


## Planning Commission Public Hearing Report

- Meeting Date:** September 9, 2019
- From:** Andrew Stanislav, Planner 
- Location:** An 8.7 acre area of land located at the intersection of Chesterfield Parkway and Park Circle Drive and along the east side of Veterans Place Drive
- Petition:** **P.Z. 10-2019 Downtown Chesterfield (Thompson Thrift Development, Inc.):** A request for a zoning map amendment from a “C-8” Planned Commercial District to a “UC” Urban Core District to permit residential dwelling units in addition to the existing permitted commercial uses for an 8.7 acre area of land located at the intersection of Chesterfield Parkway and Park Circle Drive and along the east side of Veterans Place Drive (18S110159, 18S110160, 18S130179, 18S130180, 18S130201, 18T340322, 18T340366).

### **SUMMARY**

Thompson Thrift Development, Inc. has submitted a request for a zoning map amendment from a “C-8” Planned Commercial District to a “UC” Urban Core District for an 8.7 acre area of land located at the intersection of Chesterfield Parkway and Park Circle Drive and along the east side of Veterans Place Drive.

The new “UC” Urban Core District would allow for residential uses in addition to the existing permitted commercial uses for the site. The proposal requests a maximum of 140 residential rental units in conjunction with a clubhouse and limited commercial space to accommodate a small retail component and several live/work dwelling units anchored on the southwest corner of the site. The proposal requests a maximum height of three stories for the residential scenario being added (in other words, the existing plan for a six-story office is still allowed but a

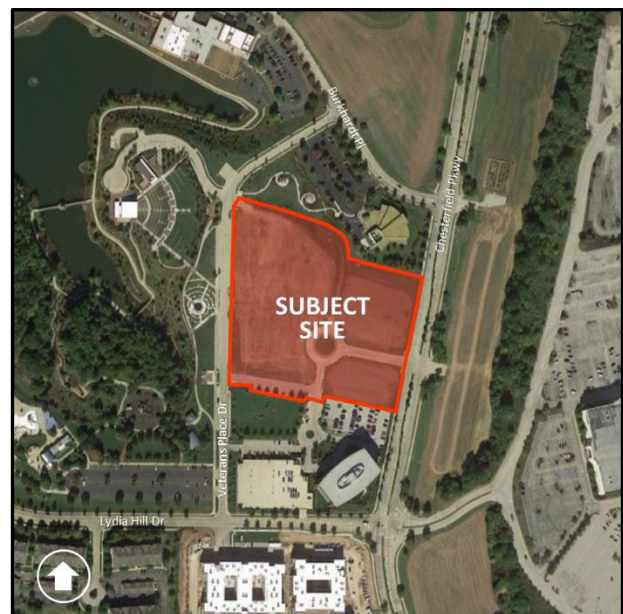


Figure 1: Subject site aerial

maximum of three stories allowed if the residential development is built), though proposed buildings within the development will vary in height. While the applicant proposes a mixed-use development focusing on residential uses, additional uses are requested with this petition in order to preserve the currently permitted commercial uses for the property.

### **HISTORY OF SUBJECT SITE**

This subject site currently consists of lots 3 through 7 of Downtown Chesterfield Plat One including Common Area, as well as City right-of-way for Park Circle Drive and Main Circle Drive. This area of land has also been identified as Sachs Parcel C121, previously approved for the Central Park Square development. The property currently has a split zoning between two “C-8” Planned Commercial Districts as illustrated in Figure 3 on the following page.

The majority of the subject area is governed by St. Louis County Ordinance 6,815 (approved in 1973 and later amended by St. Louis County Ordinance 10,241 in 1981). Ordinance 6,815 is one of the original planned district ordinances establishing the commercial portion of the southwest quadrant of Chesterfield Village. The associated Amended Final Development Plan (recorded in 1976) indicates this area as “Town Center” as seen in Figure 2 and established the permitted commercial uses for the site to match those of the “Regional Shopping Center.”

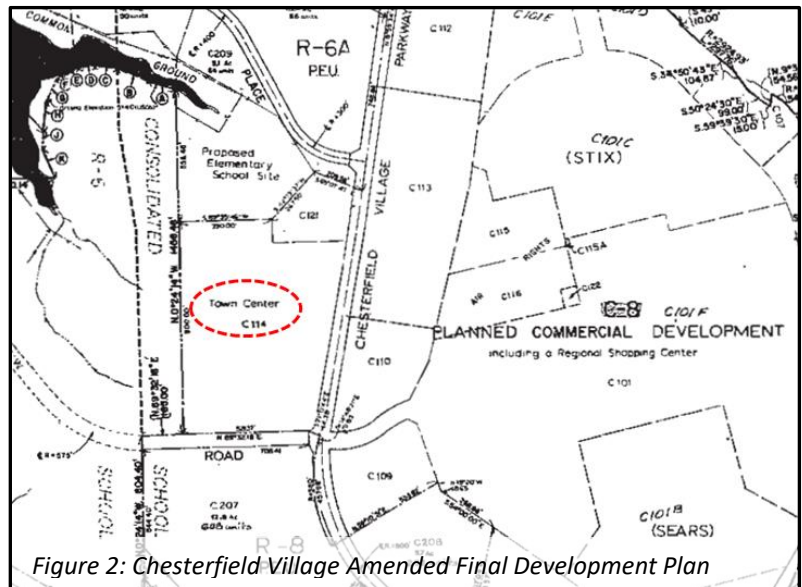


Figure 2: Chesterfield Village Amended Final Development Plan

City of Chesterfield Ordinance 1,265 (approved in 1997 and later amended by Ordinance 1,617 in 2000) currently governs the northernmost portion of Lot 3 as seen in Figure 3 on the following page, as well as most of the St. Louis County Library property and reading garden.

As mentioned, the subject area has previously approved development plans for the Central Park Square project. A 2<sup>nd</sup> Amended Site Development Concept Plan (seen in Figure 3 on the following page) was approved by the City’s Planning Commission in August 2008 with section plan approvals for each of the lots occurring around the same time period. A Record Plat for Downtown Chesterfield Plat One was subsequently approved by City Council in May 2009. Approved improvements for these lots include two 5,600 square foot retail buildings (lots 4 and 7), two 7,300 square foot restaurant buildings (lots 5 and 6), and a six-story 148,200 square foot office building with structured parking (lot 3). In total, 737 parking spaces are approved to serve these improvements.

While the Central Park Square has received zoning approval for this development, the lots comprising the subject site for this petition remain undeveloped.

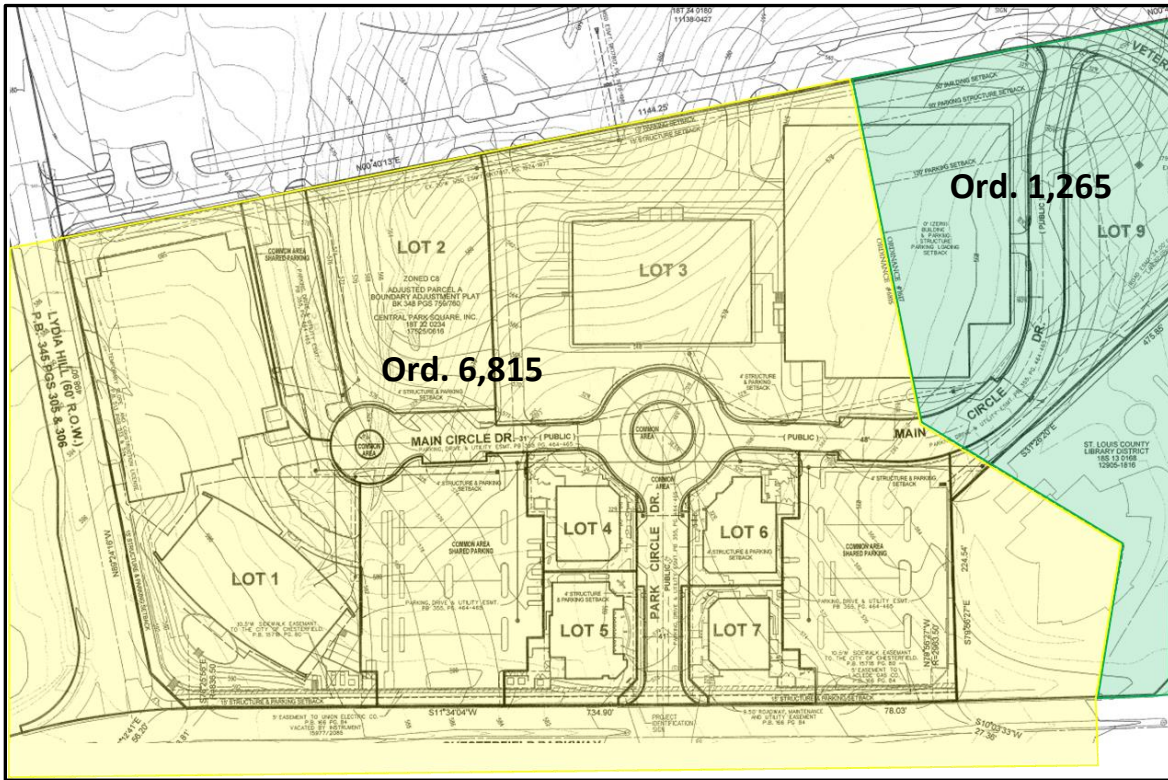


Figure 3: Split "C-8" zoning over previously approved development

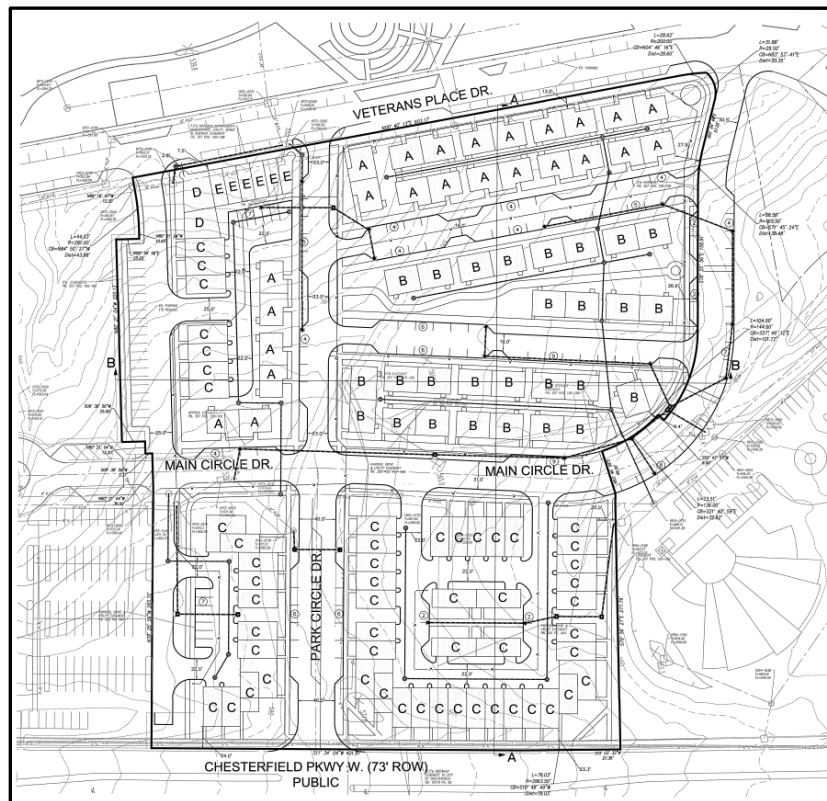


Figure 4: Proposed residential development



**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

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

Direction	Zoning	Land Use
North	“C-8” Planned Commercial District	St. Louis County Library
West	“PS” Park and Scenic District	Central Park and The Amphitheater
South	“C-8” Planned Commercial District	Office building and The Awakening
East	“C-8” Planned Commercial District	Vacant/undeveloped land

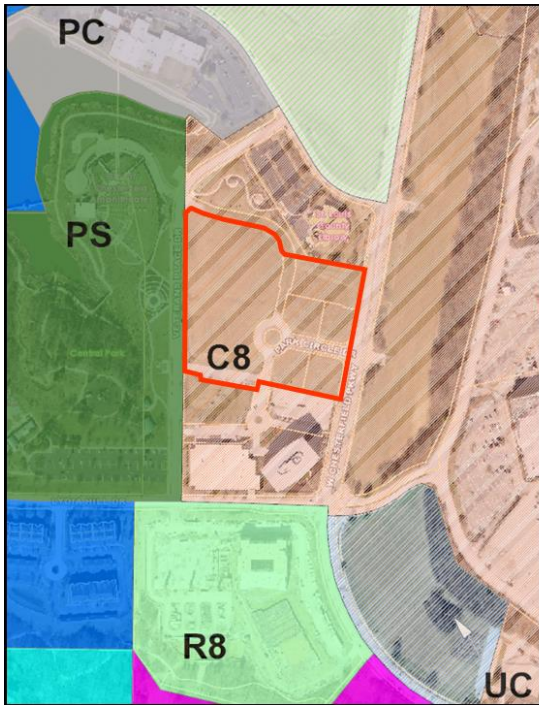


Figure 5: Zoning Map



Figure 6: Land Use Plan

**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Urban Core” land use designation with appropriate land uses of “high-density residential,” “retail,” and “office, including high-density.”

The additional residential uses proposed in this request, along with the existing permitted commercial uses, would comply with the Land Use Plan and would permit the applicant to build a mixed-use development in accordance with all other requirements established in the Unified Development Code (UDC).

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy followed by staff analysis:

**1.4 Quality New Development** – *Given the existing development and the pressure for additional development, high-quality design and development standards should be maintained within the City of Chesterfield.*

The applicant intends to develop a high-quality product that incorporates several dwelling unit types, including townhomes and live/work units.

**1.5 Diversity of Development** – *To provide a complete range of lifestyle opportunities within the City of Chesterfield, new development should take into consideration the desire to provide residential, retail, service, and recreational opportunities.*

The applicant’s narrative statement recognizes the inclusion of commercial spaces in order to create a mixed-use neighborhood environment, as well as the ability to provide housing opportunities for a variety of demographics.

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

The proposed plan indicates the inclusion of both residential and commercial uses, with commercial uses oriented toward the southwest portion of the site near The Awakening and Central Park. The maximum residential units requested with this proposal of 140 units also aligns with the desired higher density of the Urban Core.

**2.1.7 Multiple-Family Projects in Higher Density Areas** – *Multiple-family projects should be located close to existing, higher density commercial and residential development so as not to alter the conditions and environment of existing single-family neighborhoods. Each multiple-family project should meet City-developed greenspace standards unless clearly identified reasons justify non-conformance.*

The Urban Core designation on the City’s Land Use Plan encourages higher density uses, which also abuts the subject property on all sides with the exception of Central Park to the west. Locating higher density multi-family development such as that proposed is encouraged within this area away from more suburban, single-family neighborhoods. Table 1 on the following page further clarifies the overall density proposed in comparison to the City’s residential zoning districts that permit multi-family dwellings.

**2.1.9 Encourage Planned Residential Development** – *Planned residential development that allow for innovative and flexible site planning, preservation of open space, and a variety of housing opportunities should be encouraged.*

The applicant notes in the narrative statement their intent to develop this project as a “neighborhood” which is also indicated by the site design on the Preliminary Plan. A variety of housing types are proposed along with open/landscaped areas, sidewalk connections, and a more urban style site design encouraged in the Urban Core.

**2.1.10 Encourage Diversity in Housing Opportunities** – Encourage a range of housing opportunities within the City of Chesterfield.

As mentioned with other Plan Policies, the applicant is proposing a variety of housing types to accommodate multiple demographics. Housing options indicated include townhomes, live/work units, and paired units.

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

The location of the proposed mixed-use/residential development is within the area designated as the Urban Core on the Land Use Plan and proposes higher-density residential development through its site design and product types to be offered.

**3.6.1 High-Density Development** – High-density development should be developed as part of the Urban Core. High-density development encourages clustering of buildings with diverse building form through minimum restrictions for building height, open space and setback requirements.

Clustered building types with a diversity of form is proposed with this petition as recognized through the varying building heights, housing types, open areas to be landscaped, and density proposed. This clustered approach is recognized in the applicant’s narrative statement and the Preliminary Plan.

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

A mix of uses is proposed with this petition, though the focus of the project is providing a mix of housing types not typically found in this part of the City. The amount of commercial space proposed is to serve as an amenity to this area as well as the Central Park area given the location of these uses in the southwest corner of the site near The Awakening. The commercial uses would be incorporated on the first floor of the live/work units as well as within the small retail component proposed, which the applicant envisions as a coffee shop.

**7.2.4 Encourage Sidewalks** – Sidewalks should be required of all new developments and encouraged along existing roads in the City of Chesterfield, allowing creative placement to protect the natural environment.

Sidewalks are proposed along Main Circle Drive and Park Circle Drive providing connections to the existing surroundings. Walkways are also depicted on the Preliminary Plan within the development itself and connecting to the existing and proposed sidewalks along the roadways.

*Table 1: Density comparison of proposed “UC” District and multi-family zoning districts*

ZONING DISTRICT	MIN. LOT SIZE (SQ. FT.) PER UNIT	TOTAL SITE SIZE (SQ. FT.)	TOTAL UNITS PERMITTED
“R-6A”	4,000	378,972	95
“R-6AA”	3,000	378,972	126
<b>Proposed “UC” District</b>	<b>2,707</b>	<b>378,972</b>	<b>140</b>
“R-6”	2,000	378,972	189
“R-7”	1,750	378,972	217
“R-8”	500	378,972	758

**REQUESTED USES**

All uses within the “C-1” through “C-7” Commercial Districts (without Conditional Use Permits) were permitted in the “Regional Shopping Center” and “Town Center” areas as defined on the Development Plan previously shown in Figure 2 of Chesterfield Village upon approval of St. Louis County Ordinance 6,815 in 1973.

The narrative statement provided describes the applicant’s proposal to develop a neighborhood concept consisting of a mix of housing types as well as incorporating a mix of uses. The narrative statement also mentions the desire to request the residential uses required for the petitioner’s development, while maintaining commercial uses currently approved on the property until closing of the purchase and sale of the property between the petitioner and current owner. The petitioner is currently under contract to purchase the subject property.

Recent “UC” Urban Core change of zoning petitions that received approval nearby include City of Chesterfield Ordinance 2,861 (approved in 2015) and City of Chesterfield Ordinance 2,980 (approved in 2018). Both petitions requested a change of zoning from the “C-8” Planned Commercial District governed by St. Louis County Ordinance 6,815 (as amended by Ordinance 10,241) and retained the permitted commercial uses in addition to those requested.

The petitioner is requesting three additional uses to those permitted in ordinances 2,861 and 2,980: “Dwelling, multi-family,” “Dwelling, single-family attached,” and “Home occupation.” A maximum of 140 units is requested, though the Preliminary Plan shows 111 units, in order to allow flexibility in finalizing the overall site design and product types offered in this development.

The applicant is requesting the same permitted uses as City of Chesterfield ordinances 2,861 and 2,980 with the additionally requested residential uses identified in bold text in Table 2 on the following page:

Table 2: List of uses requested

PROPOSED USES	
Animal grooming service	Grocery-neighborhood
Art gallery	Group residential facility
Art studio	Gymnasium
Automotive retail supply	<b>Home occupation</b>
Bakery	Hospice
Barber or beauty shop	Hotel and motel
Brewpub	Laundromat
Broadcasting studio	Library
Church and other place of worship	Mortuary
Club	Museum
Coffee shop	Newspaper stand
Coffee shop, drive-thru	Nursing home
Commercial service facility	Office, dental
Community center	Office, general
Day care center	Office, medical
Drug store and pharmacy	Park
Drug store and pharmacy, drive-thru	Professional and technical service facility
Dry cleaning establishment	Public safety facility
Dry cleaning establishment, drive-thru	Reading room
<b>Dwellings, multifamily</b>	Recreation facility
<b>Dwellings, single-family attached</b>	Research facility
Education facility-specialized private schools	Restaurant, fast food
Education facility-vocational school	Restaurant, sit down
Educational facility-college/university	Restaurant, take out
Educational facility-kindergarten or nursery school	Retail sales establishment, community
Film drop-off and pick-up station	Retail sales establishment, neighborhood
Financial institution	Telecommunications structure
Financial institution, drive-thru	Telecommunications tower or facility
Grocery-community	Veterinary clinic

## **PRELIMINARY PLAN**

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

The Unified Development Code (UDC) establishes **minimum design standards** to be considered by the Planning Commission and City Council in consideration for a change in zoning to the “UC” Urban Core District:

- 1. Lot area. The minimum lot area for this district is three (3) acres.**

The subject site for this development is 8.7 acres.

- 2. Density. A maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55) is allowed.**

FAR requirements do not apply to residential development.



**3. Height. The total height of any structure shall not exceed eight (8) stories in height, excluding mechanical devices.**

The maximum height proposed for this development is identified in the narrative statement as three-stories, or 42 feet as illustrated on the site sections provided with the Preliminary Plan.

**4. Open space. A minimum open space of thirty percent (30%) is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit. Covered pedestrian walkways and bridges may be counted toward the open space requirement of thirty percent (30%).**

The applicant notes in the narrative statement provided that open space is to include walkways and aesthetic areas within and around the development and will be in compliance with the Unified Development Code.

**5. Setbacks.**

**a. The minimum yard setback for any structure from the boundary of a “UC” District shall be thirty-five (35) feet.**

**b. The minimum yard setback for any parking area, parking structure, internal drive or loading space shall be thirty (30) feet.**

The petitioner is requesting modifications to both the parking and structure setback requirements of the “UC” District as shown on the Preliminary Plan provided. For example, existing parking spaces along the south boundary of the development (adjacent to The Awakening) currently do not meet this requirement and is depicted in the aerial image in Figure 7 below. Setback modifications are also requested on all other boundaries of the subject site as depicted on the Preliminary Plan attached to this report. A request for modification to these standards requires a two-thirds (2/3) vote of approval from the Planning Commission.



Figure 7: Existing parking area on south side of subject property

The Unified Development Code (UDC) also identifies **site design features and flexibility** which are not mandatory for approval but may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements:

1. *Incorporation of parking areas into the design of the development to minimize visual expanses of parking lots;*
2. *Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.;*
3. *Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;*
4. *Enhanced landscaping, deeper and opaque buffers, and increased planting along residential properties, public rights-of-way, open space/recreational areas, and the overall perimeter of the project;*
5. *Utilization of mixed use buildings;*
6. *Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;*
7. *Promotion of pedestrian access and connectivity throughout the development as well as between sites and developments and to public and community facilities;*
8. *Incorporation of transit oriented development or direct access to public transportation;*
9. *Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings;*
10. *Public benefits and community facilities and the access thereto; and*
11. *Sensitive treatment of perimeters to mitigate impact upon adjoining property.*

Figure 8 on the following page shows the proposed Preliminary Development Plan, including 111 residential units, parking spaces throughout the site, walkways, and the commercial and live/work components in the southwest corner of the site.

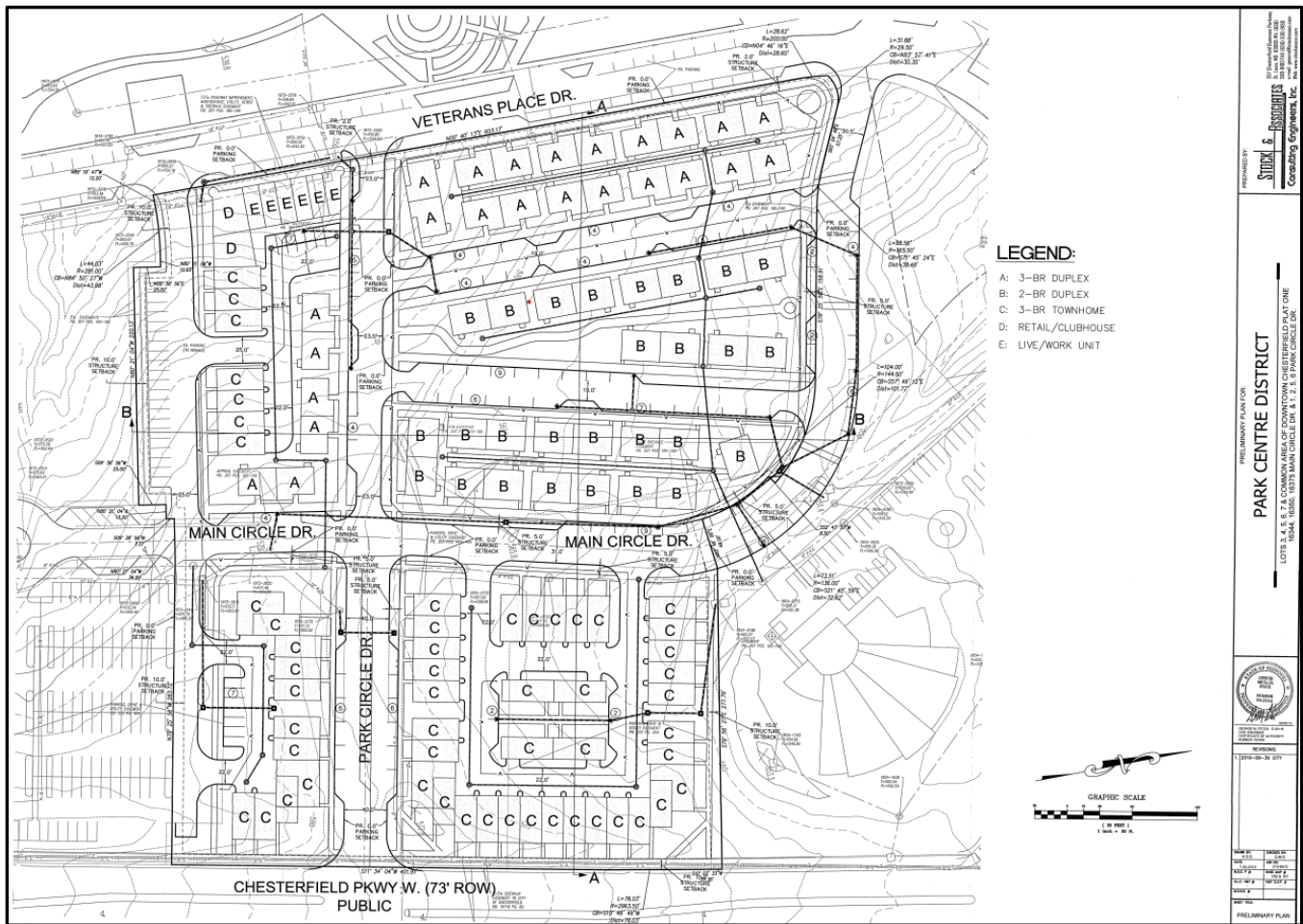


Figure 8: Proposed Preliminary Development Plan

The portions of Main Circle Drive and Park Circle Drive within the subject site area are also proposed as private streets to be constructed and maintained by the developer. As part of this plan, the existing round-a-bout intersection of Main Circle Drive and Park Circle Drive is proposed to be removed and replaced with a four-way intersection.

Additionally, the proposed uses and configuration of the site essentially extend the type of development anticipated in the “PC&R” Planned Commercial and Residential District from the north on the Sachs property surrounding the lake. The residential uses permitted in the “PC&R” District include single-family, two-family, and multi-family in the form of row houses and other group-house arrangements of attached or detached buildings, all of which may be integrated vertically or horizontally with commercial uses.

The Preliminary Development Plan and narrative statement provided include additional details of the petitioner’s request.

A Public Hearing further addressing the request will be held at the September 9, 2019, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant's Narrative Statement and Requested Uses, and the Preliminary Plan Packet for this petition.

Attachments

1. Public Hearing Notice
2. Narrative Statement & Requested Uses
4. Preliminary Plan Packet



## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

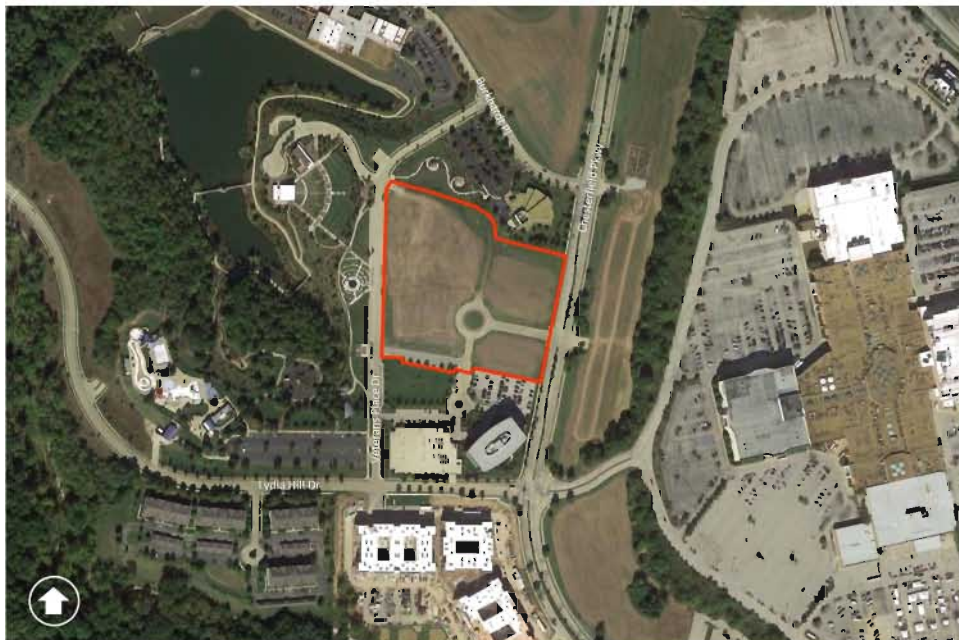
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on September 9, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

P.Z. 10-2019 Downtown Chesterfield (Thompson Thrift Development, Inc.): A request for a zoning map amendment from a “C-8” Planned Commercial District to a “UC” Urban Core District to permit residential dwelling units in addition to the existing permitted commercial uses for an 8.7 acre area of land located at the intersection of Chesterfield Parkway and Park Circle Drive and along the east side of Veterans Place Drive (18S110159, 18S110160, 18S130180, 18S130201, 18T340322, 18T340366).

### PROPERTY DESCRIPTION

A tract of land being Lots 3, 4, 5, 6, 7 and Common Area of Downtown Chesterfield Plat One, a subdivision according to the plat thereof as recorded in Plat Book 357, Pages 185 and 186 of the St. Louis County records, located in part of U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri.



Information on this Public Hearing may be found on the City’s website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Andrew Stanislav at 636.537.4738 or via e-mail at [astanislav@chesterfield.mo.us](mailto:astanislav@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.





Petitioner is requesting a rezoning of the Property from a “C-8” Planned Commercial District to a “UC” Urban Core District. The Property is currently undeveloped. The Comprehensive Plan categorizes the Property as “Urban Core.” Petitioner is requesting the Urban Core zoning district so that Petitioner can request the residential uses required for Petitioner’s development, while maintaining vested commercial uses currently approved on the Property until closing of the purchase and sale of the Property between Petitioner and Owner. The site development section plans currently approved for the Property permit development of a six-story, 85 foot tall office building totaling 148,200 square feet, two one-story, 25 foot tall restaurants each totaling 7,300 square feet, two one-story, 25 foot tall retail buildings each totaling 5,600 square feet, and 737 parking spaces, about 530 of which would be located in a parking structure adjacent to Central City Park.

Petitioner proposes to develop a neighborhood consisting of single-story paired units, three-story townhomes, three-story live/work units, and a commercial building of approximately 3,000 square feet. Petitioner is planning on building 111 units, but is requesting a maximum of 140 units to provide flexibility respecting the final amount of each product type built. The Project will include on-site amenities such the business located in the on-site commercial building, which we envision will be a local coffee shop. The number of parking spaces provided at the development will comply with the Unified Development Code.

The Project is not age-restricted and will appeal to every age demographic. It is designed to offer families the opportunity to become part of the Chesterfield community and for empty-nesters to down-size while staying in the community. Petitioner envisions the live/work units being a great fit for the local entrepreneur who wants to be close to urban commerce and activity without the burden of a daily commute.

For a complete list of the proposed development standards, density and height limitations, yard requirements, parking, loading, and access plans, please see the Preliminary Development Plan submitted with the Application. For the Project tree preservation plan, please see the Tree Preservation plan submitted with the Application. For a complete list of the uses being requested for the Project, please see Exhibit A to the Application. Thompson Thrift will submit a Landscape Plan in conformance with Article 4, Section 2 of the Unified Development Code with its Site Development Plan. Applicant is requesting an exception from the base UC district building and parking setback requirements. The non-residential component of the project will comply with the maximum FAR requirement of 0.55. The open space requirements will be in compliance with the Unified Development Code. See Applicant’s Preliminary Development Plan for specific details.

EXHIBIT A

REQUESTED USES

1. Animal grooming service
2. Art gallery
3. Art studio
4. Automotive retail supply
5. Bakery
6. Barber or beauty shop
7. Brewpub
8. Broadcasting studio
9. Church and other place of worship
10. Club
11. Coffee shop
12. Coffee shop, drive-thru
13. Commercial service facility
14. Community center
15. Day Care Center
16. Drug store and pharmacy
17. Drug store and pharmacy, drive-thru
18. Dry cleaning establishment
19. Dry cleaning establishment, drive-thru
20. Dwellings, multifamily
21. Dwelling, single-family attached
22. Education facility- specialized private schools
23. Education facility- vocational school
24. Educational facility- college/university
25. Educational facility- kindergarten or nursery school
26. Film drop-off and pick-up station
27. Financial institution
28. Financial institution, drive-thru
29. Grocery-community
30. Grocery-neighborhood
31. Group Residential Facility
32. Gymnasium
33. Home occupation
34. Hospice
35. Hotel and motel
36. Laundromat
37. Library
38. Mortuary
39. Museum
40. Newspaper stand
41. Nursing home
42. Office, dental
43. Office, general
44. Office, medical
45. Park
46. Professional and technical service facility  
Public safety facility
47. Reading room
48. Recreation facility
49. Research facility
50. Restaurant, fast food
51. Restaurant, sit down
52. Restaurant, take out
53. Retail sales establishment, community
54. Retail sales establishment,  
neighborhood
55. Telecommunications structure
56. Telecommunications tower or facility
57. Veterinary clinic



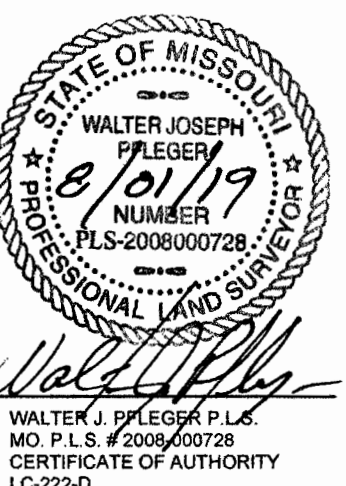
# RECORD SITE PLAN

A TRACT OF LAND BEING LOTS 3, 4, 5, 6, 7 AND COMMON AREAS OF DOWNTOWN CHESTERFIELD  
 PLAT ONE AS RECORDED IN PLAT BOOK 357, PAGE 185-186 LOCATED IN TOWNSHIP 45 NORTH, RANGE  
 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
 CITY OF CHESTERFIELD, LOUIS COUNTY, MISSOURI



PREPARED BY:  
**STOCK & ASSOCIATES**  
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 257 Chesterfield Business Parkway  
 St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9190  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

RECORD SITE PLAN  
**PARK CENTRE DISTRICT**  
 CITY OF CHESTERFIELD, MISSOURI



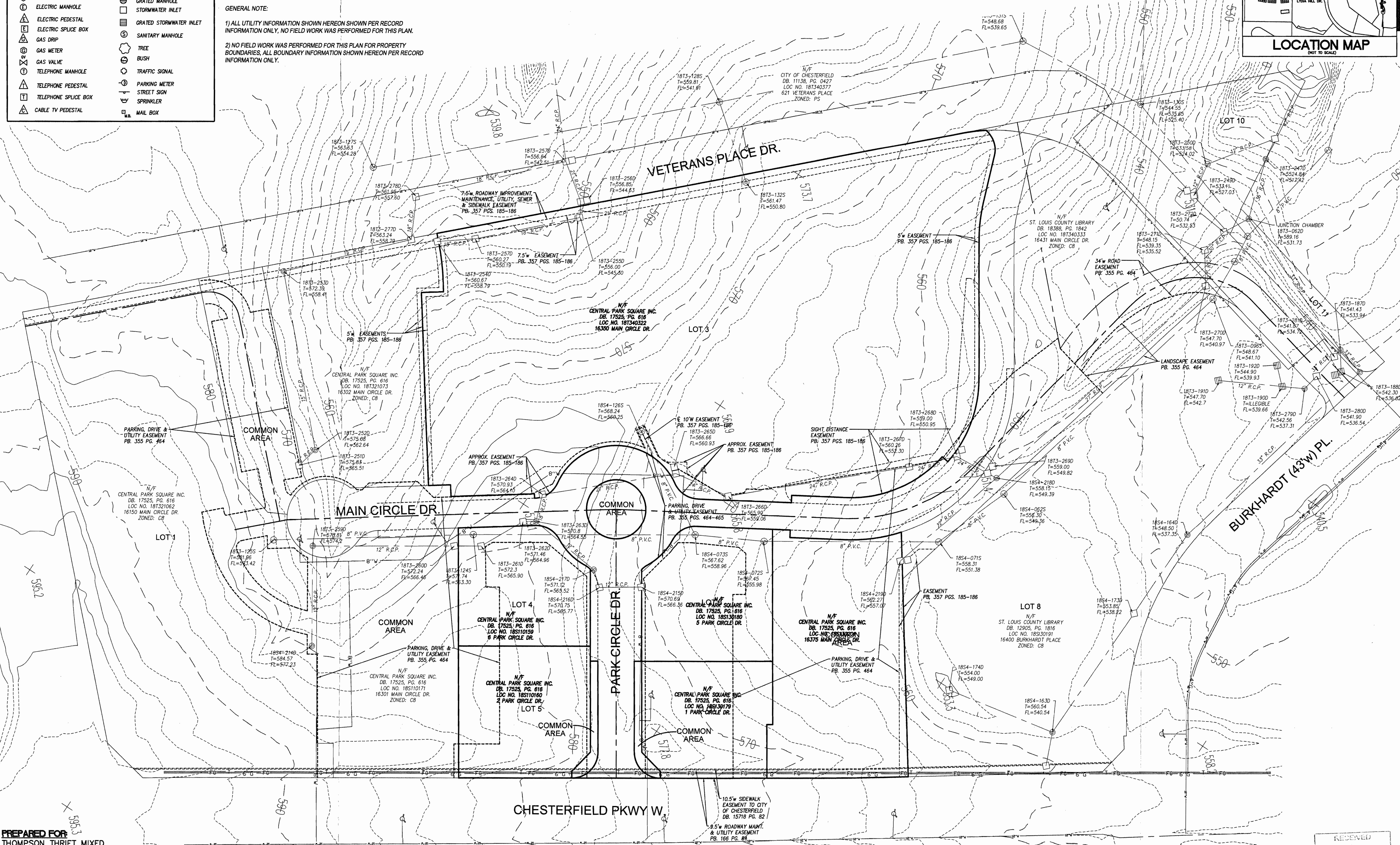
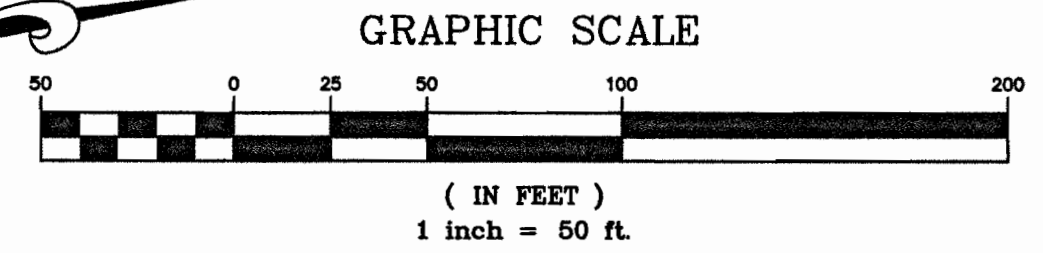
REVISIONS:

DRAWN BY: J.K. CHECKED BY: W.J.P.  
 DATE: 7/24/19 JOB NO: 218-0572  
 M.S.D. P.#: P-XXXXXX-XX BASE MAP # XXX  
 S.L.C. H.M.T.#: XXXX H.M.T. S.U.P.#: XX-XXXX-XX  
 W.D.N.R.#: MO-XXXXXX  
 SHEET TITLE: RECORD SITE PLAN  
 SHEET NO.: SHEET #1

**LEGEND**

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRADED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRADED STORMWATER INLET
	ELECTRIC SPLICE BOX		SANITARY MANHOLE
	GAS DRIP		TREE
	GAS METER		BUSH
	GAS VALVE		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		PARKING METER
	TELEPHONE PEDESTAL		STREET SIGN
	TELEPHONE SPLICE BOX		SPRINKLER
	CABLE TV PEDESTAL		MAIL BOX

**GENERAL NOTE:**  
 1) ALL UTILITY INFORMATION SHOWN HEREON SHOWN PER RECORD INFORMATION ONLY. NO FIELD WORK WAS PERFORMED FOR THIS PLAN.  
 2) NO FIELD WORK WAS PERFORMED FOR THIS PLAN FOR PROPERTY BOUNDARIES. ALL BOUNDARY INFORMATION SHOWN HEREON PER RECORD INFORMATION ONLY.



PREPARED FOR  
 THOMPSON THRIFT MIXED  
 USE DEVELOPMENT  
 SALESFORCE TOWER SUITE 1600  
 INDIANAPOLIS, IN. 46204  
 ATTN: MR. JOSE KREUTZ—MANAGING PARTNER

RECEIVED  
 SEP - 3 2019



ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes terms like ATG, B.C., C.O., D.B., E, ELEV, EX, F.C., FLOWLINE, FT., FND., G, H.W., LFB, M.H., N.Y., PB., PG., P.P., P.V.C., R.C.P., R/W, SQ., T, T.B.A., T.B.R., T.B.R.R., TYP., U.I.P., U.O.N., V.C.P., W, (86'W).

PERTINENT DATA

OWNER: CENTRAL PARK SQUARE INC.
LOT AREA: 8.711 Acres ±
EXISTING ZONING: CB - PLANNED COMMERCIAL DISTRICT
PROPOSED ZONING: URBAN CORE
SITE ADDRESS: 16344, 16350 & 16375 MAIN CIRCLE DR.
LOCATOR NO: 181340366, 181340322, 181320201, 181310179, 181101660

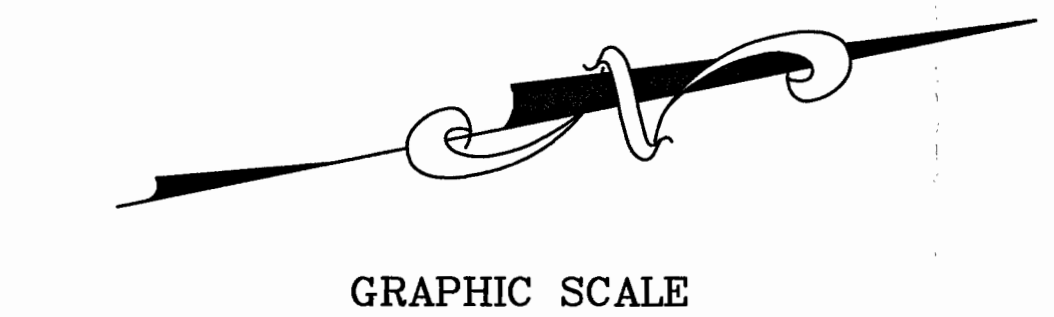
SHEET INDEX

Table with 2 columns: Sheet Number and Description. Includes C1.0 EXISTING CONDITIONS, C2.0 PRELIMINARY PLAN, C3.0 SITE SECTIONS.

PRELIMINARY PLAN

A TRACT OF LAND BEING LOTS 3, 4, 5, 6, 7 AND COMMON AREAS OF DOWNTOWN CHESTERFIELD PLAT ONE AS RECORDED IN PLAT BOOK 357, PAGE 185-186 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, LOUIS COUNTY, MISSOURI

PARK CENTRE DISTRICT



LEGEND

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

PROPERTY DESCRIPTION

A TRACT OF LAND BEING LOTS 3, 4, 5, 6, 7 AND COMMON AREA OF DOWNTOWN CHESTERFIELD PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 357, PAGES 185 AND 186 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN PART OF U.S. SURVEYS 415 AND 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID LOT 3, SAID POINT ALSO BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF VETERANS PLACE DRIVE 50 FEET WIDE AS ESTABLISHED BY THE SAID DEDICATION PLAT THEREOF AS RECORDED IN PLAT BOOK 355, PAGE 87 OF ABOVE SAID RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 40 MINUTES 13 SECONDS EAST, 603.17 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 28.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 39.50 FEET, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF MAIN CIRCLE DRIVE, VARIABLE WIDTH, THENCE ALONG THE SOUTHERN AND WESTERN RIGHT-OF-WAY LINES OF SAID MAIN CIRCLE DRIVE, THE FOLLOWING COURSES AND DISTANCES: ALONG SAID CURVE WITH AN ARC LENGTH OF 31.88 FEET AND A CHORD WHICH BEARS NORTH 83 DEGREES 57 MINUTES 41 SECONDS EAST, 30.35 FEET TO A POINT OF TANGENCY; SOUTH 65 DEGREES 04 MINUTES 46 SECONDS EAST, 57.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 165.50 FEET, AN ARC LENGTH OF 38.56 AND A CHORD WHICH BEARS SOUTH 71 DEGREES 45 MINUTES 24 SECONDS EAST, 38.48 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 144.50 FEET, AN ARC LENGTH OF 104.00 FEET AND A CHORD WHICH BEARS SOUTH 57 DEGREES 49 MINUTES 12 SECONDS EAST, 101.77 FEET; SOUTH 52 DEGREES 47 MINUTES 57 SECONDS WEST, 8.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 136.00 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 73.51 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, CROSSING ABOVE SAID MAIN CIRCLE DRIVE, ALONG A RADIAL LINE, NORTH 83 DEGREES 57 MINUTES 41 SECONDS EAST, 48.00 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF SAID MAIN CIRCLE DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF ABOVE SAID COMMON GROUND AREA; THENCE ALONG THE COMMON LINES OF SAID COMMON AREA AND LOTS 3 AND 4 OF ABOVE SAID DOWNTOWN CHESTERFIELD PLAT ONE, SOUTH 79 DEGREES 58 MINUTES 27 SECONDS EAST, 277.79 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHESTERFIELD PARKWAY, 73 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST, 27.36 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2.963350 FEET AND AN ARC LENGTH OF 78.03 FEET AND A CHORD WHICH BEARS SOUTH 10 DEGREES 48 MINUTES 49 SECONDS WEST, 78.03 FEET AND SOUTH 11 DEGREES 34 MINUTES 04 SECONDS WEST, 401.91 FEET TO THE SOUTHEAST CORNER OF ABOVE SAID LOT 5; THENCE ALONG THE WEST LINES OF SAID LOT 5 AND SAID LOT 4, NORTH 78 DEGREES 25 MINUTES 56 SECONDS WEST, 283.72 FEET TO THE EAST RIGHT-OF-WAY LINE OF ABOVE SAID MAIN CIRCLE DRIVE, THENCE CROSSING SAID MAIN CIRCLE DRIVE, NORTH 80 DEGREES 21 MINUTES 04 SECONDS WEST, 13.20 FEET TO THE WEST RIGHT-OF-WAY LINE THEREOF; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 09 DEGREES 38 MINUTES 56 SECONDS WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT 3; THENCE ALONG THE COMMON LINE BETWEEN SAID LOT 3 AND LOT 2 OF ABOVE SAID DOWNTOWN CHESTERFIELD PLAT ONE THE FOLLOWING COURSES AND DISTANCES: NORTH 80 DEGREES 21 MINUTES 04 SECONDS WEST, 220.13 FEET, NORTH 09 DEGREES 38 MINUTES 56 SECONDS EAST, 25.00 FEET, NORTH 80 DEGREES 21 MINUTES 04 SECONDS WEST, 10.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 281.00 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 44.03 FEET AND A CHORD WHICH BEARS NORTH 84 DEGREES 50 MINUTES 27 SECONDS WEST, 43.98 FEET TO A POINT OF TANGENCY AND NORTH 89 DEGREES 19 MINUTES 47 SECONDS WEST, 12.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE COMMON LINE CONTAINING 379,432 SQUARE FEET OR 8.711 ACRES, MORE OR LESS, THIS DESCRIPTION WAS PREPARED FROM AVAILABLE RECORD INFORMATION AND IS THEREFORE SUBJECT TO AN ACTUAL BOUNDARY SURVEY.

GENERAL NOTES

- 1. ALL UTILITY INFORMATION SHOWN HEREON SHOWN PER RECORD INFORMATION ONLY, NO FIELD WORK WAS PERFORMED FOR THIS PLAN.
2. NO FIELD WORK WAS PERFORMED FOR THIS PLAN FOR PROPERTY BOUNDARIES, ALL BOUNDARY INFORMATION SHOWN HEREON PER RECORD INFORMATION ONLY.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SIGNAGE APPROVAL IS A SEPARATE PROCESS

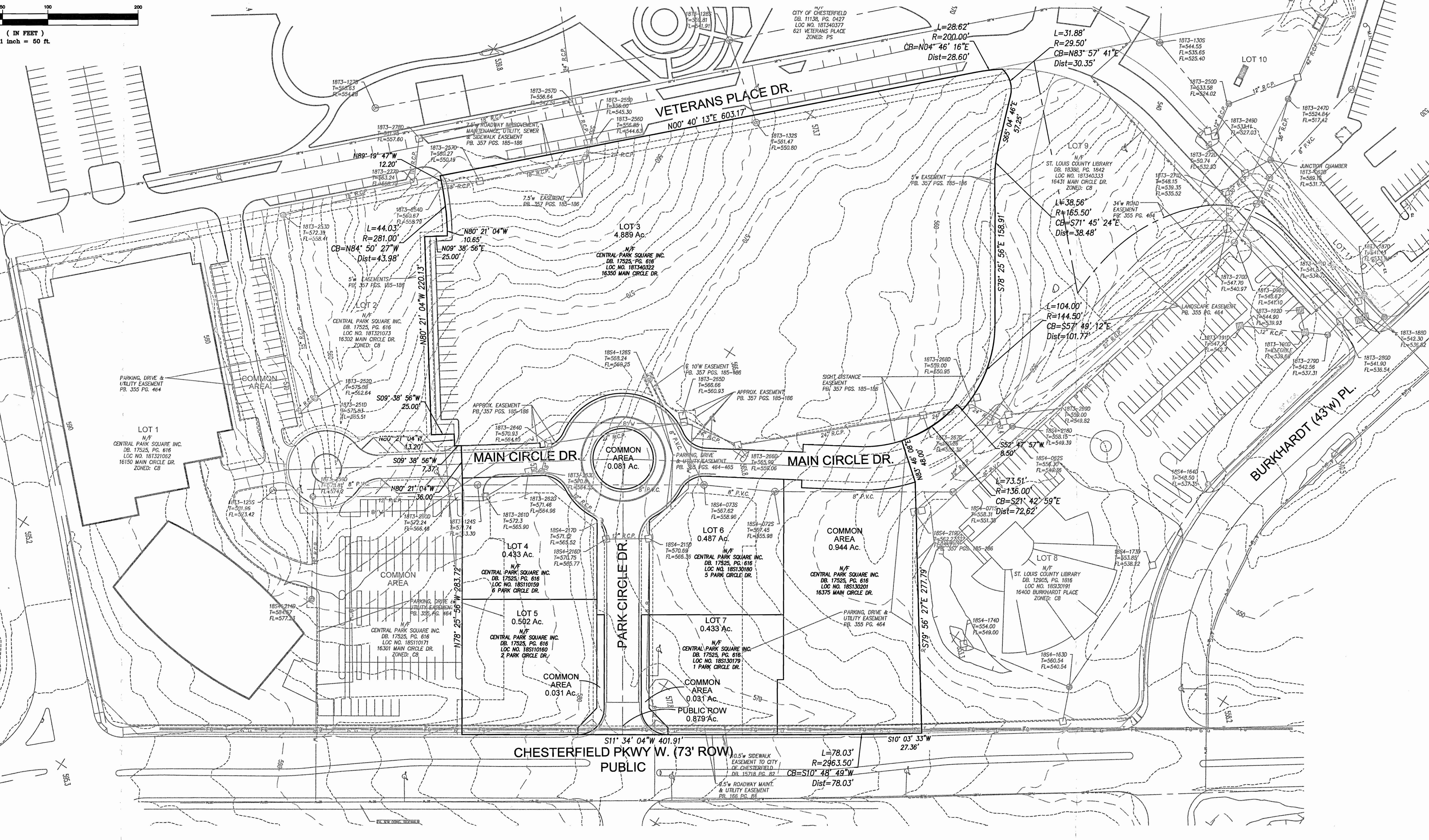
CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE

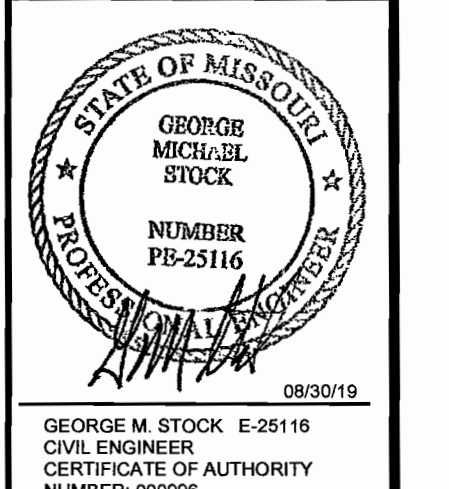
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE 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 ASSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGINEERED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.
PREPARED FOR: THOMPSON THRIFT MIXED USE DEVELOPMENT SALESFORCE TOWER SUITE 1600 INDIANAPOLIS, IN. 46204 ATTN: MR. JOSE KREUTZ-MANAGING PARTNER



PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway, St. Louis, MO 63003 PH: (636) 500-9000 FAX: (636) 500-9030 E-mail: general@stockinc.com Web: www.stockinc.com

PRELIMINARY PLAN FOR: PARK CENTRE DISTRICT
LOTS 3, 4, 5, 6, 7 & COMMON AREA OF DOWNTOWN CHESTERFIELD PLAT ONE
16344, 16350, 16375 MAIN CIRCLE DR. & 1, 2, 5, 6 PARK CIRCLE DR.

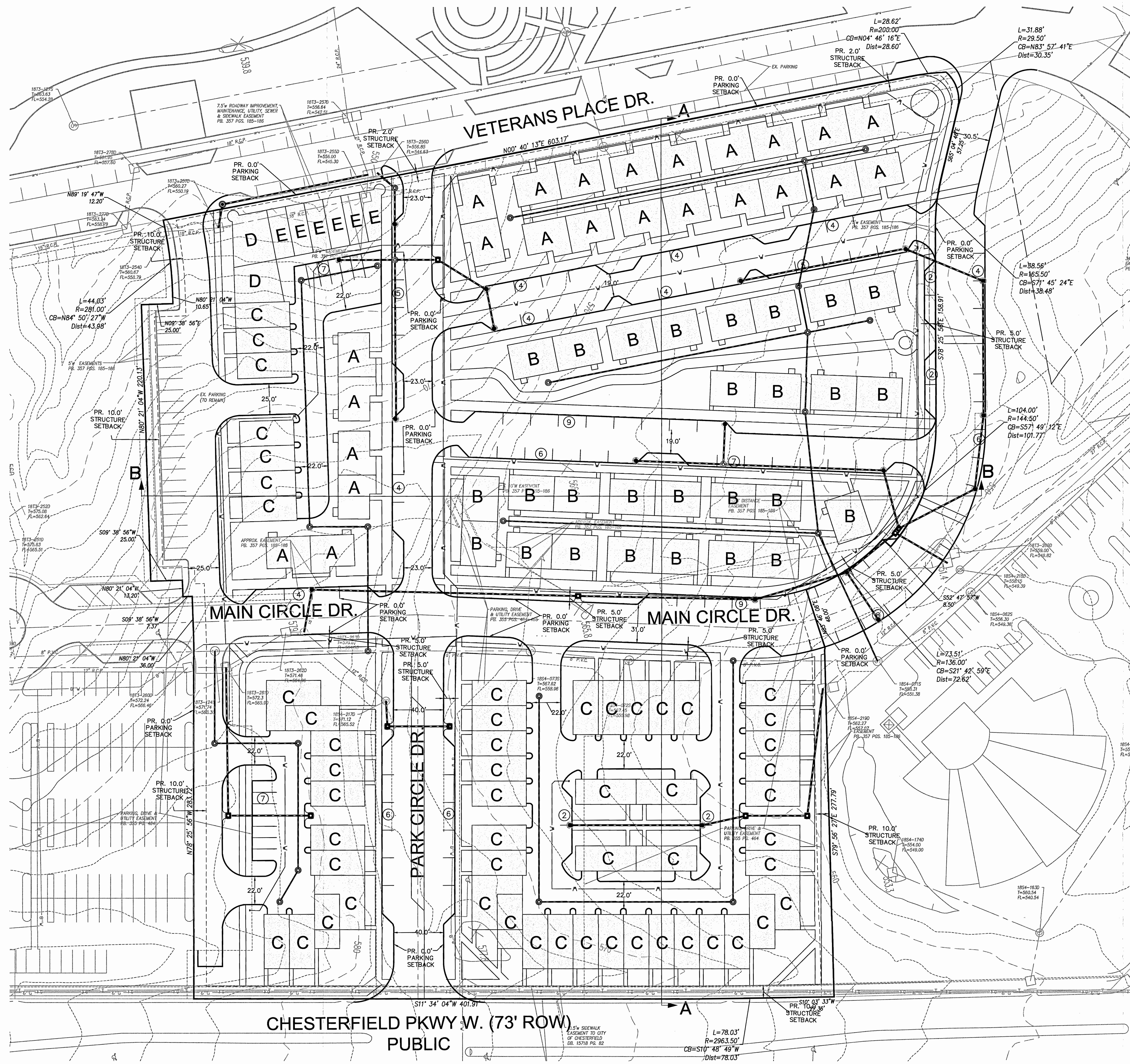


REVISIONS:

Table with 2 columns: Revision Number and Description. Includes 1. 2019-08-30 CITY

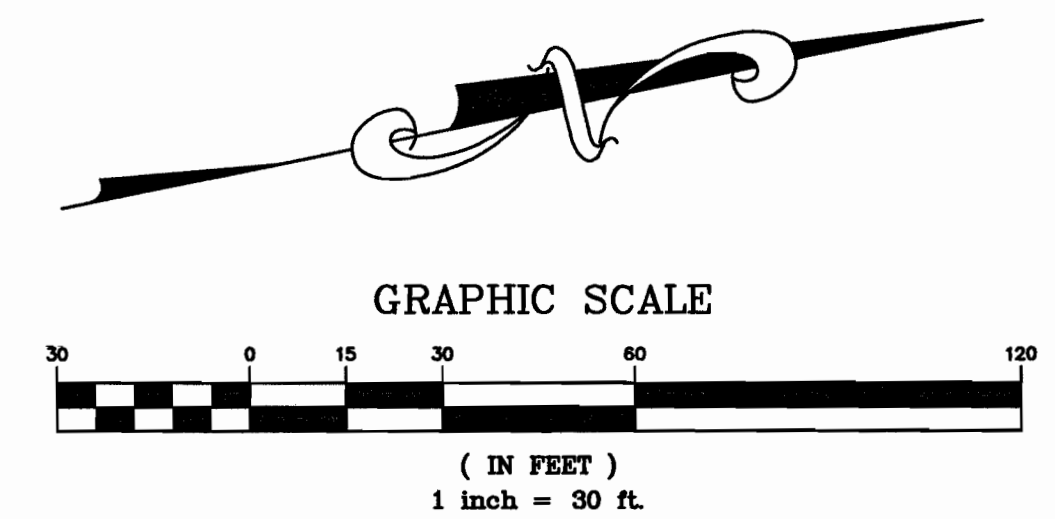
Table with 2 columns: Field and Value. Includes Date (7-20-2019), M.S.D. # (218572), S.L.C. NAT # (183 & 181), M.A.N. #, SHEET TITLE (EXISTING CONDITIONS), and SHEET NO. (C1.0)





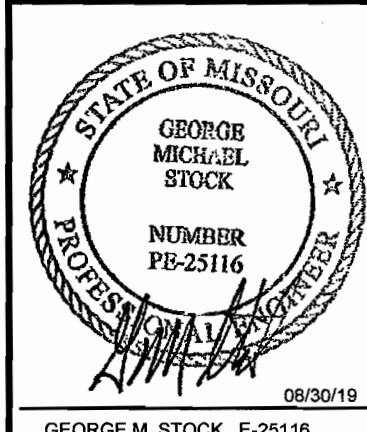
**LEGEND:**

- A: 3-BR DUPLEX
- B: 2-BR DUPLEX
- C: 3-BR TOWNHOME
- D: RETAIL/CLUBHOUSE
- E: LIVE/WORK UNIT



PREPARED BY:  
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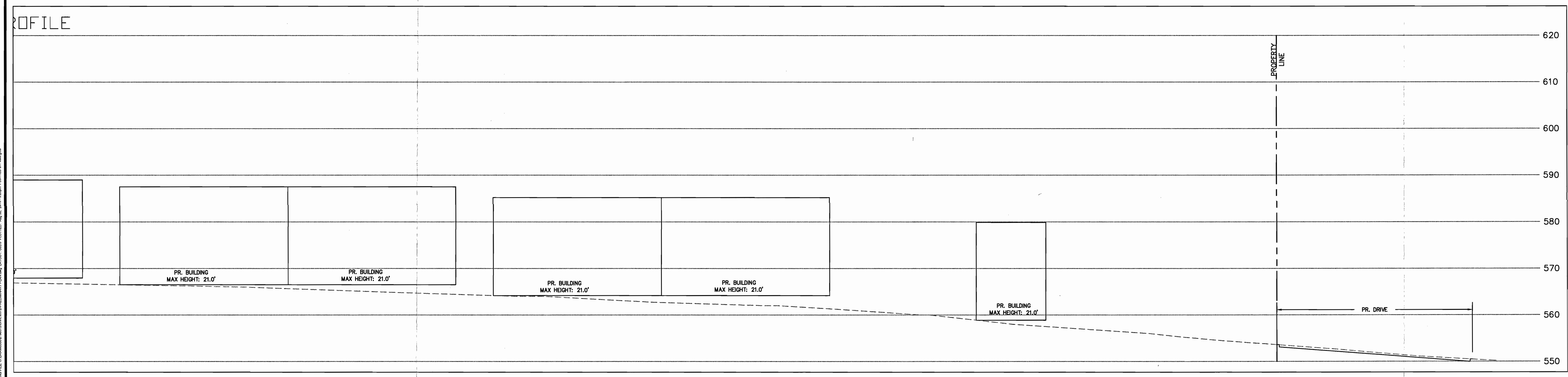
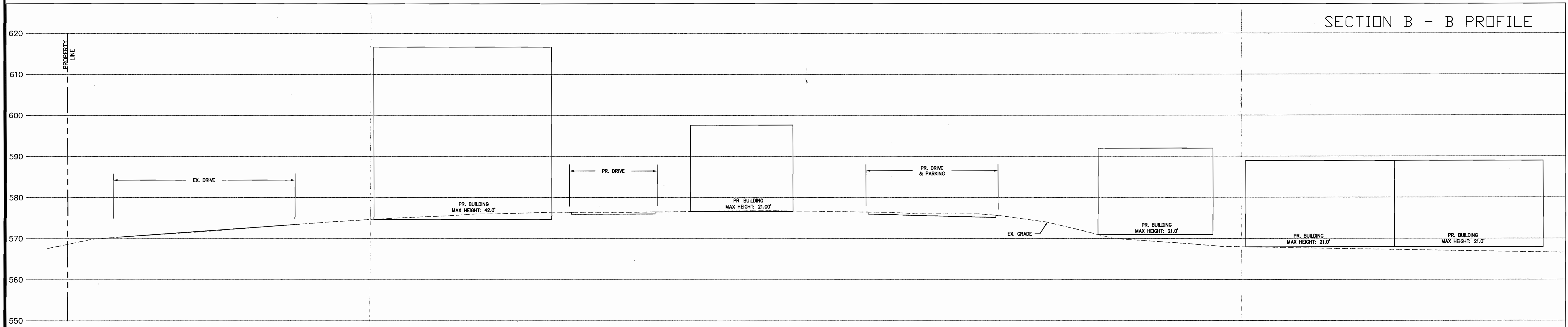
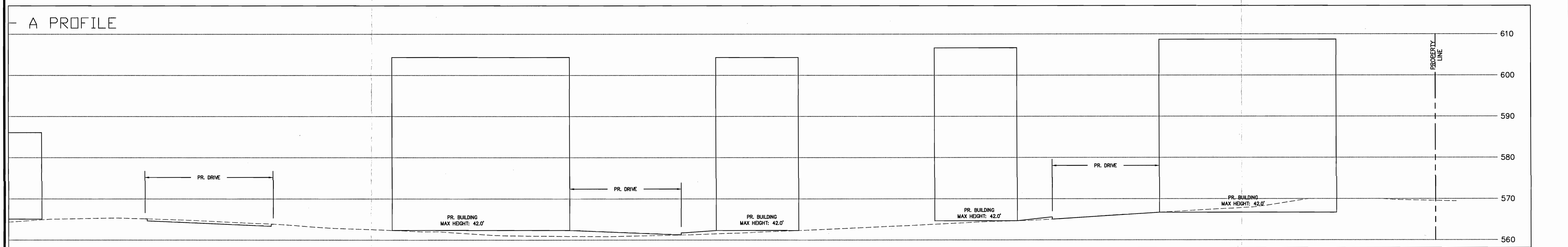
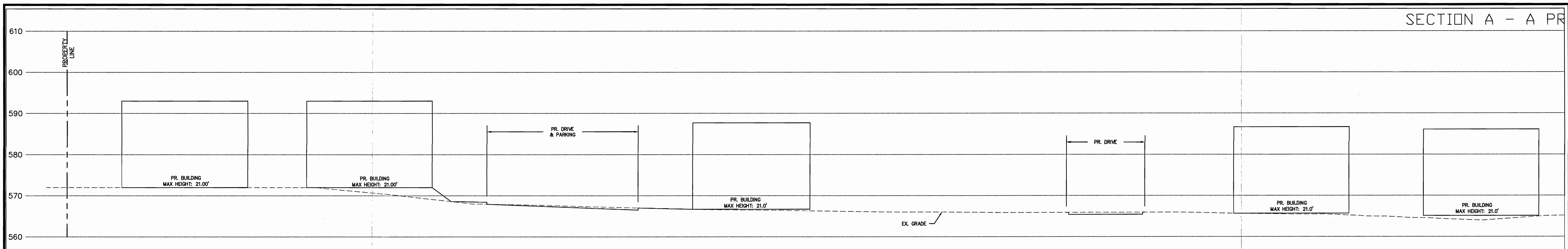
PRELIMINARY PLAN FOR:  
**PARK CENTRE DISTRICT**  
 LOTS 3, 4, 5, 6, 7 & COMMON AREA OF DOWNTOWN CHESTERFIELD PLAT ONE  
 16344, 16350, 16375 MAIN CIRCLE DR. & 1, 2, 5, 6 PARK CIRCLE DR.



REVISIONS:  
 1. 2019-08-30 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 7-20-2019	JOB NO: 219-0472
M.S.D. #: 185 & 181	BASE MAP #: 185 & 181
S.L.C. HAT #: HAT SLOP. #	
M.D.N.R. #:	
SHEET TITLE: PRELIMINARY PLAN	
SHEET NO.:	C2.0

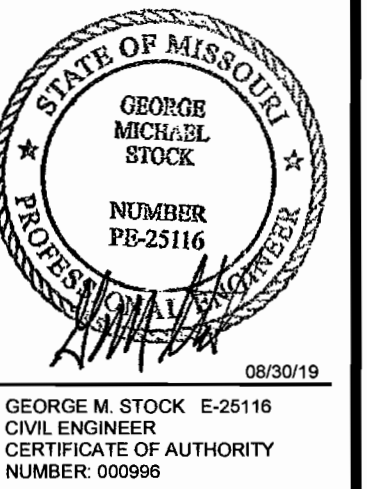




**SECTIONS PROFILES**  
 SCALE: 1" = 10' HORIZ  
 1" = 10' VERT

PREPARED BY:  
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 257 Chesterfield Business Parkway  
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 530-9100 FAX: (636) 530-9100  
 e-mail: gerner@stockassoc.com  
 Web: www.stockassoc.com

PRELIMINARY PLAN FOR:  
**PARK CENTRE DISTRICT**  
 LOTS 3, 4, 5, 6, 7 & COMMON AREA OF DOWNTOWN CHESTERFIELD PLAT ONE  
 16344, 16350, 16375 MAIN CIRCLE DR. & 1, 2, 5, 6 PARK CIRCLE DR.



REVISIONS:

1.	2019-08-30	CITY
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DRAWN BY:	CHECKED BY:
DATE:	JOB NO:
M.S.D. P. #	BASE MAP #
S.L.C. MAT #	HAT SUP. #
M.D.N.R. #	
SHEET TITLE	
SITE SECTIONS	
SHEET NO.:	
C3.0	