

Memorandum Department of Planning

To: Planning and Public Works Committee
From: Mike Knight, Assistant City Planner *JMK*
Date: September 2, 2021



RE: **P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village)** A request to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370).

Summary

Stock & Associates Consulting Engineers Inc. is requesting to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The applicant has 5 primary components to the request:

- Modify the maximum height for buildings located on Lots 2B and 2C
- Update the first floor building heights on 7 lots
- Remove the ground floor retail requirement from the east side of Lot 2C
- Revise the rooftop mechanical equipment screening requirement
- Remove the public art requirement for each lot

Request 1 (Modify the maximum height for buildings located on Lots 2B and 2C)

The maximum height for the buildings in lots 2B and 2C are 3 stories if they are residential and 4 stories if they are non-residential within the current governing ordinance. The applicant is requesting a maximum height for residential buildings in the geographic areas of lots 2B and 2C of 4 stories.

Request 2 (Update the first floor building heights on 7 lots)

The current governing ordinance states that the first floor building heights shall be 12-30 feet with the exception that the residential buildings in the geographic areas of Lots 1 and 6 on the Preliminary Development Plan be 9-30 feet for both Categories A and

B. The applicant is requesting to include residential Lots 2A-1, 2A-2, 2B,2C,5A,5B, and 5C to the 9-30 feet criteria exception.

Request 3 (Remove the ground floor retail building from the east side of Lot 2C)

The current governing ordinance requires ground floor retail on the east side of Lot 2C which is within the 125' view corridor. Now that the building on Lot 2C is programmed for a residential condo building vs an office, the development team would like to remove the requirement for ground floor retail.

Request 4 (Revise the rooftop mechanical equipment requirement)

Section G of the governing ordinance is titled Architectural Requirements. Within this section contains language that states "Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design."

The applicant would like to replace this language with the language that exists in the City's Unified Development Code (UDC) under Section 405.04.010 D2.j. This language reads, "Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure."

Staff recommends language included in the draft ordinance attached to the Planning and Public Works Committee packet "Screen rooftop mechanical equipment in accordance to the Architectural Review Design Standard within the City's Unified Development Code." This language would be more flexible in the event the City would ever change/update the screening language for the entire City, it would be automatically updated for this development.

Request 5 (Remove the public art requirement for each lot)

The current governing ordinance states; "One (1) piece of public art work shall be provided and installed by the developer of each development.". The applicant is requesting to remove this requirement from the ordinance. The applicant is proposing one piece of public art provided near the lake and a fountain in the center of the lake in lieu of individual art on individual lots. A full description of the art was provided in the Planning Commission packets and included in Planning and Public Works Committee packets.

A Public Hearing was held on June 28, 2021 at which time the Planning Commission and general public raised several issues. The applicant formally responded to the issues raised and provided an updated proposal.

On August 23, 2021 this petition was next brought before the Planning Commission. At that meeting, the Planning Commission made the motion to approve PZ 03-2021

Downtown Chesterfield (Wildhorse Village) as requested by the applicant. The motion passed by a vote of 9-0.

Attached to this report please find a copy of the Planning Commission Staff Report, Applicant's Narrative Statement, Issues Response Letter, Draft Attachment A, Preliminary Development Plan.

Also attached is a supplementary exhibit provided by the applicant included in the August 23rd, 2021 Planning Commission packets. The exhibit is not a plan document under review, but supplementary images provided by the applicant to further depict what a potential condo development may look like, information on the commissioned public art, and awards associated with the Landscape Plan for the development.

Attachments: August 23rd, 2021 Planning Commission Staff Report
Applicant Narrative Statement
Issues Response Letter
Preliminary Development Plan
Draft Attachment A
Supplementary Exhibits



Figure 1: Subject Site Aerial

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 commercial and residential uses allowed in this Planned Commercial and Residence ("PC&R") District shall be:

RETAIL COMMERCIAL USES:

1. Barber shops and beauty parlors.
2. Bookstores.
3. Financial institutions.
4. Restaurants, fast food (with no drive through).
5. Restaurants, sit down (with no drive through).
6. Rental and leasing of new and used automobiles (including car sharing services) and necessary outdoor storage of said automobiles, provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.
7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
9. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles (provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted), are being offered for sale or hire to the general public on the premises. Service

facilities to include establishments providing services, as opposed to products, to the general public for personal, business or household use, including finance, real estate and insurance, personal service, educational, social services, and ride sharing. In the mixed use downtown setting contemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable Site Development Plan or Site Development Section Plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.

OFFICE COMMERCIAL USES:

1. Animal hospitals and veterinary clinics.
2. Broadcasting studios for radio and television.
3. Hospitals.
4. Medical and dental offices.
5. Offices or office buildings.

RESIDENTIAL USES:

Residential uses may be integrated vertically or horizontally with commercial uses. When integrated vertically with commercial uses, dwelling units shall be above the commercial uses; such dwelling units shall be multiple-family.

1. Dwellings, single-family.
2. Dwellings, two-family.
3. Dwellings, multiple-family, row houses, and other group-house arrangements of attached or detached buildings.
4. Home occupations.

CIVIC USES:

1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
2. Child care centers, nursery schools, and day nurseries.
3. Colleges and universities.
4. Museums.

5. Police, fire, and postal stations.
6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
7. Schools, public or private kindergarten, elementary, secondary, and collegiate.

LODGING USES:

1. Hotels.

PARKING USES:

1. Parking areas, including garages, for automobiles, but not including any sales of automobiles or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

PARK AND RECREATIONAL USES:

1. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters.
2. Parks, parkways, and playgrounds, public or private not-for-profit.

The above uses allowed in this Planned Commercial and Residence ("PC&R") District shall be restricted as follows:

The fishing tackle and bait shop use shall be located adjacent to the lake. This may be a primary or ancillary use located in either a building or a kiosk. If this is used as a primary use, only one such use shall be permitted in this District.

ANCILLARY USES. These uses shall exclusively serve the guests, patrons, or individuals who are served by a primary permitted use.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
2. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.

3. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications. All broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.
4. Dry cleaning drop-off and pick-up stations.
5. Film drop-off and pick-up stations.
6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
7. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
8. Satellite dishes. All satellite dishes shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable Site Development Plan or Site Development Section Plan.

DENSITY LIMITATIONS:

1. The cumulative gross floor area for Retail Commercial Uses, Office Commercial Uses, Civic Uses and Lodging Uses in this District shall be limited to not more than 1,700,000 square feet.
2. The maximum number of residential units allowable within this District shall be 1,000 units.

B. CATEGORY STANDARDS

1. CATEGORY A - Urban "Main Street" Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6 - 125 feet if detached to accommodate substantial topographical challenges with the site and to allow view corridors from Wild Horse Creek Road, Chesterfield Parkway West, and Lake Front Street.

- Extra space between buildings is permitted for major walkways connecting to parking or open space, as approved on the Site Development Section Plan.

Building volume:

- Maximum height of buildings in the geographic area shown as Lot 5D on the Preliminary Development Plan: 110 feet at grade of adjacent roadway exclusive of mechanical units.
- Maximum height of buildings fronting Chesterfield Parkway West: 2 stories from the intersection of Burkhardt Place extending north to the connector street from Chesterfield Parkway West to Lake Front Street - buildings may step to 4 stories 60 feet west of the right-of-way line of Chesterfield Parkway West.
- Maximum height of buildings fronting Chesterfield Parkway West north of the connector street between Chesterfield Parkway West and Lake Front Street to Wild Horse Creek Road: 4 Stories.
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from the I-64 off ramp to Lake Front Street and the intersection of Wild Horse Creek Road and Chesterfield Parkway West: 5 stories.
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from Old Chesterfield Road to Lake Front Street and the connecting street across from the I-64 ramp to Lake Front Street: 4 stories.
- Maximum height of buildings fronting the 300' view corridor between Lake Front Street and Lake III: 1 story.
- Maximum height for buildings in the geographic areas shown as Lots 5B and 5C on the Preliminary Development Plan: 3 stories except building may step to 4 stories fronting Lake Front Street.
- Maximum height of all other residential buildings (including the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan): 3 stories
- Maximum height of residential buildings in the geographic areas shown as Lots 2B and 2C on the Preliminary Development Plan: 4 stories.
- Maximum height of all other non-residential buildings: 4 stories.

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, 2A-1, 2A-2, 2B, 2C, 5A, 5B, 5C, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

Projecting facade elements:

- Awnings & canopies: permitted

- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited
- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted (to allow access from back of lot)

Building function:

- Retail commercial: permitted
- Retail Commercial: Required on the first story of buildings fronting Lake Front Street from the intersection of Lake Front Street and Burkhardt Place to the intersection of Lake Front Street and connecting street to Wild Horse Creek Road at the I-64 off ramp. Also required past that same connecting street heading south through the eastern side of the view corridor wrapping around lakeside.
- Retail Commercial: Required on the first story of all buildings between Lake Front Street and Lake III along the 300' wide view corridor that extends from Chesterfield Parkway West.
- Retail Commercial: Pedestrian access to lobbies shall be permitted to buildings fronting Lake Front Street.
- Office commercial: permitted
- Residential: permitted
- Residential: The geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan are exclusively residential uses.
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - Ground floor retail, office commercial, or architectural design that blends into surrounding area required along street frontage.
- Park & Recreation: permitted

Parking:

- Surface parking is prohibited except in relation to the grocery use and on-street parking.
- On-street parking is prohibited on the connecting street from Wild Horse Creek Road at the I-64 off ramp to Lake Front Street and the connecting street from Chesterfield Parkway to Lake Front Street

2. CATEGORY B - Urban Mixed Use Development Pattern

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: attached or 6 - 20 feet if detached.

Building volume:

- Maximum height of buildings in the geographic area shown as Lot 5D on the Preliminary Development Plan: 110 feet at grade of adjacent roadway exclusive of mechanical units.
- Maximum height of buildings fronting Chesterfield Parkway West: 2 stories from the intersection of Burkhardt Place extending north to the connector street from Chesterfield Parkway West to Lake Front Street - buildings may step to 4 stories 60 feet west of the right-of-way line of Chesterfield Parkway West
- Maximum height of buildings fronting Chesterfield Parkway West north of the connector street between Chesterfield Parkway West and Lake Front Street to Wild Horse Creek Road: 4 Stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from the I-64 off ramp to Lake Front Street and the intersection of Wild Horse Creek Road and Chesterfield Parkway West: 5 stories
- Maximum height of buildings fronting Wild Horse Creek Road between the connecting street across from Old Chesterfield Road to Lake Front Street and the connecting street across from the I-64 ramp to Lake Front Street: 4 stories
- Maximum height of buildings fronting the 300' view corridor between Lake Front Street and Lake III: 1 story
- Maximum height for buildings in the geographic areas shown as Lots 5B and 5C on the Preliminary Development Plan: 3 stories except building may step to 4 stories fronting Lake Front Street.
- Maximum height of all other residential buildings (including the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan): 3 stories
- Maximum height of residential buildings in the geographic areas shown as Lots 2B and 2C on the Preliminary Development Plan: 4 stories
- Maximum height of all other non-residential buildings: 4 stories

Building floor heights:

- First story height shall be 12 - 30 feet with the exception that the residential buildings in the geographic areas of Lots 1, 2A-1, 2A-2, 2B, 2C, 5A, 5B, 5C, and 6 on the Preliminary Development Plan shall be 9-30 feet.
- Upper story height shall be 8 - 30 feet.

Building's street facade:

- Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space.
- Wild Horse Creek Road, Burkhardt Place, Chesterfield Parkway West, and Connector Streets as identified on the Preliminary Development Plan are excluded from the building street façade requirement.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: permitted
- Front porches: permitted

- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted

Building function:

- Retail commercial: permitted
- Retail Commercial: Required on the first story of buildings fronting Lake Front Street from the intersection of Lake Front Street and Burkhardt Place to the intersection of Lake Front Street and connecting street to Wild Horse Creek Road at the I-64 off ramp. Also required past that same connecting street heading south through the eastern side of the view corridor wrapping around lakeside.
- Retail Commercial: Required on the first story of all buildings between Lake Front Street and Lake III along the 300' wide view corridor that extends from Chesterfield Parkway West.
- Retail Commercial: Pedestrian access to lobbies shall be permitted to buildings fronting Lake Front Street.
- Office commercial: permitted
- Residential: permitted
- Residential: The geographic areas shown as Lots 1 and 6 of the Preliminary Development Plan are exclusively residential uses.
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - Ground floor retail, office commercial, or architectural design that blends into surrounding area required along street frontage.
- Park & Recreation: permitted

Parking:

- Surface parking is prohibited except in relation to the grocery use and on-street parking.
- On-street parking is prohibited on the connecting street from Wild Horse Creek Road at the I-64 off ramp to Lake Front Street and the connecting street from Chesterfield Parkway to Lake Front Street

3. CATEGORY C - Highway Frontage Outlots (Portion of District north of relocated Wild Horse Creek Road)

Building placement:

- Build-to Line location: as defined by the streetscape shown in Exhibit 1.
- Space between buildings: 15-30 feet if detached.

Building volume:

- Minimum building height: 25 feet.
- Maximum building height: 150 feet.

Building floor heights:

- First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet.

Projecting facade elements:

- Awnings & canopies: permitted
- Balconies: permitted
- Colonnades & arcades: permitted
- Stoops: prohibited
- Front porches: prohibited
- Bay windows: permitted on upper stories

Outdoor space:

- Courtyard: permitted (open to public if next to sidewalk)
- Front yard: permitted
- Rear yard: permitted
- Side yard: permitted

Building function:

- Retail commercial: permitted
- Office commercial: permitted
- Residential: permitted
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial or office commercial required along street frontage.
- Park & Recreation: permitted

C. PARKING AND LOADING REQUIREMENTS

1. Required parking for this District shall be determined globally and shall not be calculated on an individual site basis; and shall be calculated as follows:
 - a. Portion of District north of relocated Wild Horse Creek Road: Required parking shall be calculated cumulatively based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 90% of the afore-described calculation.
 - b. Portion of District south of relocated Wild Horse Creek Road and north of Burkhardt Place: Required parking shall be calculated based upon the sum of the square footage of individual land uses at the rate required by the City of Chesterfield Code, except that the required parking shall be provided at not less than 70% of the afore-described calculation.
 - c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.
2. Construction Parking

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
 4. On street parking allowed as shown on Exhibit 1.

D. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception:
 - a. The required landscape buffer along Chesterfield Parkway and Wild Horse Creek Road will be based on the approved streetscape and street cross-sections as shown on Exhibit 1.
2. Individual Landscape Plans shall be coordinated and consistent with a Landscape Concept Plan for the applicable category in accordance to Section I.P.5. of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen utility areas.
3. The geographic area shown as Lot 2A on the Preliminary Development Plan shall have a variable width landscape buffer that is a minimum of 60' in width for at least 60% of the frontage along Wild Horse Creek Rd., but at no point goes below the required 15' in width.
4. All medians within the development are required to be landscaped.

E. SIGN REQUIREMENTS

1. Individual sign packages shall be coordinated and consistent with a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

F. LIGHT REQUIREMENTS

1. Provide a lighting plan in accordance with the City of Chesterfield Code.
2. Individual Lighting Plans, including fixture types, shall be consistent with a Lighting Fixture Plan for the applicable category in accordance to Section I.P.5. of this ordinance. The proposed Lighting Fixture Plan must provide for consistent and

complementary fixture designs and styles throughout the District and with the standards already established in Chesterfield Village.

G. ARCHITECTURAL REQUIREMENTS

1. The developer shall submit a design package including, but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually-appealing development pattern consistent with the intent and purpose of this PC&R District. Architectural information is to be reviewed by the Architectural Review Board and is subject to approval by the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosure will be as approved on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Landscape Plan.
4. Mechanical equipment shall be adequately screened in accordance to the Architectural Review Design Standards of the City of Chesterfield Unified Development Code.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning.
2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. Access to the development from external roadways shall be as shown on the Preliminary Development Plan and as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
4. Adequate sight distance shall be provided. 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.
5. Driveway access to internal streets shall comply with City Code Section 405-04.100 Driveway Access Location and Design Standards.

6. 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.
7. Any improvements within MoDOT's right-of-way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
8. Access to St. Louis County road right-of-way and improvements within County road right-of-way (Chesterfield Parkway West and Wild Horse Creek Road) shall be as directed by the St. Louis County Department of Transportation.
9. 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 public right-of-way.
10. If a gate is installed on a street in the development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the Department of Public Works, the St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation as applicable.
2. 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 the NACTO Urban Street Design Guide.
3. 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 30 days of the street pavement being placed.
4. Design and construct an extension of Burkhardt Place from its current terminus to Wild Horse Creek Road and provide 5-foot wide, minimum, sidewalks on both sides of the road, where directed by the City of Chesterfield and as shown on the Preliminary Development Plan. Sidewalk on 16464 Burkhardt Place (YMCA) is the responsibility of the property owner in accordance with Ordinance 2520.
5. Connect the Riparian Trail to the proposed signal at Wild Horse Creek Road and Burkhardt Place and design and construct a suitable trail crossing at this location as approved by the City of Chesterfield and St. Louis County Department of Transportation.
6. 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 of Chesterfield accepts the internal streets and/or sidewalk as public. The City is under no obligation to enter into an agreement.

7. Provide sidewalks, conforming to ADA standards, along all frontages of the site and along internal roadways as shown on the Preliminary Development Plan. 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 sidewalk, maintenance and utility easement dedicated to the City of Chesterfield for public use.
8. Provide pedestrian crossings at each leg of each proposed signalized intersection as approved by St. Louis County Department of Transportation and the Missouri Department of Transportation.
9. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and St. Louis County Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
10. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, City of Chesterfield and St. Louis County Department of Transportation.
11. Provide mid-block type pedestrian crossing on Burkhardt Place, as directed by the City of Chesterfield, to provide pedestrian access to the Riparian Trail.
12. Pedestrian circulation to be approved by the City of Chesterfield.

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

The development shall adhere to the Power of Review requirements of the City of Chesterfield Unified Development Code.

L. STORMWATER

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

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. 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.
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. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. Lake III is an integral component of the Chesterfield Village Stormwater Master Plan and it provides detention, channel protection, and water quality for multiple adjacent properties. Modification to Lake III must be reviewed and approved by MSD and not compromise or limit the development of future properties' tributary to Lake III.
8. 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 event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowed within the detention basin.
9. Treatment for water quality and channel protection shall be required in accordance with MSD regulations.
10. A flood plain (hydraulic study) study may be required.
11. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.

M. SANITARY SEWER

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with MSD and City of Chesterfield regulations.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

3. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines.
4. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
5. This project is in the Caulks Creek Surcharge area and is subject to the Caulks Creek Surcharge.
6. Encroachments over easements will not be allowed.
7. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall 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. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

O. SUPPLEMENTATION, MODIFICATION, OR ALTERATION OF A CATEGORY STANDARD.

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 to City Council for final approval.

P. MISCELLANEOUS

1. All new or on-site relocated utilities within the District will be installed underground.
2. An opportunity for recycling will be provided.
3. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District.

4. 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 a 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 Sections Plans.
5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).
6. Public amenities including, but not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, a lake fountain and pocket parks shall be provided for this development as shown on the Preliminary Development Plan. Also a terraced plaza located between Lake Front Street and Lake III within the 300' wide view corridor shall be provided for this development as shown on the Preliminary Development Plan.
7. Lake III and the surrounding amenities as shown on the Preliminary Development Plan shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and Wildhorse Village, LP whereby the City accepts Lake III and the amenities or any portion of either as public. The City is under no obligation to enter into an agreement.
8. Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor. The view corridors on Wild Horse Creek Road shall have one with a minimum of 75' in width maintained through the corridor and one with a minimum of 125' in width maintained through the corridor. The 300' view corridor shall consist predominately of green space outside of the connecting road from Chesterfield Parkway West to Lake Front Street. The view corridors supersede all other spacing requirements built into this ordinance.
9. Prior to Record Plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

10. Disclosure language shall be included in every contract for sale, lease, or rental of any residential dwelling unit regarding the presence of Central Park, including an outdoor amphitheater and other outdoor events.
11. Retaining walls along public right-of-way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements with the exception of any retaining walls required adjacent to Burkhardt Place to avoid and/or minimize disturbance in the existing conservation easement west of Burkhardt Place.
12. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the Record Plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
13. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a Grading Permit or Improvement Plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

Q. TRUST FUND CONTRIBUTION

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA). Allowable credits for required roadway improvements will be awarded as directed by the City of Chesterfield.
2. The deposit shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

- A. The developer shall submit a Site Development Concept Plan for the Category affected in accordance to Section I.P.5. of this ordinance within four (4) years of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan as provided for in Paragraph A in this section, the petitioner may submit a Site Development Plan for the Category affected in accordance to Section I.P.5 of this ordinance within four (4) years of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will require a new public hearing on any plan submittal.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.
- C. Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval.

IV GENERAL CRITERIA

The intent and purpose of the PC&R District is to have a mix of Commercial and Residential Uses within the District. At the time of the submittal of the Site Development Concept Plan or the Site Development Plan, a proposed standard for assuring the mix shall be submitted and approval of the above plans shall be contingent on approval of the mix standard by a majority vote of the City Council. Council's vote on the mix standard may proceed concurrently with Council approval of the above plans. The mix standard shall be consistent with the purpose and intent of the PC&R District 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. Such standard shall be considered a Performance Standard as that term is used in the Planned Commercial and Residence District provisions in the Zoning Code of the City of Chesterfield. Such provisions specifically authorize the supplementation of the Performance Standards in this Attachment "A" when approving the Plan.

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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 Landscape Concept Plan for the applicable category in accordance to Section I.P.5 of this ordinance and in accordance with the City of Chesterfield Code.
3. Include a Lighting Concept Plan in accordance with the City of Chesterfield Code.
4. Include a Signage Concept Plan for the applicable category in accordance to Section I.P.5. of this ordinance.
5. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Spirit of St. Louis Airport, the Missouri Department of Transportation, and Metropolitan Sewer District.

B. SITE DEVELOPMENT PLAN/SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan/ 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. Provide a key plan sheet at a scale necessary to include the entire development with north oriented vertically to the top of the sheet.
2. Outboundary plat and legal description of property.
3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is a separate process.
6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.
9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
10. Floodplain boundaries.

11. 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
12. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.
15. Address trees and landscaping in accordance with the City of Chesterfield Code.
16. Provide a Lighting Plan in accordance with the City of Chesterfield Code.
17. Comply with all Preliminary Plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Provide proposed hours of operation and delivery.

V RECORDING

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

VI ENFORCEMENT

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

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

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



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Planning Commission Staff Report

Meeting Date: August 23, 2021

From: Mike Knight, Assistant City Planner *mk*

Location: West and southwest of the intersection of U.S. Highway 40/ I-64 and Chesterfield Parkway West

Petition: **P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village)**: A request to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370).

SUMMARY

Stock & Associates Consulting Engineers Inc. is requesting to amend the specific development criteria and Preliminary Development Plan of an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

The applicant has 5 primary components to the request:

- **Modify the maximum height for buildings located on Lots 2B and 2C**
- **Update the first floor building heights on 7 lots**
- **Remove the ground floor retail requirement from the east side of Lot 2C**
- **Revise the rooftop mechanical equipment screening requirement**
- **Remove the public art requirement for each lot**



Figure 1: Subject Site Aerial

A Public Hearing was held on June 28th, 2021 at which time the Planning Commission and general public raised several issues. Since the Public Hearing, the applicant has updated their proposal and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

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 & Residence 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.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate 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.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the Planned Commercial and Residence District "PC&R" known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submissions and approval of plans specifically for Categories A and B of the ordinance. Categories A and B are now commonly known as Wildhorse Village. On the following page (Figure 2) is a table that provides a high level historical summary of significant zoning events for the PC&R district including the aforementioned plans that were submitted and approved.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR in which future individual lots may now seek approval to develop
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development of 17 lots known as Wildhorse Village
	May	SDSP	Site Development Section Plan for Lot 6	Approval for a 35 single family home development
			Site Development Section Plan for Lot 1	Approval for a 72 attached single family home development

Figure 2: Historical Summary 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 City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

“Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.”

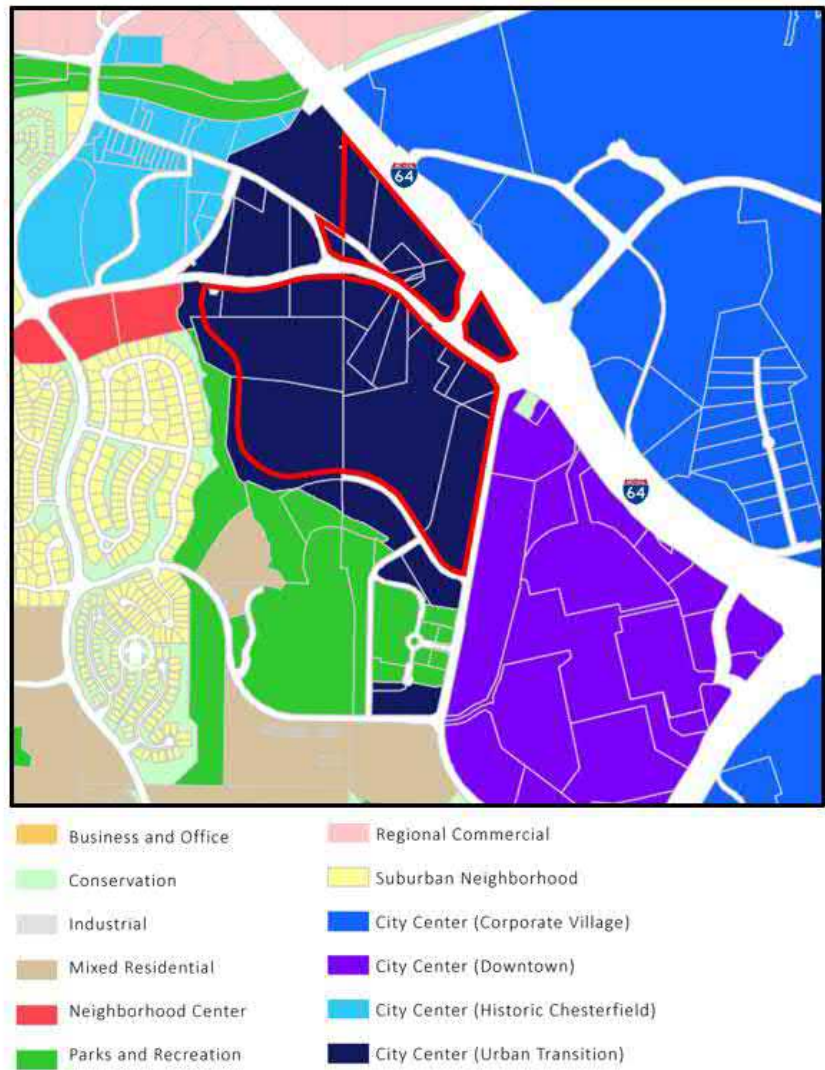


Figure 3: Comprehensive Plan- Land Use Designation

The proposed uses within the Wildhorse Village development are in line with both the character description and primary land uses outlined in the City’s Comprehensive Plan.

The City Center (Urban Transition) land use designation also states a series of development policies within the Comprehensive Plan. Below, and the following page (blue) are specific development policies followed by how the governing ordinance and Preliminary Development plan relate to those policies.

City Center 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.

The proposed development continues to provide a plan for a mixture of residential, office, and commercial activity centered by a lake and amenity areas.

The thoroughfare character should be urban and very walkable

All the section profiles provided for the roadways within the development have pedestrian accommodations. This includes 10' wide sidewalks along the main street, a 10' wide trail along the lake's perimeter, bike lanes and eastern 5' wide sidewalk along Burkhardt Place, an 8' wide sidewalk along Chesterfield Parkway, and a 12' wide mixed use trail along Wild Horse Creek Road.

Buildings to be constructed closer to the roadways to promote the pedestrian experience

The buildings along the main street continue to reference a (build-to line vs a set-back line) to promote the pedestrian experience.

Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff

A series of view corridors from the exterior roadways to the lake are implemented within the ordinance and Preliminary Development Plan of Wildhorse Village. The view corridors terminate at the lake at which there are gathering places and open space.

The Urban Transition and Downtown land areas should have a pedestrian connection to unite the two urban areas of the City Center

The 300' view corridor along Chesterfield Parkway abuts the Downtown land use designation and could be a potential connection moving into the Downtown land area.

Public art should be incorporated into new construction and re-development projects throughout the City Center

The applicant is specifically requesting to remove the language within the governing ordinance that states all lots are required to have public art. The applicant has provided a narrative to this request that is based on a more holistic approach centered around one piece of public art in a courtyard area and a fountain position in the center of the lake. The applicant's full narrative is attached to this report.

SURROUNDING USES AND ZONING

The total site area for the subject site 99.6 acres. There is one major roadway that bisects the district running east and west, known as Wild Horse Creek Road “WHCR”, and connects 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.

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 there are both single family and multi-family developments known as, Reserve at Chesterfield Village, Aventura at Wild Horse Creek and the Chesterfield Mobile Home Park.



Figure 4: Surrounding Locations (Visual)

Figures 4 and 5 allow for a visual representation of the land, the associated 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 (Dominant)
North	A	Dierbergs	City Center (Corporate Village)	C8 - Planned Commercial
	B	RGA	City Center (Corporate Village)	C8 - Planned Commercial
East	C	Undeveloped	City Center (Downtown)	C8 - Planned Commercial
South	D	Library	City Center (Urban Transition)	C8 - Planned Commercial
	E	YMCA	City Center (Urban Transition)	PC - Planned Commercial
West	F	Reserve	Suburban Neighborhood	R5 - Residence District
	G	Aventura	City Center (Urban Transition)	R6AA - Residence District
	H	Mobile Home Park	City Center (Urban Transition)	C7 - General Commercial

Figure 5: Surrounding Locations

STAFF ANALYSIS

The applicant has 5 primary components to the request:

- **Modify the maximum height for residential buildings located on Lots 2B and 2C**
- **Update the first floor building heights on 7 lots**
- **Remove the ground floor retail requirement from the east side of Lot 2C**
- **Revise the rooftop mechanical equipment screening requirement**
- **Remove the public art requirement for each lot**

Before expanding on each amendment request, it is important to fully understand the purpose and minimum standards of design of the PC&R Zoning District specifically outlined by the Unified Development Code (UDC) and how the current governing ordinance relates to these requirements.

UDC Zoning Designation Purpose:

The UDC outlines a specific purpose for the zoning district. It states in Section 405.03.040 J.1.

"A PC&R District development is intended 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, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. By definition, "downtown development" is mixed use, and usually follows one (1) of two (2) patterns (or an adaptation of both). First, as a vertical mix on a given parcel, land uses change from floor to floor within the same building. Typically, this pattern is residential above commercial (retail, professional services or office). The second pattern occurs when buildings or spaces of a single use are combined with those of other single uses. Examples are a street of residential buildings with commercial buildings occupying the corners or a commercial Main Street combined with residential side streets."

UDC Zoning Designation Minimum Standards of Design:

The UDC states that permitted uses be established in the governing ordinance in which residential and commercial uses may be combined in the same building. There shall be specific performance standards for both commercial and residential uses. The performance standards may either be provided in the planned district ordinance, Site Development Concept Plan, or Site Development Section Plans. The performance standards may include, but are not limited to, addressing one or more of the following (density, maximum height of structures, setbacks, open space, parking, signage, architectural standards).

Governing Ordinance:

The governing ordinance 3114 outlines permitted uses and density limitations to those uses. **The uses and density limitation are to remain unchanged with this zoning amendment request.**

The governing ordinance also details three specific 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.

Each Category has specific development requirements that pertain to building placement, volume, floor heights, street façade requirements, façade elements, function, and outdoor space. All of the specific development requirements are provided to achieve the specific development pattern. For example, all the specific development requirements of Category A (building placement, height, street façade requirements) are provided to obtain the development pattern of an Urban “Main Street”. All of the specific development requirements of Category B are to achieve an Urban “Mixed Use” development pattern.

Request 1 (Modify the maximum height for buildings located on Lots 2B and 2C)

The maximum height for the buildings in lots 2B and 2C are 3 stories if they are residential and 4 stories if they are non-residential within the current governing ordinance. The applicant is requesting a maximum height for residential buildings in the geographic areas of lots 2B and 2C of 4 stories.

Request 2 (Update the first floor building heights on 7 lots)

The current governing ordinance states that the first floor building heights shall be 12-30 feet with the exception that the residential buildings in the geographic areas of Lots 1 and 6 on the Preliminary Development Plan be 9-30 feet for both Categories A and B. The applicant is requesting to include residential Lots 2A-1, 2A-2, 2B,2C,5A,5B, and 5C to the 9-30 feet criteria exception.

Request 3 (Remove the ground floor retail building from the east side of Lot 2C)

The current governing ordinance requires ground floor retail on the east side of Lot 2C which is within the 125’ view corridor. Now that the building on Lot 2C is programmed for a residential condo building vs an office, the development team would like to remove the requirement for ground floor retail.

Request 4 (Revise the rooftop mechanical equipment requirement)

Section G of the governing ordinance is titled Architectural Requirements. Within this section contains language that states *“Rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.”*

The applicant would like to replace this language with the language that exists in the City’s Unified Development Code (UDC) under Section 405.04.010 D2.j. This language reads, *“Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.”* The applicant’s narrative statement further describes this request and is attached to the report. Staff recommends that if the Planning Commission is agreeable to the replacement requested by the applicant, they should move forward with language in the ordinance that states *“Screen rooftop mechanical equipment in accordance to the Architectural Review Design Standard within the City’s Unified Development Code.”* This language would be more flexible in that if the City would ever want to change the screening language for the entire City, it would be automatically updated for this development.

Request 5 (Remove the public art requirement for each lot)

The current governing ordinance states; *“One (1) piece of public art work shall be provided and installed by the developer of each development.”* The applicant is requesting to delete this requirement. The applicant states they are requesting to develop a holistic approach for the Wildhorse Village Public Art. The applicant’s commission and placement of art is centered around maximizing the public experience by placing the art near the lake. Since the Public hearing, the applicant is also proposing a fountain in the center of the lake in lieu of individual art on individual lots. The applicant’s narrative statement further describes this request is attached to the report.

PUBLIC HEARING

A public hearing was held on June 28th, 2021 at which time the Planning Commission and general public raised several issues. Since the Public Hearing, the applicant has updated their proposal, provided a re-submission to the City of Chesterfield and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant’s response has been included in the Planning Commission packet.

ISSUES RAISED

The following is a list of items/concerns discussed at the Public Hearing which were formally addressed in writing by the applicant. Below is every issue identified followed by the applicant’s response summarized in *italics*. The full response and supplementary exhibits are attached to this report.

- **Issue 1:** A concern was raised by both the Planning Commission and the public in moving away from the Public Art requirement for each lot. Although both the Commission and the public were open to a different approach than the current requirement for one piece of public art for each individual lot, there was not support for moving forward with solely one piece. Provide a response to this concern.
- **Response 1:** *The applicant provided exhibits (Included within PC Packet) that further describes the holistic approach to public art developed for Wildhorse Village. The exhibits further describe the size of the public art and how it will be viewed from different areas of Wildhorse Village. The artwork will sit on a 3’ landscape mound, have a 3’ 4” concrete base, and will be 15’ in height as seen below (Figure 6) . The applicant is also proposing fountain to be placed in the lake to provide additional public art and further the holistic approach to public art for the development. The full response details the entirety of the applicant’s holistic approach.*



Figure 6: Public Art Height Detail

- **Issue 2:** There was concern from the public on removing the penthouse screening requirement completely, but open to areas where the applicant described it would not be applicable (ie residential). Provide information on the screening strategy requested and how it will apply for both residential and commercial buildings.
- **Response 2:** *The Lamar Johnson Collaborative provided a narrative that discussed how residential and commercial buildings were unique in regards to HVAC requirements, thus the consideration of screening should be unique. A strategy was then provided for both the commercial and residential applications. The request remains to utilize the current language that exists within the Unified Development Code.*
- **Issue 3:** There was a concern from the public that increasing the residential stories from 3 to 4 in the defined geographic areas and decreasing the first floor height of residential buildings in the defined geographic areas would shift the development away from a downtown development and more towards a development that was predominately residential.
- **Response 3:** *The Lamar Johnson Collaborative stated that due to the lower floor heights for residential compared to office buildings, the new residential four-story buildings will be at or below the total height of the original office buildings and also offer more visual connections to the lake due to the smaller footprints.*
- **Issue 4:** During the Public Hearing, the development team stated that they would provide images of the Common Ground amenities and any awards associated with the project, additional information on the Rafael Barrios public art commission, and images for the inspiration behind the proposed condo buildings.
- **Response 4:** *Additional information on all three topics stated above has been provided and attached to the Planning Commission packet.*

Preliminary Development Plan

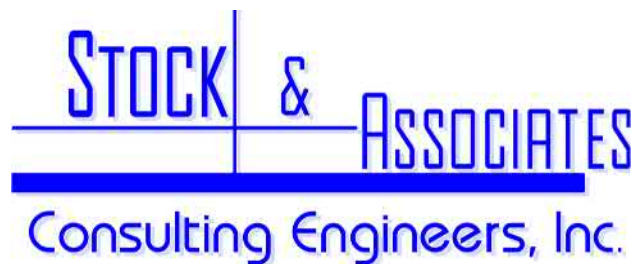
A zoning map amendment to a planned zoning district requires a Preliminary Development Plan (PDP), which has been included in the Planning Commission's packet. The changes to the PDP are predominately located within Lot 2 (A,B,C) and Lot 5 (A,B,C). Largely the lot configuration is the same, but the building placement and entrance locations into those lots have been altered. It is important to note that a 2nd Amended Site Development Concept Plan is also under review/for consideration on the same Planning Commission agenda. Ultimately the Amended Site Development Concept Plan must substantially conform to the Preliminary Development Plan of the governing ordinance.

Should Planning Commission provide a vote in favor of the request for a zoning map amendment to repeal City of Chesterfield Ordinance 3114 and establish a new "PC&R" Planned Commercial and Residence District, staff has provided a draft attachment A included within this packet.

Attached, please find a copy of the draft site specific ordinance, Applicant Narrative Statement, Applicant's Issues Response Letter, supplementary exhibits by the applicant and updated Preliminary Development Plan for this petition.

Attachments

1. Attachment A – Draft
2. Updated narrative statement
3. Issues response letter
4. Images of previously approved amenities
5. Information on proposed public art
6. Images of what potential condo buildings may look like
7. Description of awards associated with landscaping



August 17, 2021

Via E-Mail (jknight@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Mr. Mike Knight – Assistant City Planner

Re: P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village, LP)
(Stock Project No. 219-6670.3)

Dear Mike,

Pursuant to your email correspondence dated 08/05/21, we are respectfully request the following text amendment to City of Chesterfield Ordinance No. 3114

**1. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IB.1-Building Volume &
Attachment A -Section IB.2-Building Volume**

Specifically, our request is as follows:

We request the following text amendment to **Modify** Section IB.1-Building Volume and Section IB.2-Building Volume of Ordinance No. 3114, to **Add**: “Maximum height of residential buildings in the geographic area of Lots 2B and 2C – Four (4) Stories on Lake Front Street and Six (6) Stories on Lakeside.”.

The basis of our request would allow for high-end residential condominium buildings to be constructed on Lots 2B and 2C of the development. Due to lower floor to floor heights for residential compared to office buildings, the new residential four-story buildings will be at or below the total height of the original office buildings. In addition, the residential buildings have smaller footprints that will allow more visual connections to the lake from the development.

**2. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IB.1-Building Floor Heights &
Attachment A -Section IB.2-Building Floor Heights**

Specifically, our request is as follows:

We request the following text amendment to **Modify** Section IB.1-Building Floor Heights and Section IB.2-Building Floor Heights of Ordinance No. 3114, to read: “First story height shall be 12-

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

30 feet with the exception that the residential buildings in geographic areas of Lots 1, 2A-1, 2A-2, 2B, 2C, 5A, 5B, 5C and 6 on the Preliminary Development Plan be 9-30 feet.”

The basis of our request aligns the additional proposed residential buildings with the existing requirements for residential development in Wildhorse Village.

**3. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IB.1-Building Function &
Attachment A -Section IB.2-Building Function**

Specifically, our request is as follows:

We request the following text amendment to **Modify** Section IB.1-Building Function and Section IB.2-Building Function of Ordinance No. 3114, to read: “Retail commercial: Required on the first story of buildings fronting Lake Front Street from the intersection of Lake Front Street and Burkhardt Place to the intersection of Lake Front Street and connecting street to Wild Horse Creek Road at the I-64 Ramp. Also required past that same connecting street heading south through the **eastern side of the** view corridor wrapping around lakeside.”

The basis of our request would allow for high-end residential condominium buildings to be constructed on Lot 2C of the development.

**4. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IG.5-Rooftop Mechanical Equipment Screening**

Specifically, our request is as follows:

Delete “rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.” And **Replace** with “Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls will be treated as an integral part of the architecture and will not visually weaken the design of the structure.” This language is contained within Section 405.04.010, Architectural Review Design Standards, Item J, page 516.

The basis of our request centers around the fact that Penthouse Screening should consider the type of HVAC equipment and cost for Residential and Commercial Buildings independently because they have very different requirements.

Multifamily residential buildings require many, smaller individual HVAC units to serve individual inhabitants rather than a few, larger HVAC units in a single penthouse. Therefore, a single enclosed penthouse is not feasible and a continuous parapet at the building edge will create a better solution to block view angles of the multiple smaller, irregularly placed HVAC units. The parapet will be consistent with the exterior building materials of the elevations. We intend to utilize this solution for all multi-family residential buildings.

For commercial buildings, an enclosed penthouse requires substantially more expensive HVAC equipment than typical rooftop HVAC equipment and would make office buildings on this site financially uncompetitive in the market. Therefore, we propose a similar, high quality architectural enclosure on four sides. Rooftop mechanical would be open only to above. This will provide the intended visual barrier like high quality buildings throughout Chesterfield and the region.

To this point, a Design Analysis was performed on the first planned Office Building which would occupy Lots 4A & 4B. During the design process between LJC – Architect and Clayco through their Mechanical Design/Build Contractor designed a mechanical system contained within a “Fully” enclosed penthouse. The cost of the system which requires a cooling tower is \$6,667,000. A Conventional Rooftop Mechanical system with full perimeter Architectural Panels, but without a roof cost is \$3,010,000. At the time of the Ordinance #3144 process and approval cost difference between current City Unified Development Code for screening of Rooftop Equipment was not known. In addition, the application of a Mechanical Penthouse on a Multifamily Residential Building is not applicable due to the mechanical system that are utilized on Residential Buildings.

**5. Text Amendment Request to City of Chesterfield Ordinance No. 3114
Attachment A -Section IP.9-Public Art**

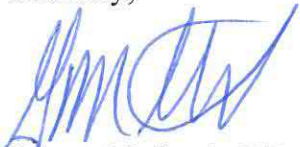
Specifically, our request is as follows:

Delete “One (1) piece of public artwork shall be provided and installed by the developer of each development.” And **Replace** with, “The Developer of Wildhorse Village, LP care of CRG, has developed a holistic approach for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value. This is achieved by placing the art around the lake”

The basis of our request center on a holistic approach which has been developed for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value.

The cornerstone of the public art is a monumental sculpture titled ‘Rising Horizons’ by world-renowned sculptor Rafael Barrios. His 3D geometric works, as if suspended in space, become 3D by an ingenious optical effect. His artworks can be found in permanent collections throughout the world. ‘Rising Horizons’ will be centrally along the water’s edge within the Lunchbreak Courtyard between Lot 2C and 3C. This position maximizes the art’s presence within the Public Realm. The art piece will be integrated into the surrounding landscape and provide a memorable focal point for the entire development. Complementing the ‘Rising Horizons’ will be three sculpted concrete seating elements titled ‘Extasi’ by designers Arriola & Fiol from Barcelona. Throughout the common ground, the developer has challenged the design team to create an artistical landscape providing year-round intrigue. As a result, the common ground and its elements are woven together with a horticultural tapestry of color and texture. Additionally, the developer is proposing to provide a fountain within the lake which will provide public viewing for all residents living adjacent to the lake. In addition, the public utilizing the lake trail and amenities will enjoy the addition of the fountain.

Sincerely,

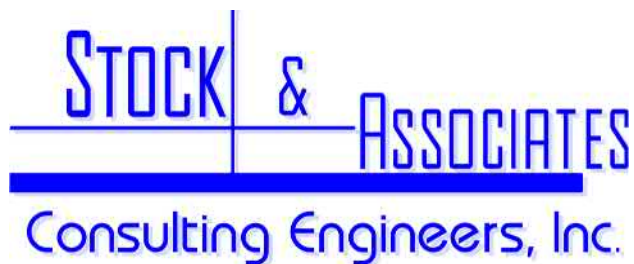


George M. Stock, P.E.

President

CC: Mr. Jeff Tegethoff – Wildhorse Village, LP (tegethoffj@realcrg.com)
Ms. Natasha Das – CRG (DasN@realcrg.com)
Mr. Tyler Meyr – LJC (meyrt@theljc.com)
Mr. Andrew Kilmer – LJC (kilmera@theljc.com)
Mr. Tim Stock, Ex. V.P. – Stock & Associates (tim.stock@stockassoc.com)
Ms. Kate Stock Gitto, P.E. – Stock & Associates (kate.gitto@stockassoc.com)
Mr. Andrew Dixon, P.E. – Stock & Associates (Andrew.dixon@stockassoc.com)
Mr. Hal Tzinberg -Stinson LLP (hal.tzinberg@stinson.com)
Ms. Ami Kutz – Gershman (akutz@gershmancommercial.com)
Mr. Chris Fox – Gershman (cfox@gershmancommercial.com)

**PUBLIC HEARING RESPONSE
LETTER (7/19/21)**



July 19, 2021

Via Email & Hand Delivery (jknight@chesterfield.mo.us)

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Mr. Mike Knight – Assistant City Planner

Re: Wildhorse Village (P.Z. 03-2020 Downtown Chesterfield)
(Stock Project No. 219-6670.3)

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 06/30/2021.

General Comments

1. A concern was raised by both the Planning Commission and the public in moving away from the Public Art requirement for each lot. Although both the Commission and the public were open to a different approach than the current requirement for one piece of public art for each individual lot, there was not support for moving forward with solely one piece. Provide a response to this concern.

Response (from LJC): See attached files ‘Wildhorse Art Strategy Barrios Signs Seating Landscape’

A holistic approach has been developed for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value. As a result, we feel the Wildhorse Development has provided a series of installations within Lots 1, 6, and 7 (common ground) that serve as public art and the ordinance’s intent. Please reference PDF file, ‘Wildhorse Art Strategy Barrios Signs Seating Landscape’.

The cornerstone of the public art is a monumental sculpture titled ‘Rising Horizons’ by world-renowned sculptor Rafael Barrios. His 3D geometric works, as if suspended in space, become 3D by an ingenious optical effect. His artworks can be found in permanent collections throughout the world. ‘Rising Horizons’ will be centrally along the water’s edge within the Lunchbreak Courtyard between Lot 2C and 3C. This position maximizes the art’s presence within the Public Realm and provides an opportunity for Lot 6 residents as they look north across the lake. The art piece will be integrated into the surrounding landscape and provide a memorable focal point for the entire development. Complementing the ‘Rising Horizons’ will be three sculpted concrete seating elements titled ‘Extasi’ by designers Arriola & Fiol from Barcelona. Throughout the common ground, the developer has challenged the design team to create an artistic landscape providing year-round intrigue. As a result, the common ground and its elements are woven together with a horticultural tapestry of color and

texture. Welcoming you to the development will be three custom sculptural monument sign walls. Designed with local stone, these dynamic forms will provide branding for the development.

As always, we greatly appreciate your assistance and respectfully request your consideration in the amendment request.

2. There was concern from the public on removing the penthouse screening requirement completely, but open to areas where the applicant described would not be applicable (ie residential). Provide information on the screening strategy requested and how it will apply for both residential and commercial buildings.

Response (from LJC): Penthouse Screening should consider the type of HVAC equipment and cost for Residential and Commercial Buildings independently because they have very different requirements.

Multifamily residential buildings require many, smaller individual HVAC units to serve individual inhabitants rather than a few, larger HVAC units in a single penthouse. Therefore, a single enclosed penthouse is not feasible and a continuous parapet at the building edge will create a better solution to block view angles of the multiple smaller, irregularly placed HVAC units. The parapet will be consistent with the exterior building materials of the elevations. We intend to utilize this solution for all multi-family residential buildings.

For commercial buildings, an enclosed penthouse requires substantially more expensive HVAC equipment than typical rooftop HVAC equipment and would make office buildings on this site financially uncompetitive in the market. Therefore, we propose a similar, high quality architectural enclosure on four sides. Rooftop mechanical would be open only to above. This will provide the intended visual barrier like high quality buildings throughout Chesterfield and the region.

3. There was a concern from the public that increasing the residential stories from the 3 to 4 in the defined geographic areas and decreasing the first floor height of residential building in the defined geographic areas would shift the development away from a downtown development and more towards a development that was predominately residential. Provide a response on how this development will retain the purpose of the PC&R district. Below is link to the section of the City's Unified Development Code (UDC) that defines the purpose of the district.

Click Here: [PC&R](#)

Response (from LJC): Due to lower floor to floor heights for residential compared to office buildings, the new residential four-story buildings will be at or below the total height of the original office buildings. In addition, the residential buildings have smaller footprints that will allow more visual connections to the lake from the development.

July 19, 2021

Page 3


4. During the Public Hearing the development team stated that they would provide images of the Common Ground amenities and any awards associated with the project, additional information on the Rafael Barrios public art commission, and images for the inspiration behind the proposed condo buildings. Please submit this additional information to be included in the next Planning Commission packet.

Response (from LJC): See attached files 'Wildhorse Art Strategy_Barrios_Signs_Seating_Landscape', 'Wildhorse Public Realm Amenity Renderings', 'Wildhorse 2021 ASLA Central States Award', 'Wildhorse 2021 ASLA Illinois Award'

Core10, architect for the proposed condominiums, has provided examples of their condominium buildings which are inspiring the proposal for lots 2B and 2C.

As always, we appreciate your continued assistance and support for this project. Should you have any question or comments, please feel free to call.

Sincerely,



George M. Stock, P.E.

President

Enclosures:

Preliminary Development Plan

Wildhorse Art Strategy – Barrios Sign Seating Landscape (as provided by LJC)

Wildhorse Public Realm Amenity Rendering (as provided by LJC)

Wildhorse 2021 ASLA Central States Award (as provided by LJC)

Wildhorse 2021 ASLA Illinois Award (as provided by LJC)

Condo Examples (as provided by Core10)

CC: Mr. Jeff Tegethoff – Wildhorse Village, LP (tegethoffj@realcrg.com)

Mr. Tyler Meyr – LJC (meyrt@theljc.com)

Mr. Andrew Kilmer – LJC (kilmera@theljc.com)

Mr. Tim Stock, Ex. V.P. – Stock & Associates (tim.stock@stockassoc.com)

Ms. Kate Stock Gitto, P.E. – Stock & Associates (kate.gitto@stockassoc.com)

Mr. Andrew Dixon, P.E. – Stock & Associates (Andrew.dixon@stockassoc.com)

Mr. Hal Tzinberg -Stinson LLP (hal.tzinberg@stinson.com)

Ms. Ami Kutz – Gershman (akutz@gershmancommercial.com)

Mr. Chris Fox – Gershman (cfox@gershmancommercial.com)

**PRELIMINARY DEVELOPMENT
PLAN**

PRELIMINARY PLAN
WILDHORSE VILLAGE

PART OF U.S. SURVEYS 123, 415 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AMENDED AREA 1

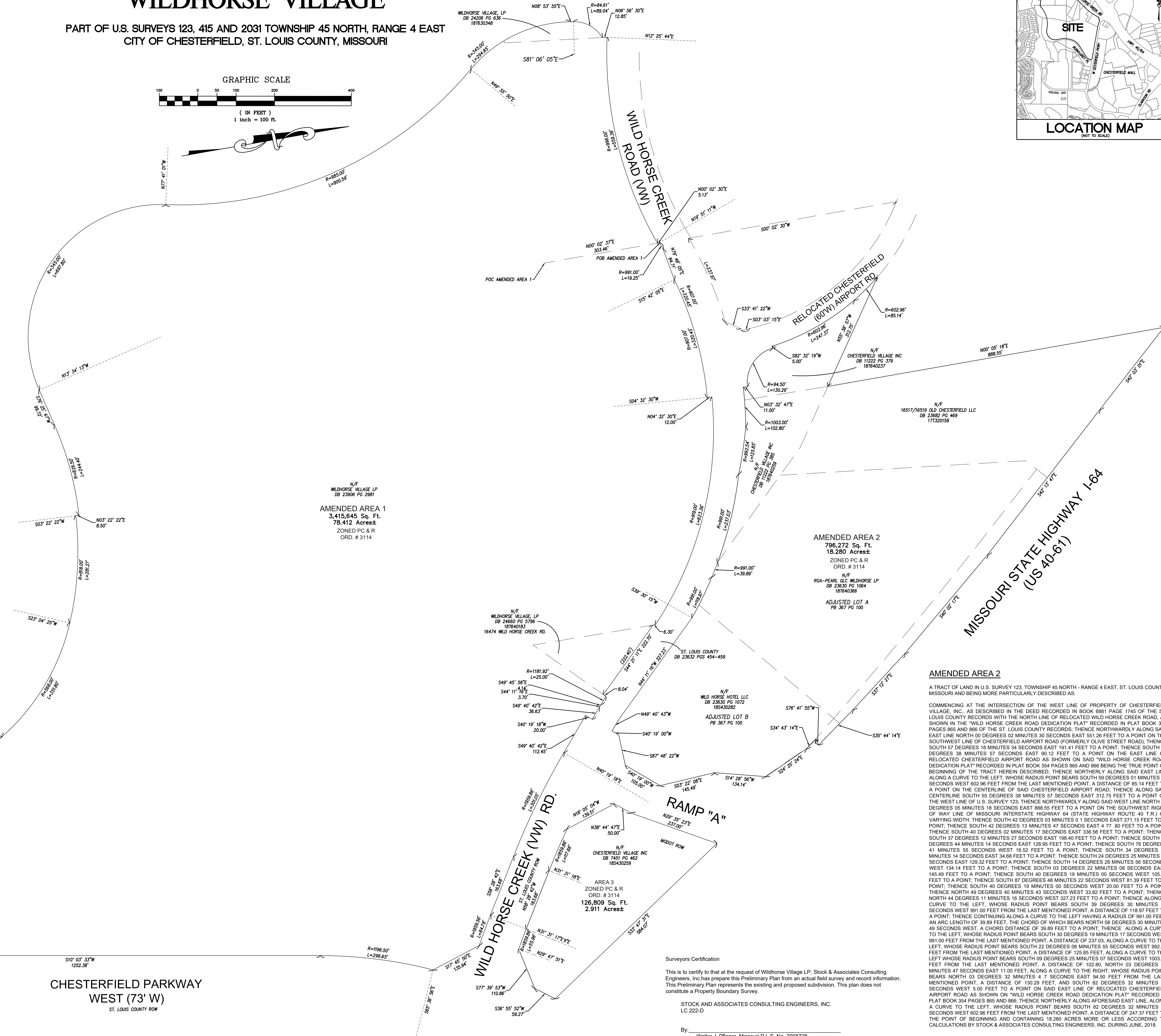
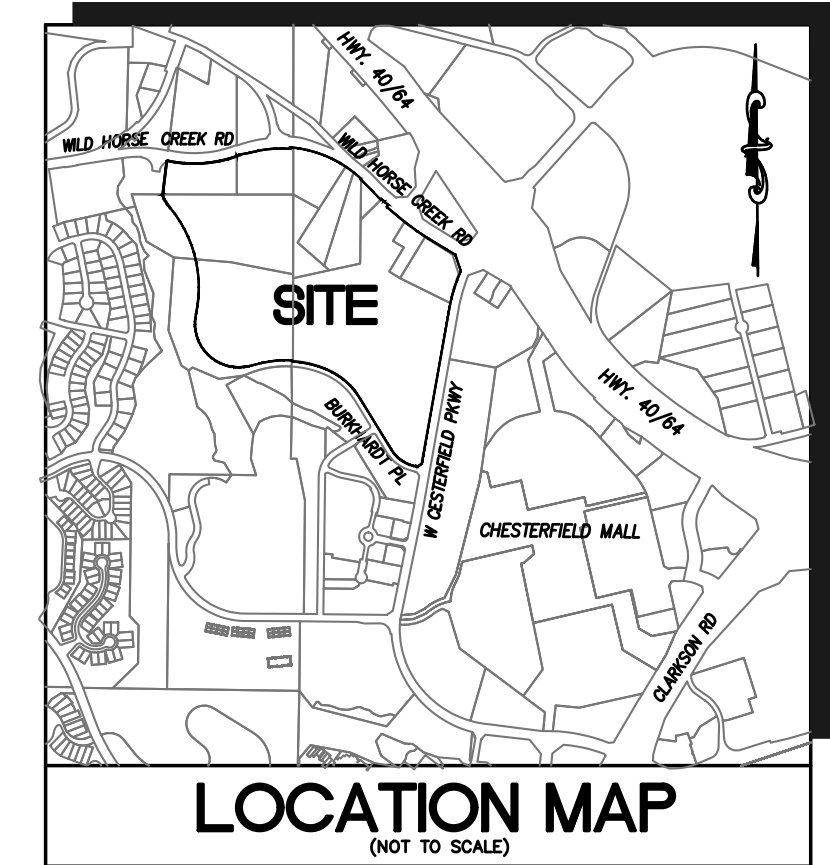
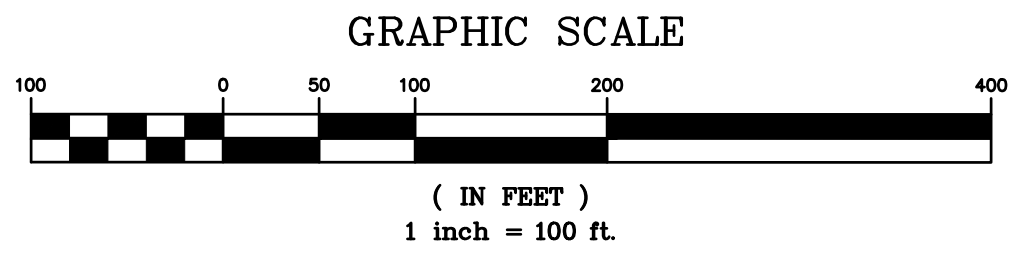
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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. GOWDIN 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 OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAN" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.13 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 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF A ROADWAY DEDICATION AS RECORDED IN BOOK 8409 PAGE 1232 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO KERNER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION, SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST, 6.30 FEET TO THE NORTHWEST CORNER OF ABOVE SAID ROADWAY DEDICATION; THENCE ALONG THE WESTERN LINE OF SAID DEDICATION, SOUTH 44 DEGREES 21 MINUTES 11 SECONDS EAST, 222.70 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID DEDICATION; SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF ABOVE SAID TO KERNER PROPERTY HOLDING LLC TRACT; THENCE ALONG SAID EXTENSION SOUTH 45 DEGREES 14 MINUTES 26 SECONDS WEST, 8.04 FEET TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, VARIABLE WIDTH; SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 18 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 125.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 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 56 MINUTES 27 SECONDS WEST 15.00 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 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 4.7264 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 326.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 4 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 607.80 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 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 204.65 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.63 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GOWDIN PROPERTY, AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 12 DEGREES 25 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 509.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.412 ACRES.

AREA 3

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 41.56 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 59.27 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 33 SECONDS WEST 110.86 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 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 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 05 MINUTES 04 SECONDS WEST 130.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 39 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.



N/F
WILDHORSE VILLAGE LP
DB 23906 PG 2981
AMENDED AREA 1
3,415,645 Sq. Ft.
78.412 Acres
ZONED PC & R
ORD. # 3114

N/F
CHESTERFIELD VILLAGE INC
DB 11222 PG 379
187640231
AMENDED AREA 2
796,272 Sq. Ft.
18,250 Acres
ZONED PC & R
ORD. # 3114

N/F
RGA-PEARL LLC WILDHORSE LP
DB 23630 PG 104
187640366
ADJUSTED LOT A
PB 367 PG 100

AMENDED 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 PLAN" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT; THENCE SOUTH 58 SECONDS WEST 602.96 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 319.73 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) 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 80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 326.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.88 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 09 SECONDS WEST 106.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 09 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 42 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 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 WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 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, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 48 SECONDS WEST 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.80, 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 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 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 PLAN" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHWARDLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 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 Wildhorse Village LP, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field 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

PREPARED FOR:

WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
CARE OF CRG
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
PHONE 314.429.5100
ATTN: JEFF TEGETHOFF - 314.492.2572
OPERATING PARTNER

CHESTERFIELD PARKWAY
WEST (73' W)
ST. LOUIS COUNTY ROW

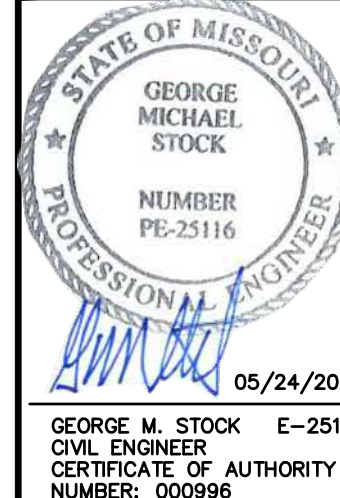
PREPARED BY:



PRELIMINARY PLAN FOR:

WILDHORSE VILLAGE

WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI



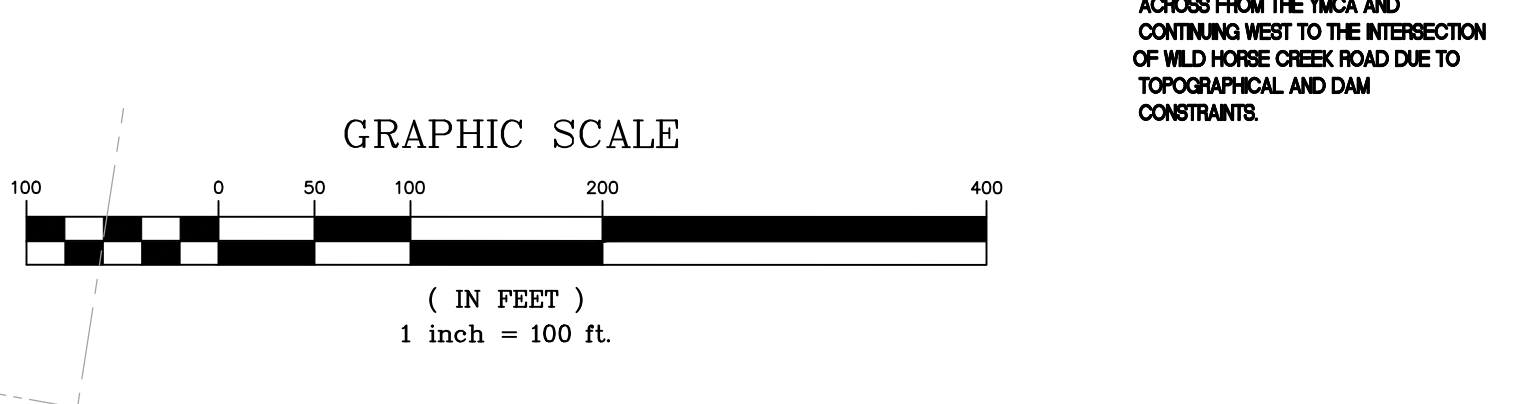
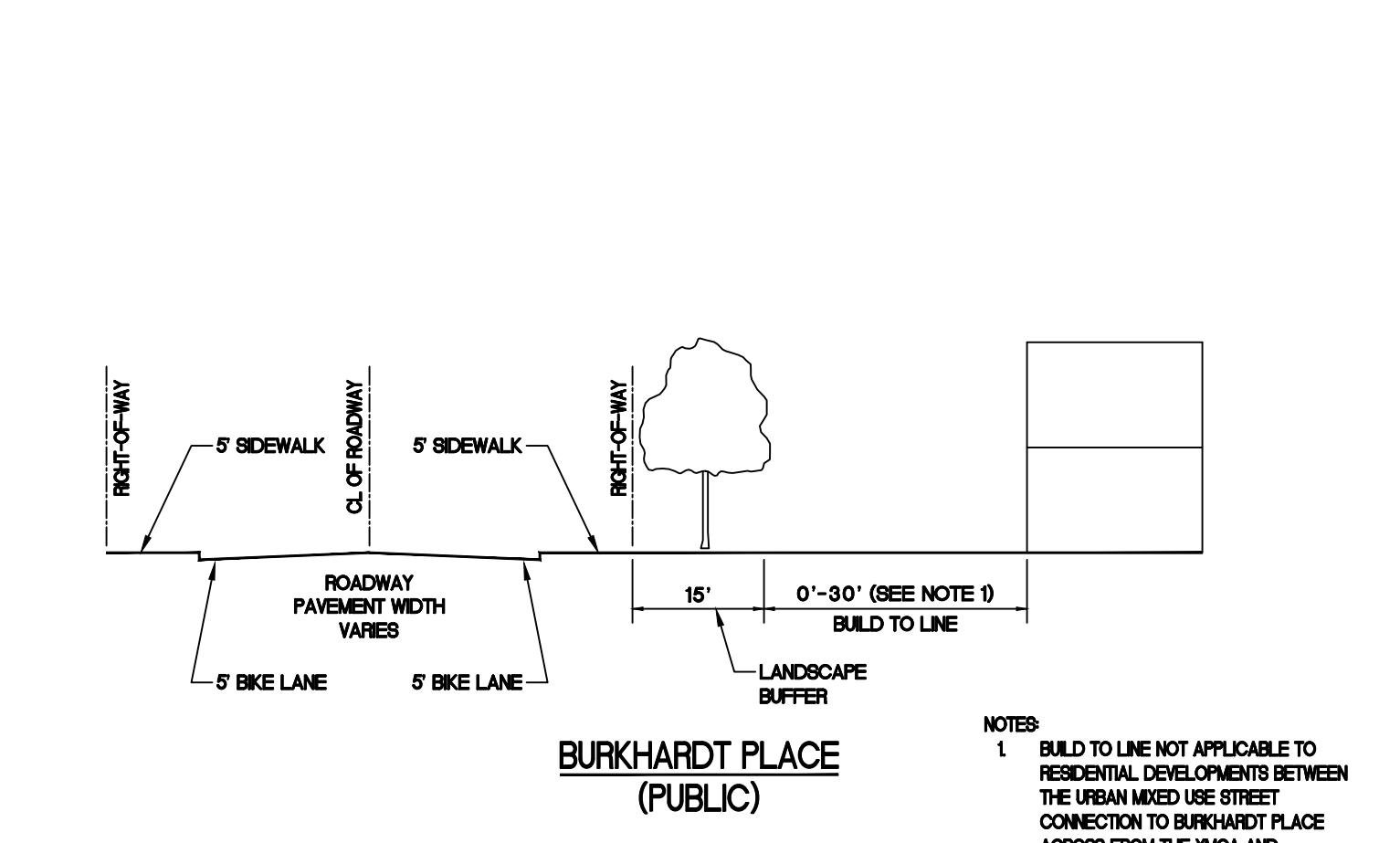
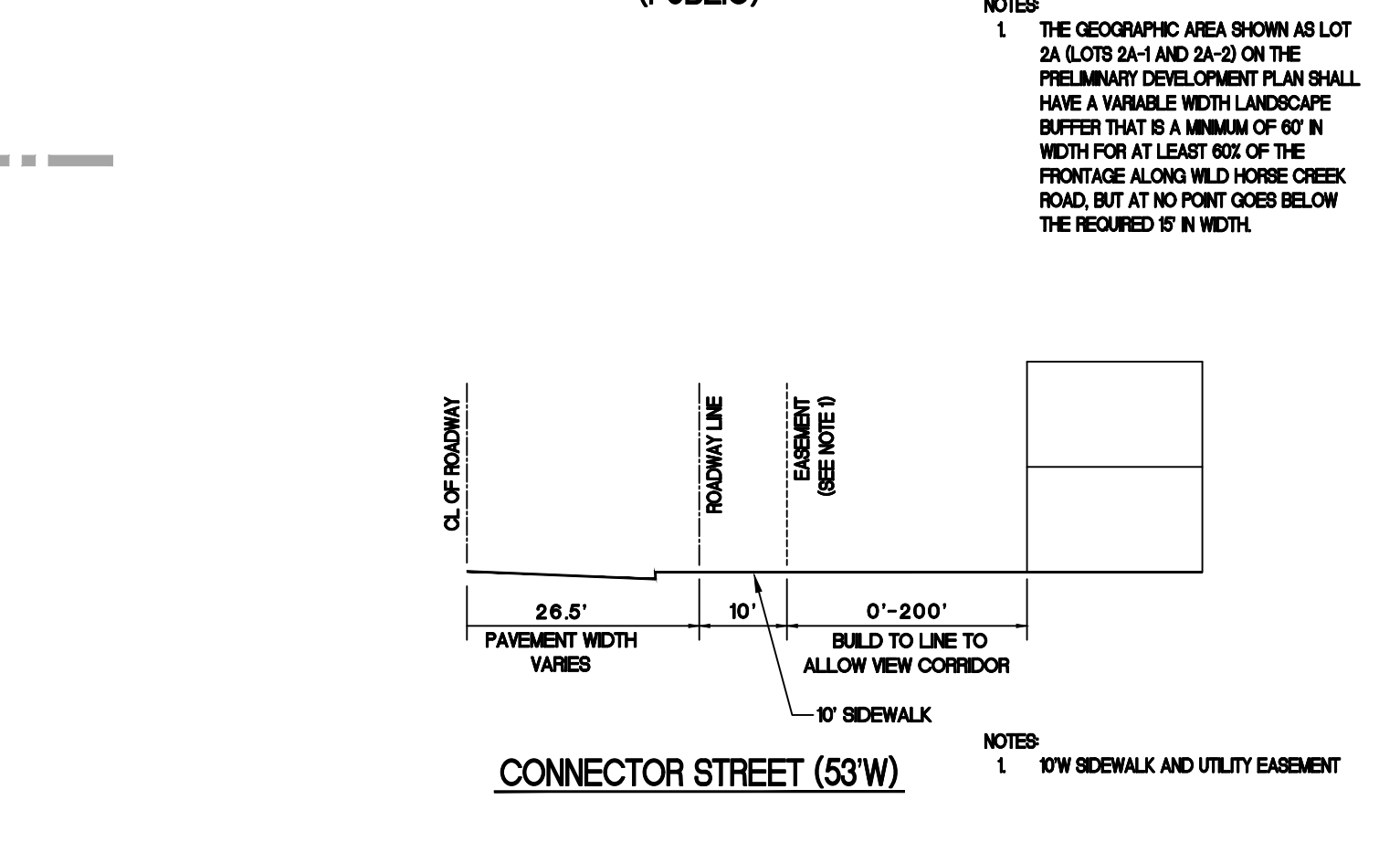
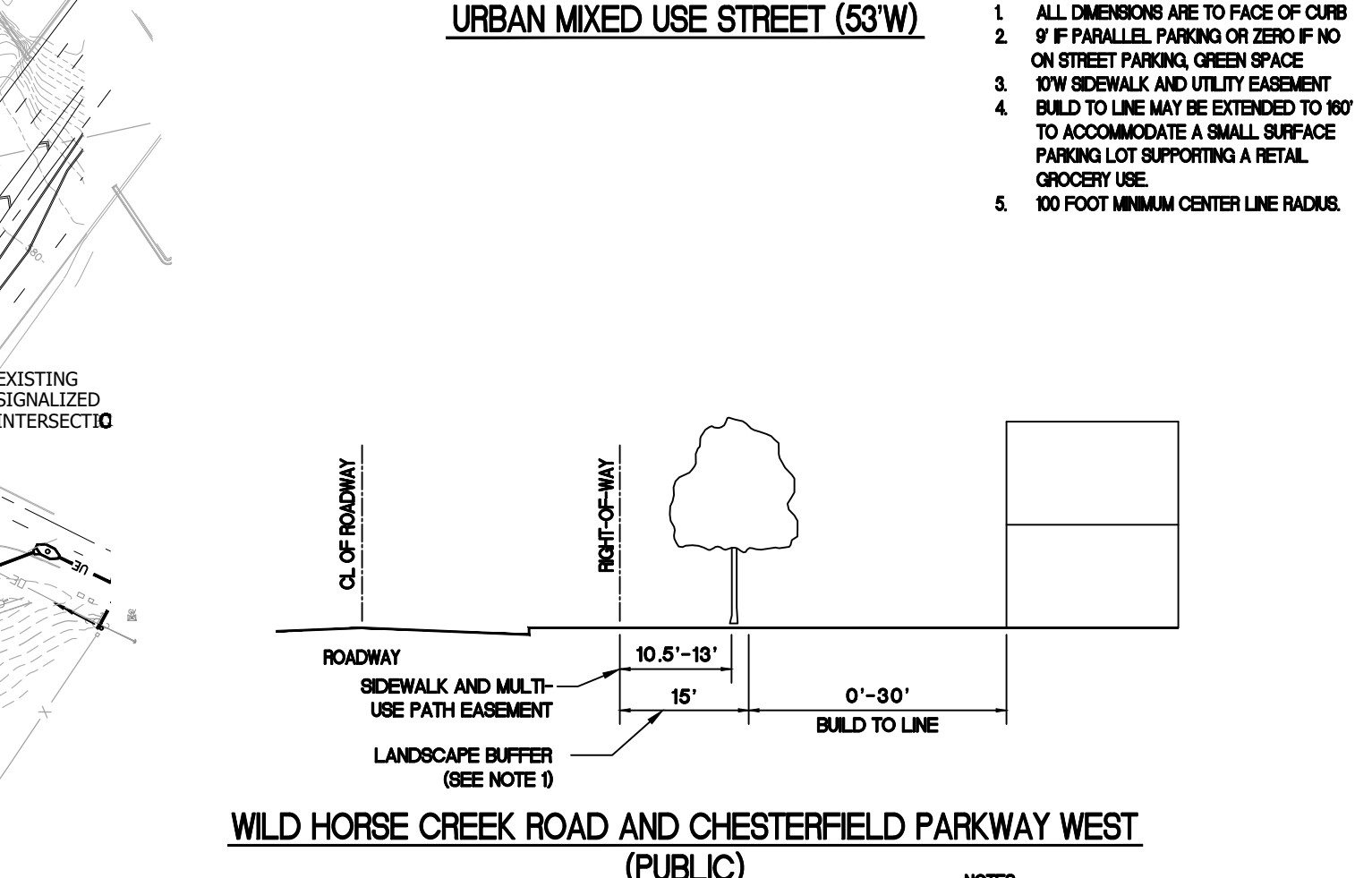
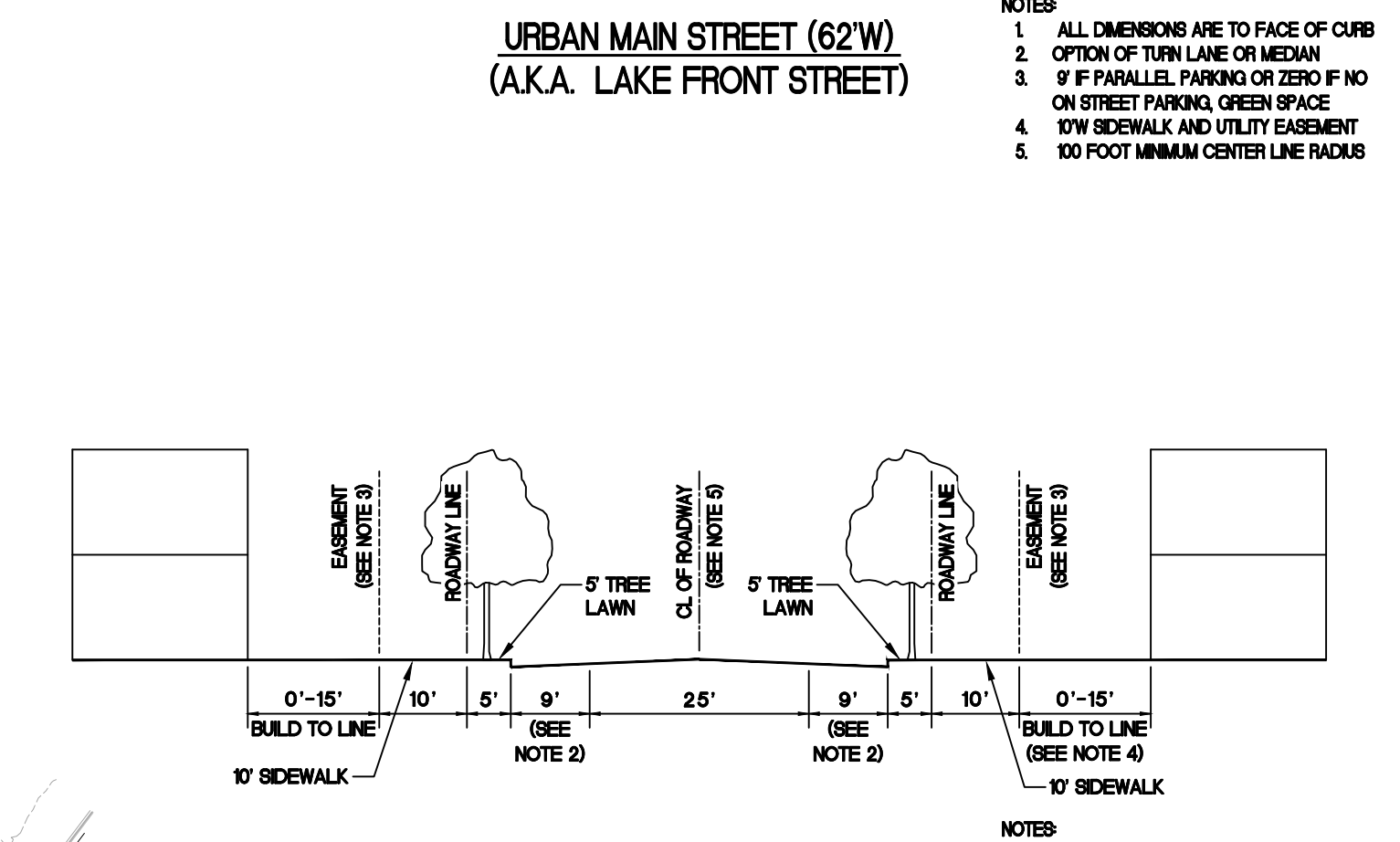
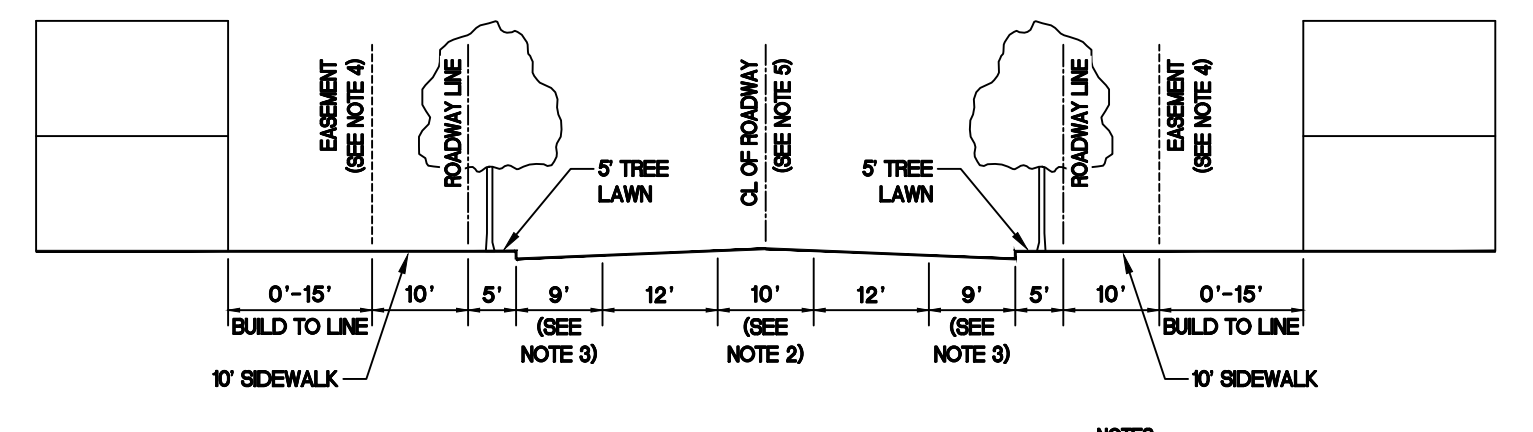
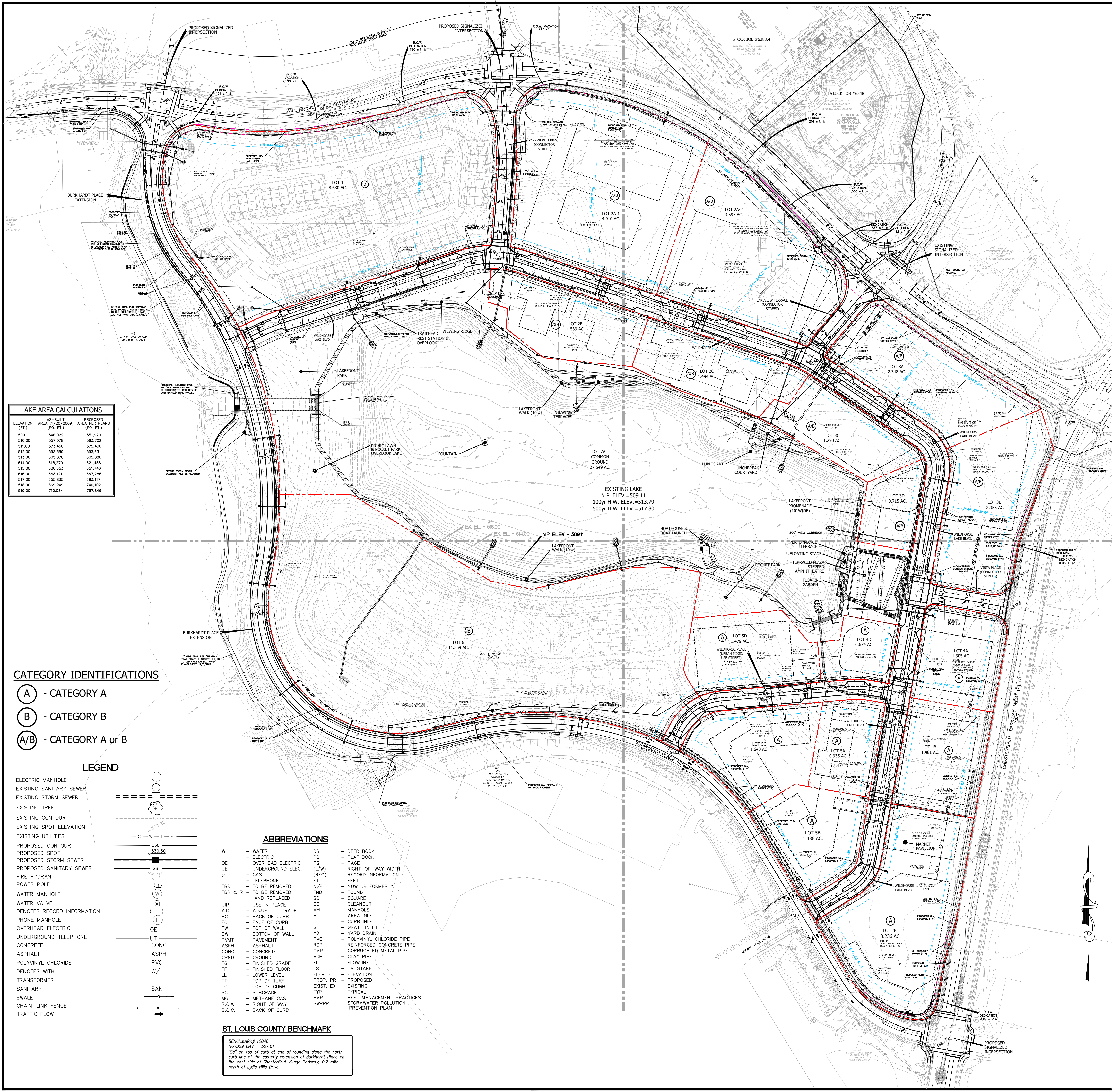
REVISIONS:

- 1. 4/21/20 revised Amended Area 1 description
- 2. 6/10/2020 REVISED PER CITY COMMENTS
- 3. 6/15/2020 REVISED PER CITY COMMENTS
- 4. 5/24/2021 REVISED OWNERSHIP OF ADDED AREA

DRAWN BY: NFW	CHECKED BY: W.J.P.
DATE: 3/11/20	JOB NO: 218-0670
M.S.D. #	SCALE MAP #
S.L.C. HAT #	HAT SUP. #
M.D.N.R. #	

PRELIMINARY PLAN

SHEET NO. C1.0



FLOOD NOTE:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0164K WITH AN EFFECTIVE DATE OF 2-4-2015, BY GRAPHICALLY PLOTTING.

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.

REVISIONS:

1	6/10/2020	REVISED PER CITY COMMENTS
2	6/15/2020	REVISED PER CITY COMMENTS
3	8/07/2020	REVISED PER CITY COMMENTS
4	05/24/21	REVISED PER CITY COMMENTS
5	8/10/2020	REVISED PER CITY COMMENTS
6	06/21/21	REVISED BUILDING FOOTPRINTS
7	07/19/21	REVISED LOTS & BUILDING FOOTPRINTS
8	08/11/21	REVISED BUILDING FOOTPRINTS

UTILITY PLAN
C20

LAKE AREA CALCULATIONS

ELEVATION (FT.)	AREA (1/20/2009) (SQ. FT.)	AREA PER PLANS (SQ. FT.)
508.11	346,022	550,920
510.00	557,078	563,702
511.00	573,450	575,430
512.00	593,359	593,631
513.00	605,878	605,880
514.00	616,279	621,458
515.00	630,652	631,740
516.00	643,121	667,285
517.00	655,835	683,117
518.00	669,249	746,102
519.00	710,084	757,849

- CATEGORY IDENTIFICATIONS**
- (A) - CATEGORY A
 - (B) - CATEGORY B
 - (A/B) - CATEGORY A or B

- LEGEND**
- ELECTRIC MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING TREE
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING UTILITIES
 - PROPOSED CONTOUR
 - PROPOSED SPOT
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - FIRE HYDRANT
 - POWER POLE
 - WATER MANHOLE
 - WATER VALVE
 - DENOTES RECORD INFORMATION
 - PHONE MANHOLE
 - OVERHEAD ELECTRIC
 - UNDERGROUND TELEPHONE
 - CONCRETE
 - ASPHALT
 - POLYVINYL CHLORIDE
 - DENOTES WITH
 - TRANSFORMER
 - SANITARY
 - SWALE
 - CHAIN-LINK FENCE
 - TRAFFIC FLOW

- ABBREVIATIONS**
- | | | |
|--------------------------------------|--|--|
| W - WATER | DB - DEED BOOK | |
| OE - OVERHEAD ELECTRIC | PB - PLAT BOOK | |
| UE - UNDERGROUND ELECTRIC | PG - PAGE | |
| G - GAS | (L)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 | |
| UP - USE IN PLACE | CO - FOUND | |
| ATG - ADJUST TO GRADE | SO - SQUARE | |
| BC - BACK OF CURB | CL - CLEANOUT | |
| FC - FACE OF CURB | MH - MANHOLE | |
| TW - TOP OF WALL | AI - AREA INLET | |
| BW - BOTTOM OF WALL | CI - CURB INLET | |
| PVM - PAVEMENT | GI - GRATE INLET | |
| ASPH - ASPHALT | YD - YARD DRAIN | |
| CONC - CONCRETE | PVC - POLYVINYL CHLORIDE PIPE | |
| GRND - GROUND | RCP - REINFORCED CONCRETE PIPE | |
| FF - FINISHED FLOOR | CMP - CORRUGATED METAL PIPE | |
| LL - LOWER LEVEL | VCP - CLAY PIPE | |
| TT - TOP OF TURF | FL - FLOWLINE | |
| TC - TOP OF CURB | TS - TAILSTAKE | |
| SG - SUBGRADE | ELEV. EL - ELEVATION | |
| MG - METHANE GAS | PROP. PIP - PROPOSED | |
| R.O.W. - RIGHT OF WAY | EXIST. EX - EXISTING | |
| B.O.C. - BACK OF CURB | TYP - TYPICAL | |
| | BMP - BEST MANAGEMENT PRACTICES | |
| | SWPPP - STORMWATER POLLUTION PREVENTION PLAN | |

ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 12048
NOV29 Elev = 557.81
36" on top of curb at end of rounding along the north curb line of the existing extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lytle Hills Drive.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9000 FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:
WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI

PROFESSIONAL ENGINEER
GEORGE MICHAEL STOCK
NUMBER PE-23116
08/11/2021
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER PE-00996

REVISIONS:

1	6/10/2020	REVISED PER CITY COMMENTS
2	6/15/2020	REVISED PER CITY COMMENTS
3	8/07/2020	REVISED PER CITY COMMENTS
4	05/24/21	REVISED PER CITY COMMENTS
5	8/10/2020	REVISED PER CITY COMMENTS
6	06/21/21	REVISED BUILDING FOOTPRINTS
7	07/19/21	REVISED LOTS & BUILDING FOOTPRINTS
8	08/11/21	REVISED BUILDING FOOTPRINTS

DRAWN BY: T.S./A.C.D. CHECKED BY: G.M.S.
DATE: 05/21/2020 JOB NO: 219-6670
SCALE: 1" = 185'/8T BASE MAP: 185/18T
S.L.C. HWT # HWT SUP. #
M.D.N.R. #

SHEET TITLE: **PRELIMINARY PLAN**
SHEET NO.: **C20**

PUBLIC ART



WILDHORSE VILLAGE ART PLACEMENT

A holistic approach has been developed for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value.

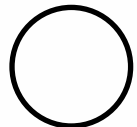
The cornerstone of the public art, is a monumental sculpture titled 'Rising Horizons' by world-renowned sculptor Rafael Barrios. His 3D geometric works, as if suspended in space, become 3D by an ingenious optical effect. His artworks can be found in permanent collections throughout the world.

'Rising Horizons' will be centrally along the water's edge within the Lunchbreak Courtyard between Lot 2C and 3C. This position maximizes the art's presence within the Public Realm and provides an opportunity for Lot 6 residents as they look north across the lake. The art piece will be integrated into the surrounding landscape and provide an memorable focal point for the entire development.

Complementing the 'Rising Horizons' will be three sculpted concrete seating elements titled 'Extasi' by designers Arriola & Fiol from Barcelona.

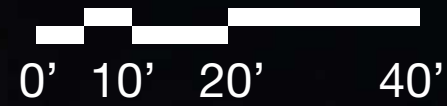
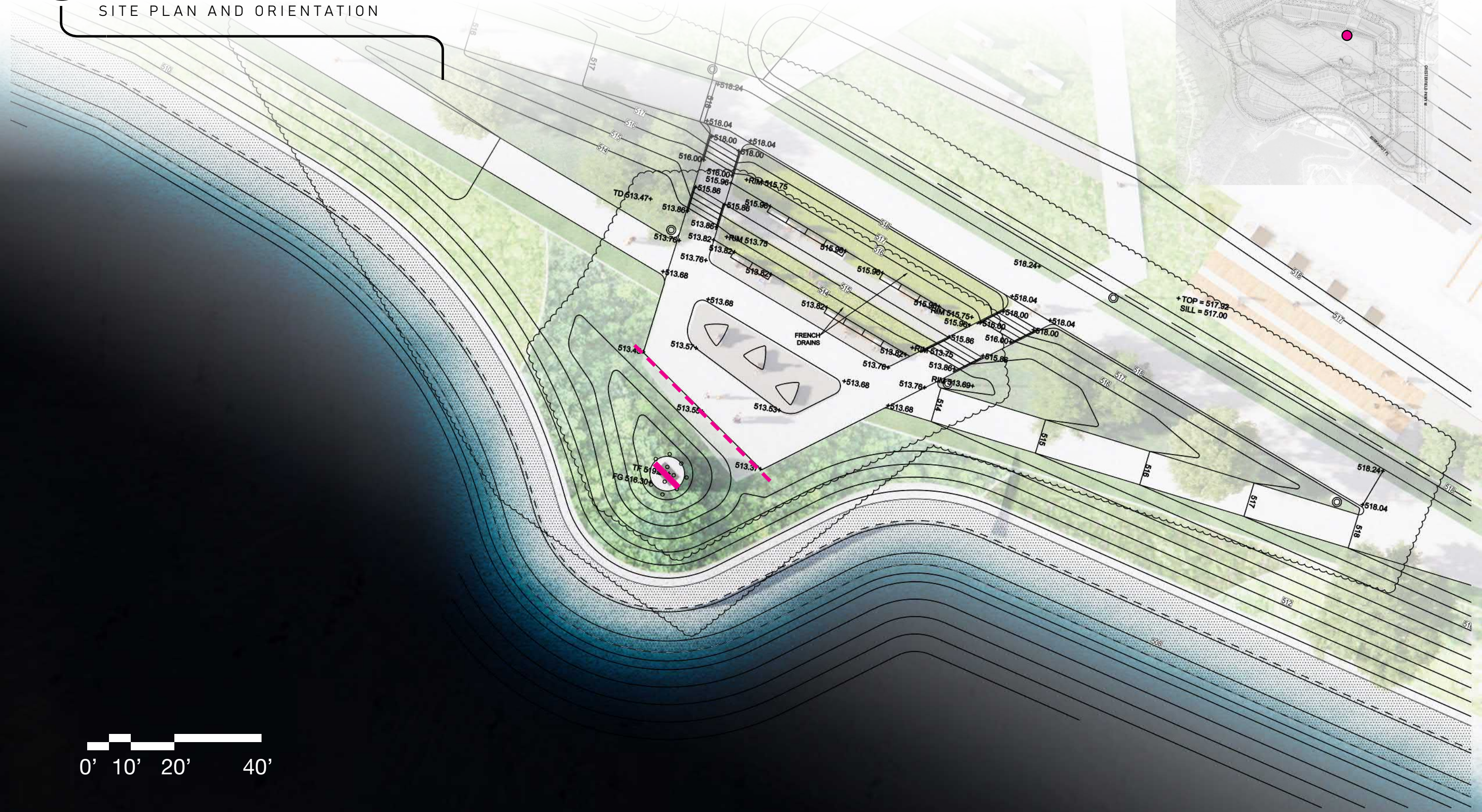
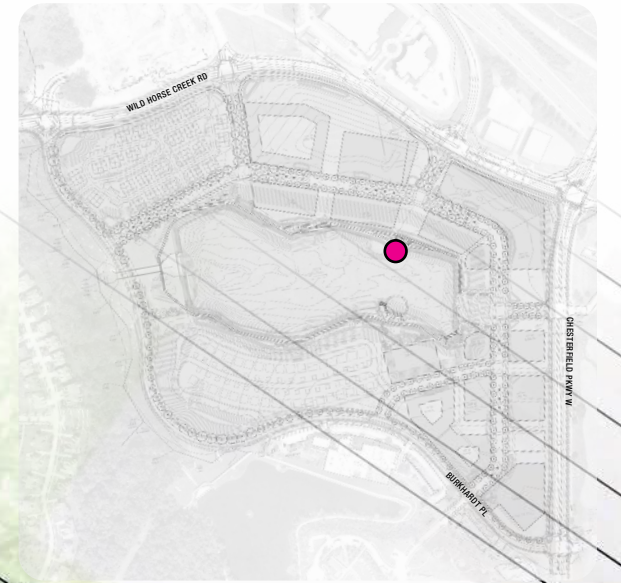
Throughout the common ground, the developer has challenged the design team to create an artistical landscape providing year round intrigue. As a result, the common ground and its elements are woven together with a horticultural tapestry of color and texture.



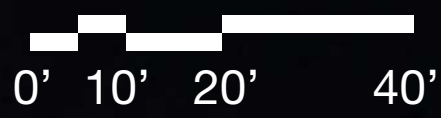


WILDHORSE VILLAGE SCULPTURE

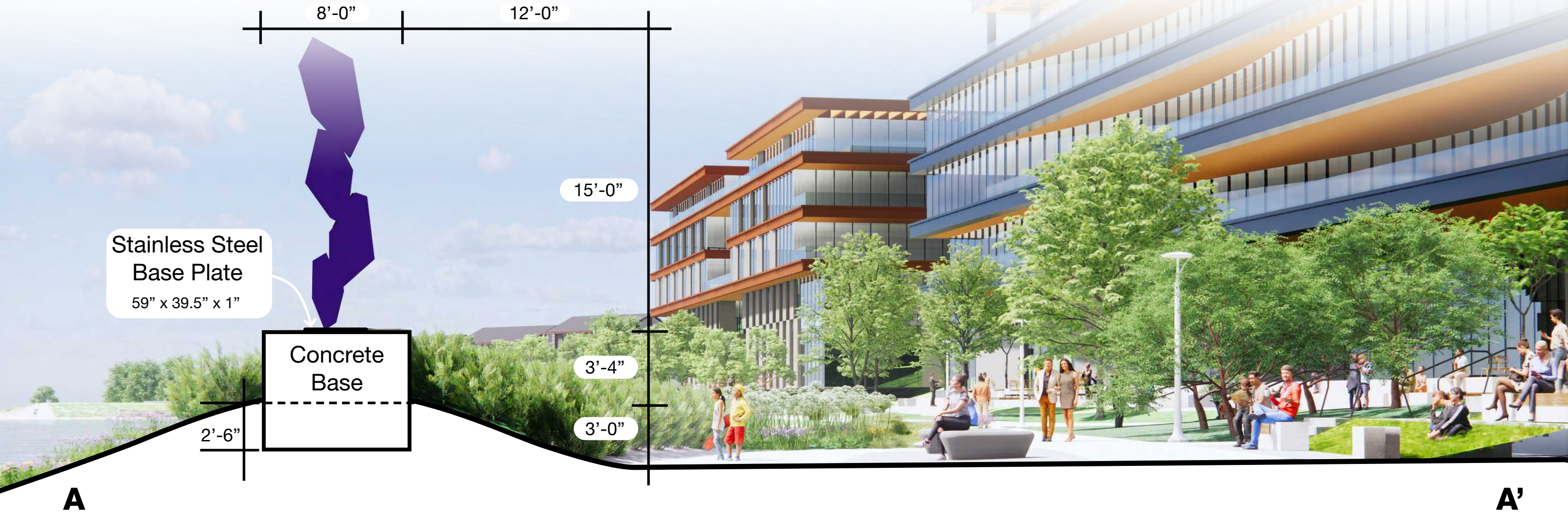
SITE PLAN AND ORIENTATION



WILDHORSE VILLAGE
SCULPTURE
SITE PLAN AND ORIENTATION

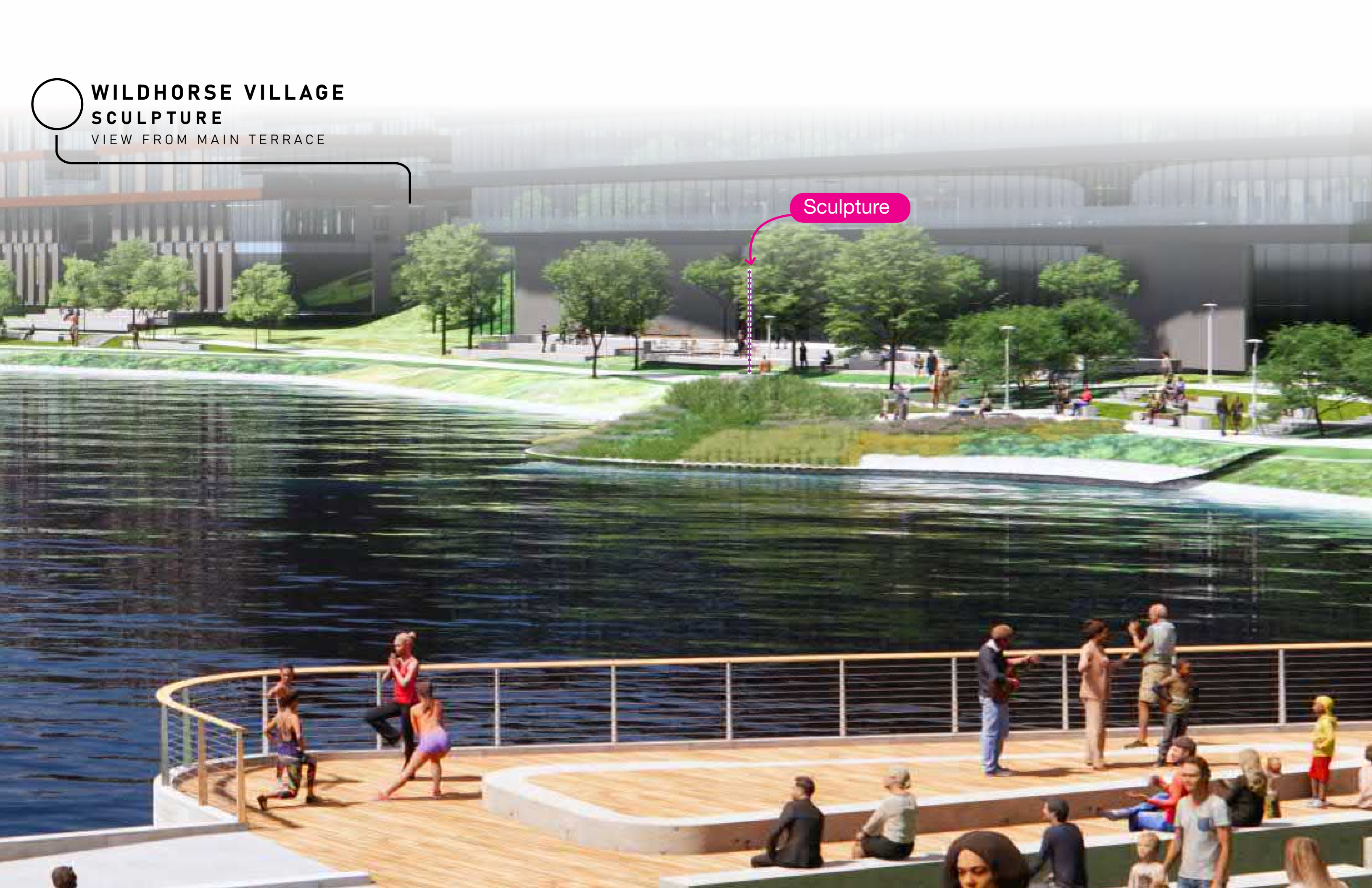


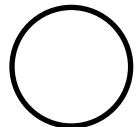
WILDHORSE VILLAGE
SCULPTURE
SECTION A-A'



WILDHORSE VILLAGE
SCULPTURE
VIEW FROM MAIN TERRACE

Sculpture





WILDHORSE VILLAGE

SCULPTURE

VIEW FROM SIDEWALK

SCULPTURE 15'-0"
SCULPTURE BASE 3'-4"
(above ground)
MOUND 3'-0"
(compared to sidewalk)



15'-0"

3'-4"

3'-0"

WILDHORSE VILLAGE
SCULPTURE
VIEW FROM SEATING

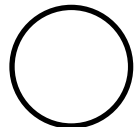
SCULPTURE 15'-0"
SCULPTURE BASE 3'-4"
(above ground)
MOUND 3'-0"
(compared to sidewalk)



15'-0"

3'-4"

3'-0"

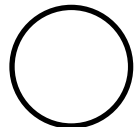


WILDHORSE VILLAGE SCULPTURE

VIEW FROM SIDEWALK

SCULPTURE 15'-0"
SCULPTURE BASE 3'-4"
(above ground)
MOUND 3'-0"
(compared to sidewalk)





WILDHORSE VILLAGE SCULPTURE

VIEW FROM SIDEWALK

SCULPTURE 15'-0"
SCULPTURE BASE 3'-4"
(above ground)
MOUND 3'-0"
(compared to sidewalk)





WILDHORSE VILLAGE
SCULPTURE
PESPECTIVE





WILDHORSE VILLAGE ART PLACEMENT



3 SCULPTED SEAT ELEMENTS
TITLED: EXTASI, BY ARRIOL & FIOI
BARCELONA, SPAIN
(LOT 7)

**WILDHORSE PUBLIC REALM
AMENITY RENDERING (LJC)**

Wildhorse Village

LANDSCAPE DESIGN UPDATE

AUGUST 2021

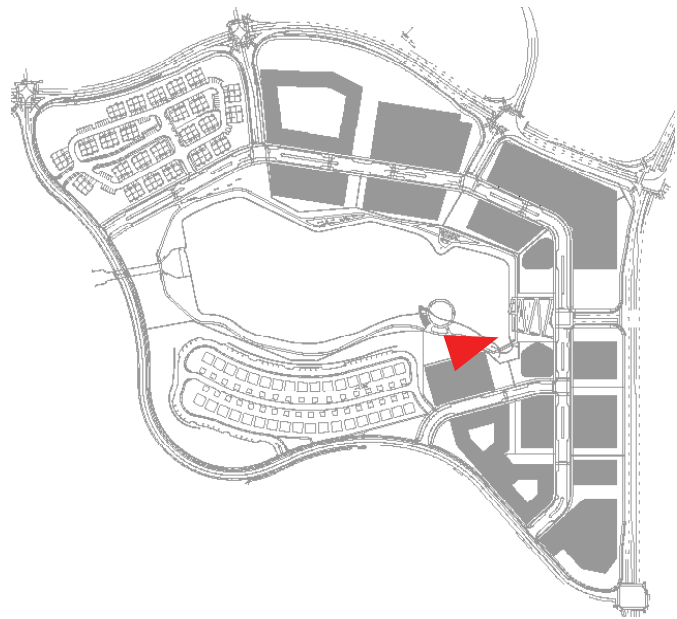
CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

**Lamar Johnson
Collaborative** 
© 2021

CLAYCO
THE ART & SCIENCE OF BUILDING



WILDHORSE VILLAGE S D C P



NARRATIVE:

The primary open space guides visitors through a terraced plaza park which creates a stepped amphitheatre for large gatherings. The cast in place concrete seating is arranged so the viewer is looking out toward the water. In the foreground, an elevated/floating stage sits centered within the performance terrace. The performance terrace acts as an overlook extending into the water and provides visitors a grand view of the lake and development. The floating garden area directly engages the water and extends towards a sunken seating area. This area will provide the appearance of 'floating' above the water from the viewer's perspective.



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

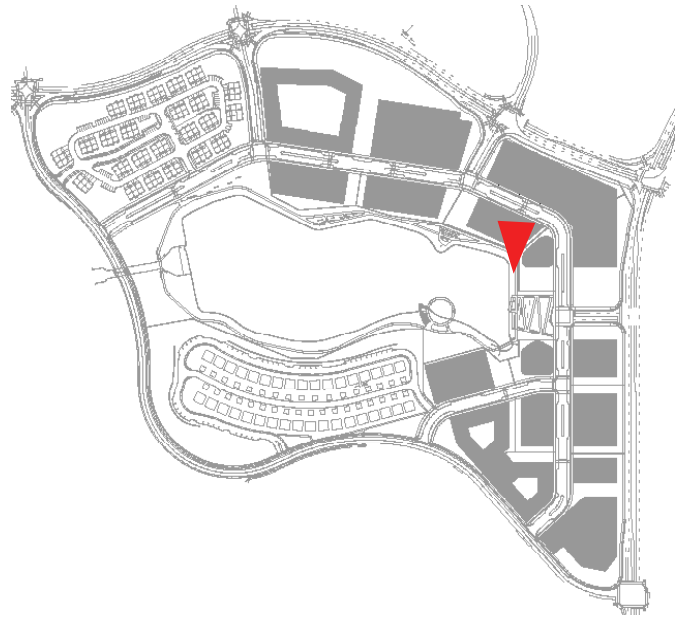
TERRACED PLAZA STEPPED
AMPHITHEATRE

PERFORMANCE
TERRACE

FLOATING STAGE

FLOATING GARDEN

WILDHORSE VILLAGE S D C P



NARRATIVE:

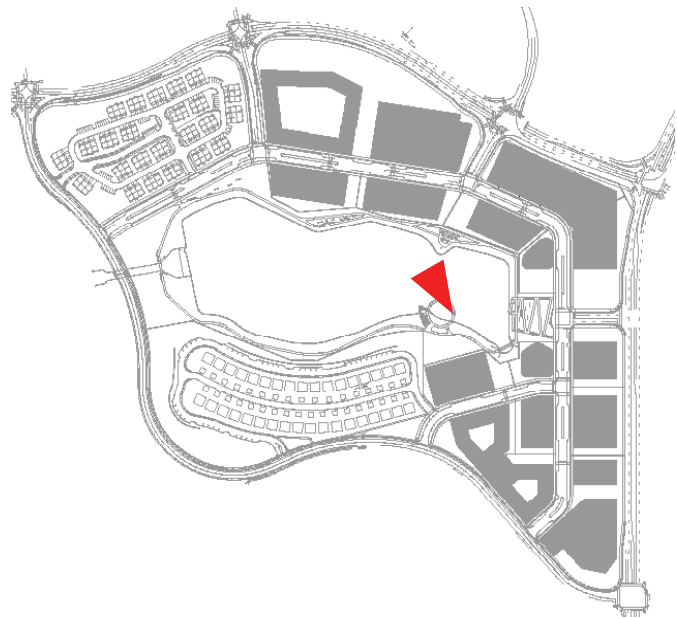
The Lakefront Promenade is a 10' wide linear sidewalk that connects the Terrace Plaza Park and Performance Terrace with the Lakefront Walk. The formal corridor will be planted with low perennials, shrubs, ornamental grasses and lawn so there is no obstructed views to water's edge. A safety stone curb will be installed to provide a safety separation to the plantings along the water's edge.



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

LAKEFRONT
PROMENADE

WILDHORSE VILLAGE S D C P



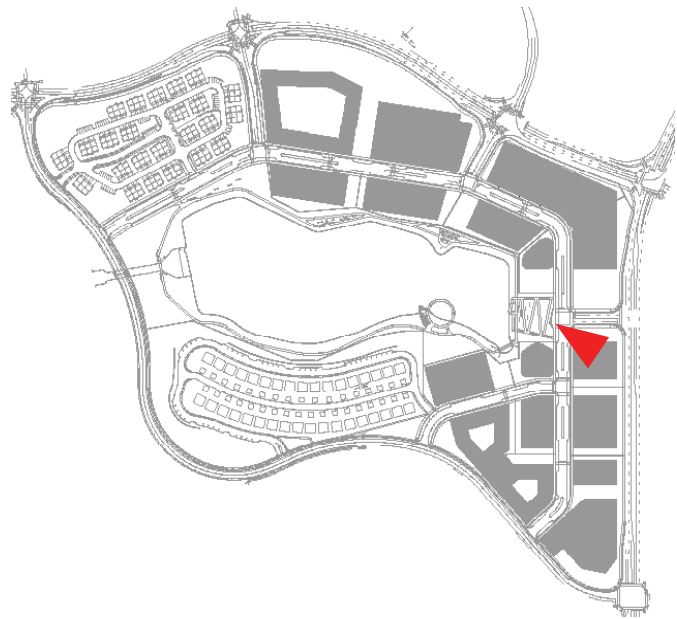
*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.



NARRATIVE:

The pocket park serves as an open space for passive and activity near the boathouse and boat launch. It will primarily consist of open lawn with canopy and evergreen trees to serve as a separator between buildings and open space. The pedestrian bridge nearby connects the Pocket Park to the Terrace Plaza Park and Lakefront Promenade.

WILDHORSE VILLAGE S D C P



NARRATIVE:

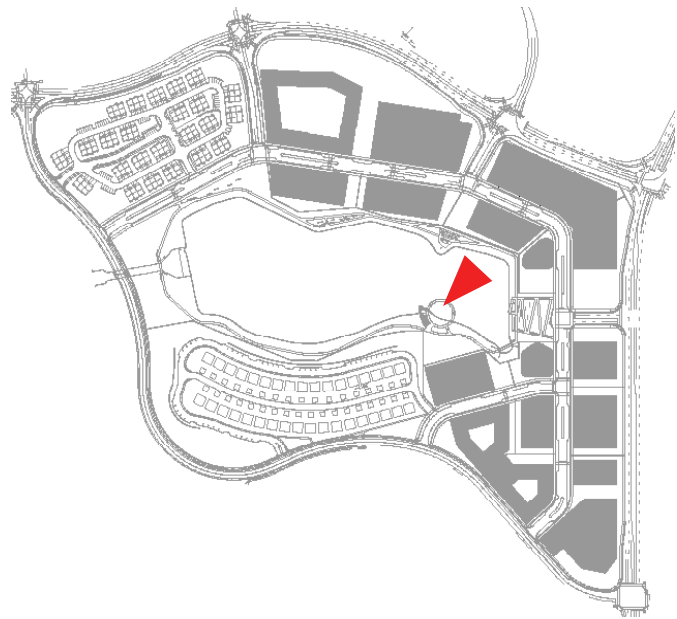
To serve as a focal point as you turn into the development from Chesterfield Parkway, a monumental sign will welcome you into the development. The sign wall will have a stone veneer with mounted pin letters. The pin letters will be backlit to highlight the feature in the evening hours. The overall length of the sculptural monument sign is +/-50'.



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MONUMENT SIGN

WILDHORSE VILLAGE S D C P



NARRATIVE:

Constructed of steel frame, the 2,080 sf Boathouse and metal-screen storage enclosure (860 sf) resides on the lake edge. The radial design sits on 3,300 sf of concrete foundation, the structure topped with a metal, sloped roof plane. Boat launch occurs on the adjoining gravel beach and 8' wide, curved floating dock pier (600sf).

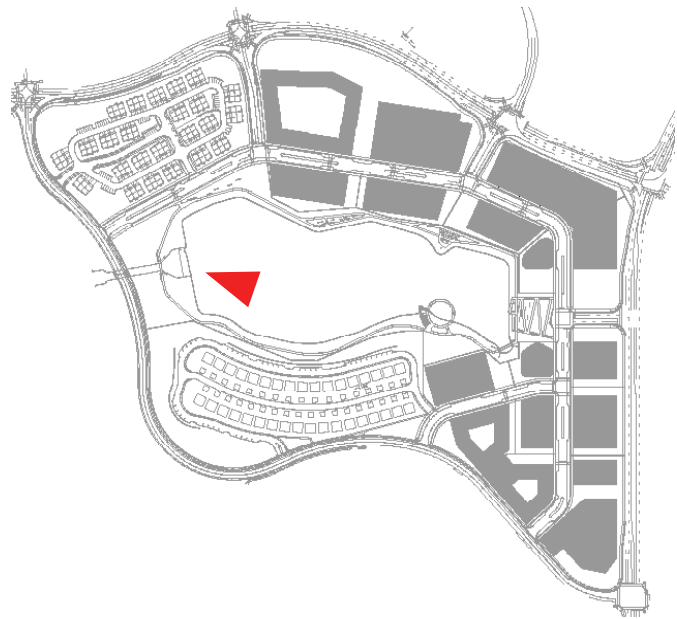


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BOAT LAUNCH

BOATHOUSE

WILDHORSE VILLAGE S D C P



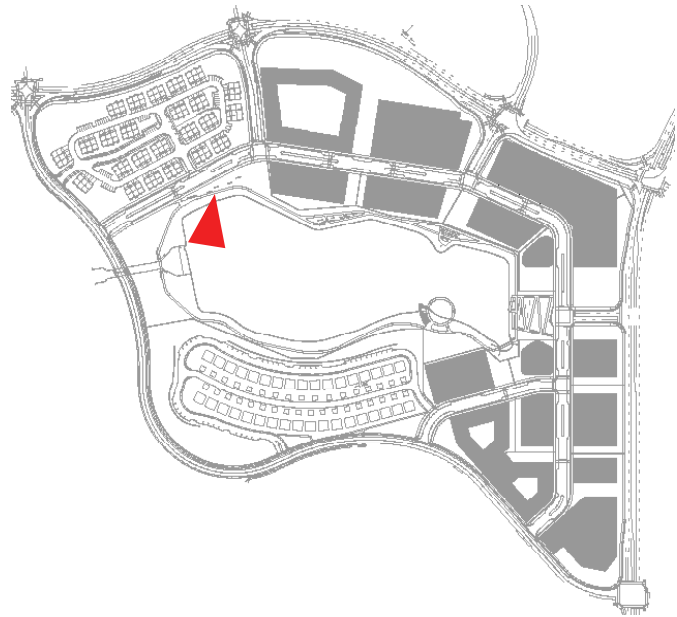
NARRATIVE:

Adjacent to the existing spillway, the development will provide flexible open lawn space for active play like throwing a frisbee and flying a kite, or more passive activities like enjoying a picnic while observing the activity taking place on the water. A pedestrian bridge is included to continue the Lakefront Walk around the water.



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WILDHORSE VILLAGE S D C P



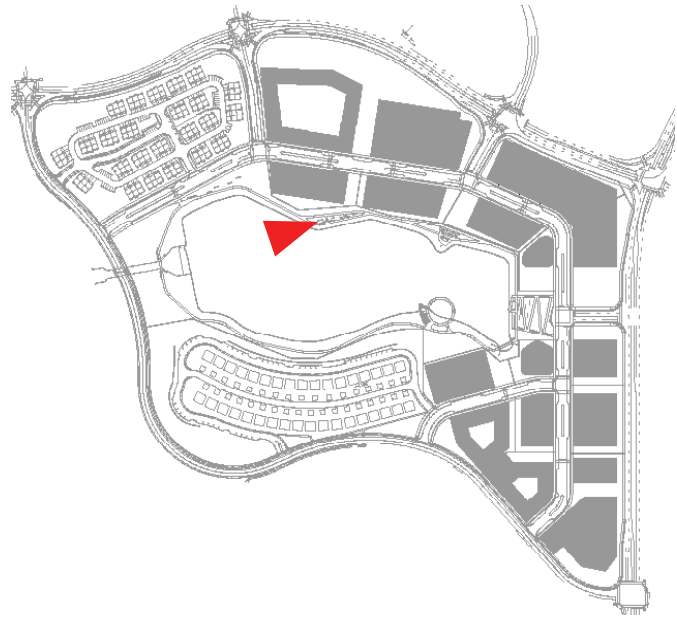
NARRATIVE:

To serve as a secondary entry point for the Lakefront Walk from the public sidewalk, a trailhead is located near the Lakefront Park. The Trailhead Rest Area, which includes bike racks and seating, is positioned to provide an Overlook Area for the visitors. Seating expands into the Viewing Ridge adjacent the trailhead. This area provides pedestrians an opportunity to pause and observe the activity occurring on the water and walkways.



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WILDHORSE VILLAGE S D C P



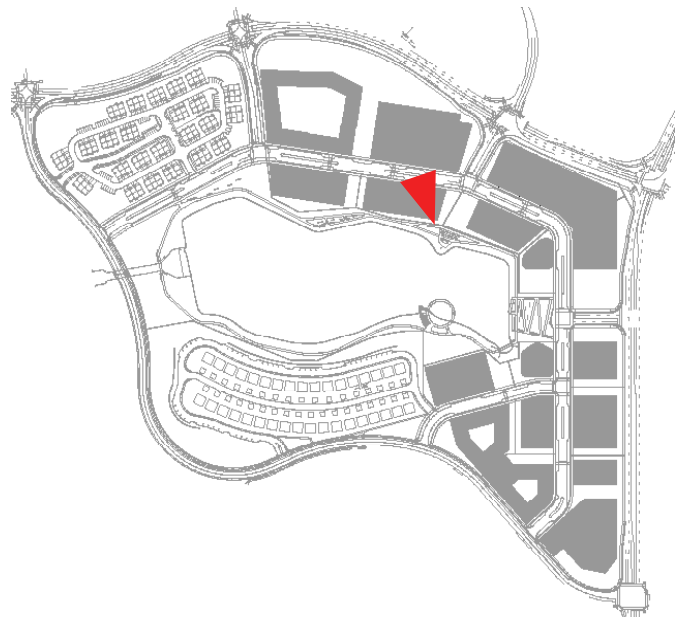
NARRATIVE:

The Viewing Terrace provide a public space near the water's edge. Architectural concrete benches are placed along the 200' linear feet terrace within shade provided from a grove of Birch trees. The Lakefront Walk engages the viewing terrace by being located between the sitting space and the water, rather than behind the sitting space.



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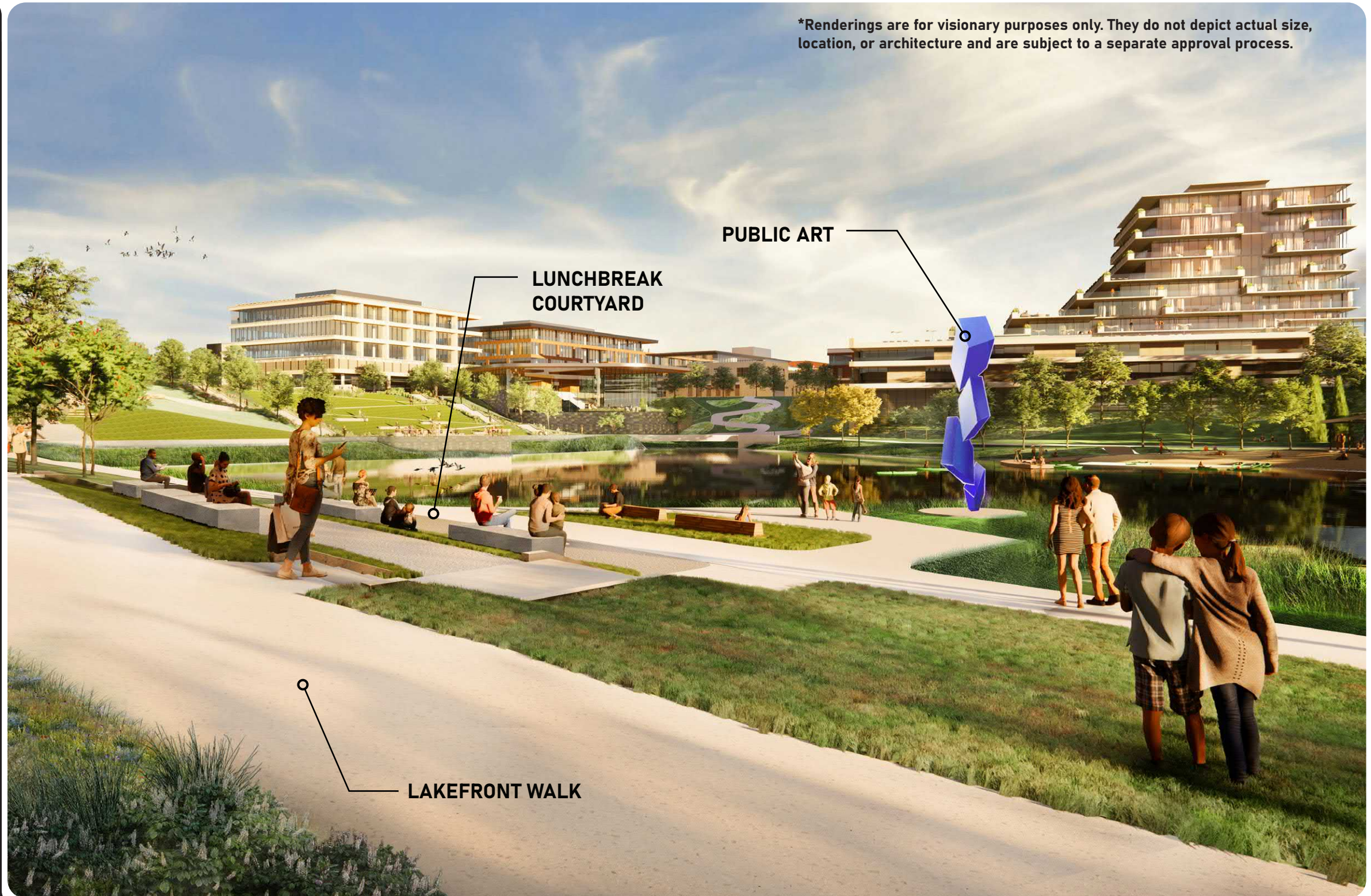
WILDHORSE VILLAGE S D C P



NARRATIVE:

The Lunchbreak Courtyard is strategically placed near the office buildings to provide a flexible gathering amenity. A series of architectural concrete benches connected with stabilized decomposed granite walking surfaces accommodates small or individual gatherings.

A commissioned public art installation anchors the Lunchbreak Courtyard. This art piece sits between the courtyard and waters edge to become a focal point for the area.



Wildhorse Village

LANDSCAPE DESIGN UPDATE

AUGUST 2021

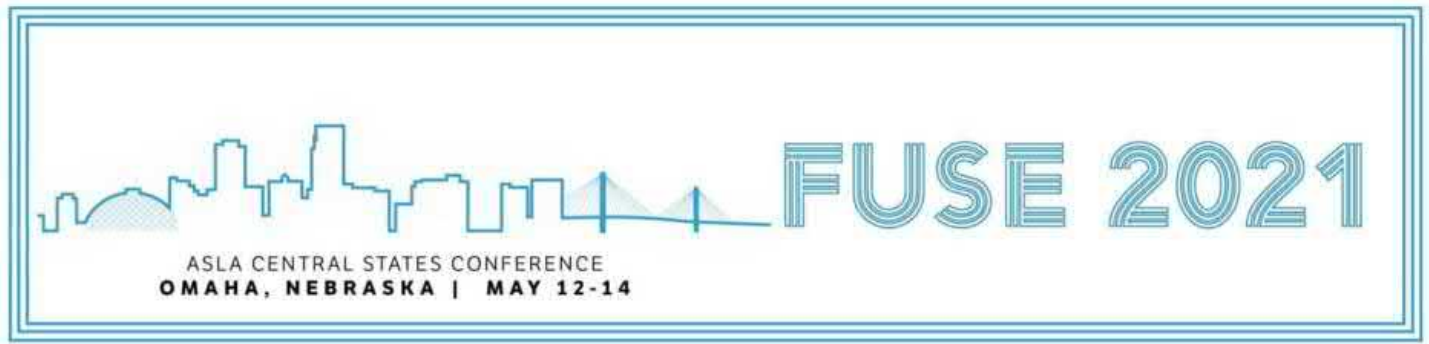
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**WILDHORSE 2021 ASLA CENTRAL
STATES AWARD (LJC)**



LJC Landscape & Planning team receives accolades at ASLA's 2021 Central States Virtual Conference
May 13, 2021

Lamar Johnson Collaborative (LJC) announces a project win at the 16th Annual American Society of Landscape Architects (ASLA) FUSE 2021 Central States Awards Program. Recognition includes a merit award for the Wildhorse Village Master Plan.

ASLA - Central States comprises six different chapters, including Arkansas, St. Louis, Iowa, Oklahoma, Prairie Gateway, and Nebraska/Dakotas. These chapters come together once a year for camaraderie, learning, advancing the profession, and celebrating the year's best work.

The theme FUSE: 2021 Diverse | Collaborative | Cohesive focuses on landscape architects as part of a collaborative industry fused together with multiple disciplines and trades. Even though we all specify and excel in our differing fields, it is critical to remember that in order to achieve true excellence we must work as a cohesive unit

Participation in the awards program helps broaden professional boundaries, increase public awareness of the role of landscape architects, raise the standards of the discipline and bring recognition to organizations and individuals who demonstrate superior skill in the practice and/or study of landscape architecture.



Wildhorse Village

Wildhorse Village, an 80-acre development coming to Chesterfield, MO, strives to balance ecological and economic performance while providing a sustainable and wellness-focused live, work, play environment. A design that supports healthy lifestyles for all users, the primary guiding principle for this development is to embrace nature. A dynamic and engaging landscape of boardwalks, trails, and gathering places is being planned around the lake's perimeter to unite and connect the Village. The reimagined lake edge will serve as the front door to the entire Village through a resilient landscape of native plantings, encouraging deeper interaction with the natural environment and water.

**WILDHORSE 2021 ASLA ILLINOIS
AWARD (LJC)**

July 14, 2021

Mr. Chip Crawford
The Lamar Johnson Collaborative
35 East Wacker Drive
Suite 1300
Chicago, IL
60601



Illinois Chapter of American
Society of Landscape Architects

P.O. Box 4566, Oak Brook, Illinois
60522-4566

630.833.4516
info@il-asla.org
www.il-asla.org

re: ILASLA Awards Program

Dear Chip,

Thank you for participating in the Illinois Chapter American Society of Landscape Architects Awards Program. On behalf of the Illinois Chapter Executive Committee and the Awards Committee, I would like to extend our sincere congratulations to you and your team. Your project, Wildhorse Village Master Plan, submitted in the General Design - Unrealized Projects Category was selected by the jury for a **Merit Award** this year.

The jury provided feedback on the submissions. Here are some of the comments they had on your submission:

- Text written for project promotion rather than by designers for designers.
- For a plan with a 'scenic lake' at its core, no information about its origin or ecology, purely picturesque 'amenity.'
- Material discussion is based largely on visual sensibilities rather than sustainable or ecological understandings or goals.

Please submit a maximum of (10) high-resolution photos of your project for publication to the following link: <https://www.dropbox.com/request/15AyORXqKfkOOJyQITLV>

Please use the following naming convention:

Category Number_Project Name_Photo Number_2021.jpg

(For example: III_Downtown Masterplan_1_2021.jpg)

Join your fellow professionals for this year's Celebration+ on Thursday, September 23rd, 2021, at Greenhouse Loft. Highlights this year will include a photo gallery of 2020 and 2021 award winners, and a keynote presentation by ASLA's new CEO, Torey Carter-Conneen. Celebration+ will follow all applicable CDC guidelines at the time of the event.

Regards,

Jessie King, PLA, ASLA
Dana Kraus, PLA, ASLA
ILASLA Awards Committee Co-Chairs
awards.ilasla@gmail.com

CONDO EXAMPLES
(Core10)



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THE BARCLAY

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