

Planning Commission Public Hearing Report

- Meeting Date:** August 13, 2018
- From:** Mike Knight, Planner *JmK*
- Location:** The southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West
- Petition:** **P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.):** A request to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to a “PC&R” Planned Commercial and Residence District for an 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)

SUMMARY

Stock & Associates Consulting Engineers Inc. is requesting to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to a “PC&R” Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The zoning petition has two main objectives. The first is to incorporate and re-zone a 0.438 acre Non-Urban “NU” parcel to the Planned Commercial and Residence District “PC&R” known as “Downtown Chesterfield”. The second is to amend the development criteria of the governing ordinance in which separate Concept Plans would be submitted by defined Category vs. for the entire District. The objectives will be further expanded within the body of this report.



Figure 1: Subject Site Aerial

SITE HISTORY

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

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3. The location of these 3 areas can be seen on Figure 2 in blue.

Most recently on February 21st, 2018, the City of Chesterfield approved Ordinance 2990. This is the current governing ordinance for the site. Ordinance 2990 solely amended the legal description of the entire PC&R district. This legal description amendment removed approximately 2.9 acres in the northeastern section of the district just north of Wild Horse Creek Road (as seen in Figure 2 labeled "Removed") and added approximately 3.4 acres (as seen in Figure 2 labeled "Added") in the northeastern section of the district just south of Wild Horse Creek Road.

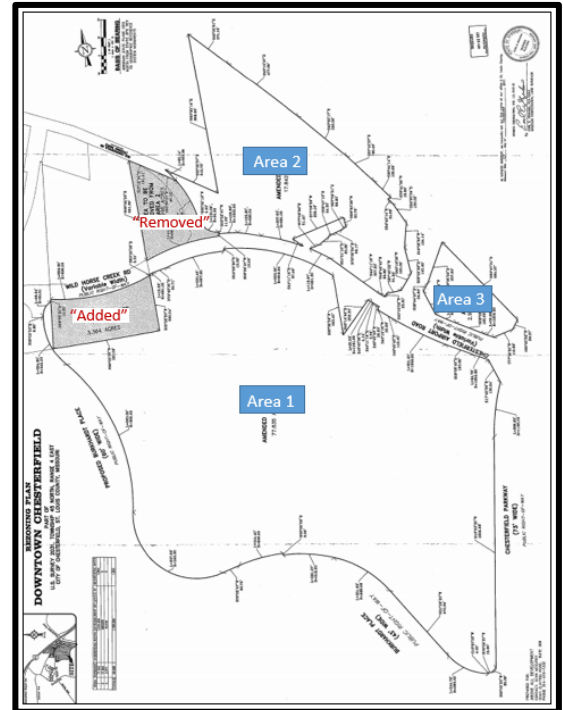


Figure 2: Defined Areas of PC&R district

Comprehensive Plan

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

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

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

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

SURROUNDING USES AND ZONING

The total site area for the PC&R district is 99 acres. There is one major roadway that bisects the district running east and west, known as Wild Horse Creek Road “WHCR”, and connects the site to Chesterfield Parkway West. An off-ramp from I-64 bisects the area north of WHCR.

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

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



Figure 3: Surrounding Sites

The south is bordered by Burkhardt Place, which connects both the St. Louis County Library and the YMCA to Chesterfield Parkway West. To the west is primarily the residential subdivision, Reserve at Chesterfield Village, and undeveloped property.

Table 1 and Figure 3 allow for a visual representation of the current use of the land, Comprehensive Land Use Plan designation and the current Zoning District for the surrounding sites.

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

Table 1: Surrounding Locations

STAFF ANALYSIS

The petitioner has two primary requests. The first is to incorporate and re-zone a 0.438 acre Non-Urban “NU” parcel to the Planned Commercial and Residence District “PC&R” known as “Downtown Chesterfield”. The second is to amend the development criteria of the governing ordinance in which Concept Plans would be submitted by Category vs. the entire District.

Request 1 (*Non-Urban parcel*)

The first request is a minor zoning map amendment. This is to incorporate the NU – Non-Urban parcel seen in purple on Figure 4 to the PC&R district. When the 98 acres were originally zoned to the PC&R Planned Commercial and Residence district, this parcel was under a separate ownership group and therefore was not included in the 2008 zoning request.

The incorporation of the NU parcel would contribute to the intent and purpose of the PC&R, which is to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a "downtown" concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. If the NU parcel would succeed in re-zoning to the PC&R district, it would fall within the design criteria of Category C – Highway Frontage Outlots (Portion of the District north of Wild Horse Creek Road) exhibited in City of Chesterfield Ordinance 2449.

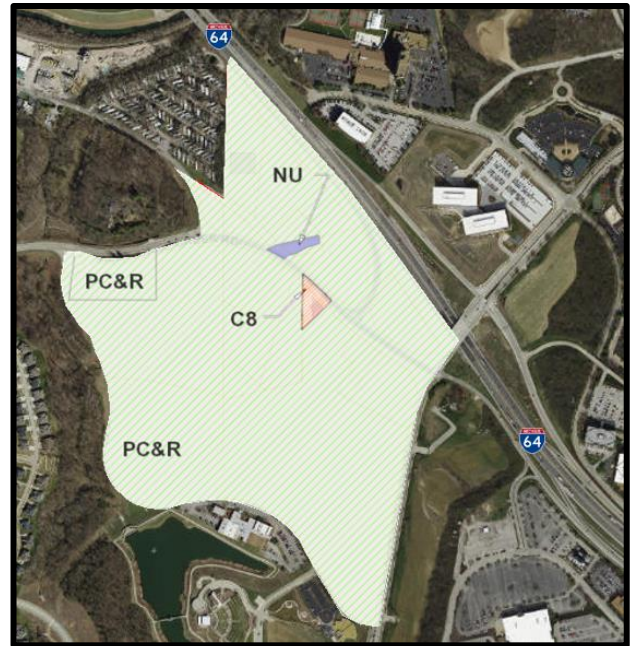


Figure 4: PC&R District

Request 2 (*Submissions by Category vs. Entire District*)

There are six requests to modify the text of existing Ordinance 2449 as outlined in the applicant’s Narrative Statement. Three of these six requests pertain to specific requirements for landscaping, signs, and lighting, for the entire Downtown Chesterfield development. More specifically, Ordinance 2449 currently requires that master concept plans for landscaping, signs, and lighting be submitted and approved for the entire development prior to approval of individual Site Development Section Plans. While this would work well if entire 99 acres were developed simultaneously by a single developer, the requirement for development-wide master concept plans does not lend itself to phased development. Given the size of Downtown Chesterfield and the fact that Wild Horse Creek Road bisects the acreage into two physically separate land areas, the Petitioner is requesting that master concept plans be submitted by Category, as indicated in Figure 5 on the following page.

Under the current ordinance language there are three design categories defined, Categories A, B, and C. Categories A and B are applicable to the area south of Wild Horse Creek Road, and Category C is north

of Wild Horse Creek Road. Category A is labeled Urban “Main Street” Development Pattern, Category B is labeled Urban Mixed Use Development Pattern, and Category C is labeled Highway Frontage Outlots (Portion of District north of Wild Horse Creek Road).

This ordinance text amendment essentially allows a development team the ability to provide a separate concept Landscape Plan, Lighting Plan, and Sign Requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

The other three requested revisions to the current ordinance pertain to the time period for submittal of development plans. The purpose of these amendments is to make the existing language regarding the submittal of master concept plans consistent with the category designations described above. The attached Narrative Statement outlines the language requested for all six sections the applicant wishes to amend. As previously stated, Figure 5 outlines the areas in which Concept Plans would be required with this request.

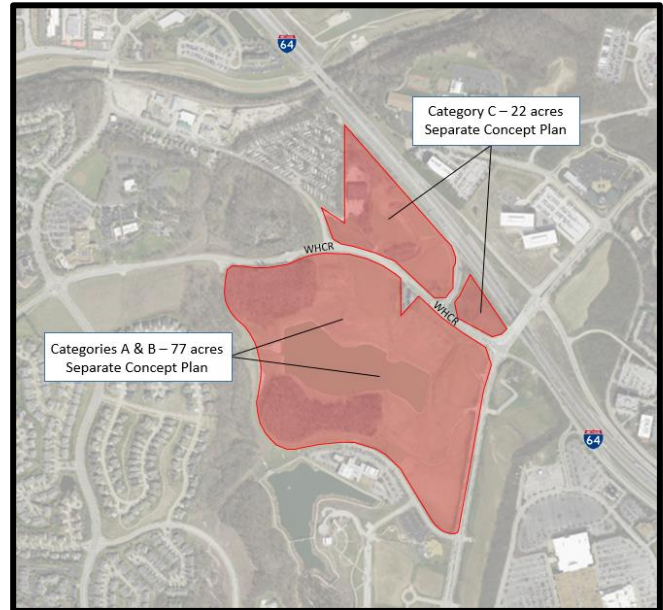


Figure 5: Concept Plan Submittal Requirement

Preliminary Plan

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission’s packet.

A public hearing further addressing the request will be held at the August 13, 2018 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement and Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

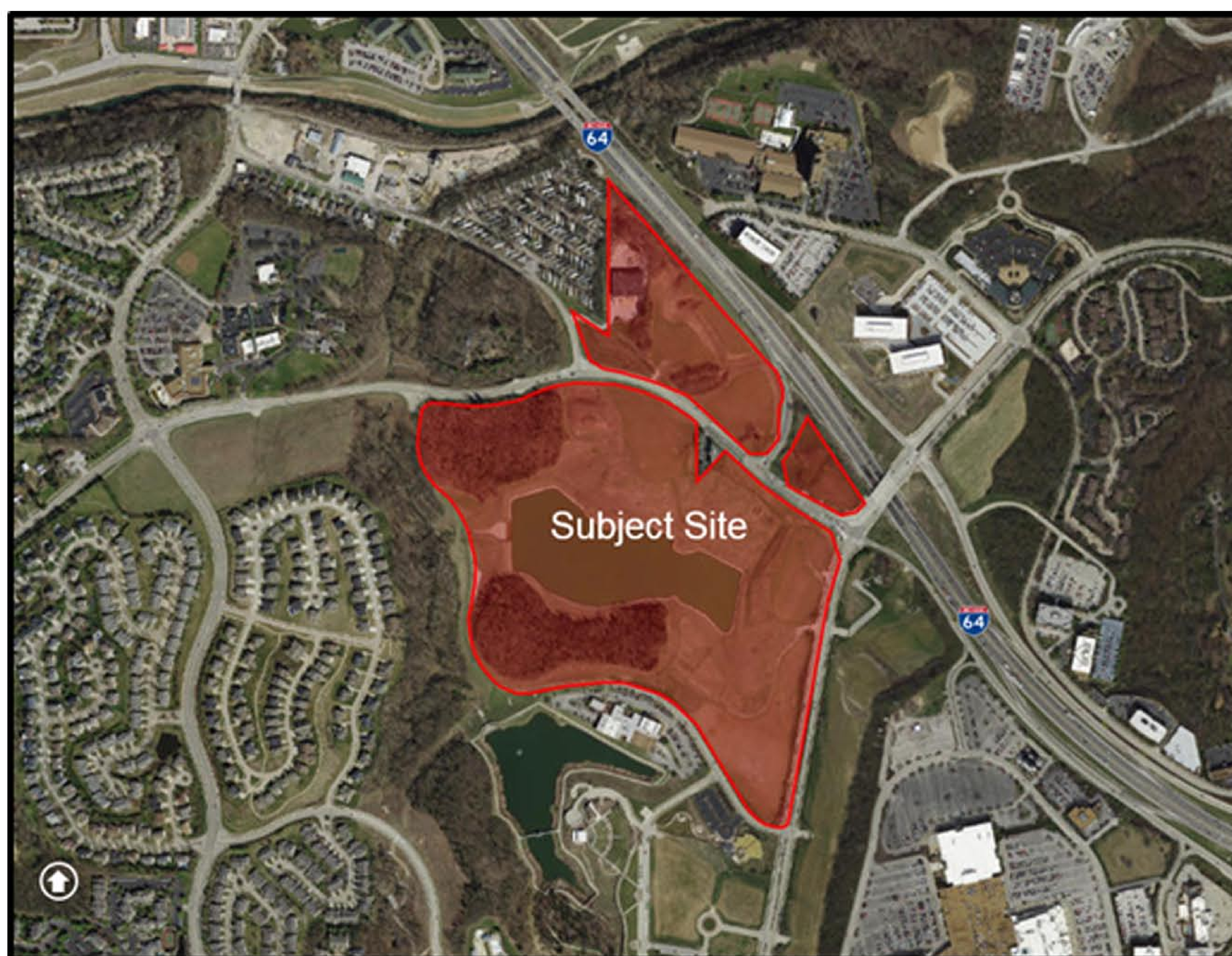
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on August 13, 2018 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

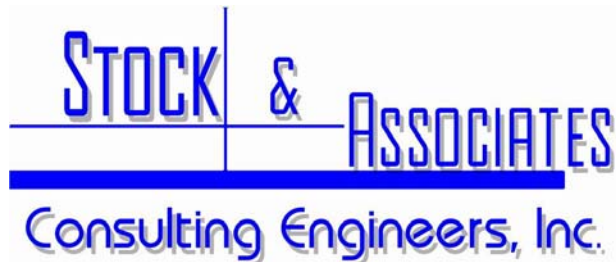
P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers, Inc.): A request to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District and “NU” Non-Urban District to an “PC&R” Planned Commercial and Residence District for an 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272).

PROPERTY DESCRIPTION

A tract of land being part of U.S. Surveys 123, 415 and 2031 and part of Lot C120 of “Chesterfield Village Area a Phase One Plat Two” in Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri. Also a tract of land being part of U.S. Surveys 123, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri. Also a tract of land being part of U.S. Surveys 123, Township 45 North – Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County Missouri. and Marilyn F.M. Johnston, Trustee as described in Deed Book 12444 page 733, all of the land records of said St. Louis County, Missouri.



Information on this Public Hearing may be found on the City’s website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Mike Knight at 636.537.4736 or via e-mail at jknight@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



**PROJECT NARRATIVE ASSOCIATED WITH
A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #2449 & #2990**

Date: 6/26/18, revised July 24, 2018

(Stock Project No. 218-6283)

Justin, pursuant to meetings and conversations with Stock & Associates Consulting Engineers Inc., we respectfully request to amend existing City of Chesterfield Ordinance Number 2449 & 2990 to incorporate and rezone a Non-Urban "NU" 0.438 Acre parcel to the Planned Commercial & Residential "PC&R" District known as "Downtown Chesterfield".

In Addition, we request to amend the following sections of Ordinance No. 2449:

1. Section I. Specific Criteria - D. Landscape and Tree Requirements - item "2." Revise to "individual landscape plans shall be coordinated and consistent with a landscape concept plan for the applicable Category".
2. Section I. Specific Criteria – E. Sign Requirements – item "2." Revise to "individual sign packages shall be coordinated and consistent with a signage concept plan for the applicable Category".
3. Section I. Specific Criteria – F. Light Requirement – item "2." Revise to "individual lighting plan including fixture types shall be consistent with a lighting fixture plan for the applicable Category".
4. Section II. Time Period For Submittal of Site Development Concept Plans and Site Development Plans – items "A" & "B" to replaced "entire District" with "Category Affected".
5. Section IV. General Criteria – A. Site Development Concept Plan Submittal Requirements – item "2." Revise to "include a landscape concept plan for the applicable Category in accordance with the City of Chesterfield Code".
6. Section IV. General Criteria – A. Site Development Concept Plan Submittal Requirements – item "4." Revised to "include a signage concept plan for the applicable Category."

PRELIMINARY PLAN DOWNTOWN CHESTERFIELD

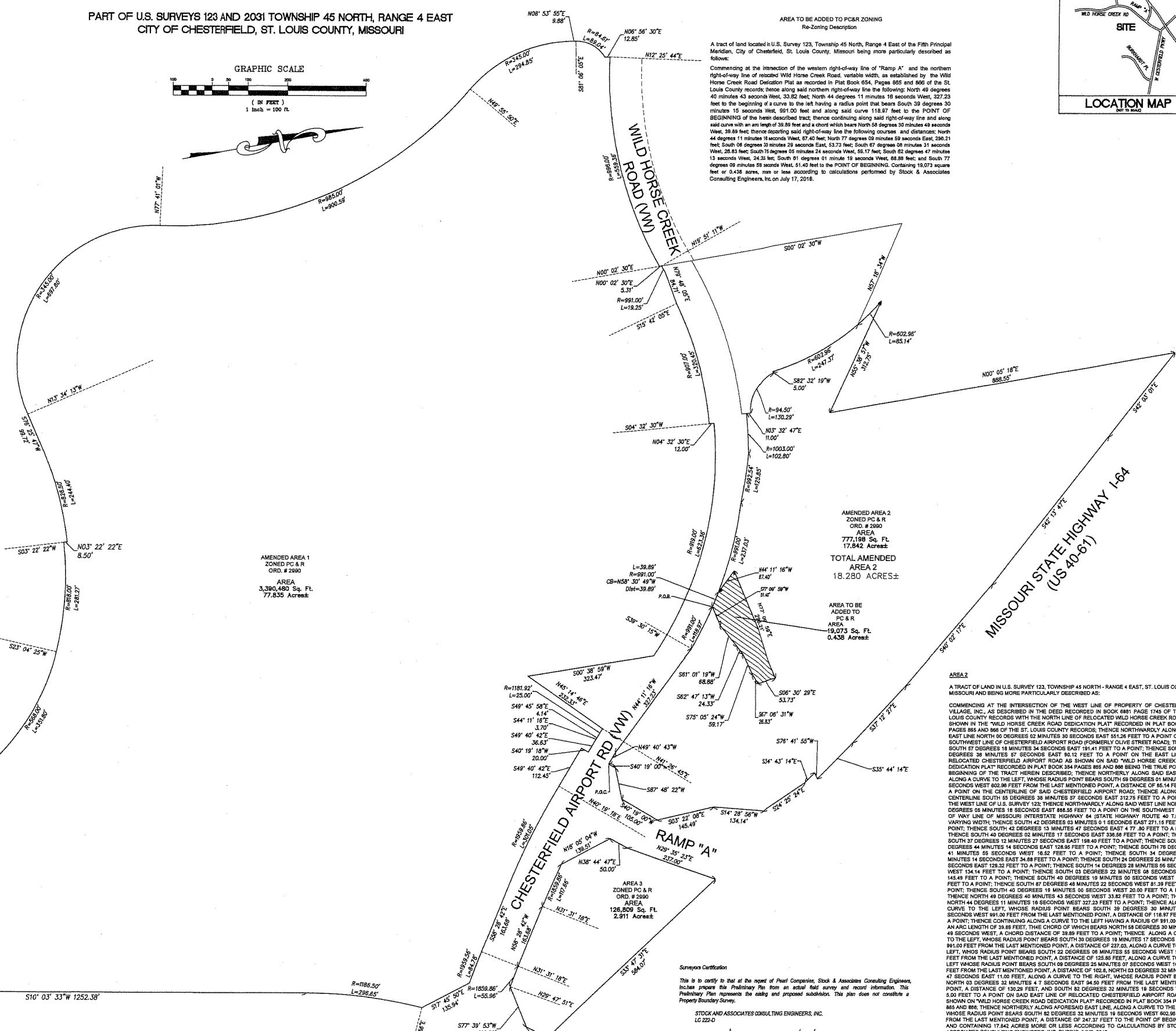
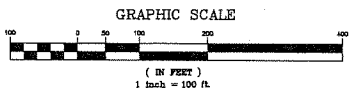
PART OF U.S. SURVEYS 123 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AREA 1
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GOWDN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 OF THE ST. LOUIS COUNTY RECORDS; AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 16.25 FEET, NORTH 75 DEGREES 48 MINUTES 35 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 23 MINUTES 30 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 302.45 FEET, NORTH 04 DEGREES 23 MINUTES 30 SECONDS EAST 12.06 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 23 MINUTES 30 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 823.38 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 6296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 43 DEGREES 14 MINUTES 48 SECONDS EAST 232.53 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 41 DEGREES 28 MINUTES 48 SECONDS EAST 1181.82 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 250.00 FEET, SOUTH 49 DEGREES 46 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 18 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.53 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 18 MINUTES 18 SECONDS EAST 189.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 48 DEGREES 28 MINUTES 42 SECONDS EAST 183.88 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 21 MINUTES 18 SECONDS EAST 1899.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 64.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.84 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 13 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 08 DEGREES 08 MINUTES 30 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 286.56 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.00 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 28 MINUTES 27 SECONDS WEST 15.20 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 286.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 28 MINUTES 30 SECONDS WEST 4.72 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 48 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 26 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 261.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 4.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 828.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 897.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 808.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 284.85 FEET TO A POINT; THENCE NORTH 59 DEGREES 33 MINUTES 46 SECONDS EAST 8.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 41 DEGREES 06 MINUTES 05 SECONDS EAST 84.81 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 344.46 FEET TO A POINT; THENCE SOUTH 78 DEGREES 23 MINUTES 4 SECONDS WEST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 23 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 558.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES.

AREA 2
A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.86 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 38 DEGREES 55 MINUTES 52 SECONDS WEST 82.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 116.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 31 SECONDS EAST 189.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 58.38 FEET, NORTH 18 DEGREES 29 MINUTES 42 SECONDS WEST 103.88 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 189.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.88 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 08 MINUTES 04 SECONDS WEST 158.51 FEET, NORTH 35 DEGREES 34 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 28 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHWESTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 884.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.911 ACRES.



AMENDED AREA 1
ZONED PC & R
ORD. # 2990
AREA
3,390,480 Sq. Ft.
77.835 Acres

AMENDED AREA 2
ZONED PC & R
ORD. # 2990
AREA
777,198 Sq. Ft.
17.842 Acres

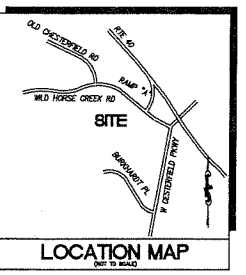
AREA 3
ZONED PC & R
ORD. # 2990
AREA
126,809 Sq. Ft.
2.911 Acres

AREA TO BE ADDED TO PC & R
AREA
19,073 Sq. Ft.
0.438 Acres

AREA 2
A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 07 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 05 DEGREES 39 MINUTES 07 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 08 DEGREES 08 MINUTES 30 SECONDS WEST 802.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 884.56 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.S.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 4.77 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 386.88 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 188.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.86 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 55 SECONDS WEST 16.32 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.88 FEET TO A POINT; THENCE SOUTH 24 DEGREES 24 MINUTES 24 SECONDS EAST 129.25 FEET TO A POINT; THENCE SOUTH 14 DEGREES 39 MINUTES 55 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 143.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 18 MINUTES 00 SECONDS WEST 136.00 FEET TO A POINT; THENCE SOUTH 07 DEGREES 46 MINUTES 22 SECONDS WEST 81.29 FEET TO A POINT; THENCE SOUTH 40 DEGREES 18 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 48 DEGREES 40 MINUTES 34 SECONDS WEST 33.88 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 18 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS EAST 891.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.87 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET; THENCE THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 18 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.25 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 05 MINUTES 59 SECONDS WEST 882.84 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 02 DEGREES 25 MINUTES 07 SECONDS WEST 1363.30 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.81 NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 44.59 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.28 FEET, AND SOUTH 82 DEGREES 32 MINUTES 18 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 885 AND 886; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 02 DEGREES 25 MINUTES 07 SECONDS WEST 802.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 241.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.842 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

Surveyors Certification
This is to certify that at the request of Pearl Companies, Stock & Associates Consulting Engineers, Inc. we have prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the existing and proposed subdivisions. This plan does not constitute a Property Boundary Survey.
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L2 222-0
By: *[Signature]* 7/17/18
Daniel Ehlmann, Missouri P.L.S. No. 2218



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63103
503-800-1000 FAX 503-800-8000
e-mail: pearl@stockandassociates.com
Web: www.stockandassociates.com

PRELIMINARY PLAN
DOWNTOWN CHESTERFIELD
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



REVISIONS:

NO.	DATE	DESCRIPTION
1	7/17/2018	Revised per city comments

DESIGN BY	W.J.P.	CHECKED BY	D.M.E.
DATE	6/15/18	JOB NO.	218-0383
S.L.S. #		BASE MAP #	
S.L.S. NAME #		DATE S.L.S. #	
S.L.S. #			