



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Subject: Rezoning Issues Report

Meeting Date: September 24, 2007

From: Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Location: 18394 Chesterfield Airport Road

Petition P.Z. 41-2007 Chesterfield Blue Valley

Proposal Summary

Wolfe Properties have submitted an application to the City of Chesterfield for a change of zoning from “NU” Non-Urban District to “PC” Planned Commercial per the regulations of City of Chesterfield Zoning Ordinance Section 1003.140. The location of the site is on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Development Process

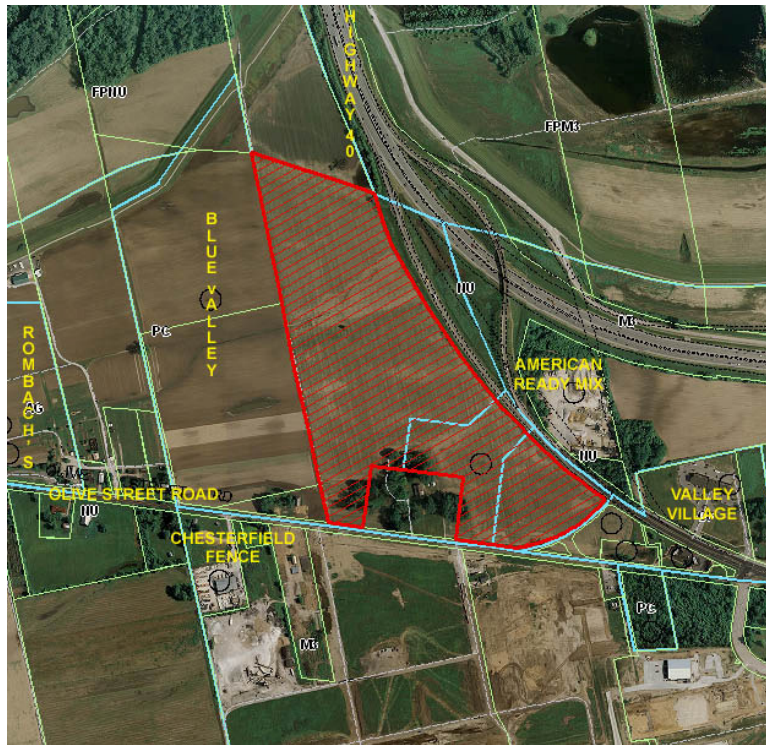
Change of zoning requests to any planned district is regulated under the requirements of Section 1003.178 of the City of Chesterfield Zoning Ordinance. The City of Chesterfield Zoning Ordinance requires only the following items be shown on a preliminary plan:

1. Existing and proposed contours.
2. Proposed uses.
3. Location of tree masses.
4. Cross section of the site.
5. Proposed ingress and egress.
6. Sanitation and drainage facilities.

7. Legal description.

Area Land Use

The subject site is located at 18394 Chesterfield Airport Road.



Subject site shown on Land Use Map. The Comprehensive Land Use for this area is Mixed Use. Retail, low/mid-density office and office warehouse facilities are shown as being appropriate uses for this site.



Issues

A public hearing was held on this request on August 28, 2007. At that time there were no speakers on this matter other than the petitioners. At the hearing, several issues were identified. Those issues along with the Petitioner's responses are attached.

Below are the issues that remain open at this time as well as those that required response by Staff:

1. How will the proposed development meet the criteria for Chesterfield Valley Sub-Area 2 as set forth in the City of Chesterfield Comprehensive Plan?

Staff Response: There are two issues regarding adherence to City of Chesterfield Comprehensive Plan Sub-Area 2 development guidelines:

- *Retention of open space, as defined above, for 50% of developed sites;*
- *Maximum building height shall be 40 feet, exclusive of mechanical equipment.*

The Petitioners is proposing 30% open space and a maximum building height of six stories or ninety-five feet, whichever is less. It should be noted that the Sub-Area guidelines were developed prior to the plans for the installation of infrastructure in the Area which are now in place. In addition, the guidelines go on to state: "Long-range plans shall be re-reviewed upon completion of infrastructure development." Installation of infrastructure in this area of Chesterfield Valley has been planned and is soon to be implemented.

Please see the Petitioner's responses for their answer to this issue.

2. How will the AmerenUE transmission easement affect the development? If Ameren is not willing to vacate the easement, will the timing of the development be affected. Does the City have any leverage in having the easement removed?

Staff Response: Please note that the Petitioner is currently addressing this issue directly with Ameren and has advised that they currently do not need assistance regarding this issue.

Please see the Petitioner's responses for their answer to this issue.

3. Provide information regarding the City's and/or State's participation with respect to the appearance of the entrance to the site.

Staff Response: The Petitioner is aware of the City's interest in an attractive view as the subject site is at the entrance to the City and it is prepared to work on this issue during Site Plan review.

Please see the Petitioner's responses for their answer to this issue.

Request

Staff is requesting that additional issues be identified at this time. Agency comments received to date and a draft Attachment A are included for your review.

Respectfully submitted,



Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments

1. Draft Attachment A
2. Preliminary Plan

CHESTERFIELD BLUE VALLEY, LLC
1600 S. Hanley Road, Suite 204
St. Louis, Missouri 63144

September 18, 2007

Annissa McCaskill-Clay
Assistant Director of Planning
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, Missouri 63017-0760

Re: P.Z. 40-2007 Chesterfield Blue Valley, LLC
(18394 Chesterfield Airport Road)

Dear Annissa:

Our response, using your headings and numbering, to the issues raised at the Public hearing on August 27, 2007 by the Planning Commission are:

INFRASTRUCTURE IMPROVEMENTS

1. What is the proposed timing of infrastructure improvements that would be necessary?

Stock and Associates was engaged July 16, 2007 to design the off-site improvements. Design plans are expected to be completed contemporaneously with Planning Commission zoning approval. Upon receiving approval from the various agencies, construction will begin.

LEVEE DISTRICTS

1. Issues related to development of the site from the Monarch-Chesterfield Levee District.

Response from Monarch-Chesterfield Levee District was received and raised no issues.

MISCELLANEOUS

1. How will the proposed development meet the criteria for Chesterfield Valley Sub-Area 2 as set forth in the City of Chesterfield Comprehensive Plan?

Petitioner's proposal does comply substantially with the Comprehensive Plan, Chesterfield Valley Sub-Area 2.

Petitioner's proposal does include a proposed maximum height of 95 feet. This height would be limited to not more than three parcels and would, as a practical matter, also be limited to the maximum square footage of 830,000 square feet. Petitioner has had discussions with proposed users of hotel development which would require six stories. Further this additional height would enhance the overall appearance of this entrance to the City of Chesterfield. The difference in elevation between the highway and petitioner's parcel as well as the required setbacks will mean that two or three buildings of this height will not create any wall-like effect along the highway.

Petitioner's proposal includes an open space requirement of 30%. Adjacent approved development plans and other approved development in Chesterfield Valley require less than 50% open space. The high quality nature of petitioner's proposed development will provide other amenities which will compensate for the lower open space requirement. In addition, petitioner's zoning request applies to 75 acres of petitioner's 88 acre parcel, and the 13 acre portion will remain as open space until a new zoning request is made. At that time, the City can assess the property on an overall basis for open space requirements.

2. How will the AmerenUE transmission easement affect the development? If Ameren is not willing to vacate the easement, will the timing of the development be affected. Does the City have any leverage in having the easement removed?

The AmerenUE easement will not effect our development or its timing. The Petitioner has proposed a settlement to AmerenUE that was approved in form by its legal department. The settlement now awaits approval of the AmerenUE engineering department.

3. Provide information regarding the City's and/or State's participation with respect to the appearance of the entrance to the site.

The Petitioner will receive the advice and consent of the City in development of an entrance area that will be a tasteful and impressive first impression for the City and for our users. MoDOT does not have the same interest in the entrance as the City.

4. At the Site Development Plan stage of development, the location of the drainage ditch in relation to the cross access road proposed to connect this development to the Blue Valley I development.

The location of the drainage ditch and the cross access road are shown on the plan. Both elements' locations were determined by coordinating connection points exactly to those approved elements in Blue Valley I development plan.

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September 18, 2007

Thank you for your guidance in this response.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dean", written in a cursive style.

R. Dean Wolfe
Co-Manager

Attachment

cc: Alan Charlson
Bill Matula
Fred Voegtli

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

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Animal hospitals, veterinary clinics, and kennels.
 - b. Arenas and stadiums.
 - c. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
 - d. Barber shops and beauty parlors.
 - e. Bookstores.
 - f. Broadcasting studios for radio and television.
 - g. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
 - h. Child care centers, nursery schools, and day nurseries.
 - i. Colleges and universities.
 - j. Dry cleaning drop-off and pick-up stations.
 - k. Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
 - l. Fishing tackle and bait shops. Open storage and display are prohibited.
 - m. Financial institutions.
 - n. Hospitals.
 - o. Hotels and motels.
 - p. 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.

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

- s. Medical and dental offices.
- t. Mortuaries.
- u. Offices or office buildings.
- v. 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.
- w. Police, fire, and postal stations.
- x. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, and gymnasiums, and indoor theaters.
- y. Research facilities, professional and scientific laboratories.
- z. Restaurants, fast food.
 - a. Restaurants, sit down.
 - aa. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, boats, as well as associated repairs and necessary outdoor storage of said vehicles.
 - bb. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
 - cc. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, 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.
 - dd. Permitted signs (See Section 1003.168 "Sign Regulations").
 - ee. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
 - ff. Stores, shops, markets, service facilities, and automatic vending 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.

- gg. Vehicle service centers for automobiles.
- hh. Vehicle washing facilities for automobiles.
- ii. zoological gardens.

2. Ancillary uses for the above-referenced uses shall be as follows:

- a. Apartment dwelling units in buildings primarily designated for occupancy by one (1) or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of eight hundred (800) square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment.
- b. Associated work and storage areas required by a business, firm, or service to carry on business operations.
- c. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- d. Cafeterias for employees and guests only.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. FLOOR AREA

Total building floor area shall not exceed 830,000 square feet.

2. HEIGHT

- a. The maximum height of the building, exclusive of roof screening, shall not exceed six (6) stories or ninety-five (95) feet as measured from existing grade, whichever is less.

3. BUILDING REQUIREMENTS

- a. A minimum of thirty percent (30%) openspace is required for this development.

C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. Two hundred (200) feet from the right-of-way Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
- b. Eighty (80) feet from the western boundary of the "PC" Planned Commercial District.
- c. Four hundred fifty (450) feet from northern outboundary N34°00'30"E.
- d. Forty (40) feet from the eastern boundary of the "PC" Planned Commercial District.
- e. Twenty (20) feet from any interior road.
- f. Structures exceeding thirty (30) feet in height which adjoin "NU" Non-Urban, "PS" Park and Scenic or any "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Twenty (20) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.
- b. Twenty (20) feet from the western boundary of the "PC" Planned Commercial District.
- c. Twenty (20) feet from the eastern boundary of the "PC" Planned Commercial District.
- d. Twenty feet from northern feet northern outboundary N34°00'30"E.
- e. Ten (10) from the internal lot lines.
- f. Ten (10) from the principal internal street.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
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. No construction related parking shall be permitted within the Olive Street Road right of way.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

L. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

M. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade 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 by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

N. ACCESS/ACCESS MANAGEMENT

1. Access to Olive Street Road shall be limited to one street approach. The street approach shall be located as directed by the Department of Planning and Public Works and the St. Louis County Department of Highways and Traffic.
2. Provide cross access easement(s) or other appropriate legal instrument(s) guaranteeing the property to the west permanent access, as directed by the Department of Planning and Public Works, to the internal roadway system within this development.
3. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right of way will require permit. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
- 4.

O. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. MoDOT will need right of way dedication for future highway construction project.
2. Provide street connections to the adjoining property to the west from the internal roadway system serving this development, as directed by the Department of Planning and Public Works. Stub street signage, in conformance with Section 1005.180 of the Subdivision Ordinance, shall be posted within 30 days of the street pavement being placed.
3. Timing of the roadway improvements, ***as specified in Exhibit X***, shall be as directed by St. Louis County Department of Highways and Traffic and the Department of Planning and Public Works. The City reserves the right to withhold building or occupancy permits at any time, as necessary to insure timely completion of the required road improvements and to prevent degradation of the traffic conditions as they may be associated with the proposed development.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Street Road frontage of the site and along both sides of all interior roadways, as directed by the Department of Planning and Public Works.

P. TRAFFIC STUDY

Provide a traffic study as directed by the Department of Planning and Public Works and/or the St. Louis County Department of Highways and Traffic. 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, geometrics, 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 Department of Planning and Public Works.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

M. RECREATIONAL EASEMENT

Provide all necessary temporary and permanent easements granting access to and along the crest of the Monarch-Chesterfield Levee on this property for recreational and trail purposes, as directed by the Department of Planning and Public Works.

N. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

O. 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 (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. The Chesterfield Valley Master Storm Water Plan indicates a 10 foot wide flat bottom ditch with 4:1 side slopes shall be constructed along the east property line of this site and a 15 foot wide flat bottom ditch with 4:1 side slopes be constructed in such a manner as to bisect the site from east to west. The drainage from this site shall be directed to the west to a future reservoir/pump station. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be

sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Planning and Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

4. Provide a Chesterfield Valley Storm Water Easement covering all master plan drainage improvements to be constructed as part of this project and depict the features on the Site Development Plan and improvement plans. Maintenance of the required improvements shall be the responsibility of the property owner.
5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.
6. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.

7. 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.
8. We request that all drainage detention storage facilities be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

P. SANITARY SEWER

1. Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.
2. Construction of offsite pumping stations and extension of offsite sanitary sewers will be required to serve this site.

Q. GEOTECHNICAL REPORT.

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. 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.

R. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been

installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

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

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- 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.

IV. GENERAL CRITERIA

- A. Site Development Concept Plan.**

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 conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited 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.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. 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.
15. 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.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. 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.
21. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The 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.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs
10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. 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.

13. 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.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping 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 Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.

V. TRUST FUND CONTRIBUTION

- A. The developer shall be required to contribute to the XXXXX. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Commercial	\$2.07/sq.ft. of building space
Office	\$1.44/sq.ft. of building space
Industrial	\$4,986.59/acre

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance any a Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2008 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Water Main

Stormwater

This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.

Sanitary Sewer

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VII. 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.

VIII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan 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 Departments and Commissions.
- 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 integrated to carry out the overall intent of this Attachment A.

Proposed Permitted Uses for P.Z. 41-2007 Chesterfield Blue Valley

- a. ~~Amusement parks~~, zoological gardens.
- b. Animal hospitals, veterinary clinics, and kennels.
- c. Apartment dwelling units in buildings primarily designated for occupancy by one (1) or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of eight hundred (800) square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment.
- d. Arenas and stadiums.
- e. Associated work and storage areas required by a business, firm, or service to carry on business operations.
- f. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- g. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- h. Barber shops and beauty parlors.
- i. Bookstores.
- j. Broadcasting studios for radio and television.
- k. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
- l. Cafeterias for employees and guests only.
- m. Child care centers, nursery schools, and day nurseries.
- n. Colleges and universities.
- o. Dry cleaning drop-off and pick-up stations.
- p. Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- ~~q. Film drop-off and pick-up stations.~~
- r. Fishing tackle and bait shops. Open storage and display are prohibited.
- s. Financial institutions.
- ~~t. Harbors, marinas, and docks for water-borne vehicles, including storage and charter of boats, on land or in the water, repair facilities for boats, and sale of fuel and other supplies for marine use.~~
- u. Hospitals.
- v. Hotels and motels.
- w. 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.
All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
- (x) Medical and dental offices.
- (y) Mortuaries.
- (z) Offices or office buildings.
- ~~aa. Outdoor advertising signs (additional to provisions of Section 1003.168.).~~
- ~~bb. Outpatient substance abuse treatment facilities.~~
- cc. 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.
- dd. Police, fire, and postal stations.
- ~~ee. Public utility facilities.~~
- ff. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
- ~~gg. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.~~
- hh. Restaurants, fast food.
 - a. Restaurants, sit down.
- ~~ii. Riding stables.~~
- jj. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- ~~kk. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.~~
- ll. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- mm. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, 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.
- ~~nn. Sewage treatment facilities, as approved by the appropriate regulatory agency.~~
- oo. Permitted signs (See Section 1003.168 "Sign Regulations").
- pp. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
- qq. Stores, shops, markets, service facilities, and automatic vending 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.
- ~~rr. Terminals for buses and other public mass transit vehicles.~~
- ~~ss. Terminals for trucks, buses, railroads, and watercraft.~~
- ~~tt. Vehicle repair facilities for automobiles.~~

- uu. Vehicle service centers for automobiles.
- vv. Vehicle washing facilities for automobiles.

MISSOURI DEPARTMENT OF TRANSPORTATION PLANNING AND ZONING COMMENTS

DATE: August 27, 2007

PETITION NO: 41-2007

PETITIONER: Chesterfield Blue Valley

MoDOT ROUTE: 340

MUNICIPALITY: Chesterfield

COUNTY: St. Louis

APPROXIMATE LOCATION: On the north side of Olive Street Road, west of Chesterfield Airport Road

COMMENTS:

1. MoDOT will need right of way dedication for future highway construction project.
2. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right of way will require permit. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
3. 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.
4. We request that all drainage detention storage facilities be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

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CC: "Annisca McCaskill" <AMcCaskill@chesterfield.mo.us>
Date: 8/27/2007 11:17 AM
Subject: RE: August 27, 2007 Public Hearing P.Z. 27-2007; 38-2007; 41-2007

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CC: "Annis McCaskill" <AMcCaskill@chesterfield.mo.us>
Date: 8/27/2007 11:17 AM
Subject: RE: August 27, 2007 Public Hearing P.Z. 27-2007; 38-2007; 41-2007

P.Z. 27-2007 1701 Wilson (Chris Barry)

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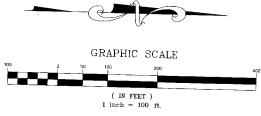
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MATCH LINE (SEE SHEET 1 OF 2)

PROPERTY DESCRIPTION
AREA SOUTH OF LEVEE

A tract of land being part of Lot 1 of McGrath Plaza as recorded in Plat Book 325, Pages 11 and 12 of the St. Louis County records, being located in U.S. Survey 102, 368 and 371, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

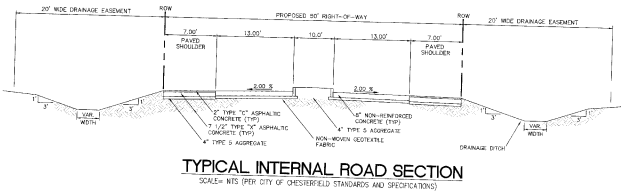
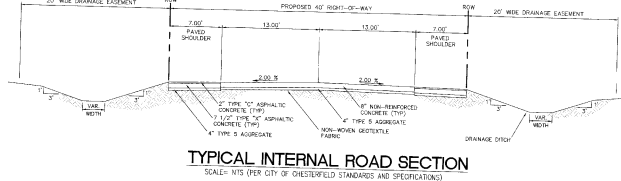
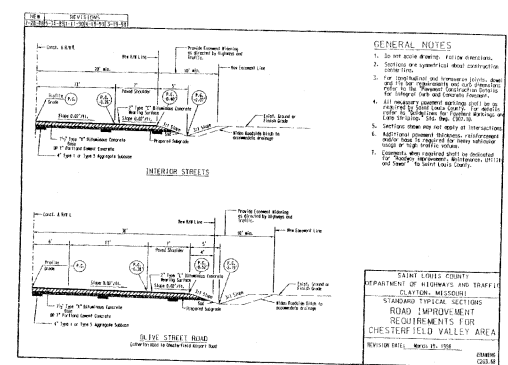
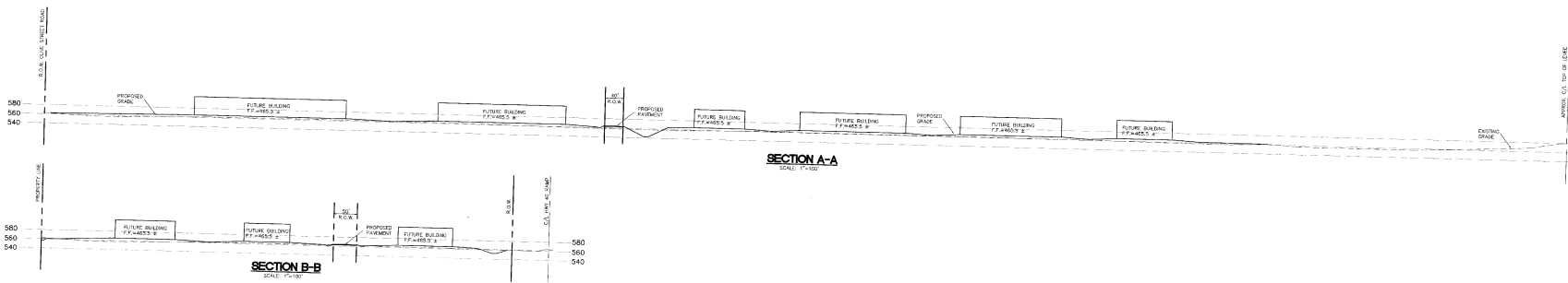
BEGINNING at a stone marking the Southeastern corner of a tract of land as above said Lot 1 of McGrath Plaza, said point being the Southeastern corner of a tract of land as conveyed to James R. Arant, et al by Deed Book 1713 Page 155 of the above said Records, thence along said common line of said McGrath Plaza and Arant Tract North 13 degrees 15 minutes 42 seconds West 3073.04 feet to the approximate centerline of a levee, thence along said levee containing the following courses and distances: North 54 degrees 47 minutes 47 seconds East 54.95 feet; North 34 degrees 07 minutes 57 seconds East 111.64 feet; 462.42 feet; and North 30 degrees 05 minutes 58 seconds East 57.78 feet to the Western right-of-way courses and distances: South 21 degrees 10 minutes 10 seconds East 57.78 feet; the following minutes 38 seconds East 755.51 feet; South 50 degrees 36 minutes 24 seconds East 457.22 feet; South 122.56 feet to a point; thence along a non-tangent curve to the left, for which the radius point bears North 54 degrees 34 minutes 34 seconds East 406.64 feet; South 42 degrees 52 minutes 58 seconds East North 54 degrees 34 minutes 34 seconds East 406.64 feet; thence along said curve to the left on an arc thence along a non-tangent curve to the left for which the radius point bears North 47 degrees 19 minutes 34 seconds East 431.54 feet; thence along said curve to the left on an arc length of 304.56 feet tangent curve to the left, for which the radius point bears North 42 degrees 58 minutes 34 seconds East 406.54 feet; thence along said curve on an arc length of 604.4 feet to the Northeastern line of Redacted Olive Street Road (36 feet wide paper street) as established by above said McGrath Plaza; thence along the east end Northeastern line of Redacted Olive Street Road the following courses and distances: South 42 degrees 47 minutes 18 seconds West 69.46 feet to a point of curvature; thence along a curve to the right having a radius of 952.78 feet on an arc length of 641.62 feet to the Northern line of seconds West 377.14 feet to an iron pipe at the Southeastern corner of property conveyed to William F. Brauer, Trustee by Deed Book 14298, Page 1925 of the above said Records, thence along the Eastern, Northern and Western lines of the above said Brauer tract the following courses and distances: North 02 degrees 47 minutes 18 seconds East 415.58 feet; North 84 degrees 12 minutes 42 seconds West 05 degrees 47 minutes 18 seconds East 415.58 feet; North 84 degrees 12 minutes 42 seconds West Northern line of at-said Olive Street Road, thence along said Northern line, North 84 degrees 23 minutes 54 seconds West 236.32 feet to the POINT OF BEGINNING, and containing 3,269.765 square feet or 75.883 acres, more or less, according to calculations by Stock and Associates Consulting Engineers on May 3, 2007.



MATCH LINE (SEE SHEET 1 OF 2)

AREA SOUTH OF LEVEE
OWNER: JAMES R. ARANT
ADDRESS: 2334 CHESTERFIELD AVENUE ROAD
ST. LOUIS, MISSOURI 63103

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M.S.D. P#
BASE MAP # 16W & 17W

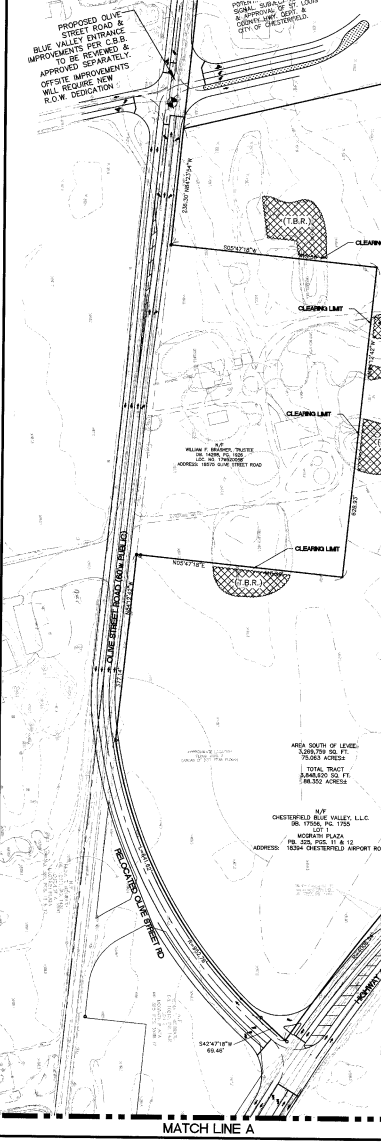
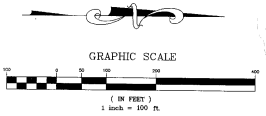
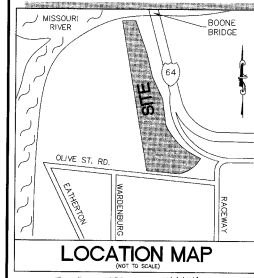
7-5/08/07 REVISED PER CITY COMMENTS
1-7/23/07 REVISED PER CITY COMMENTS
CHESTERFIELD BLUE VALLEY, L.L.C.
PRELIMINARY DEVELOPMENT PLAN

Stock & Associates
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63105
PH: (630) 530-3100
FAX: (630) 530-3100
e-mail: general@stockassoc.com
Web: www.stockassoc.com



STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND ITS EMPLOYEES HEREBY WARRANT THAT THE INFORMATION CONTAINED HEREIN WAS PREPARED BY OR UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT AND THAT THE INFORMATION WAS PREPARED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MISSOURI DEPARTMENT OF TRANSPORTATION, LATEST EDITION.



PERTINENT DATA

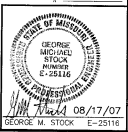
SITE AREA = 88.35 ACRES
 EXISTING ZONING = "M"
 PROPOSED ZONING = "MC"-PLANNED COMMERCIAL DISTRICT
 FIRE DISTRICT = MCNARCH
 SCHOOL DISTRICT = ROCKWOOD
 SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
 WATERSHED AREA = MISSOURI RIVER
 WATER SERVICE = MISSOURI AMERICAN WATER CO.
 GAS SERVICE = LAKELOE GAS
 ELECTRIC SERVICE = AmeriSpec
 PHONE SERVICE = AT&T GLOBE
 LOCATOR NUMBER = 174840078, 16W230053, 16W310014
 OWNER = N.T. CHESTERFIELD BLUE VALLEY, L.L.C.
 DE. 17256 PG. 1725
 ADDRESS = 1834 CHESTERFIELD AIRPORT RD
 = PAGE 20, GRID II-18

ST. LOUIS COUNTY BENCHMARK

12-171 (460.05) "STANDARD ALUMINUM DISK" STAMPED
 24.28, 1990, 1096' 45.52" IN THE NORTHWEST
 CORNER OF CHESTERFIELD AIRPORT ROAD AND
 CARROLL DRIVE.

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING PIPE
	EXISTING BUILDING
	EXISTING CONTOUR
	SPOT ELEVATION
	EXISTING UTILITIES
	ROUND 1/2" IRON PIPE
	SET IRON PIPE
	ROUND CROSS
	ROUND STONE
	FIRE HYDRANT
	LIGHT STANDARD
	BUSH
	SIGN
	NOTES FENCING SPACING
	GUY WIRE
	POWER POLE
	WATER VALVE
	DITCHES RECORD INFORMATION
	HANDICAPPED PARKING

ABBREVIATIONS	
C.A.	CLEARING
D.B.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N.O.P.	NOT ON FORMERLY
P.B.	PLAT BOOK
P.C.	PREPARED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SD.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERTIFIED CLAY PIPE
W.	WATER
(80'W)	RIGHT-OF-WAY WIDTH



CHESTERFIELD BLUE VALLEY, L.L.C.
 TREE STAND DELINEATION PLAN

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH. (314) 538-9100
 FAX (314) 538-9130
 E-mail: general@stockassoc.com
 Web: www.stockassoc.com

DATE: 08/13/07	DATE: 08/13/07	DATE: 08/13/07	DATE: 08/13/07
T.P.S.:	G.M.S.:	E-25116	3 of 3

PREPARED BY:
 FORESTRY CONSULTANT SERVICES
 9321 MANORCRAK DRIVE
 ST. LOUIS, MISSOURI 63126
 ATTN: MR. BRUCE LAWTER
 PHONE: 314.849.2753

PREPARED FOR:
 CHESTERFIELD BLUE VALLEY, L.L.C.
 1600 SOUTH HANLEY
 CLAYTON, MISSOURI 63144
 ATTN: MR. DEAN WOLFE

M.S.D. #
 BASE MAP # 16W & 17W



McDOT LOCATE (S&M) 340-400

C:\PROJECTS\2007\2007-08\2007-08-13\2007-08-13.dwg