

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Mike Knight, Planner *mk*

Date: September 20, 2018

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

Summary

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

The zoning petition has two main objectives. The first is to incorporate and re-zone a 0.44 acre NU district parcel to the PC&R district known as “Downtown Chesterfield”. The second is to amend the development criteria of the governing ordinance to allow the option to submit two separate Concept Plans defined by Category vs. the current requirement of one for the entire 99 acre district.

A Public Hearing was held on August 13th, 2018. During the Public Hearing no residents spoke in opposition to this request. There was some general discussion of Downtown Chesterfield and one specific issue was addressed by the Planning Commission for the applicant to formally respond. The issue brought forward by the Planning Commission was in regards to whether one Concept Plan covering both Categories A and B is being considered in this request, or whether Categories A and B will have their own individual Concept Plan.

On August 20, 2018 a letter was submitted to the City by the applicant in response to the issue that was derived from the Public Hearing. In this letter the applicant formally revised the project narrative to clarify the request. This clarification was that “One (1)

Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan may be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A & B) and one (1) 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).

On September 12th, 2018 this petition was next brought before the Planning Commission. After discussion, there were no remaining issues to address due to the clarification brought forth by the applicant.

Planning Commission made the motion to recommend approval of the request on September 12, 2018 with the amendment that I.P.5 of the draft Attachment A utilize the verb “shall” versus the original verb selected “may” and was approved by a roll call vote of (6 – 0).

Attached to this report please find a copy of Staff’s Issues and Vote Report, Issues Response Letter, Narrative Statement, Updated Attachment A, and Preliminary Plan.

Attachments: September 12, 2018 Issues and Vote Report
Issues Response Letter
Narrative Statement
Attachment A
Preliminary Plan



Figure 1: Subject Site Aerial



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Planning Commission Issues and Vote Report

Meeting Date: September 12, 2018

From: Mike Knight, Planner *JK*

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

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

SUMMARY

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

The zoning petition has two main objectives. The first is to incorporate and re-zone a 0.44 acre Non-Urban “NU” parcel to the “PC&R” district known as “Downtown Chesterfield”. The second is to amend the development criteria of the governing ordinance to allow the option to submit two separate Concept Plans defined by Category vs. the current requirement of one for the entire 99 acre District.



Figure 1: Subject Site Aerial

A public hearing was held on August 13th, 2018. There was some general discussion over the request and one issue addressed by the Planning Commission. There was no opposition from the public during the Public Hearing. This report will outline the issue raised by the Planning Commission, the applicant's formal response, staff analysis and outline the necessary redline changes to the governing ordinance.

SITE HISTORY

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

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

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

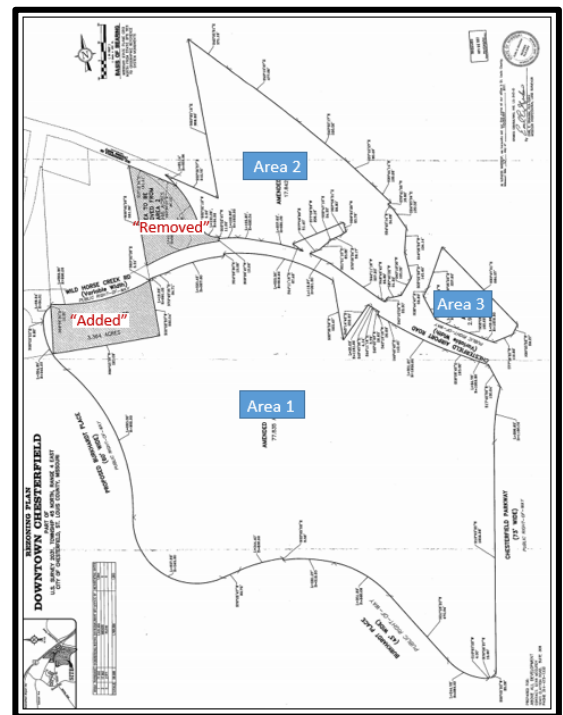


Figure 2: Defined Areas of PC&R district

Comprehensive Plan

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

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

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

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

SURROUNDING USES AND ZONING

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

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

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



Figure 3: Surrounding Sites

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

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

Direction	Label	Current Land Use	Comprehensive Land Use Plan	Zoning District
North	A	Dierbergs	Urban Core	C8 - Planned Commercial
	B	RGA	Urban Core	C8 - Planned Commercial
East	C	Undeveloped	Urban Core	PC - Planned Commercial
South	D	Library	Urban Core	C8 - Planned Commercial
	E	YMCA	Urban Core / Multi-Family	PC - Planned Commercial
West	F	Reserve at Chesterfield	Multi-Family	R5 - Residence District
	G	Undeveloped	Urban Core/ Multi-Family	R6AA - Residence District
	H	Mobile Home Park	Urban Core	C7 - General Commercial

Table 1: Surrounding Locations

REQUEST

The petitioner has two primary requests. The first is to incorporate and re-zone a 0.44 acre Non-Urban “NU” parcel to the Planned Commercial and Residence District “PC&R” known as “Downtown Chesterfield”. The second is to amend the development criteria of the governing ordinance in which Concept Plans would be submitted by Category vs. the entire District.

Request 1 (*Non-Urban parcel*)

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

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



Figure 4: PC&R District

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

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

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

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

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

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



Figure 5: Concept Plan Submittal Requirement

ISSUES

During the Public Hearing held on August 20th, no residents spoke in opposition of this development. There was some general discussion over the request and one issue addressed by the Planning Commission.

Discussion was raised with the fact that by allowing separate Concept Plans for the designated Categories, the areas may develop at different times, thereby leading to an inconsistent look. It was pointed out by Staff, that when these areas develop, the Architectural Review Board, Planning Commission, and City Council would review all plans submitted for the different Categories. Such reviews would ensure cohesive development of Downtown Chesterfield true to the vision of the PC&R District and Ordinance 2449, which is highly-prescriptive.

The Petitioner feels it is appropriate to file Concept Plan and Section Plans on a Category basis north and south of Wild Horse Creek road. The Petitioner’s proposal is subject to Ordinance 2449 and the only changes they are seeking relate to the process – not the substance. It was originally hoped that a petition would come forward with plans to develop all of downtown at one time. While attempts were made to find such a developer, one was never found.

Issue Raised in the Public Hearing (Formal Response Required)

Concept Plan Requirement. At Planning Commission, discussion occurred as to whether one Concept Plan covering both Categories A and B is being considered in this request, or whether Categories A and B will have their own Concept Plan.

Staff asked the applicant to clarify the maximum number of Concept Plans that this request is intended to allow and expand or clarify the language chosen in the Narrative Request to clearly express the intent. The applicant has since clarified their Narrative to more clearly reflect the request.

Applicant's Response

The applicant formally responded by revising their project narrative below to clarify their request.

“There are three (3) categories comprising the Downtown Chesterfield District: Category A – Urban Main Street Pattern, Category B - Urban Mixed Use Development Pattern, and Category C – Highway Frontage Outlots (Portions of District north of relocated Wild Horse Creek Road). In addition to the above requests, we respectfully request that Ordinance Number 2449 be amended to allow for one (1) Concept Plan be submitted for the portions of the District south of relocated Wild Horse Creek Road (Categories A&B) and one (1) Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).”

STAFF ANALYSIS

During the Public Hearing, discussion occurred in regards to Concept Plans and Site Development Concept Plan submittals.

The Unified Development Code defines the Concept Plan as a conceptual plan for development in planned districts being done in phases. A Site Development Concept Plan (SDCP) provides an overall picture of a development, including future potential buildings, roadway alignments and potential parking areas, that is being divided into sections to be developed in phases. Each phased Lot would then submit a Site Development Section Plan for review and approval.

Conceptual Landscape and Lighting Plans depict conceptual street trees and street lighting that coincide with the SDCP. The SDCP does not depict granular detail as to the specific number of parking stalls, detailed building elevations, or interior landscaping as that level of detail is reviewed in conjunction with the Site Development Section Plan process. During the Section Plan process, the Architectural Review Board will also review the submittal and discuss the building requirements and site requirements, along with this development's cohesiveness in relation to the surrounding environment.

Figure 6 on the following page is an example of a recently approved Site Development Concept Plan and Conceptual Landscape plan. The plans depict future potential buildings, roadway alignment, and potential parking areas, along with Conceptual Street Trees. These plans display conceptual layout between phases and conformance to the City's access management guidelines.

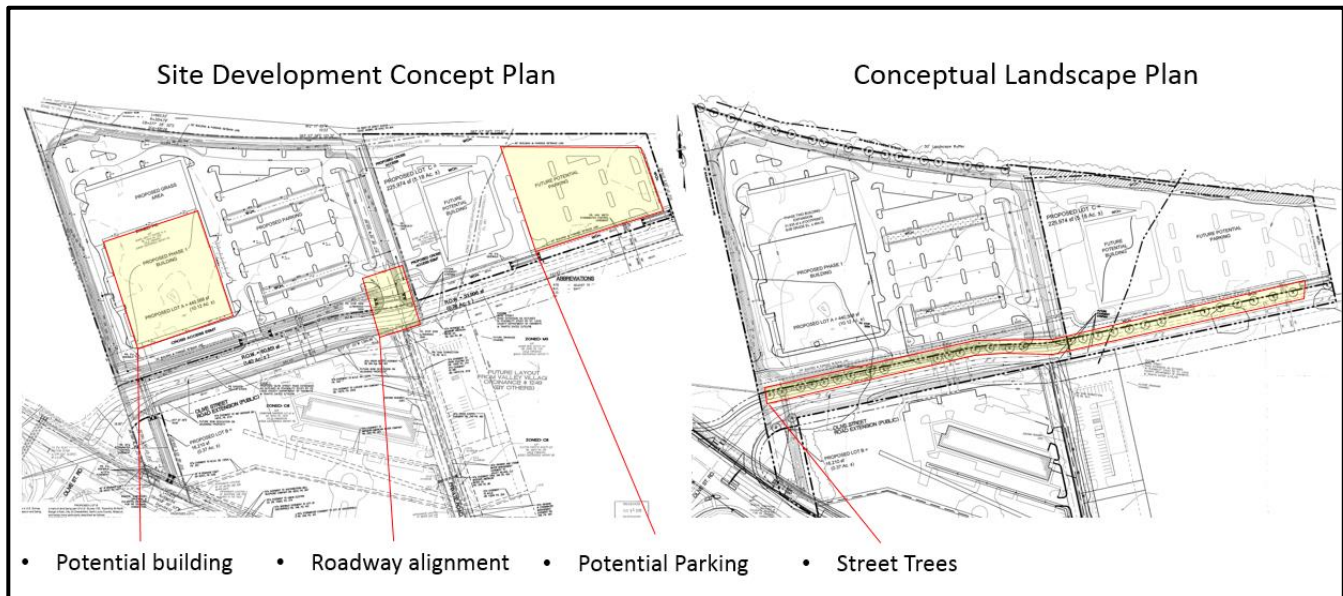


Figure 6: Example Concept Plans

In addition to the issues raised above, the importance of connectivity of this site was also brought to attention within the Planning Commission meeting. Major Arterials divide all three areas comprising the entire PC&R district. Although this is largely addressed in the Site Development Section phase, staff will look to the Concept Plans to assure proper vehicular and pedestrian connectivity between the 3 areas that make up the PC&R district. It is worth noting that there is automatic Power of Review written into Ordinance 2449.

PROPOSED RED LINE CHANGES

I SPECIFIC CRITERIA

D. LANDSCAPE AND TREE REQUIREMENTS

2. Individual landscape plans shall be coordinated and consistent with ~~an overall master~~ a landscape concept **plan** for the ~~PC & R District~~ **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.

E. SIGN REQUIREMENTS

2. Individual sign packages shall be coordinated and consistent with ~~an overall master~~ a signage concept **plan** for the ~~PC & R District~~ **applicable category in accordance to Section I.P.5. of this ordinance.**

F. LIGHT REQUIREMENTS

2. Individual lighting plans including fixture types shall be consistent with ~~an overall~~ a lighting fixture **plan** for the ~~PC & R District~~ **applicable category in accordance to Section I.P.5. of this ordinance.**

P. MISCELLANEOUS

5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan may be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A &B) and one (1) 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).

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 ~~entire District~~ **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 ~~entire District~~ **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.

IV GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

2. Include a ~~master~~ 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.
4. Include a ~~master~~ signage concept plan for the ~~District~~ **applicable category in accordance to Section I.P.5. of this ordinance.**

All issues discussed at the Public Hearing on August 13, 2018 have been resolved. Staff has no concerns/issues with this petition. The petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends action from Planning Commission on the request and Attachment A

Attachments

1. Attachment A
2. Applicant Narrative Statement
3. Issues Response Letter
4. Preliminary Plan

STOCK & ASSOCIATES
Consulting Engineers, Inc.

August 20, 2018

City of Chesterfield/ Via email: JKnight@chesterfield.mo.us
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Attention: Mike Knight, Planner

Re: P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers, Inc.)
(Stock Project No. 218-6283)

Dear Mr. Knight,

The following is a written response to your August 16, 2018 letter pertaining to the issues raised for the above mentioned project at the August 13, 2018 Public Hearing.

Issue Raised in the Public Hearing:

1. **Concept Plan Requirement:** *"At Planning Commission, discussion occurred as to whether one Concept Plan covering both Categories A and B is being considered in this request, or whether Categories A and B will have their own Concept Plan. It was the understanding of staff that this request was to allow for the possibility of two Concept Plans, one north of Wild Horse Creek Road and one south of Wild Horse Creek Road. Please clarify the maximum number of Concept Plans that this request is intended to allow. Also please expand or clarify the language chosen in the Narrative Request to clearly express the intent."*

Response: The project narrative has been revised to clarify our request, please see Project Narrative dated August 20, 2018.

Should you have any further comments and/or questions, please feel free to contact me.

Sincerely,



George M. Stock, P.E., President.

CC: Jeff Tegethoff & Brad Richey – Pearl Capital Management
Ryan Rans – Great Lakes Capital
Bob Brinkmann & Mary Machon – Brinkmann Holdings LLC
Tom Oberle – Brinkmann Constructors
Ami E. Kutz – Sachs Properties
Michael Doster – Doster Ullom & Boyle
Josh Barcus, P.E., Associate – Stock & Associates Consulting Engineers, Inc.

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

Date: 6/26/18, 7/24/18, revised August 20, 2018

(Stock Project No. 218-6283)

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

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

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

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August 20, 2018

PROJECT NARRATIVE – TEXT AMENDMENT TO ORDINANCES

Page 2

There are three (3) categories comprising the Downtown Chesterfield District: Category A – Urban “Main Street” Development Pattern, Category B – Urban Mixed Use Development Pattern, and Category C – Highway Frontage Outlots (Portions of District north of relocated Wild Horse Creek Road). In addition to the above requests, we respectfully request that Ordinance Number 2449 be amended to allow for one (1) Concept Plan be submitted for the portions of the District south of relocated Wild Horse Creek Road (Categories A & B) and one (1) Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C).

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 Residential ("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 and necessary outdoor storage of said vehicles.
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, 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, and social services.

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 Residential ("PC&R") District shall be restricted as follows:

1. 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:

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

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.
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.

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 6-15 feet if detached.
- 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:

- 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.

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.

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)
- Frontyard: prohibited
- Rear yard: permitted
- Side yard: permitted (to allow access from back of lot)

Building function:

- Retail commercial: required on first story; permitted on upper stories
- Office commercial: permitted on upper stories
- Residential: permitted on upper stories
- Civic: permitted
- Lodging: permitted
- Parking Structures: permitted - ground floor retail commercial required along street frontage
- Park & Recreation: permitted

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 6-15 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.

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.

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
- Frontyard: permitted

- Rearyard: permitted
- Sideyard: 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

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)
- Frontyard: permitted
- Rearyard: permitted
- Sideyard: 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 Chesterfield Airport 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.

E. SIGN REQUIREMENTS

1. Sign packages shall be required for each Site Development Section plan in this development. Each individual sign package shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. 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.
3. 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 enclosures 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 will be adequately screened.

H. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Planning and Development Services.
2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
3. 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.

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. Internal streets and sidewalks shall be constructed in accordance with the street sections approved with this PC&R District as shown on Exhibit 1.
3. St. Louis County Department of Highways and Traffic reserves the right to determine road improvements and TGA fees until Concept Review plans are submitted.
4. 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 City Council shall have automatic power of review of site plans for the subject development. The City Council will then take appropriate action relative to the proposal.

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 other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of 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 the Site Development Plan.
3. 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 allowable within the detention basin.
4. Treatment for water quality and channel protection, in accordance with MSD regulations dated February 2006, shall be required.
5. A flood plain (hydraulic study) study may be required.
6. 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.
7. All drainage detention storage facilities shall be placed outside of the City of Chesterfield Planning and Zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

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. 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.
3. Upgrade or replacement of existing downstream storm sewers and outfalls may be required.
4. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.

5. Encroachments over easements will not be allowed.
6. 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

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Development Services. 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. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
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) 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).

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 Residential 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 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 Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.

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 separate process.

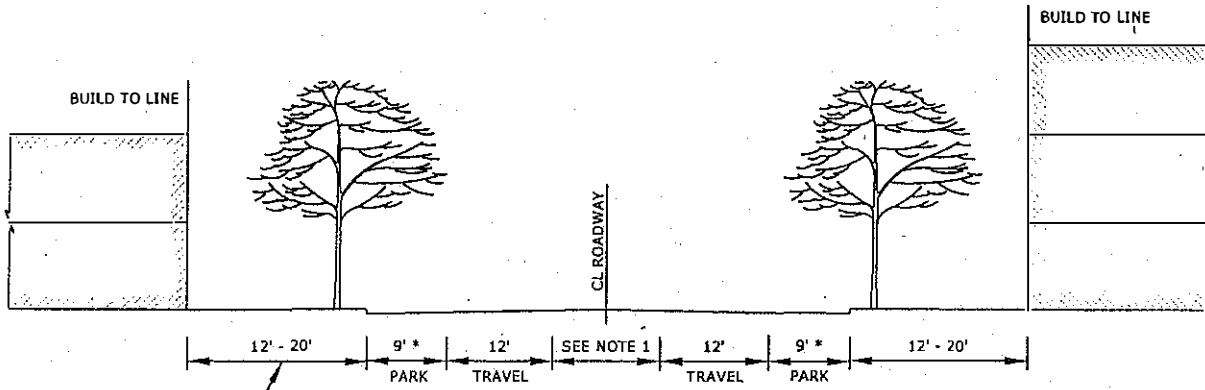
6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
7. Specific structure and parking setbacks along all roadways and property lines.
8. Indicate location of all existing and proposed freestanding monument signs.
9. Zoning district 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 Highways and Traffic, 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.



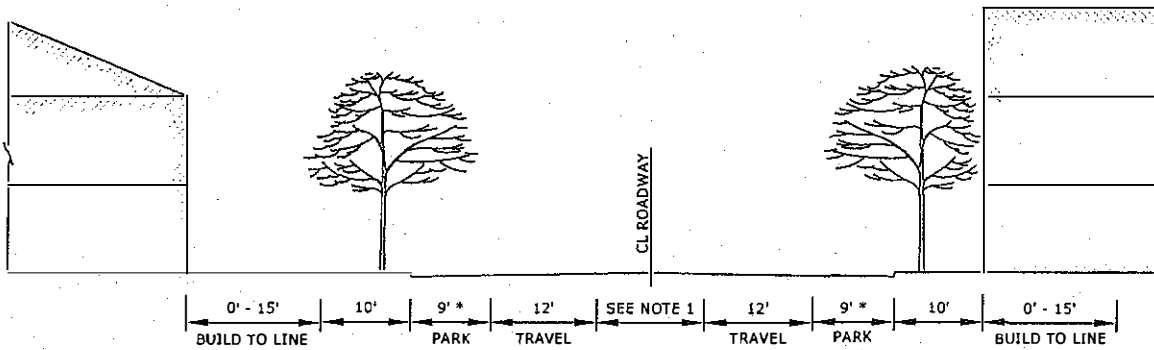
MAY BE VARIED WITH SPECIAL CONDITIONS AS APPROVED BY THE DEPT. OF PLANNING AND PUBLIC WORKS.

* CAN BE UP TO 19' IF PERPENDICULAR PARKING OR DIAGONAL OPTION, OR, ZERO IF NO ON STREET PARKING

NOTES:

- 1. OPTION OF ADDITIONAL LANES OR MEDIAN

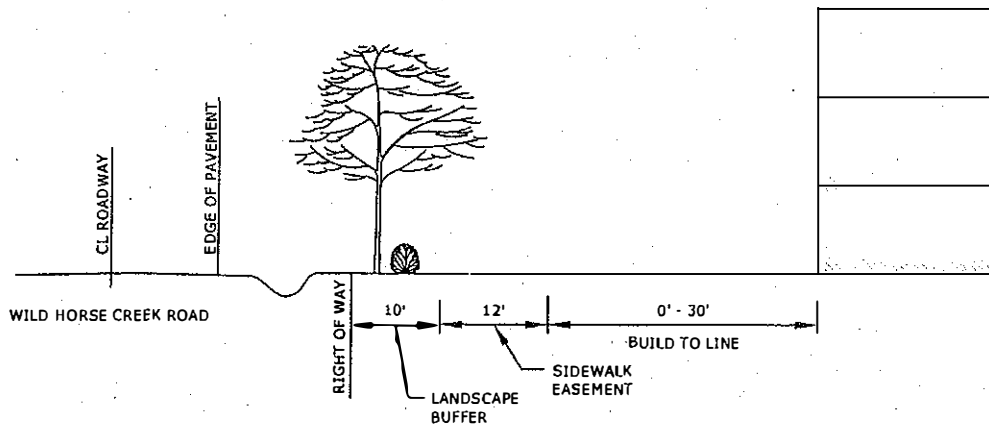
URBAN MAIN STREET



NOTES:

- 1. OPTION OF ADDITIONAL LANES OR MEDIAN

URBAN MIXED USE



HIGHWAY FRONTAGE OUTLOTS



EXHIBIT 1

Department of
Planning and
Public Works



