

# Memorandum

## Department of Planning



To: Planning and Public Works Committee

From: Petree Powell, Assistant City Planner

Date: August 10, 2023

RE: PZ -06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC)

### Proposal Summary

Stock & Associates Consulting Engineers, Inc., on behalf of TSG Downtown Chesterfield Redevelopment, LLC., are requesting a change in zoning to permit construction of a mixed-use development on 96.017 acres that includes portions of Chesterfield Mall and surrounding area. The area borders are south of S. Outer 40 Road, west of Clarkson/MO 340, and north and east of Chesterfield Parkway. It does not include the Dillards/Swift Parcels.



The applicant seeks to change the zoning from “C-8” Planned Commercial District to “PC&R” Planned Commercial and Residential District. The request would allow for residential and commercial uses to create “Downtown Chesterfield”. This request was discussed in detail at the Planning Commission Public

Hearing on May 22, 2023. and at the Planning Commission on June 26, 2023 where a recommendation for approval of the above-referenced matter was approved by a vote of 8-0, with one absent.

During the Public Hearing, concerns were raised about density, traffic, open space and lack of certainty under the proposed zoning. Information was provided to the Commission on June 26, 2023 addressing these issues. Following discussion of the issues at the June 26, 2023 meeting, the Planning Commission approved a recommendation of approval for the proposed change in zoning for the site.

On July 20, 2023, The Planning and Public Works Committee met and discussed at length concerns raised during and after the Planning Commission process. To aid in the discussion of each point relating to the proposed Attachment A and possible green sheet amendments, a matrix is attached. The matrix lists each issue/concern and staff's response, in consultation with the Applicant. The matrix does not address the question of residential density since the issue is more complex and has not yet been resolved. Also attached is the revised Preliminary Development Plan that removes the blue dotted lines which had indicated conceptual building lines. It also adds sidewalks/bike paths from the outer ring road to Chesterfield Parkway at Fontaine, Lydia Hill and Vista Place. Sidewalks are to be added from the Grand Staircase to Chesterfield Parkway. The side street shown on the original Preliminary Development Plan on the Sachs Parcel east of Chesterfield Parkway will no longer connect to Park Circle at the Grand Staircase. The only access to this portion of the development will be from Burkhardt. Finally, a notation on the Preliminary Development Plan will be added to Park Area R2 that shall state "Park Area with Amenities and Public Parking Garage Underneath".

Attachments: Revised Preliminary Development Plan  
Matrix of Green Sheet Amendments  
2023-07-20 Letter from Dillard's

Green Sheet Amendments

Proposed Attachment. A	WHV Sec when applicable	Issue	City Response
I.B.2.a		Change “Prioritize” commercial/Retail on streets flanking the Park Area R2 to “Require” or “shall” include...	Proposed Language: Ground floor development on the portion of the primary streets that flank Park Area R2, parcels A1, A2, A3, A4 and A6, and on the portion of parcels A5 and A6 that face the Primary Street coming off Clarkson on the Preliminary Development Site Plan <b>shall</b> be a mix of pedestrian-oriented commercial/ <b>retail</b> uses. (hereinafter additions in <b>Bold</b> )
I.B.1 (a)		Reduce FAR for Commercial uses to .75	Add
I.B.2.		Reduce maximum height limit to 200 feet.	Proposed Language: Total building height for any permitted use shall not exceed <b>200 feet or 15 stories whichever is more</b> , as measured from street elevation.
I.B.4		Open space-“substantially conform” language.	This language allows for minor deviation in the Site Development Concept and Sections plans that may occur due to the project being proposed.
I.B.4		Open Space-add to Preliminary Development Plan language on the plan that states Park Area R2: “Park Area with Amenities and Public Garage Parking Underneath”	Revised Preliminary Development Plan includes this modification.
I.B.4		Open space: add public art to list of required items on the SDCP and/or SDSPs.	Proposed Language: Additional open space including pocket parks, plazas, natural areas, seating areas <b>and location of public art</b> shall be depicted on the SDCP and/or SDSPs.
I.C.3		Dock Loading	Proposed Language: Trash pickup, <b>building</b> receiving <b>and</b> loading, utility and service functions shall be located <b>at the rear of buildings along</b> the outer loop road and <b>off</b> service alleys <del>when feasible</del> .
I.D.		Parking and Loading Requirements should be detailed	In this instance, public parking garages and on-street will satisfy the parking requirements for the ground floor

like included in the Attachment A to Ordinance 3161 Wildhorse Village

commercial retail (retail, restaurant, art galleries, entertainment, art or other pedestrian-oriented uses) and for the existing department store (Macy's). The remaining parking requirements are generalized as follows and there is an expectation that one stop parking for multiple uses will reduce the need for higher numbers of parking spaces by category:

Use	Proposed	UDC
Retail/Restaurant	4.0/1000 GFA (Excluding ground floor retail restaurant which is covered by on street and public parking garages)	4.5 Retail=Community 4.0 Retail-neighborhood 15.0 Restaurant-fast food 12.0 Restaurant - Sit down
Grocery	5.0 /1000GFA	4.0 Grocery-community; 3.3 Grocery-Neighborhood; 4.5 Grocery-Supercenter
Office	3.0/ 1000GFA	4.0 Office-dental; 3.3 Office-general; 4.0 Office-medical
Residential	1.5 spaces per unit	1.75 Dwelling-Multi-family; 2.0 Dwelling-Single Family
Hotel	.9 spaces per room	1.2 spaces per unit with 120%

					minimum parking required.
I.I	H.5	Access management: add language that is the same as WHV: "Driveway Access to internal streets shall comply with City Code Section 405.04.100 Driveway Access Location and Design Standards"	Attachment A states that "All provisions of the City of Chesterfield Code shall apply to this development except as specifically modified herein or to be addressed on the Site Development Concept Plan and/or Site Development Section Plans". Additional language is not required here.		
I.I	H.6	Access management: add language that is the same as WHV: "No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development."	Construction parking requirements are set forth in D.7. of the Proposed Attachment A and with the UDC		
I.I.	H.9	Access management: add language that is the same as WHV: "Any request to install a gate in 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 the public right-of-way."	No gated streets will be permitted. All streets will be public upon dedication by the City after a formal development agreement is executed by the City and the Applicant.		
I.I.	H.10	Access management: add language that is the same as WHV: "If a gate is installed on a street in the development, the streets within the development or that portion of the development	No gated streets will be permitted. All streets will be public upon dedication and acceptance by the City after a formal development agreement is executed by the City and the Applicant.		

		that is gated shall be private and remain private forever.”	
I.		Cross access shall be provided to the adjoining properties as directed by the City of Chesterfield.	Add
J.	I.2	Public/Private Access Road Improvements: add language that is the same as WHV: “The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Wildhorse Village shall conform to the principles of NACTO Urban Street Design Guide”	Streets Design and Driveway Access Management within the UDC contain standards for intersections.
J.	I.6	Public Private Access Road Improvements: add language that is the same as WHV: “Internal streets and sidewalks shall be private and remain private forever unless an alternate agreement is reached and executed between the City and Wildhorse Village LP whereby the City accepts the internal streets and/or sidewalk[s] as public. The City is under no obligation to enter into an agreement.”	All streets will be public upon dedication and acceptance by the City after a formal development agreement is executed by the City and the Applicant.
J.	I.7	Public/private Access Road Improvements: add language that is the same as WHV: “Provide sidewalks, conforming to the ADA standards, along all frontages of the site and along internal roadways as shown on the	J.1 and 2. Contain this language.

		Preliminary Development Plan. The sidewalk[s] shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within the right-of-way controlled by another agency, if permitted by that agency, or on private property within a sidewalk, maintenance and utility easement dedicated to the City of Chesterfield for public use.”	
L.	L.3	Stormwater: add language that is the same as WHV: “Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.”	L.1 and L.2 provides that a formal review, approval and permits by MSD for stormwater discharge are required and these requirements would be addressed upon that review. Additionally, L.2 provides that stormwater management shall comply with the Chesterfield Village Southwest Quadrant Stormwater Management <b>Plan</b> exhibit (MSD P-002807800) as directed by the City of Chesterfield and the Metropolitan Sewer District.
L.	L.4	Stormwater: add language that is the same as WHV: “Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.”	L.1 and L.2 provides that a formal review, approval and permits by MSD for stormwater discharge are required and these requirements would be addressed upon that review. Additionally, L.2 provides that stormwater management shall comply with the Chesterfield Village Southwest Quadrant Stormwater Management <b>Plan</b> exhibit (MSD P-002807800) as directed by the City of Chesterfield and the Metropolitan Sewer District.
L.	L.8	Stormwater: add language that is the same as WHV: Detention may be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100 -year, 24-hour storm	L.1 and L.2 provides that a formal review, approval and permits by MSD for stormwater discharge are required and these requirements would be addressed upon that review. Additionally, L.2 provides that stormwater management shall comply with the Chesterfield Village Southwest Quadrant Stormwater Management <b>Plan</b> exhibit (MSD P-002807800) as directed by the City of Chesterfield and the Metropolitan Sewer District.

		event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowed within the detention basin.”	
N.		Power of Review to be automatic	Proposed Language: <b>“The City Council shall have automatic power of review of all Site Development Plans, Site Development Concept Plans, and Site Development Section Plans for the subject development. The City Council will then take appropriate action relative to the proposal.”</b>
	O.	Supplementation, Modification, or Alteration of a Category Standard add language that is the same as WHV: Upon application from a petitioner, any performance standard provided in this Attachment “A” or required by any other District regulation or Ordinance of the City may be supplemented, modified, or altered in a Site Development Plan or Site Development Section Plan provided such supplement, modification, or alteration will further the purpose and intent of the PC& R District. A public hearing is not required in the process and recommendation by Planning Commission will be forwarded by the City Council for final approval.	Add
P.	P.3.	Miscellaneous: add language that is same as WHV: “Kiosks are allowed in the District provided	Add.



		<p>they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units <b>[food trucks?]</b>, fixed units, or a mixture of both joined together to form a structure not to exceed 100 square feet. Uses within the kiosks will be approved use in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept and Site Development Section Plans.”</p>	
P.	P.4.	<p>Miscellaneous: add language that is the same as WHV: “Loading Docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of tenant space with the exception of designated street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Section Plans.”</p>	<p>See I.C.3. regarding location of receiving and loading functions to be located off the outer loop and service alleys.</p>
P.	P.9.	<p>Miscellaneous: Include Public Art requirement.</p>	<p>See I.H.1. Developer is to provide design standards for public spaces and street character in the Site Development Concept Plan and/or Section Plans and this is meant to include a provision for public art as well as other street scape improvements.</p>
II. A. 10		<p>Site Development Concept Plan- provide for ARB review of design standards for all public spaces and street character.</p>	<p>Add.</p>

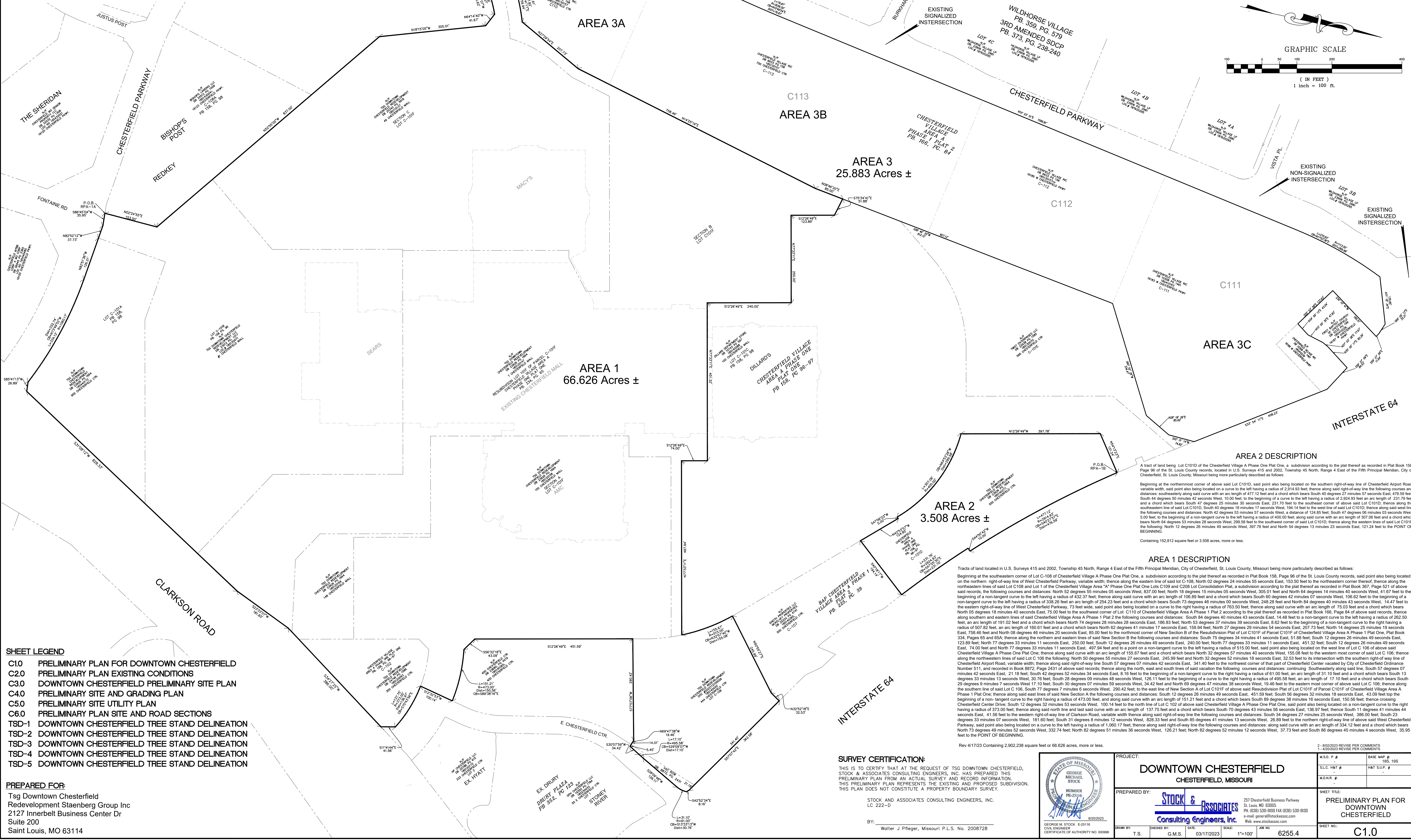
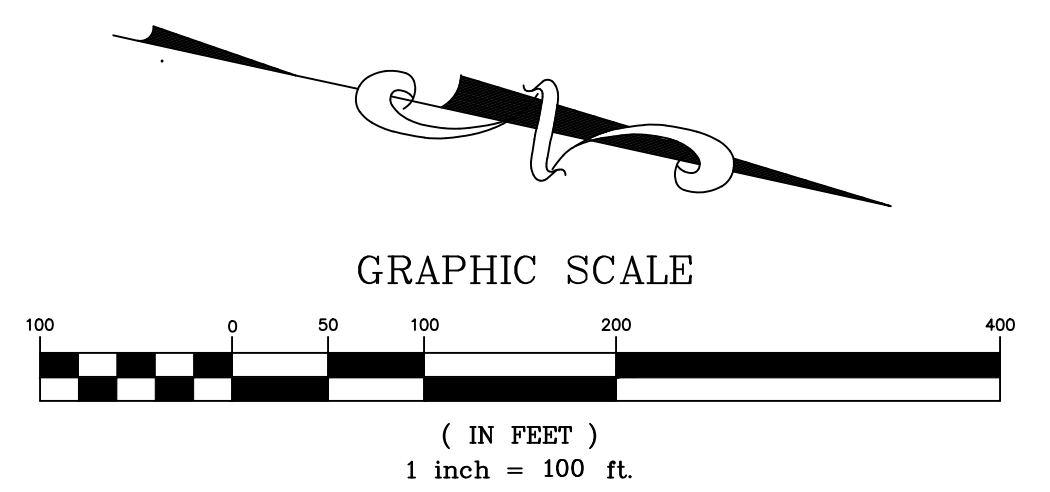
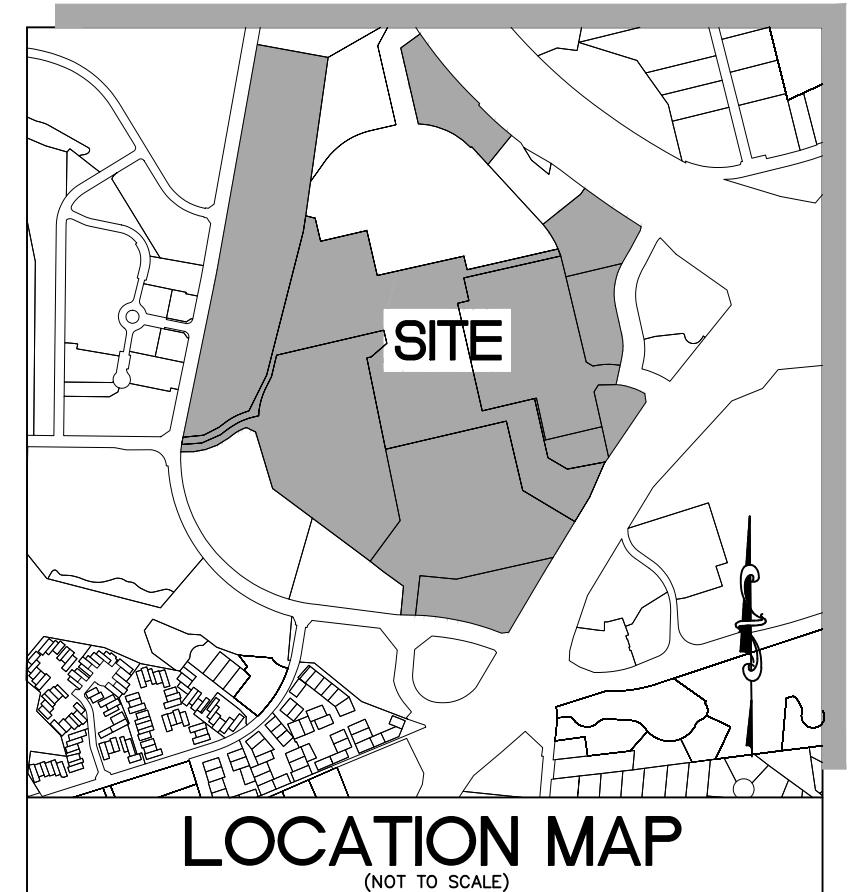
New Note	New Note	Remove blue dotted conceptual/proposed building outlines from PDP.	Revised Preliminary Development Plan includes this modification.
New Note	New Note	Add sidewalks from all locations on Outer Loop Road to Chesterfield Parkway on PDP. (Lydia Hill, Vista Place and Fontaine)	Revised Preliminary Development Plan includes this modification.
New Note	New Note	Add sidewalks from Grand Staircase to Chesterfield Parkway on PDP.	Revised Preliminary Development Plan includes this modification.
New Note	New Note	Add bike path from Outer Loop Road to Chesterfield Parkway at Lydia Hill, Vista Place and Fontaine on PDP.	Revised Preliminary Development Plan includes this modification.
New Note	New Note	Access to the housing development shall only be via the entrance at Burkhardt. No vehicular access will be provided from Park Circle at the Grand Staircase.	Preliminary Development Plan includes this modification.

**AREA 3**  
 Tracts of land being Lots C110, C111, C112, and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 166, Page 84, and Part of U.S. Survey 415, as described in Book 10306, Page 1461 both of the St. Louis County Records, located in U.S. Survey 415 and 2022, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southwestern corner of above said Lot C110, said point also being located on the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a non-tangent curve to the right having a radius of 763.50 feet, thence along said right-of-way line the following courses and distances: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33 seconds East, 45.90 feet; North 11 degrees 34 minutes 17 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet, along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 04 seconds East 79.87 feet; North 10 degrees 03 minutes 51 seconds East, 1,599.81 feet to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet and a chord which bears North 17 degrees 03 minutes 36 seconds East, 269.98 feet and North 71 degrees 18 minutes 34 seconds East, 130.85 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, thence along said right-of-way line the following: South 69 degrees 05 minutes 13 seconds East, 32.21 feet and South 59 degrees 27 minutes 09 seconds East, 11.94 feet to the northwest corner of a tract of land as conveyed to First Baptist Church, by instrument recorded in Book 5232, Page 199 of above said records, thence along the west, south and eastern lines of said Church tract the following courses and distances: South 34 degrees 10 minutes 41 seconds West, 180.51 feet; South 55 degrees 03 minutes 58 seconds East, 137.63 feet; North 34 degrees 59 minutes 13 seconds East, 43.04 feet; North 15 degrees 05 minutes 30 seconds East, 47.83 feet and North 27 degrees 03 minutes 38 seconds East, 17.67 feet and North 35 degrees 05 minutes 17 seconds East, 82.29 feet to the southern right-of-way line of above said Chesterfield Airport Road, thence along said right-of-way line the following: South 59 degrees 27 minutes 09 seconds East, 84.03 feet and South 33 degrees 54 minutes 11 seconds East, 408.23 feet to the easternmost corner of above said Lot C111, thence along the eastern and southern lines of said Chesterfield Village Area A Phase One Plat Two the following courses and distances: South 02 degrees 31 minutes 25 seconds West, 74.82 feet; South 28 degrees 18 minutes 28 seconds West, 85.00 feet; South 60 degrees 52 minutes 24 seconds West, 334.47 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet; South 14 degrees 25 minutes 19 seconds West, a distance of 756.46 feet; South 27 degrees 29 minutes 54 seconds West, 207.73 feet to the beginning of a non-tangent curve to the left having a radius of 507.92 feet, along said curve with an arc length of 160.81 feet and a chord which bears South 52 degrees 41 minutes 17 seconds West, 159.94 feet; South 53 degrees 37 minutes 39 seconds West, a distance of 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 282.50 feet, along said curve with an arc length of 191.02 feet and a chord which bears South 74 degrees 28 minutes 28 seconds West, 186.83 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the POINT OF BEGINNING.

Containing 1,127,465 square feet or 25,883 acres, more or less.

PRELIMINARY PLAN  
**DOWNTOWN CHESTERFIELD**  
**PHASE ONE**  
**AREA 1, AREA 2 AND AREA 3**  
 TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2021  
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
**TOTAL AREA=96.017 AC± (PHASE ONE -AREAS 1, 2 AND 3)**

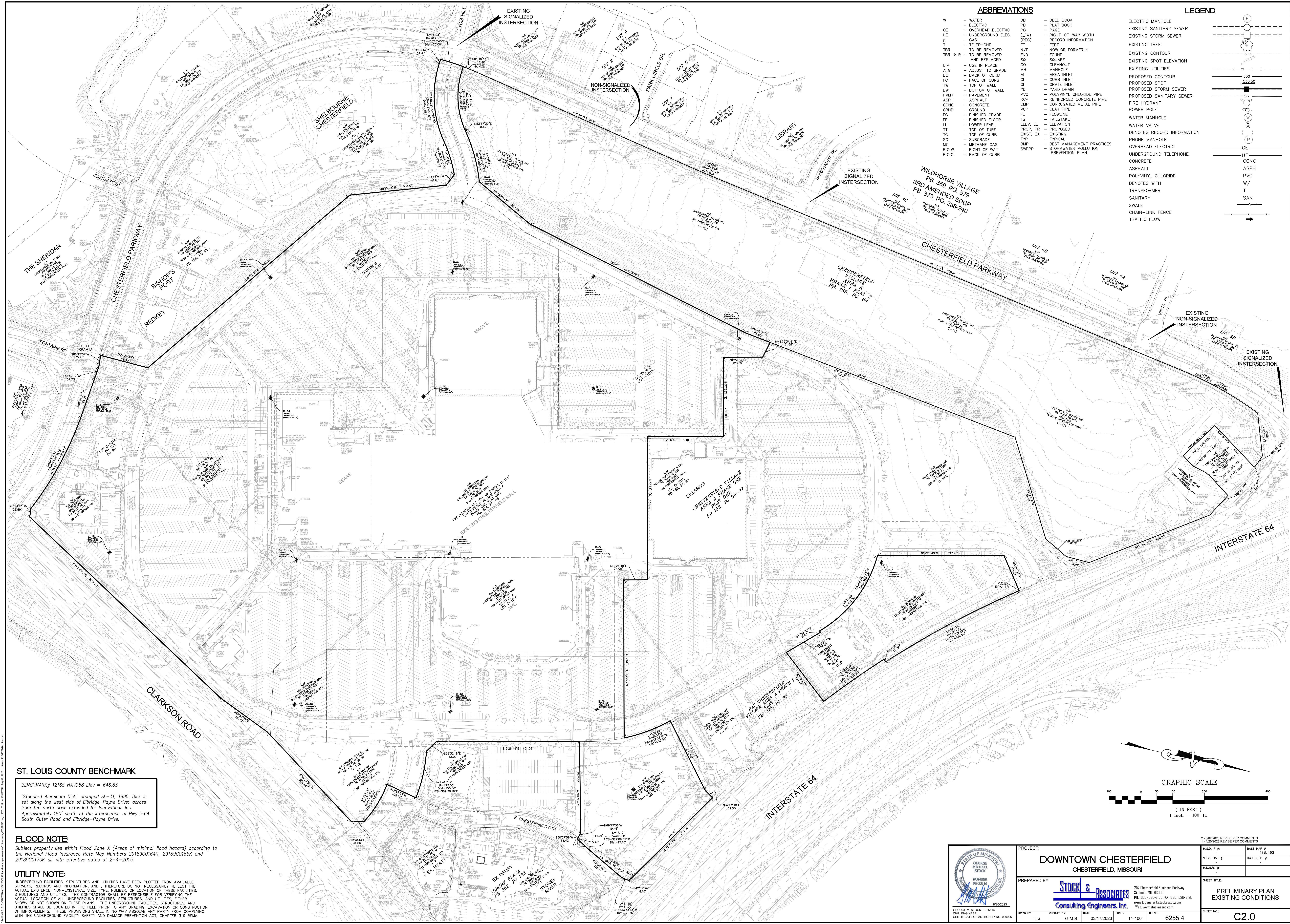


- SHEET LEGEND**
- C10 PRELIMINARY PLAN FOR DOWNTOWN CHESTERFIELD
  - C20 PRELIMINARY PLAN EXISTING CONDITIONS
  - C30 DOWNTOWN CHESTERFIELD PRELIMINARY SITE PLAN
  - C40 PRELIMINARY SITE AND GRADING PLAN
  - C50 PRELIMINARY SITE UTILITY PLAN
  - C60 PRELIMINARY PLAN SITE AND ROAD SECTIONS
  - TSD-1 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
  - TSD-2 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
  - TSD-3 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
  - TSD-4 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
  - TSD-5 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION

**PREPARED FOR:**  
 Tsg Downtown Chesterfield  
 Redevelopment Staenberg Group Inc  
 2127 Innerbelt Business Center Dr  
 Suite 200  
 Saint Louis, MO 63114

**SURVEY CERTIFICATION:**  
 THIS IS TO CERTIFY THAT AT THE REQUEST OF TSG DOWNTOWN CHESTERFIELD, STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM AN ACTUAL SURVEY AND RECORD INFORMATION. THIS PRELIMINARY PLAN REPRESENTS THE EXISTING AND PROPOSED SUBDIVISION. THIS PLAN DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.  
 STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 LC 222-D  
 BY: Walter J Pfeiffer, Missouri P.L.S. No. 2008728

	PROJECT:	<b>DOWNTOWN CHESTERFIELD</b> CHESTERFIELD, MISSOURI	M.S.D. P. #	BASE MAP #
	PREPARED BY:	<b>STOCK &amp; ASSOCIATES</b> Consulting Engineers, Inc.	S.L.C. MAP #	H&T SLIP #
DATE:	03/17/2023	257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 330-0000 FAX: (636) 330-9300 Email: gmm@stockandass.com Web: www.stockandass.com	M.D.N. #	SHEET TITLE:
DRAWN BY:	T.S.	257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 330-0000 FAX: (636) 330-9300 Email: gmm@stockandass.com Web: www.stockandass.com	DATE:	03/17/2023
CHECKED BY:	G.M.S.	SCALE:	1"=100'	JOB NO.:
DATE:	03/17/2023	6255.4		
CIVIL ENGINEER'S CERTIFICATE OF AUTHORITY NO. 00096				
				SHEET NO.:
				<b>C1.0</b>

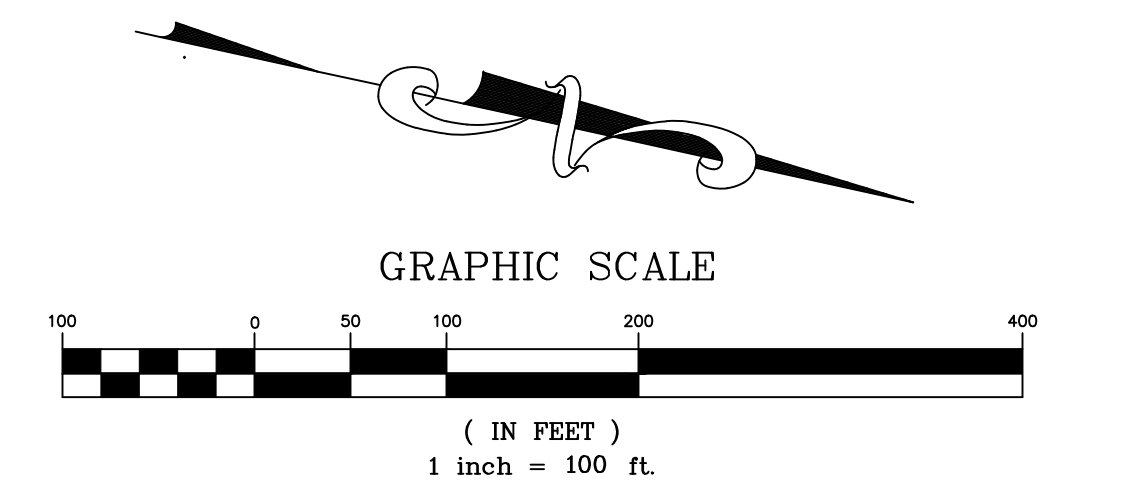


ABBREVIATIONS		LEGEND	
W	- WATER	DB	- DEED BOOK
OE	- OVERHEAD ELECTRIC	PB	- PLAT BOOK
UE	- UNDERGROUND ELEC.	PA	- PAGE
G	- GAS	(C-W)	- RIGHT-OF-WAY WIDTH
T	- TELEPHONE	(REC)	- RECORD INFORMATION
TBR	- TO BE REMOVED	FT	- FEET
TBR & R	- TO BE REMOVED AND REPLACED	N/F	- NOW OR FORMERLY
U/P	- USE IN PLACE	FND	- FOUND
ATG	- ADJUST TO GRADE	SD	- SQUARE
BC	- BACK OF CURB	CO	- CLEANOUT
FC	- FACE OF CURB	MH	- MANHOLE
TW	- TOP OF WALL	AI	- AREA INLET
BW	- BOTTOM OF WALL	CI	- CURB INLET
PWMT	- PAVEMENT	GI	- GRATE INLET
ASPH	- ASPHALT	YD	- YARD DRAIN
CONC	- CONCRETE	PVC	- POLYVINYL CHLORIDE PIPE
GRND	- GROUND	RCP	- REINFORCED CONCRETE PIPE
FG	- FINISHED GRADE	CMP	- CORRUGATED METAL PIPE
FF	- FINISHED FLOOR	CLP	- CLAY PIPE
LL	- LOWER LEVEL	FL	- FLOWLINE
TT	- TOP OF TURF	TS	- TAILSTAKE
TC	- TOP OF CURB	EL	- ELEVATION
SG	- SUBGRADE	PROP. PR	- PROPOSED
MG	- METHANE GAS	EXIST. EX	- EXISTING
R.O.W.	- RIGHT OF WAY	TYP	- TYPICAL
B.O.C.	- BACK OF CURB	SMP	- BEST MANAGEMENT PRACTICES
		SWPPP	- STORMWATER POLLUTION PREVENTION PLAN

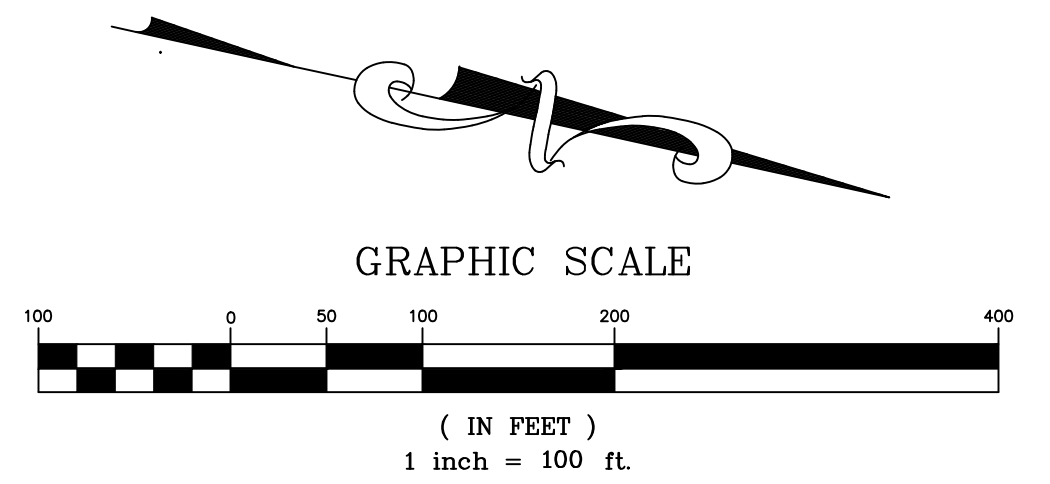
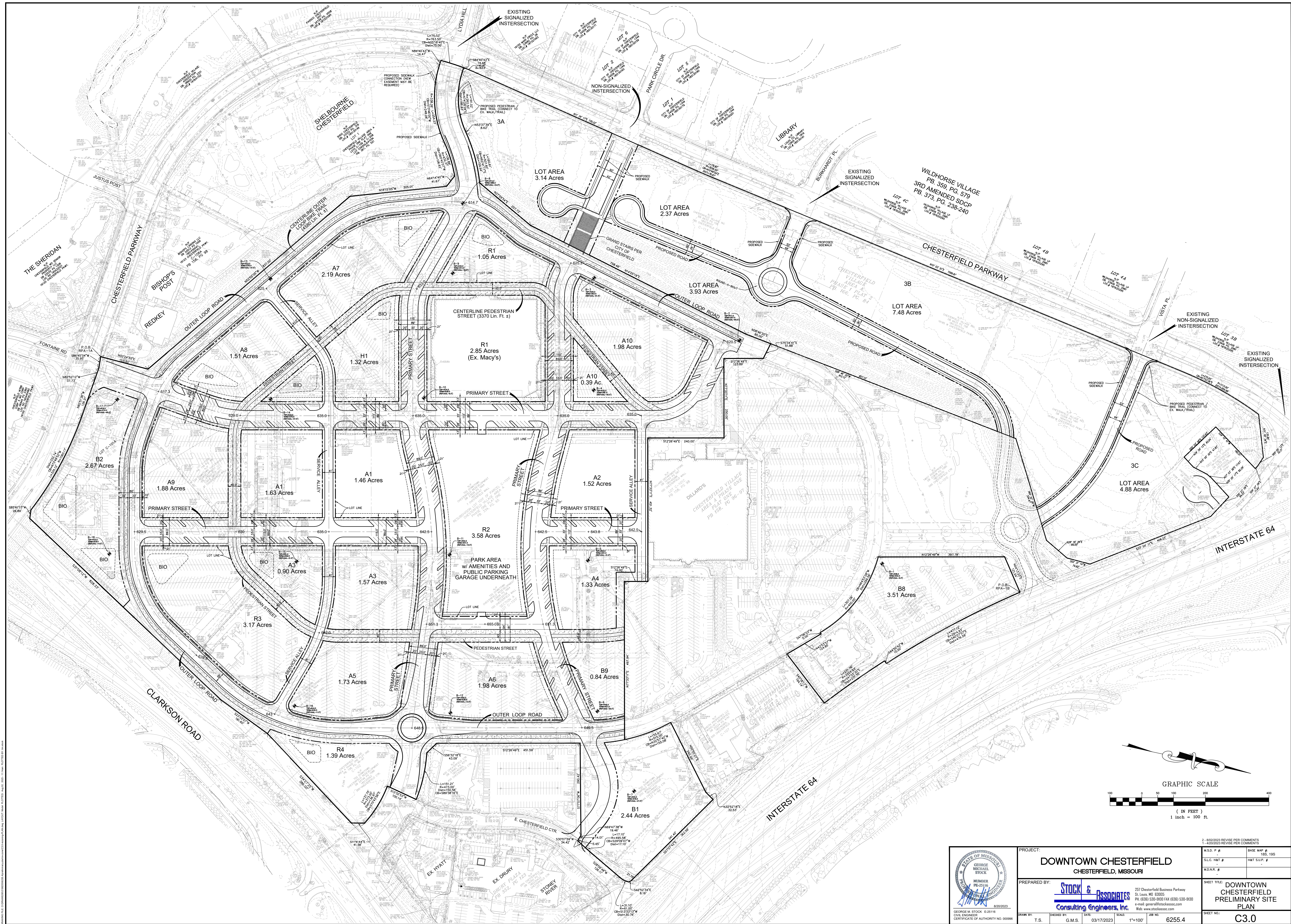
**ST. LOUIS COUNTY BENCHMARK**  
 BENCHMARK# 12165 NAVD88 Elev = 646.83  
 "Standard Aluminum Disk" stamped SL-31, 1990, Disk is set along the west side of Elbridge-Payne Drive, across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I-64 South Outer Road and Elbridge-Payne Drive.

**FLOOD NOTE:**  
 Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Numbers 29189C0164K, 29189C0165K and 29189C0170K all with effective dates of 2-4-2015.

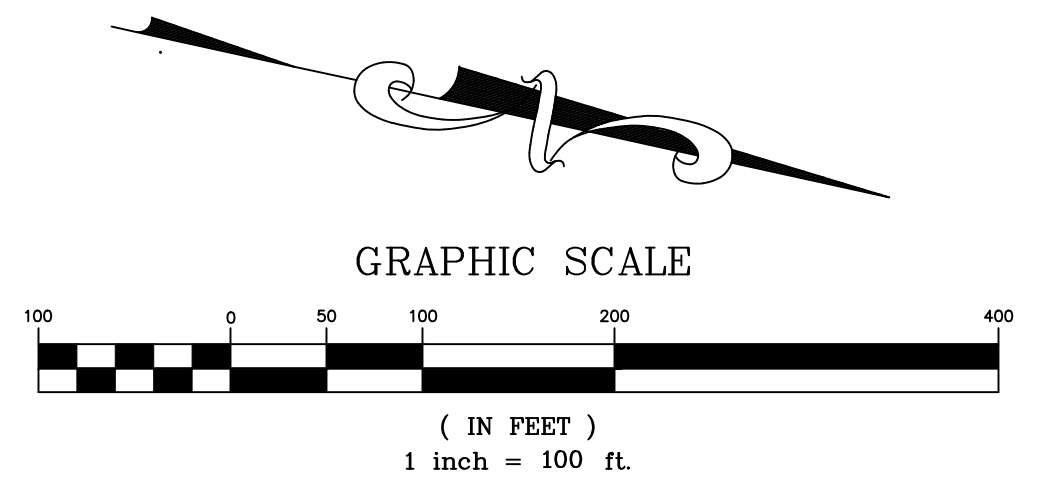
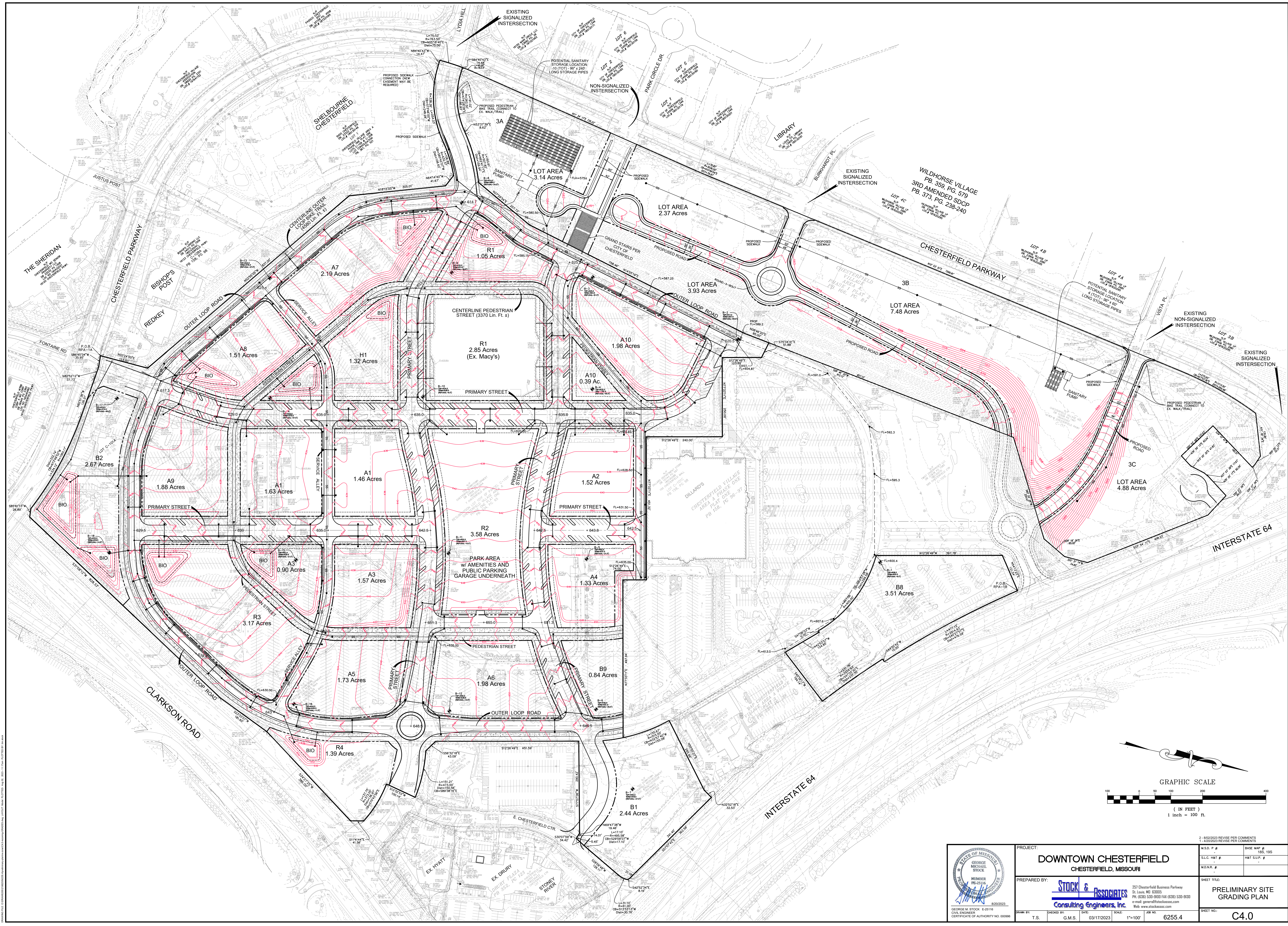
**UTILITY NOTE:**  
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR 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.



	PROJECT:	<b>DOWNTOWN CHESTERFIELD</b> CHESTERFIELD, MISSOURI	M.S.D. P.#	BASE MAP #
	PREPARED BY:	<b>STOCK &amp; ASSOCIATES</b> Consulting Engineers, Inc.	S.L.C. H&T #	H&T S.L.P. #
	DATE:	03/17/2023	SHEET TITLE:	<b>PRELIMINARY PLAN</b> EXISTING CONDITIONS
	SCALE:	1"=100'	JOB NO.:	6255.4
	SHEET NO.:	<b>C2.0</b>		

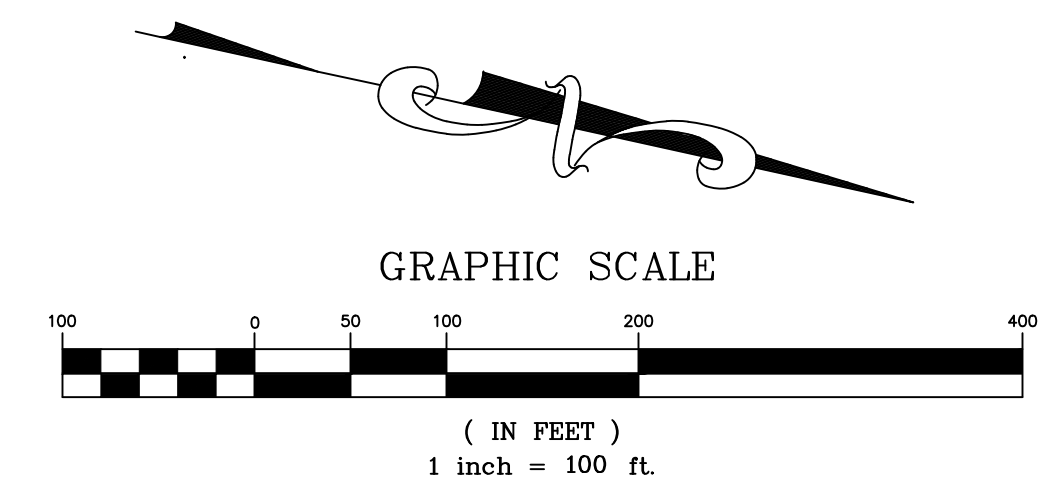
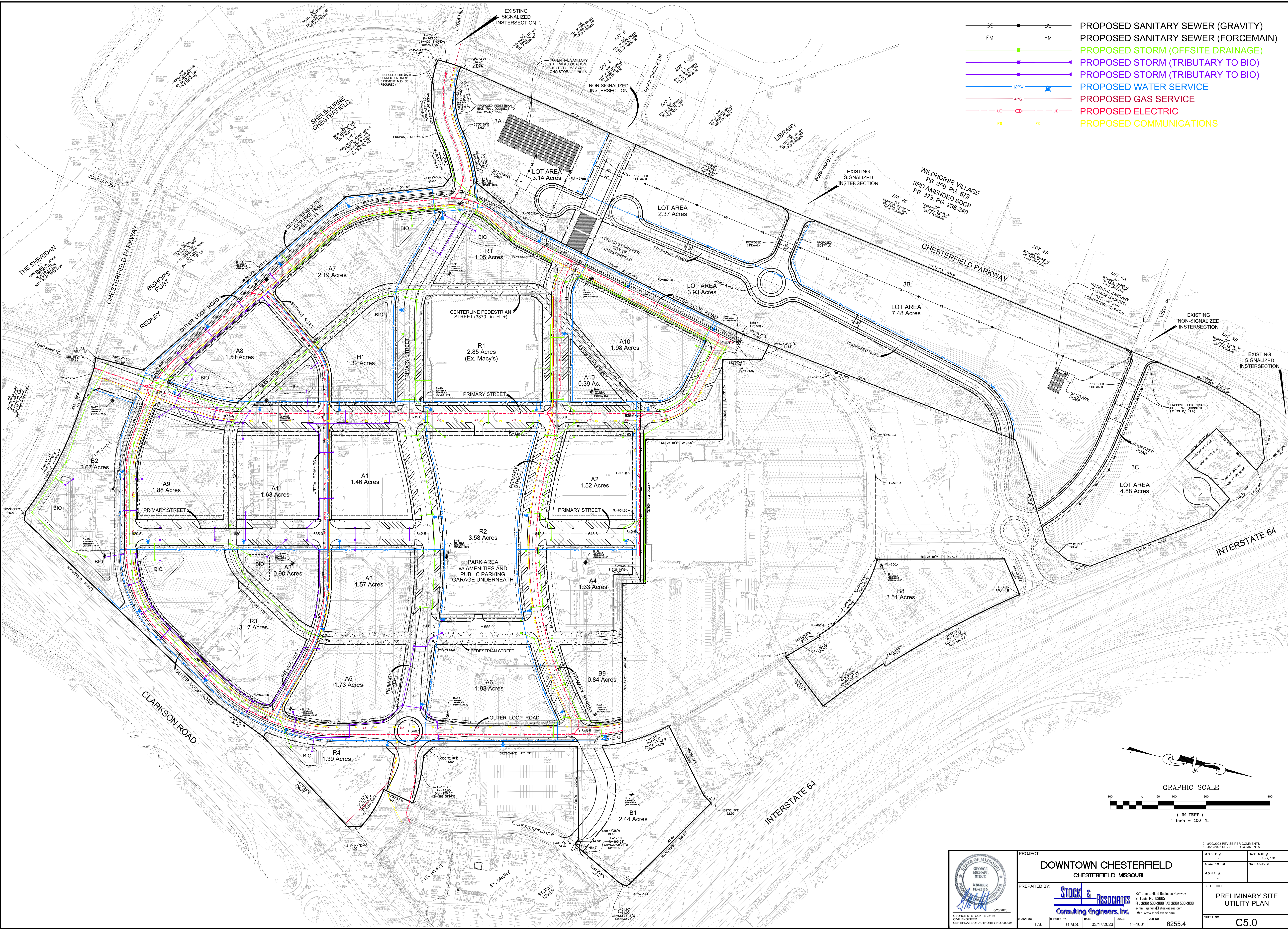


	PROJECT:	<b>DOWNTOWN CHESTERFIELD</b> CHESTERFIELD, MISSOURI	M.S.D. P. #	185, 195
	PREPARED BY:	<b>STOCK &amp; ASSOCIATES</b> Consulting Engineers, Inc.	S.L.C. MAP #	H&T S.L.P. #
2-8/2023 REVISE PER COMMENTS 1-4/2023 REVISE PER COMMENTS	DATE:	03/17/2023	M.D.N.R. #	
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 00096	SCALE:	1"=100'	SHEET TITLE:	<b>DOWNTOWN CHESTERFIELD</b> <b>PRELIMINARY SITE PLAN</b>
DRAWN BY: T.S. CHECKED BY: G.M.S.	JOB NO.:	6255.4	SHEET NO.:	<b>C3.0</b>



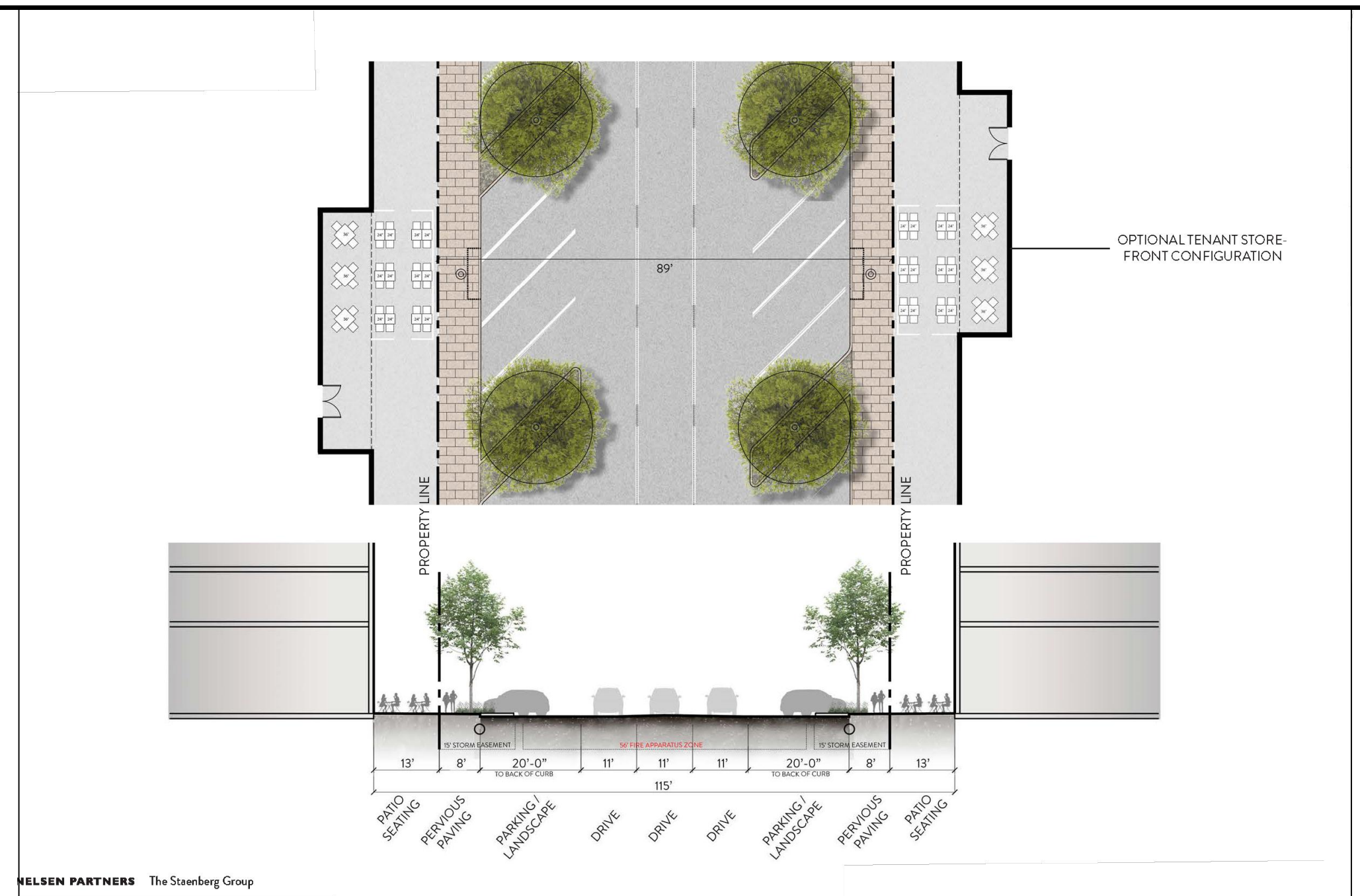
	PROJECT:	<b>DOWNTOWN CHESTERFIELD</b> CHESTERFIELD, MISSOURI	M.S.D. P. #	BASE MAP #
	PREPARED BY:	<b>STOCK &amp; ASSOCIATES</b> Consulting Engineers, Inc.	S.L.C. H&T #	H&T S.L.P. #
2-8/2023 REVISE PER COMMENTS 1-4/2023 REVISE PER COMMENTS	DATE:	03/17/2023	M.D.N.R. #	
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 00096	SCALE:	1"=100'	SHEET TITLE:	<b>PRELIMINARY SITE GRADING PLAN</b>
DRAWN BY: T.S. CHECKED BY: G.M.S.	JOB NO.:	6255.4	SHEET NO.:	<b>C4.0</b>

- SS —●— SS PROPOSED SANITARY SEWER (GRAVITY)
- FM —●— FM PROPOSED SANITARY SEWER (FORCEMAIN)
- PROPOSED STORM (OFFSITE DRAINAGE)
- PROPOSED STORM (TRIBUTARY TO BIO)
- PROPOSED STORM (TRIBUTARY TO BIO)
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC
- PROPOSED COMMUNICATIONS

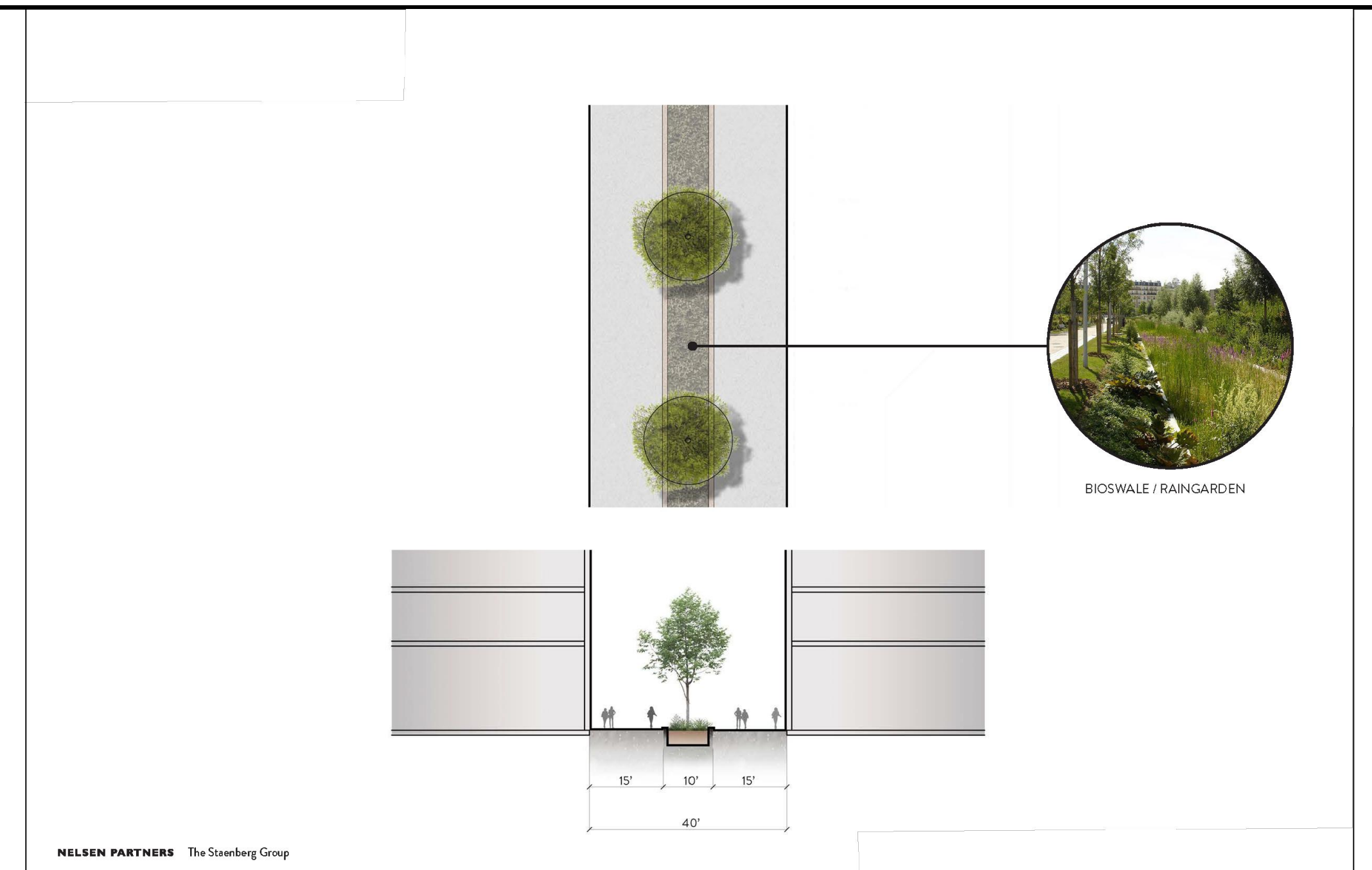


	PROJECT:	<b>DOWNTOWN CHESTERFIELD</b>		M.S.D. P. #	BASE MAP #
		CHESTERFIELD, MISSOURI		S.L.C. H&T #	H&T S.L.P. #
	PREPARED BY:			M.D.N.R. #	
	DATE:	03/17/2023		SHEET TITLE:	
	SCALE:	1"=100'		PRELIMINARY SITE UTILITY PLAN	
	JOB NO.:	6255.4		SHEET NO.:	
				C5.0	

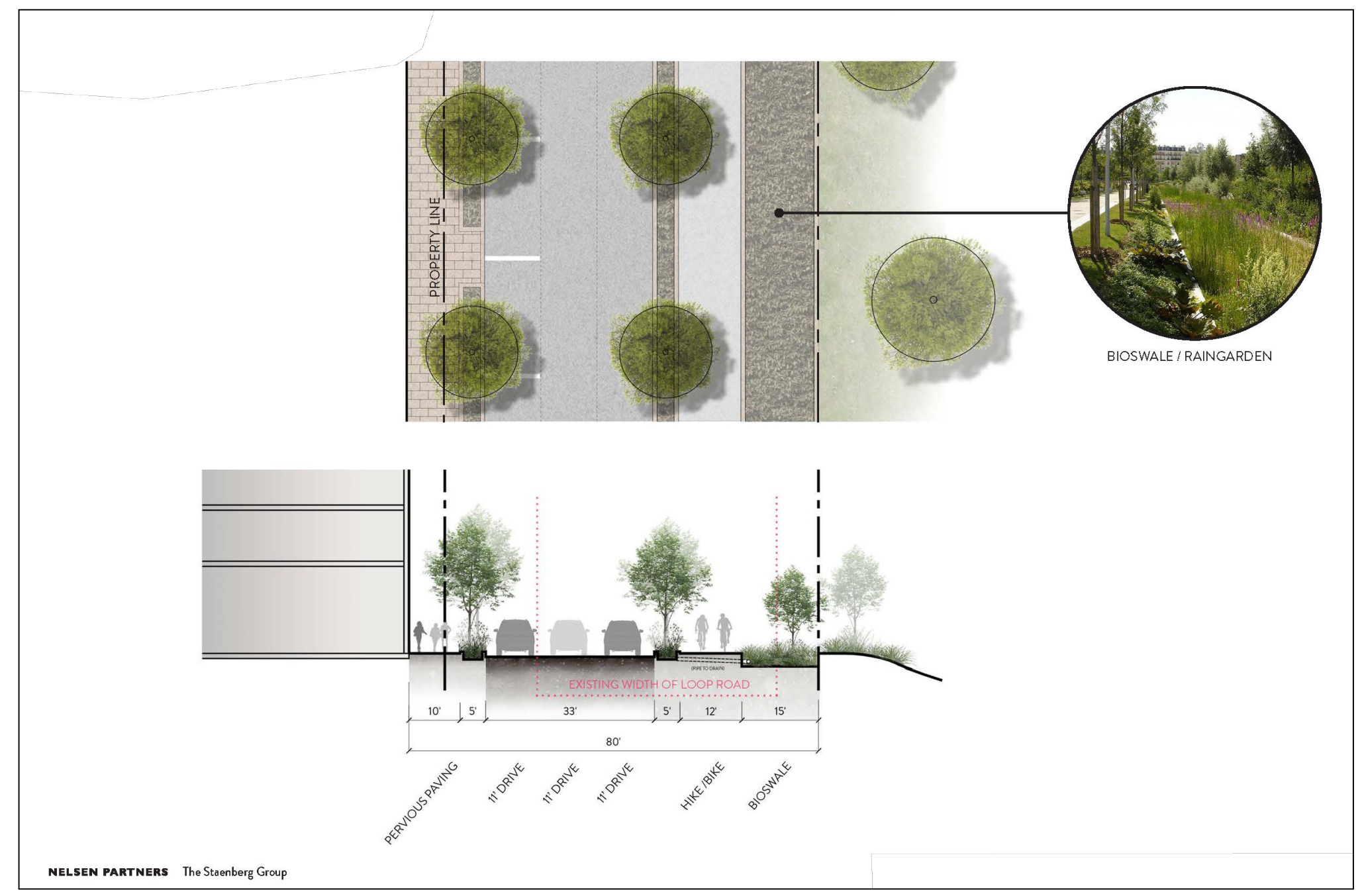
2-8/2023 REVISE PER COMMENTS  
 1-4/2023 REVISE PER COMMENTS



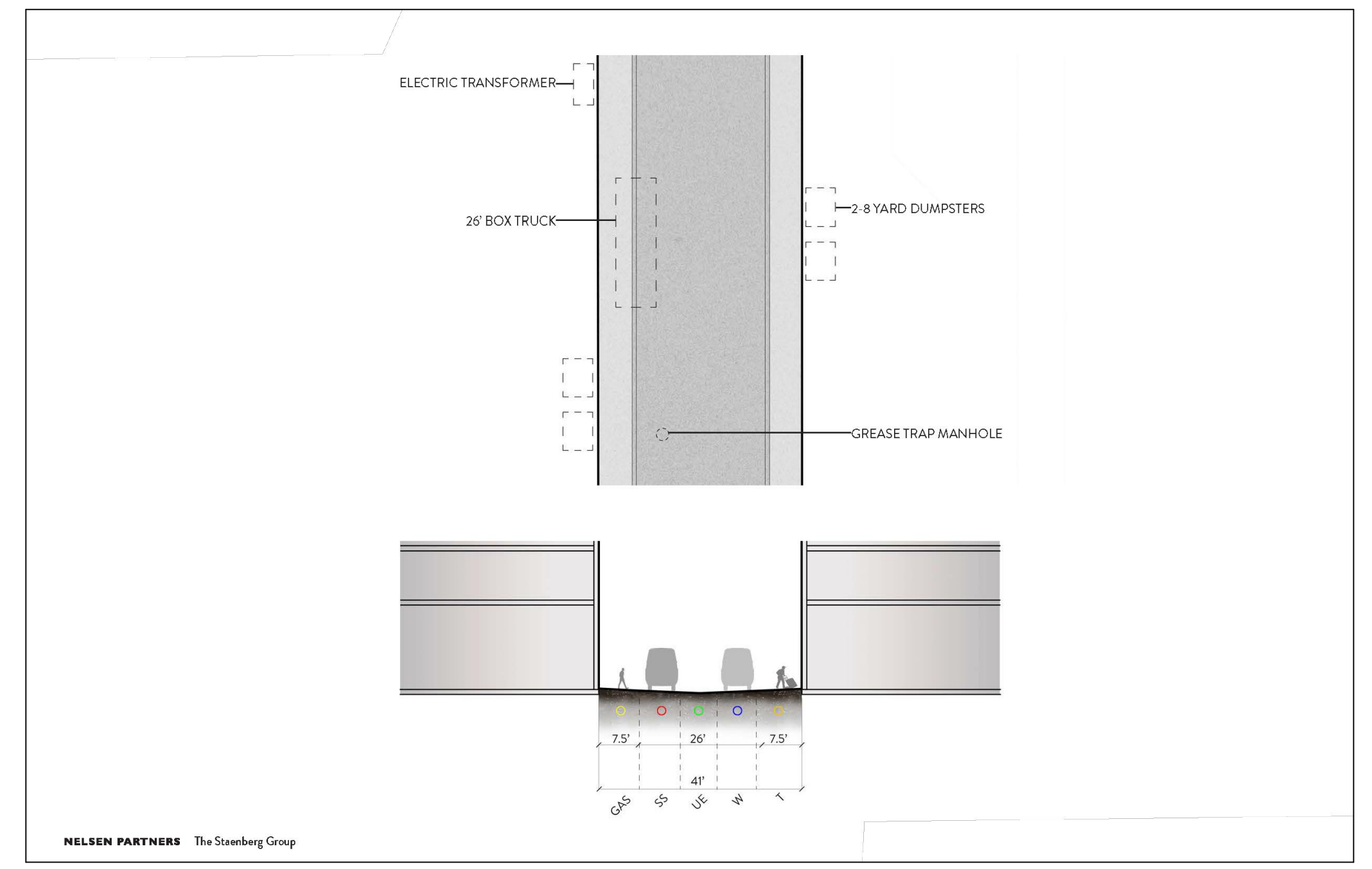
PRIMARY STREET



PEDESTRIAN STREET

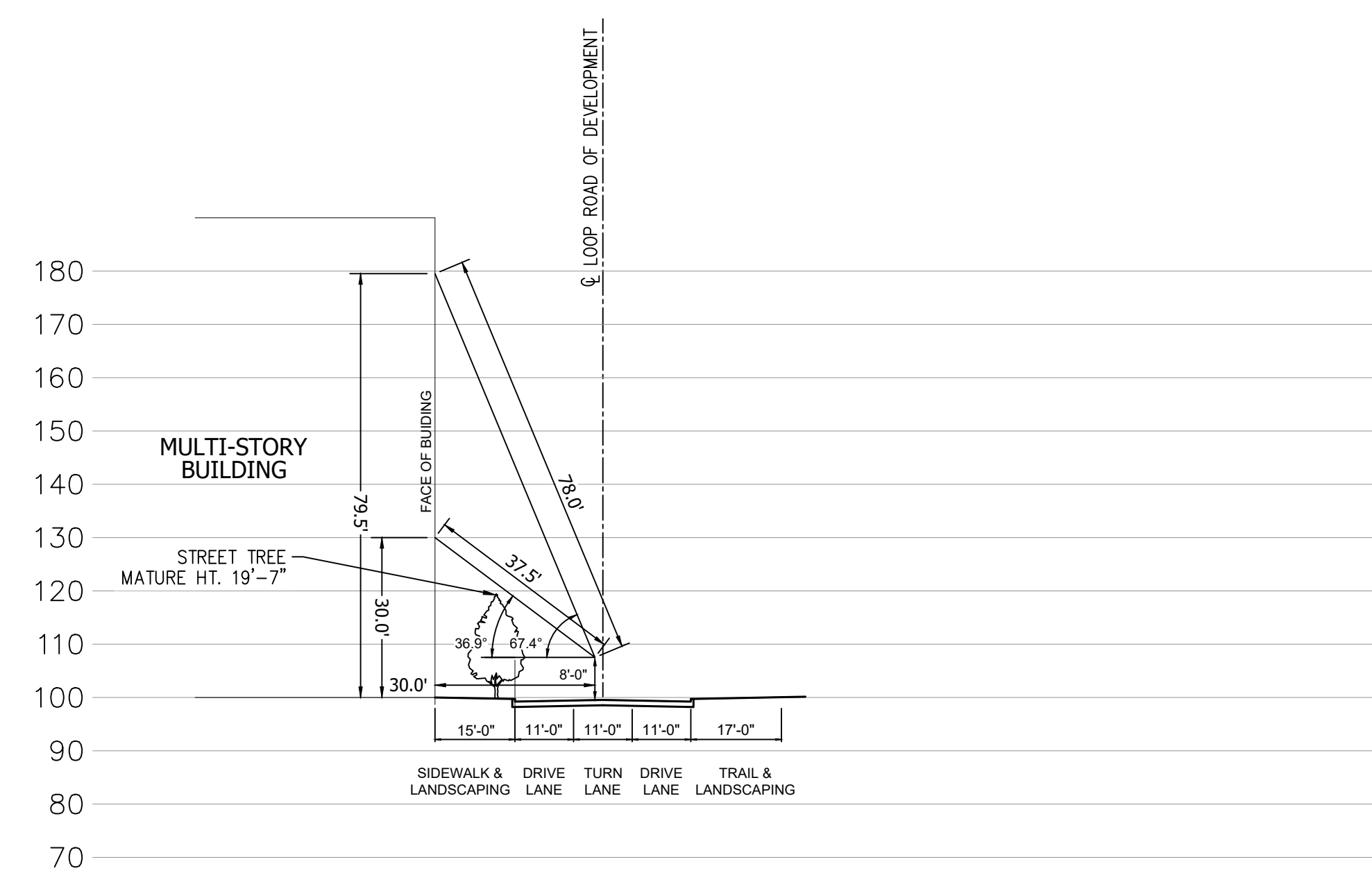


OUTER LOOP ROAD / HIKE & BIKE TRAIL

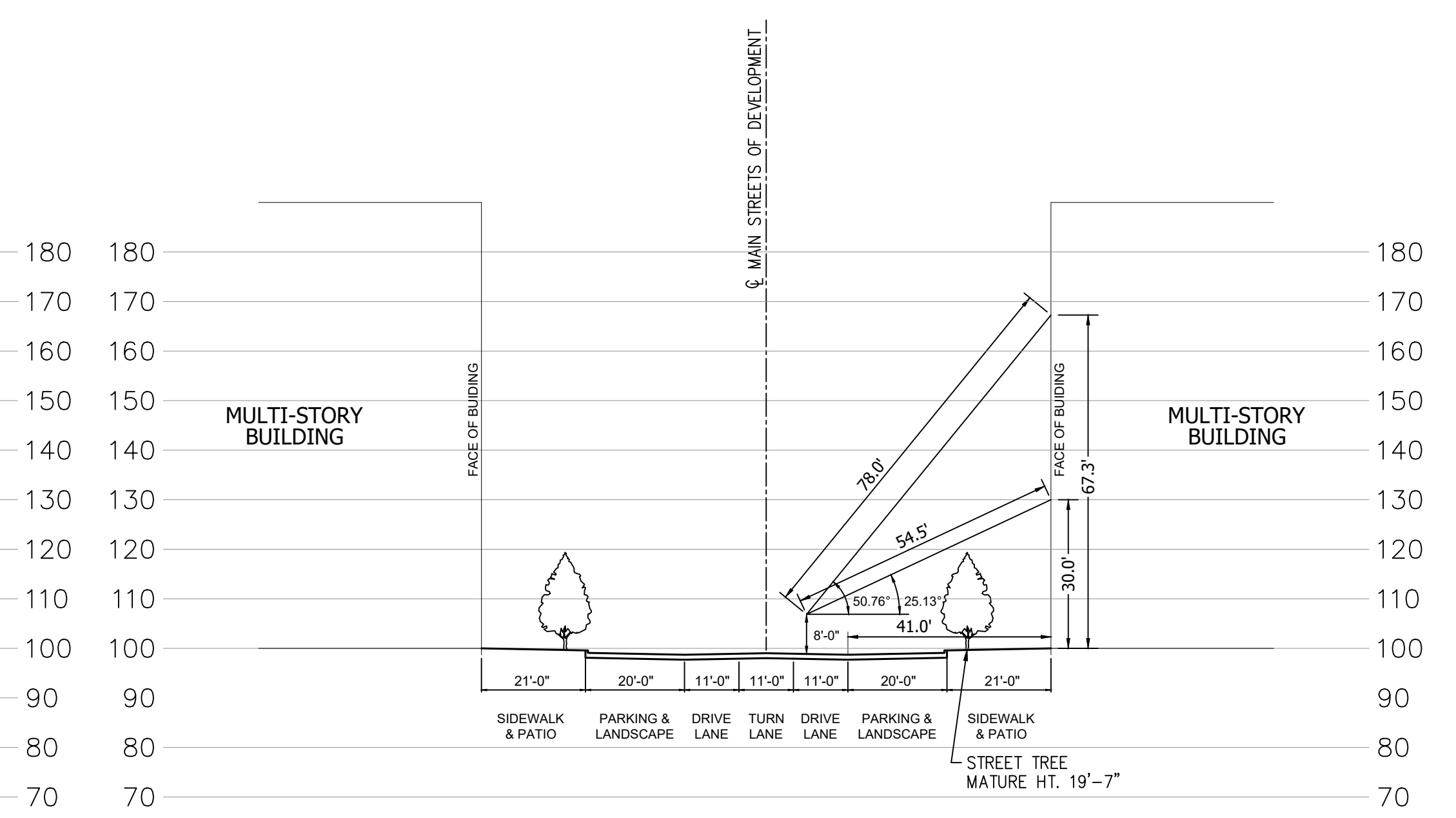


SERVICE ALLEY

NOTE: SECTIONS PER NELSON PARTNERS MASTER PLAN DATED 02.15.2023



COMPLIANT AERIAL APPARATUS ACCESS SECTION (LOOP ROAD)

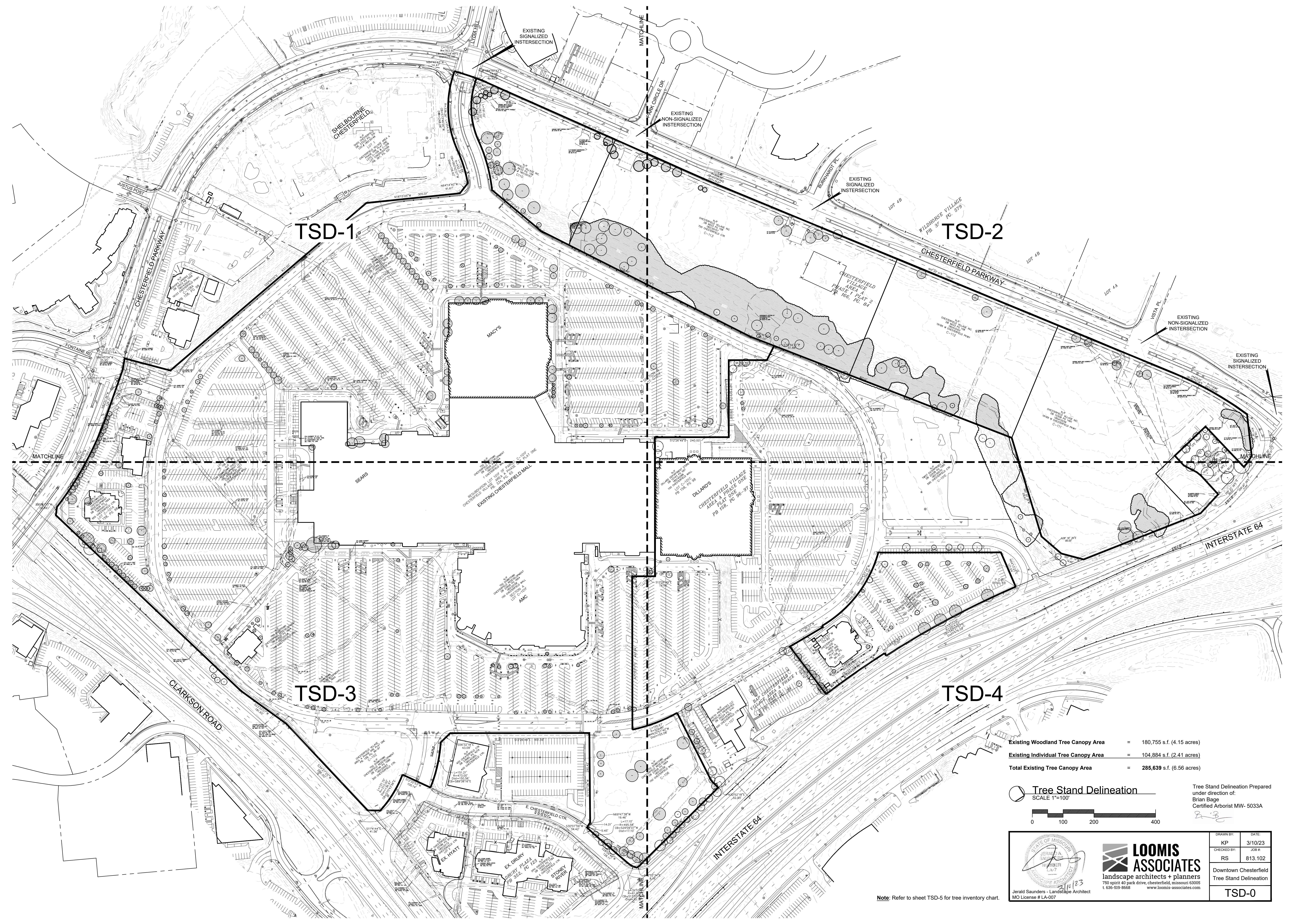


MODIFIED AERIAL APPARATUS ACCESS SECTION (PRIMARY STREETS OF THE DEVELOPMENT)

	PROJECT:	DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P. #	185, 195
	PREPARED BY:		S.L.C. H&T #	-
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 00096	257 Chesterfield Business Parkway St. Louis, MO 63305 PH: (636) 530-9100 FAX: (636) 530-9330 e-mail: gstock@stockandassociates.com Web: www.stockandassociates.com	M.D.N.R. #		
DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 03/17/2023 SCALE: 1"=100' JOB NO.: 6255.4	SHEET TITLE: PRELIMINARY PLAN SITE AND ROAD SECTIONS	SHEET NO.:	C6.0	

2-8/02/2023 REVISE PER COMMENTS  
 1-4/20/2023 REVISE PER COMMENTS





TSD-1

TSD-2

TSD-3

TSD-4

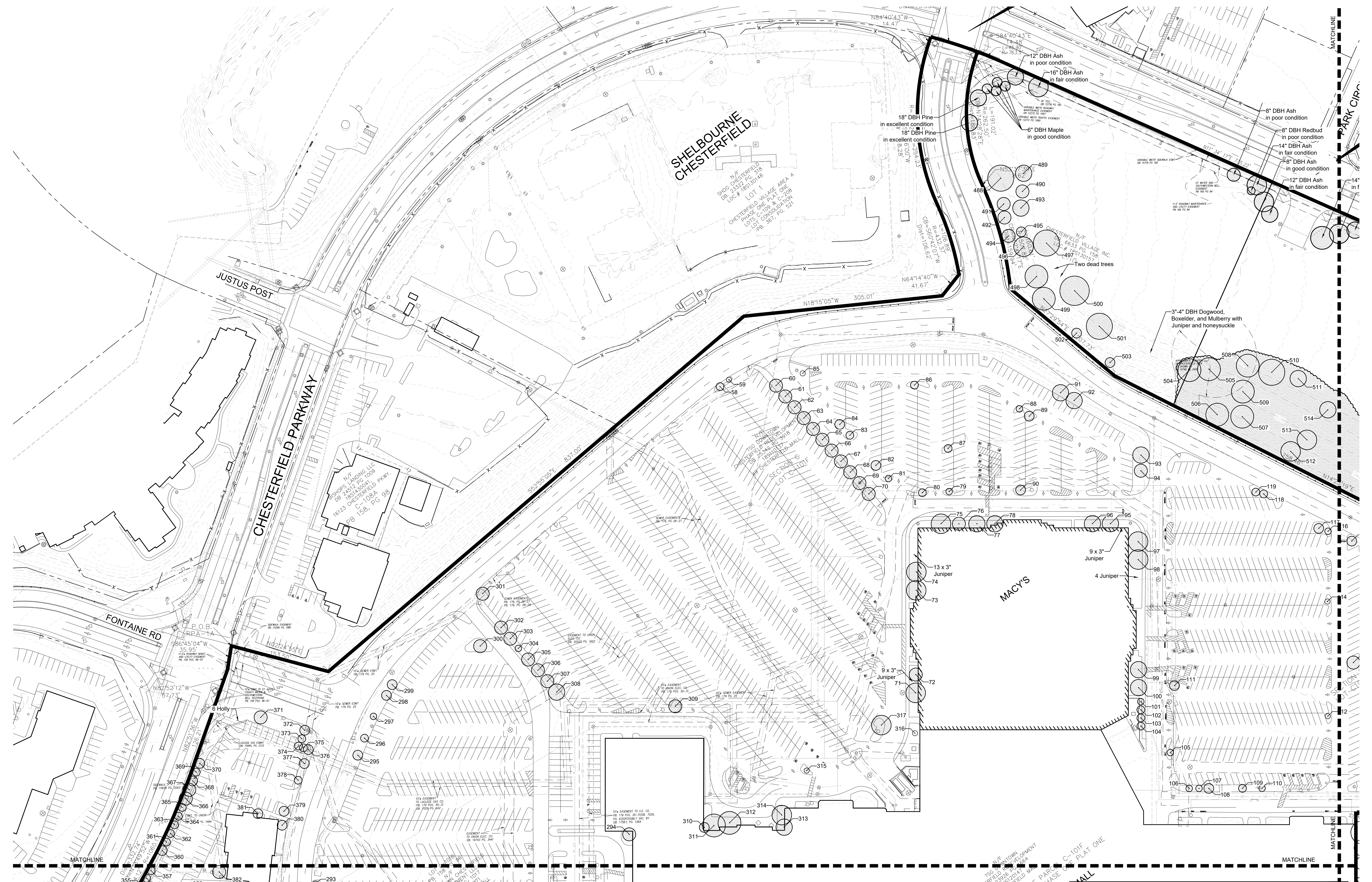
Existing Woodland Tree Canopy Area = 180,755 s.f. (4.15 acres)  
 Existing Individual Tree Canopy Area = 104,884 s.f. (2.41 acres)  
 Total Existing Tree Canopy Area = 285,639 s.f. (6.56 acres)

Tree Stand Delineation  
 SCALE 1"=100'

Tree Stand Delineation Prepared under direction of:  
 Brian Bage  
 Certified Arborist MW- 5033A

		DRAWN BY:	DATE:
		KP	3/10/23
		CHECKED BY:	JOB #:
		RS	813.102
Downtown Chesterfield Tree Stand Delineation			TSD-0

Note: Refer to sheet TSD-5 for tree inventory chart.



**Tree Stand Delineation - Southwest**  
 SCALE 1"=50'

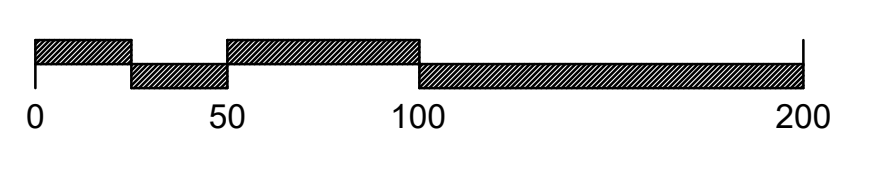
Tree Stand Delineation Prepared under direction of:  
 Brian Bage  
 Certified Arborist MW- 5033A

**Note:** Refer to sheet TSD-5 for tree inventory chart.

	DRAWN BY: KP	DATE: 3/10/23
	CHECKED BY: RS	JOB #: 813.102
Jerald Saunders - Landscape Architect MO License # LA-007		LOOMIS ASSOCIATES landscape architects + planners 790 spirit 40 park drive, chesterfield, missouri 63005 t. 636-619-8668 www.loomis-associates.com
Downtown Chesterfield Tree Stand Delineation		<b>TSD-1</b>



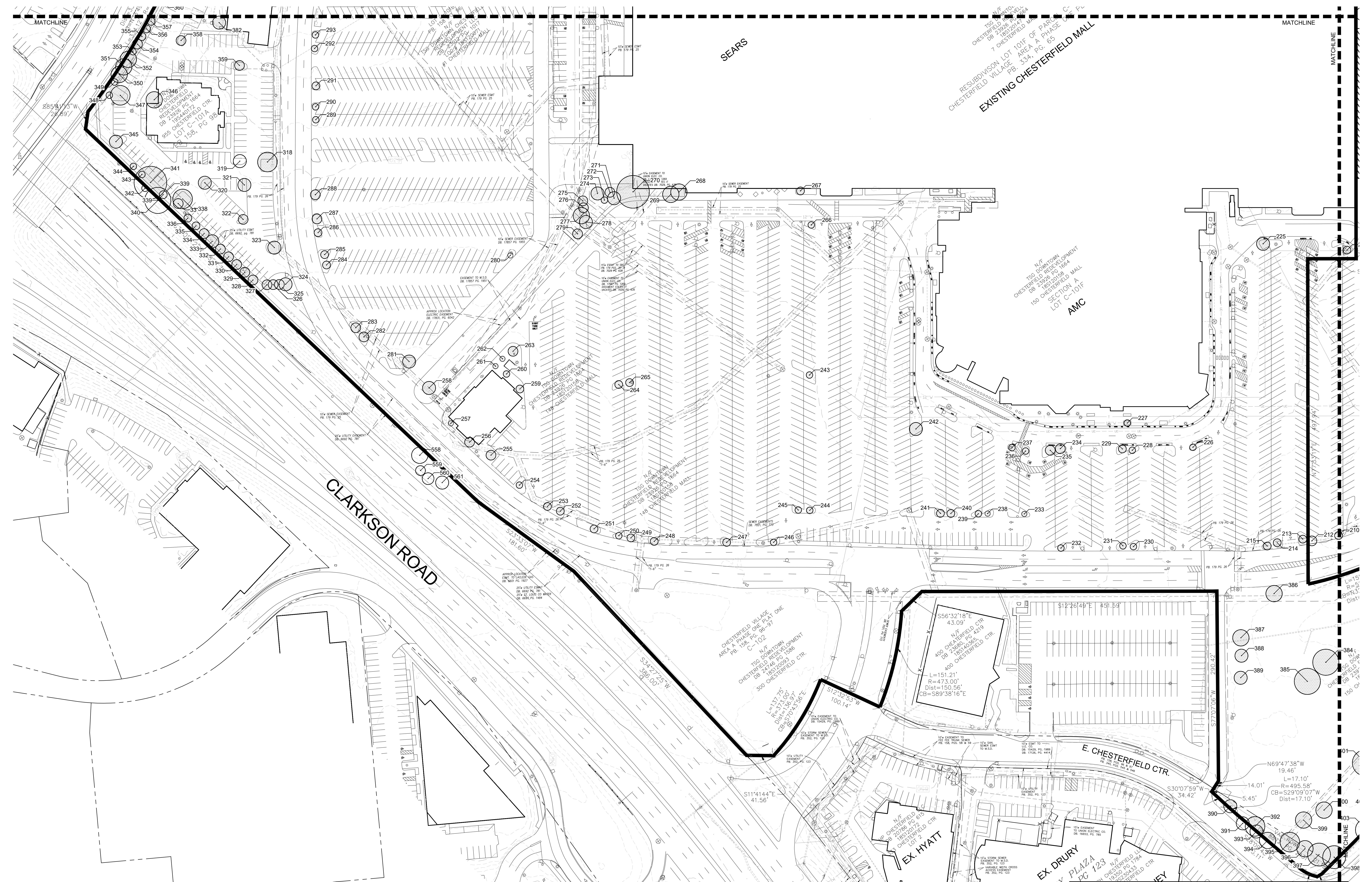
Tree Stand Delineation - Northwest  
SCALE 1"=50'



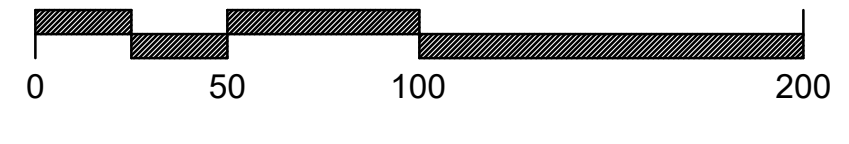
Tree Stand Delineation Prepared under direction of:  
Brian Bage  
Certified Arborist MW- 5033A

Note: Refer to sheet TSD-5 for tree inventory chart.

	<b>LOOMIS ASSOCIATES</b> landscape architects + planners 750 spirit 40 park drive, chesterfield, missouri 63005 t. 636-519-8669 www.loomis-associates.com	DRAWN BY: KP CHECKED BY: RS DATE: 3/10/23 JOB #: 813.102
	Downtown Chesterfield Tree Stand Delineation <b>TSD-2</b>	



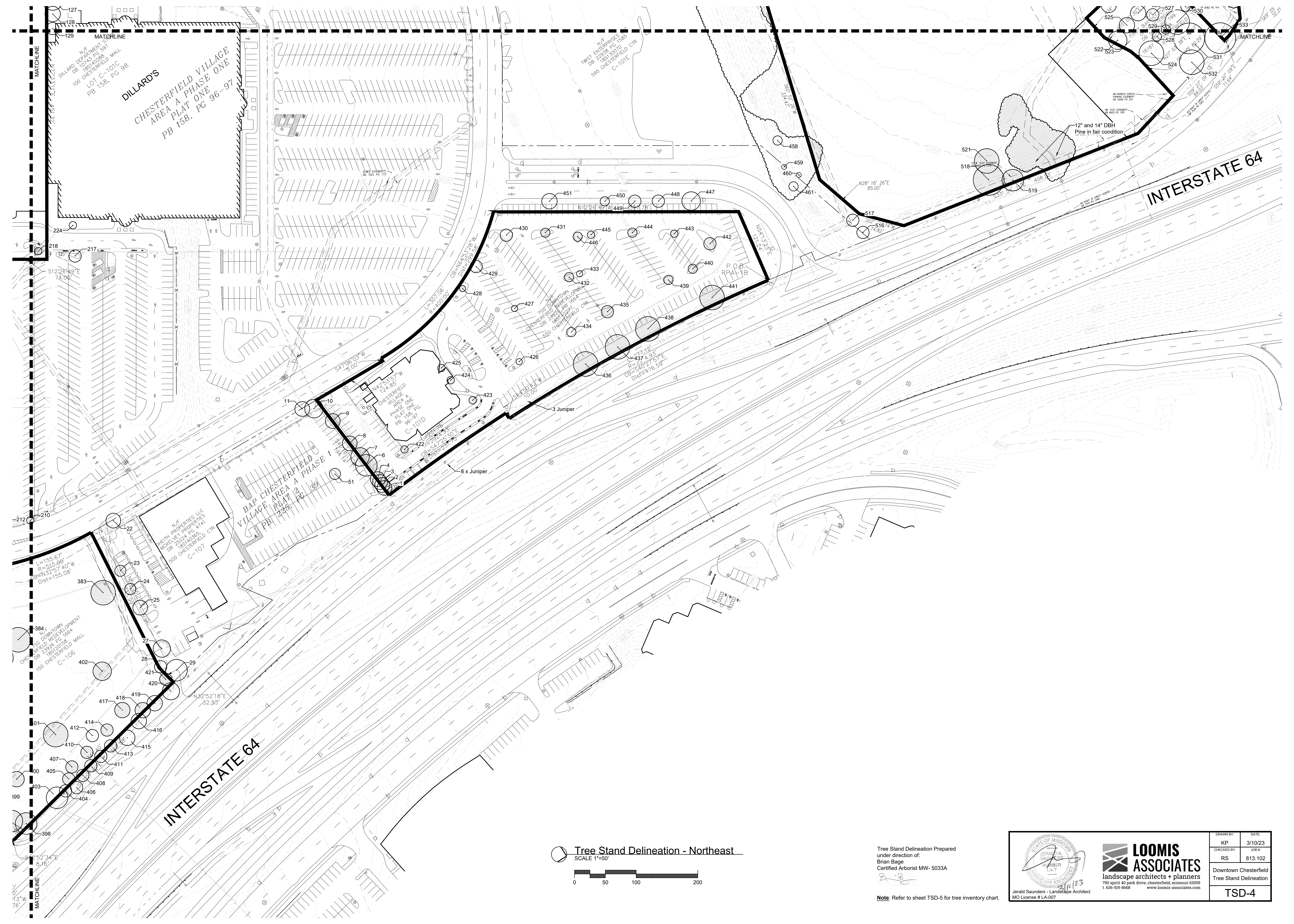
Tree Stand Delineation - Southeast  
 SCALE 1"=50'



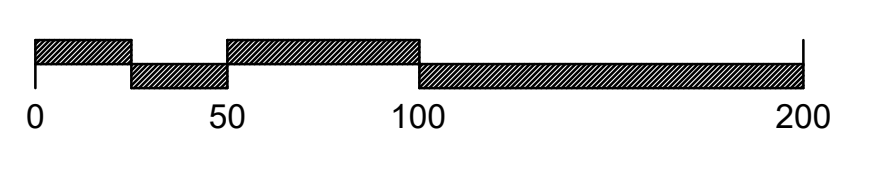
Tree Stand Delineation Prepared under direction of:  
 Brian Bage  
 Certified Arborist MW- 5033A

Note: Refer to sheet TSD-5 for tree inventory chart.

	<b>LOOMIS ASSOCIATES</b> landscape architects + planners 750 spirit 40 park drive, chesterfield, missouri 63005 t. 636-639-8668 www.loomis-associates.com	DRAWN BY: KP CHECKED BY: RS DATE: 3/10/23 JOB #: 813.102
	Downtown Chesterfield Tree Stand Delineation <b>TSD-3</b>	



Tree Stand Delineation - Northeast  
SCALE 1"=50'



Tree Stand Delineation Prepared under direction of:  
Brian Bage  
Certified Arborist MW- 5033A

Note: Refer to sheet TSD-5 for tree inventory chart.

	<b>LOOMIS ASSOCIATES</b> landscape architects + planners 750 spirit 40 park drive, chesterfield, missouri 63005 t. 636-519-8668 www.loomis-associates.com	DRAWN BY: KP CHECKED BY: RS DATE: 3/10/23 JOB #: 813.102
	Downtown Chesterfield Tree Stand Delineation <b>TSD-4</b>	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Amur Maple	8	24	1	
2	Amur Maple	10	24	1	
3	Amur Maple	7	24	1	
4	Amur Maple	8	24	1	
6	Ash	15	35	2	
7	Ash	20	30	2	
8	Honeylocust	6	24	3	
9	Maple	12	24	2	
10	Maple	20	30	2	
11	Maple	9	24	2	
22	Redbud	10	24	3	
23	Honeylocust	6	18	3	
24	Honeylocust	7	18	3	
25	Honeylocust	8	24	3	
27	Maple	20	28	3	
28	Maple	7	20	3	
29	Maple	20	35	3	
51	Honeylocust	4	18	1	
58	Linden	6	12	1	Trunk damage
59	Cherry	4	8	2	Steel cable embedded
60	Pear	12	20	2	Crown loss
61	Pear	8	20	2	
62	Pear	8	20	2	
63	Pear	8	20	2	Dieback
64	Pear	8	20	2	Dieback
65	Pear	10	20	2	
66	Pear	10	20	2	
67	Pear	8	15	2	
68	Pear	10	20	2	
69	Pear	12	20	2	
70	Pear	12	20	2	
71	Ash	14	30	1	
72	Ash	12	20	1	
73	Ash	12	30	1	
74	Ash	16	30	2	
75	Ash	12	30	1	Dieback
76	Ash	14	25	1	
77	Ash	14	25	1	
78	Ash	14	25	1	
79	Crabapple	5	10	2	
80	Crabapple	6	12	1	
81	Crabapple	5	10	2	
82	Crabapple	5	15	2	
83	Crabapple	5	12	2	
84	Crabapple	5	15	2	
85	Dead	10		0	Dead
86	Crabapple	5	12	2	
87	Crabapple	4	12	2	
88	Crabapple	5	10	2	
89	Crabapple	4	15	2	
90	Crabapple	6	15	2	
91	Hawthorn	20	25	1	2x trunks
92	Hawthorn	12	25	1	Lean
93	Red Maple	12	25	2	Chlorotic
94	Red Maple	10	20	1	Dieback
95	Ash	10	25	1	
96	Ash	10	25	1	
97	Ash	14	30	2	
98	Ash	16	30	2	
99	Ash	10	25	1	
100	Ash	10	25	1	
101	Ash	5	10	1	
102	Ash	7	12	1	
103	Ash	7	12	1	
104	Ash	7	12	1	
105	Ash	5	10	1	
106	Crabapple	3	10	2	
107	Crabapple	3	10	2	
108	Crabapple	5	15	3	
109	Crabapple	4	12	2	
110	Crabapple	3	10	2	
111	Crabapple	5	15	3	
112	Pear	4	8	1	
113	Honeylocust	12	20	1	Dieback
114	Pear	3	5	1	
115	Maple	8	15	2	
116	Crabapple	4	10	1	
117	Crabapple	6	15	2	
118	Crabapple	4	12	2	
119	Crabapple	4	12	1	
120	Elm	2	4	3	
121	Maple	5	12	2	
122	Maple	5	12	2	
123	Honeylocust	6	15	2	
124	Honeylocust	6	20	2	
125	White Pine	8	20	2	Offsite
126	Pear	8	20	3	
127	Red Maple	24	35	3	Offsite, Monarch
128	White Pine	10	25	3	Offsite
129	White Pine	8	20	2	Offsite
130	Oak	4	6	1	Offsite
131	Bald Cypress	12	25	3	Offsite
132	Bald Cypress	10	20	3	Offsite
133	Bald Cypress	12	25	3	Offsite
134	Ash	12	20	1	Offsite
138	Cherry	5	10	1	Offsite
139	Maple	5	10	2	Offsite
210	Pear	8	12	2	Offsite
212	Ash	8	15	1	Offsite
213	Ash	6	12	1	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
214	Pear	6	12	3	
215	Pear	6	12	2	
217	Honeylocust	10	20	3	Offsite
218	Crabapple	6	12	1	
224	Pine	6	12	3	Offsite
225	Pear	14	20	2	
226	Pear	6	10	1	
227	Maple	6	10	3	
228	Pear	4	10	2	
229	Pear	6	12	2	
230	Pear	6	10	1	
231	Pear	6	10	1	
232	Pear	5	10	3	
233	Pear	5	8	1	
234	Pear	6	15	2	
235	Hawthorn	8	15	2	
236	Pear	6	10	2	
237	Pear	5	10	2	
238	Pear	5	6	1	
239	Pear	6	10	1	
240	Pear	6	12	2	
241	Pear	6	12	2	
242	Maple	8	20	2	
243	Pear	5	10	3	
244	Pear	4	10	2	
245	Pear	5	10	2	
246	Pear	5	10	2	
247	Ash	6	12	1	
248	Ash	6	12	3	
249	Pear	6	12	3	
250	Pear	4	10	2	
251	Ash	5	12	2	
252	Pear	5	12	2	
253	Pear	6	12	2	
254	Maple	5	10	1	
255	Maple	6	15	3	
256	Redbud	6	15	3	
257	Redbud	3	6	3	
258	Pear	10	20	3	
259	Redbud	5	12	2	Mower damage
260	Spruce	6	10	3	
261	Spruce	5	8	3	
262	Spruce	5	8	3	
263	Redbud	8	15	2	
264	Pear	5	12	3	
265	Pear	5	12	2	
266	Honeylocust	4	10	2	
267	Crabapple	4	12	2	
268	Hawthorn	20	25	3	Multi-stem
269	Hawthorn	20	25	3	Multi-stem
270	Honeylocust	40	50	3	Multi-stem
271	Honeylocust	16	20	2	
272	Pine	12	15	1	
273	Pine	8	10	2	
274	Pine	16	20	2	
275	Pine	10	15	2	
276	Pine	12	15	2	
277	Maple	12	25	3	
278	Pine	14	20	2	
279	Pine	12	15	1	
280	Dead	10		0	Dead
281	Ash	8	20	1	
282	Pear	6	15	3	
283	Pear	6	15	2	
284	Pear	6	12	2	
285	Pear	6	12	2	
286	Ash	6	12	1	
287	Ash	6	15	1	
288	Pear	6	15	2	
289	Pear	6	10	3	
290	Pear	6	10	2	
291	Ash	6	12	2	
292	Pear	6	10	2	
293	Pear	6	10	2	
294	Pear	10	20	2	
295	Linden	8	15	1	
296	Crabapple	4	12	2	
297	Cherry	5	10	3	
298	Crabapple	4	15	2	
299	Linden	6	15	3	
300	Maple	12	20	2	
301	Maple	10	20	2	
302	Pear	1	20	3	
303	Pear	10	20	3	
304	Pear	8	10	1	
305	Pear	10	20	2	
306	Pear	8	20	2	
307	Pear	10	20	2	
308	Pear	12	25	2	
309	Ash	8	20	1	
310	Pear	6	15	2	
311	Honeylocust	14	35	2	
312	Honeylocust	12	35	2	
313	Pear	8	25	2	
314	Honeylocust	12	30	3	
315	Crabapple	15	8	1	
316	Dead	10		0	Dead
317	Ash	8	30	1	
318	Honeylocust	10	30	3	
319	Ash	8	20	0	Dead

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
320	Ash	10	20	1	
321	Honeylocust	8	20	2	
322	Honeylocust	4	15	2	
323	Red Maple	8	20	2	
324	Red Maple	8	20	3	
325	Hawthorn	15	15	2	Multi-stem
326	Hawthorn	15	15	2	Multi-stem
327	Hawthorn	15	15	2	Multi-stem
328	Hawthorn	15	15	2	Multi-stem
329	Hawthorn	15	15	2	Multi-stem
330	Hawthorn	12	15	2	Multi-stem
331	Red Maple	6	15	3	
332	Red Maple	7	15	3	
333	Red Maple	8	20	3	
334	Hawthorn	10	15	2	
335	Hawthorn	10	12	1	Mixed with 2" Dogwood
336	Hawthorn	8	12	1	
337	Dogwood	12	15	2	Multi-stem
338	Honeylocust	14	30	3	
339	Red Maple	6	12	1	Trunk cavity
340	Pear	16	40	2	Twin
341	Pear	36	50	3	Multi-stem
342	Ash	14	10	1	
343	Ash	14	10	1	
344	Ash	10	20	1	
345	Ash	10	20	1	
346	Riverbirch	12	25	3	
347	Honeylocust	12	30	3	
348	Crabapple	6	10	0	Dead
349	Crabapple	8	10	0	Dead
350	Honeylocust	10	25	2	
351	Honeylocust	8	25	3	
352	Honeylocust	8	25	3	
353	Crabapple	6	10	0	Dead
354	Crabapple	8	15	1	
355	Hawthorn	12	12	2	Multi-stem
356	Hawthorn	10	12	2	Multi-stem
357	Hawthorn	12	12	2	Multi-stem
358	Red Maple	5	15	1	
359	Honeylocust	6	15	2	
360	Hawthorn	12	15	2	
361	Hawthorn	12	12	2	
362	Hawthorn	10	12	2	
363	Hawthorn	12	12	2	
364	Hawthorn	10	12	1	
365	Hawthorn	12	12	2	
366	Honeylocust	7	20	3	
367	Honeylocust	7	20	2	
368	Crabapple	8	15	2	
369	Crabapple	8	12	1	
370	Crabapple	8	15	2	
371	Red Maple	8	20	2	
372	Hawthorn	15	15	2	Multi-stem
373	Hawthorn	12	12	2	Multi-stem
374	Hawthorn	15	12	2	Multi-stem
375	Hawthorn	12	12	1	Multi-stem
376	Hawthorn	12	15	2	Multi-stem
377	Red Maple	5	15	2	Lost leader
378	Red Maple	5	12	1	
379	Red Maple	7	15	3	
380	Pear	7	15	3	
381	Japanese Maple	12	15	3	
382	Spruce	12	20	3	Vines
383	Honeylocust	20	40	3	
384	Honeylocust	18	40	3	
385	Honeylocust	20	40	2	
386	Ash	12	25	1	
387	Honeylocust	10	25	2	
388	Honeylocust	8	20	2	
389	Honeylocust	7	20	3	
390	Sweetgum	12	20	2	
391	Sweetgum	12	20	2	
392	Sweetgum	12	30	2	
393	Sweetgum	8	20	2	
394	Sweetgum	12	25		

July 20, 2023

Via E-Mail

Mr. Justin Wyse ([jwyse@chesterfield.mo.us](mailto:jwyse@chesterfield.mo.us))  
Director of Planning, City of Chesterfield, MO

James Eckrich ([publicworksdirector@chesterfield.mo.us](mailto:publicworksdirector@chesterfield.mo.us))  
Director of Public Works/City Engineer – City of Chesterfield, MO

Mr. Merrill Hansen ([mhansen@chesterfield.mo.us](mailto:mhansen@chesterfield.mo.us))  
Councilmember and Chair of Planning-Public Works Committee – City of Chesterfield,  
MO

The Mayor, all Councilmembers and the City Administrator of Chesterfield, MO  
([cityofficials@chesterfield.mo.us](mailto:cityofficials@chesterfield.mo.us))

Re: PZ -06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield  
Redevelopment, LLC)

All,

This correspondence is submitted in connection with the proposed rezoning referenced above and the proposed preliminary development plan submitted in connection therewith (collectively the “Mall Rezoning”). We understand that a meeting is being held this evening with respect to the Mall Rezoning. We ask that you please provide a copy of this letter to all of the members of the Planning-Public Works Committee prior to their meeting tonight.

As you may be aware, we represent Dillard’s which owns approximately 17 acres (“Dillard’s Parcel”) that is adjacent to the property that is subject to the proposed Mall Rezoning (the “TSG Property”). Although the Dillard’s Parcel is not included within the boundaries of the TSG Property subject to the Mall Rezoning, Dillard’s has several easements and other property and contractual rights with respect to the Mall Property

contained in various recorded and unrecorded agreements (collectively, the "Dillard Property Rights").

July 20, 2023

Page 2

Dillard's in general supports a redevelopment of the Mall Property and wants to open a Dillard's store as part of the overall redevelopment. As such, Dillard's has been and continues to be in discussions and negotiations with the owner of the TSG Property for the inclusion of a Dillard's store as part of the overall redevelopment. Although Dillard's is hopeful that a mutually acceptable arrangement will be worked out quickly, the parties have not yet come to any agreement.

Please be aware and advised that Dillard's has not waived any of the Dillard Property Rights in the TSG Property and that the proposed redevelopment on the TSG Property will violate some of the Dillard Property Rights. As such, Dillard's objects to the Mall Rezoning and reserves any and all rights and remedies that Dillard's may have pursuant to the Dillard Property Rights, and/or at law and/or in equity.

We ask that any proposed rezoning and/or approval of plans for the TSG Property be postponed until the respective fee owners with rights in such property come to a mutually acceptable agreement as to a Dillard's store, the Dillard's Parcel and the TSG Property.

Thank you for sharing this letter and for your consideration of the foregoing. Please feel free to contact myself, John Gazzoli, Jr. and/or Jeffrey Hunt at our firm with any questions.

Sincerely,

Rosenblum Goldenhersh, P.C.

By:   
Diane M. Mispagel, Esq.



cc: City Attorney Christopher Graville ([cbg@gravillelaw.com](mailto:cbg@gravillelaw.com))  
Robert Klahr, Esq. ([RKLahr@atlip.com](mailto:RKLahr@atlip.com))  
Matthew Reh ([mreh@atlip.com](mailto:mreh@atlip.com))