 20, as attested to by the Director of Planning and Development Services and the City Clerk.  
 By: Justin Wyse, Director of Planning and Development Services  
 By: Vickie Hass, City Clerk



**ABBREVIATIONS**

ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL	FLOWLINE
FT.	FEET
FND.	FUND.
G	GAS
H.W.	HIGH WATER
LF	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.G.	PAGE
P.R.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SQ.	SQUARE
T	TELEPHONE CABLE
T.B.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.&R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.L.P.	USE IN PLACE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH

**LEGEND**

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING TREE
	EXISTING BUILDING
	EXISTING CONTOUR
	SPOT ELEVATION
	EXISTING UTILITIES
	SET 1/2" IRON PIPE
	SET IRON PIPE
	FOUND CROSS
	FOUND STONE
	FIRE HYDRANT
	LIGHT STANDARD
	BUSH
	SIGN
	NOTES PARKING SPACES
	GUY WIRE
	POWER POLE
	WATER VALVE
	DENOTES RECORD INFORMATION
	HANDICAPPED PARKING
	PROPOSED CONTOUR
	PROPOSED SPOT
	PROPOSED STORM
	PROPOSED SANITARY



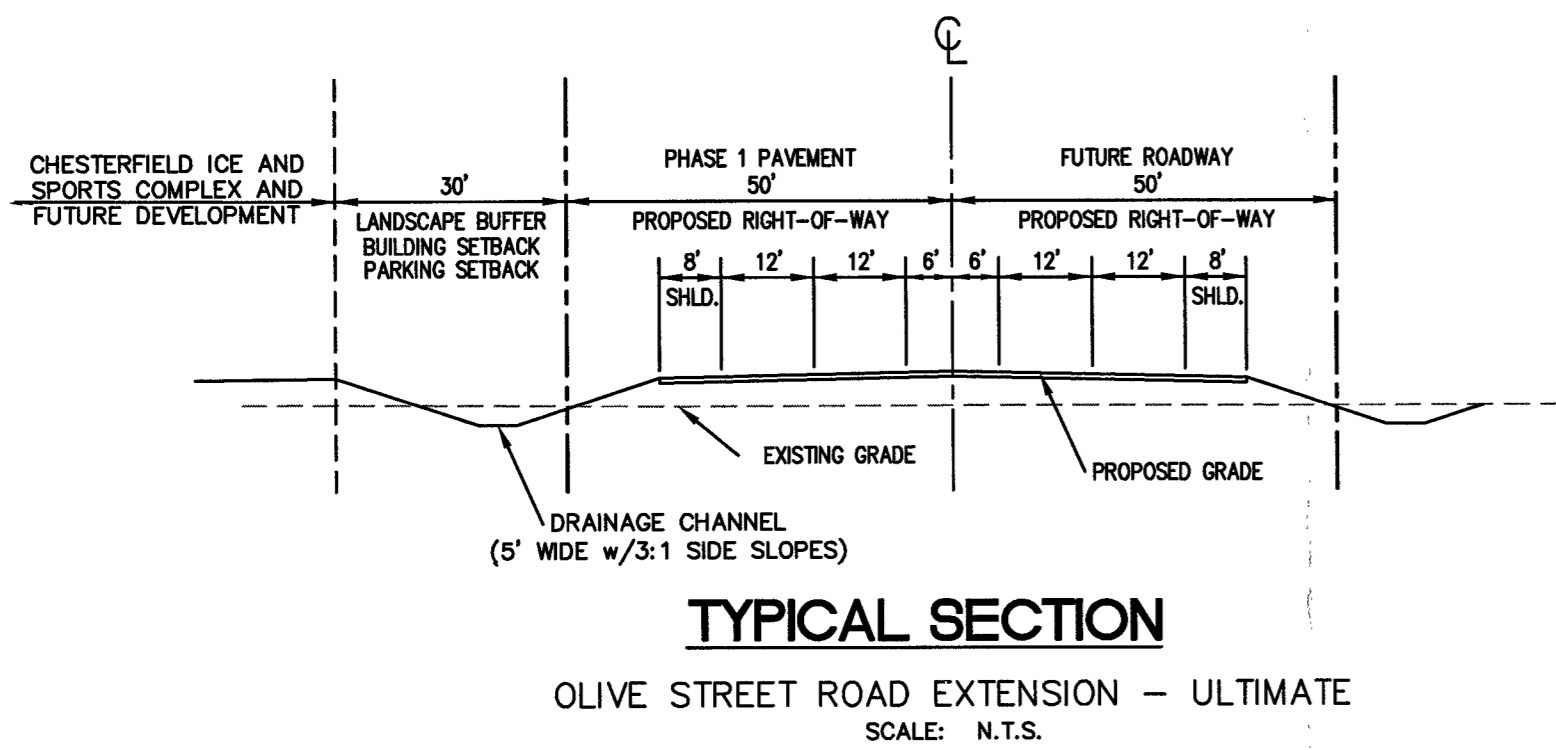
PREPARED BY: **STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 CHESTERFIELD, MISSOURI  
 SITE DEVELOPMENT CONCEPT PLAN FOR:  
**CHESTERFIELD ICE AND SPORTS COMPLEX**  
**ORD. 2974, ZONED: PC**

DATE: \_\_\_\_\_  
  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

**REVISIONS:**

1	04-11-18 MEETING WITH CITY
2	04-23-18 CITY COMMENTS
3	05-21-18 CITY COMMENTS
4	06-22-18 CITY COMMENTS
5	06-26-18 CITY COMMENTS
6	06-29-18 PLANNING COMMISSION

SHEET NO.: **SDCP-1.0**



**TYPICAL SECTION**  
OLIVE STREET ROAD EXTENSION - ULTIMATE  
SCALE: N.T.S.

Chesterfield Hockey, Inc., the owner under contract of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, of City of Chesterfield

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Notary Public  
Print Name

Chesterfield Hockey, Inc.  
by \_\_\_\_\_  
STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) SS.

My commission expires: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2018, before me personally appeared \_\_\_\_\_, who being by me sworn in, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ a corporation in the State of \_\_\_\_\_ and that the seal affixed to the foregoing Instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

**BILL NO. 3165**      **ORDINANCE NO. 2177**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD (CHESTERFIELD HOCKEY ASSOCIATION) 17W6-0080).**

**WHEREAS**, the petitioner, Chesterfield Hockey Association, has requested a change in zoning from the "M3" Planned Industrial District to a "PC" Planned Commercial District for a 17.85 acre tract of land at 18385 Chesterfield Airport Road, located north of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard; and

**WHEREAS**, a Public Hearing was held before the Planning Commission on July 10, 2017; and

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the change of zoning with one amendment; and

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning request with one amendment; and

**WHEREAS**, the City Council, having considered said request with one amendment by Planning and Public Works Committee, voted on September 18, 2017 to approve the change of zoning request with one amendment; and

**WHEREAS**, the City Attorney on September 18, 2017 has recommended one amendment; and

**WHEREAS**, the City Council, having considered said request with one amendment by the City Attorney voted on October 2, 2017 to approve the change of zoning request with one amendment.

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

**Section 1.** City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District for a 17.85 acre tract of land located at 18385 Chesterfield Airport Road and as described as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE "NICHOLAS MUELLER ESTATE" AS RECORDED IN PLAT BOOK 2, PAGE 25 AND LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE SOUTH LINE OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 25 OF THE SAINT LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO GENEVIEVE E. SCHNARR, NORTH 12 DEGREES 15 MINUTES 59 SECONDS WEST, 823.42 FEET TO AN IRON ROD IN THE SOUTHERN LINE OF STATE HIGHWAY 40 (NOW KNOWN AS I-64) AS DESCRIBED IN CAUSE NO. 290860 OF THE CIRCUIT COURT OF SAINT LOUIS COUNTY, MISSOURI AND RECORDED IN DEED BOOK 6343, PAGE 824; THENCE ALONG SAID SOUTHERN LINE THE FOLLOWING: IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3014.79 FEET, AN ARC LENGTH OF 682.52 FEET, THE CHORD OF WHICH BEARS SOUTH 77 DEGREES 28 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 681.06 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, 122.32 FEET TO AN IRON ROD; THENCE NORTH 12 DEGREES 11 MINUTES 22 SECONDS WEST, 10.53 FEET TO AN IRON ROD; THENCE SOUTH 83 DEGREES 57 MINUTES 58 SECONDS EAST, 722.60 FEET TO AN IRON ROD; THENCE LEAVING SAID SOUTHERN LINE SOUTH 12 DEGREES 01 MINUTES 29 SECONDS EAST, 270.42 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 3; THENCE ALONG SAID SOUTH LINE OF LOT 3 SOUTH 77 DEGREES 51 MINUTES 00 SECONDS WEST, 1364.86 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE OF LOT 3 SOUTH 12 DEGREES 06 MINUTES 23 SECONDS EAST, 259.87 FEET TO AN IRON ROD ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD, FORMERLY STATE HIGHWAY 40 T.R.; THENCE ALONG SAID NORTHERN LINE IN A WESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3901.54 FEET AN ARC LENGTH OF 114.13 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 00 MINUTES 03 SECONDS WEST, A

CHORD DISTANCE OF 114.12 FEET TO AN IRON ROD; THENCE LEAVING SAID NORTHERN LINE NORTH 12 DEGREES 07 MINUTES 26 SECONDS WEST, 180.38 FEET TO A POINT OF BEGINNING AND CONTAINING 777.604 SQUARE FEET OR 17.851 ACRES MORE OR LESS AS PER A SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING THE MONTH OF APRIL 2017.

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

**Section 3.** The City Council, pursuant to the petition filed by Chesterfield Hockey Association in P.Z. 09-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of July 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this 2<sup>nd</sup> day of October, 2017.

*Bob Nation*  
PRESIDENTIAL OFFICER  
*Bob Nation*  
Bob Nation, MAYOR  
ATTEST:  
*Vickie Hass*  
Vickie Hass, CITY CLERK  
FIRST READING HELD: 9/18/2017

P. Z. 09-2017 18385 Chesterfield Airport Road  
(Chesterfield Hockey Association)  
Planning Commission 8/14/2017  
Planning & Public Works Committee 08/24/2017  
City Council 09/18/2017 & 10/02/2017

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the City of Chesterfield at least seven (7) business days in advance of said holiday.

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

- Height
  - The maximum height of the building, exclusive of roof screening, shall not exceed forty-five (45) feet.
- Building Requirements
  - A minimum of thirty-five percent (35%) open space is required for each lot within this development.
  - This development shall have a maximum F.A.R. of 0.55.

**C. SETBACKS**

- 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:
  - Thirty (30) feet from the southern boundary of this district.
  - Thirty (30) feet from the northern boundary of this district.
  - Thirty (30) feet from the eastern boundary of this district.
  - Ten (10) feet from the western boundary of this district.
  - Ten (10) feet from the interior boundary lines within this district.
- Parking Setbacks  
No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
  - Thirty (30) feet from the southern boundary of this district.
  - Thirty (30) feet from the northern boundary of this district.
  - Thirty (30) feet from the eastern boundary of this district.

P. Z. 09-2017 18385 Chesterfield Airport Road  
(Chesterfield Hockey Association)  
Planning Commission 8/14/2017  
Planning & Public Works Committee 08/24/2017  
City Council 09/18/2017 & 10/02/2017

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- Ten (10) feet from the western boundary of this district.
- Zero (0) feet from the interior boundary lines within this district.

**D. PARKING AND LOADING REQUIREMENTS**

- Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- No construction related parking shall be permitted within right of way or any existing roadways. All construction related parking shall be confined to the development.
- Parking lots shall not be used as streets.

**E. LANDSCAPE AND TREE REQUIREMENTS**

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

**F. SIGN REQUIREMENTS**

- 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.
- Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation for MoDOT, for sight distance considerations prior to installation or construction.

**G. LIGHT REQUIREMENTS**

- Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
- Street lights shall be provided along the proposed Olive Street Road in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

**H. ARCHITECTURAL**

- The development shall adhere to the Architectural Review Standards of the City of Chesterfield Unified Development Code.

P. Z. 09-2017 18385 Chesterfield Airport Road  
(Chesterfield Hockey Association)  
Planning Commission 8/14/2017  
Planning & Public Works Committee 08/24/2017  
City Council 09/18/2017 & 10/02/2017

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- 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**

- Access to the development shall be as shown on the Preliminary Site Plan attached hereto as Attachment "B" and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
- If adequate sight distance cannot be provided at the access location(s), acquisition of right of way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
- Access to this development from Chesterfield Airport Road shall be as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for access through the adjacent property to Chesterfield Airport Road.
- Provide cross-access easements as needed to the parcels to the south, east, and to the west as directed by the City of Chesterfield.
- If any public roads are proposed within this development, the roads shall be designed to meet the current American Association of State and Highway Transportation Officials (AASHTO) Manual requirements and as directed by the Saint Louis County Department of Transportation.
- Installation of landscaping and ornamental entrance monument or identification signage construction shall be reviewed by the Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.
- Upon connection of the Olive Street Road extension from Chesterfield Airport Road to the west, to Spirit of St. Louis Blvd to the east, the interim access road connecting to the development to the south shall be restricted at either its northern (south side of the new Olive Street

P. Z. 09-2017 18385 Chesterfield Airport Road  
(Chesterfield Hockey Association)  
Planning Commission 8/14/2017  
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**ATTACHMENT A**

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

**I. SPECIFIC CRITERIA**

**A. PERMITTED USES**

- The uses allowed in this "PC" Planned Commercial District shall be:
  - Animal grooming service
  - Art gallery
  - Art studio
  - Auditorium
  - Bakery
  - Banquet facility
  - Bar
  - Barber- or beauty shop
  - Bowling center
  - Brewpub
  - Coffee shop
  - College/university
  - Drugstore and pharmacy
  - Dry-cleaning establishment
  - Financial institution, no drive-through
  - Grocery, community
  - Grocery, neighborhood
  - Laundromat

P. Z. 09-2017 18385 Chesterfield Airport Road  
(Chesterfield Hockey Association)  
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- Office - dental
  - Office - general
  - Office - medical
  - Recreation facility
  - Restaurant-fast-food
  - Restaurant-sit-down
  - Restaurant-take-out
  - Retail sales establishment-community
  - Retail sales establishment-neighborhood
  - Self-storage facility
  - Specialized private school
  - Theater, indoor
  - Theater, outdoor
  - Veterinary clinic
  - Vocational school
  - gg. Vocational school with outdoor training
  - Warehouse, general
- All outdoor storage and / or outdoor sales activity shall be prohibited within this development.
  - All drive through uses shall be prohibited within this development.
  - Hours of Operation.
    - Uses "m", "p", "q", "r", "s", and "aa" listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to

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Road extension) or southern (north side of Chesterfield Airport Road) access point.

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

- Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
- If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
- Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within thirty (30) days of the street pavement being placed.
- Provide a five (5) foot wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right of way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
- Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
- Additional right of way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
- Any work within MoDOT's right of way will require a MoDOT permit.
- The petitioner shall provide adequate detention and / or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.

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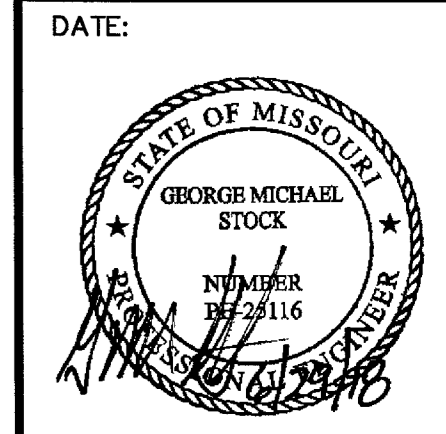
- All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
- Due to the close proximity to Interstate 64, sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.
- Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.
- 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.
- The Olive Street Road extension shall be extended throughout the property as directed by the City of Chesterfield and Saint Louis County Department of Transportation. The typical section of the roadway to be constructed or escrowed, as directed by the Saint Louis County Department of Transportation, shall closely follow the Saint Louis County Standard Drawing C203.68. The right-of-way dedicated shall reflect the potential for a five (5) lane expansion per St. Louis County Standard Drawing C203.66 along with any easement required for future traffic control installations.

**K. TRAFFIC STUDY**

- Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The developer's additional road improvement obligation and traffic signal improvements shall be as determined by the approved study. 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

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
297 Chesterfield Business Parkway  
St. Louis, MO 63105  
PH: (636) 590-9100  
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e-mail: general@stockinc.com  
Web: www.stockinc.com

SITE DEVELOPMENT CONCEPT PLAN FOR:  
**CHESTERFIELD ICE AND SPORTS COMPLEX**  
ORD. 2974, ZONED: PC  
CHESTERFIELD, MISSOURI



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

1	04-11-18 MEETING WITH CITY
2	04-23-18 CITY COMMENTS
3	05-21-18 CITY COMMENTS
4	06-22-18 CITY COMMENTS
5	06-28-18 CITY COMMENTS
6	06-29-18 PLANNING COMMISSION

DATE:	03/01/2018	JOB NO.:	215-5542.2
FILE #:		DATE PLOTTED:	17W2
SHEET NO. #:		TITLE:	
SCALE:	MO-00		
SHEET TITLE: <b>DETAILS &amp; ORDINANCE</b>			
SHEET NO.:			
<b>SDCP-2.0</b>			

PREPARED FOR:  
CHESTERFIELD HOCKEY ASSOCIATION, INC.  
2199 INNERBELT BUSINESS CENTER  
OVERLAND, MO 63114

THE STAENBERG GROUP  
2127 INNERBELT BUSINESS CENTER DR.  
SUITE 310  
ST. LOUIS, MO 63114

assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW
Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council.

- M. STORM WATER
1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

- 4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities.

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.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

- 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.

- 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.
9. The developer shall provide all necessary Chesterfield Valley Storm Water Assessments to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

- 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.

F. 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 St. Louis Sewer District.

G. SANITARY SEWER

- 1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

H. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County

I. WATER MAIN

This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

Table with 2 columns: Type of Development, Required Contribution. Includes Recreational Uses, General Office, and General Retail.

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

C. ROAD IMPROVEMENT TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS

The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required.

D. TRUST FUND CONTRIBUTION

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

E. TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS

The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required.

F. TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, 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 Transportation.

N. SANITARY SEWER

- 1. Sanitary Sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Sanitary service is shown on the plan and is proposed to connect to the Valley Village Pump Station.

O. 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 City of Chesterfield.

P. MISCELLANEOUS

- 1. All utilities will be installed underground.
2. Public art work shall be provided and installed by the Developer in this development. General areas where public art may be placed shall be indicated on the appropriate Site Development Plan.

- 21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

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.

F. 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 St. Louis Sewer District.

G. SANITARY SEWER

- 1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

H. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County

- 4. Road improvements and right of way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right of way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation.

V. TRUST FUND CONTRIBUTION

A. The developer shall be required to contribute a Traffic Generation Assessment contribution to the Chesterfield Valley Trust Fund (No. 556).

A. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE A TRAFFIC GENERATION ASSESSMENT CONTRIBUTION TO THE CHESTERFIELD VALLEY TRUST FUND (NO. 556).

- 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.

- 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.

V. TRUST FUND CONTRIBUTION

A. The developer shall be required to contribute a Traffic Generation Assessment contribution to the Chesterfield Valley Trust Fund (No. 556).

- 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.

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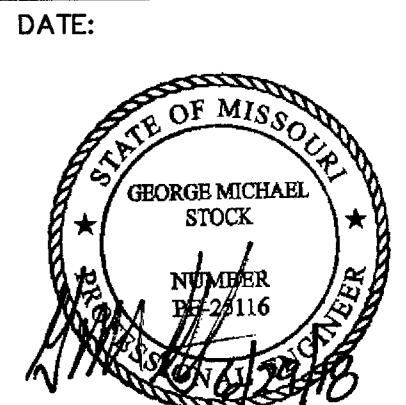
Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

I. ENFORCEMENT

- 1. 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.
2. 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.

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc. CHESTERFIELD, MISSOURI

SITE DEVELOPMENT CONCEPT PLAN FOR: CHESTERFIELD ICE AND SPORTS COMPLEX ORD. 2974, ZONED: PC



DATE: GEORGE M. STOKK E-2516 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996

Table with 2 columns: REVISIONS, Description of changes and dates.

DATE: 03/01/2018 JOB NO: 215-5542.2

SHEET TITLE: ORDINANCE SHEET NO: SDCP-2.1

DATE: 03/01/2018 JOB NO: 215-5542.2

PREPARED FOR: CHESTERFIELD HOCKEY ASSOCIATION, INC. 2199 INNERBELT BUSINESS CENTER OVERLAND, MO 63114

THE STANBERG GROUP 2127 INNERBELT BUSINESS CENTER DR. SUITE 310 ST. LOUIS, MO 63114

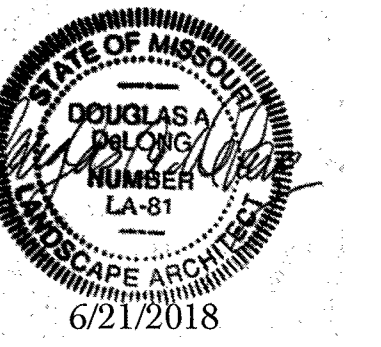


GENERAL NOTES Lot A & B:

- 1) Street trees-I-64 804.84 lf/50 = 16.09 or 17 Street Trees
- 2) Street Trees-Olive Street Road Extension Lot A - 789.1 lf/50 = 15.78 or 16 Street Trees
- 3) Street Trees-Olive Street Road Extension Lot B- 82.65 lf/50 = 1.65 or 2 Street Trees
- 4) All street trees will be located at least 3' from proposed curb.
- 5) All street trees will be located at least 10' from all storm sewer structures.
- 6) All street trees will be located at least 25' from all Street lights, Signs, and Intersections.
- 7) Mitigation landscape or contribution to Chesterfield Tree Fund will be required to meet preservation requirements of 28,625 sq. ft. of tree canopy.

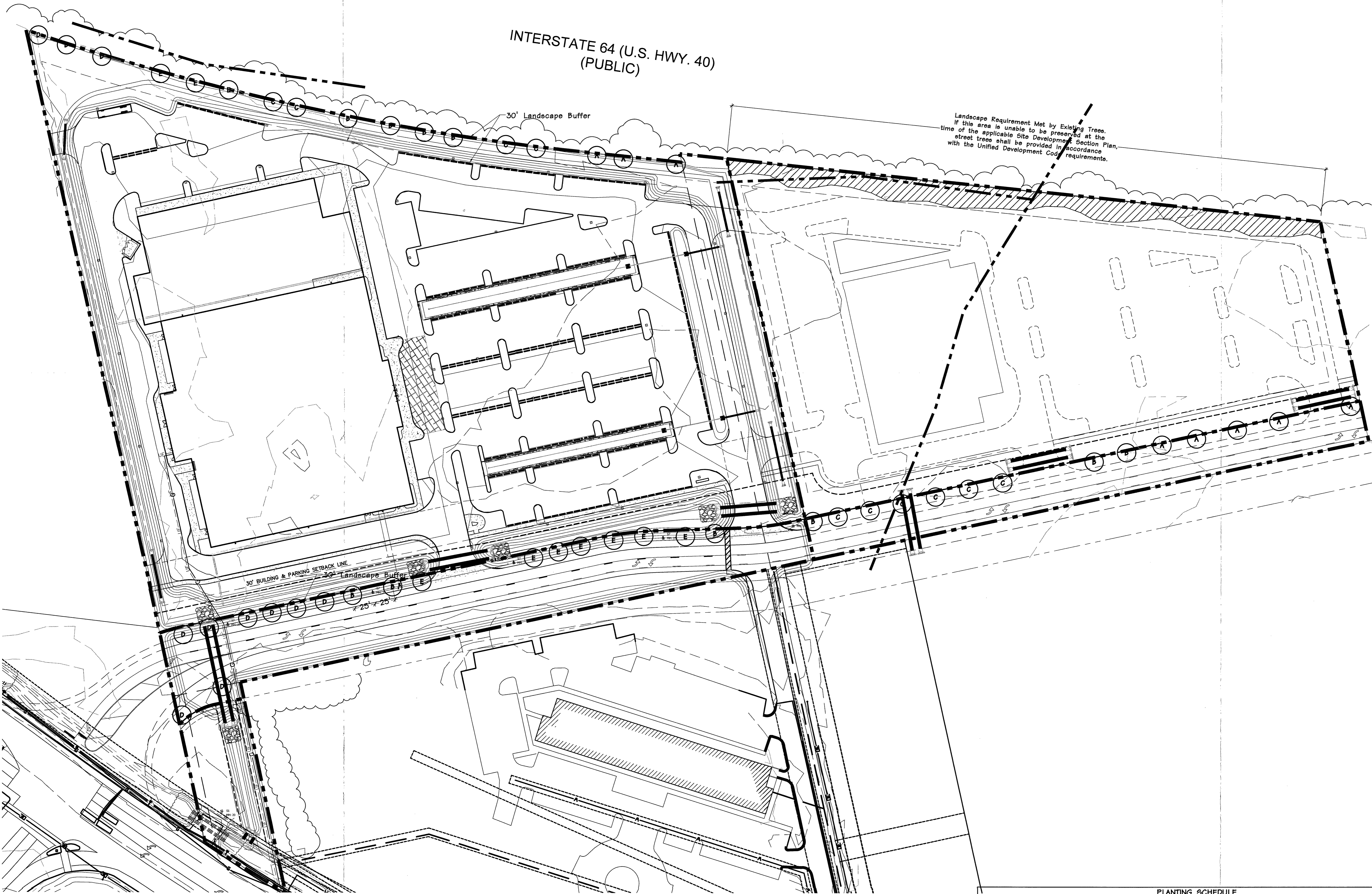
GENERAL NOTES Lot C:

- 1) Street trees-I-64 772.6 lf/50 = 15.5 or 16 Street Trees (Met by existing trees)
- 2) Street Trees-Olive Street Road Extension - 879.4 lf/50 = 13.6 or 14 Street Trees
- 3) All street trees will be located at least 3' from proposed curb.
- 4) All street trees will be located at least 10' from all storm sewer structures.
- 5) All street trees will be located at least 25' from all Street lights, Signs, and Intersections.



Douglas A. DeLong, Landscape Architect LA-81

Consultants:



Concept Landscape Plan  
SCALE 1"=50'-0"

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY
A	8	Zelkova serrata	Zelkova	2 1/2"	45'+	Fast Growing	Deciduous
B	10	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2"	45'+	Fast Growing	Deciduous
C	10	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2 1/2"	45'+	Fast Growing	Deciduous
D	11	Tilia cordata 'Greenspire'	Little-leaf Linden	2 1/2"	45'+	Medium Growing	Deciduous
E	10	Quercus bicolor	Swamp White Oak	2 1/2"	45'+	Medium Growing	Deciduous

Revisions:		
Date	Description	No.
4/20/18	City Comments	1
5/18/18	City Comments	2
6/21/18	Site Update	3

Drawn: DAD  
Checked: BAD

DeLong and Associates Architecture, LLC  
7620 West Bruno Ave  
St. Louis, MO 63117  
(314) 546-4856  
delong.la@gmail.com

Sheet Title: Concept Landscape Plan  
Sheet No: L-1  
Date: 3/1/2018  
Job #: 176.002

Chesterfield Ice and Sports Complex  
Ord. 2974, Zoned: PC  
Chesterfield, Missouri