

## Memorandum Planning & Development Services Division

**To:** Planning and Public Works Committee  
**From:** Aimee E. Nassif, AICP  
**Date:** October 10, 2014  
**RE:** Unified Development Code-Urban Core District Updates (Article 3)

### Summary

The Planning and Public Works Committee directed Staff to develop proposed regulations to be incorporated into the Unified Development Code (UDC) pertaining to pedestrian connectivity within the Downtown Chesterfield development. The results of that research by Staff are provided below.

Downtown Chesterfield is commonly referred to as the area of the City adjacent to Central Park, east of Chesterfield Parkway and south of Wild Horse Creek Road; although it has never actually been platted or subdivided. In addition, it consists of multiple parcels containing different zoning entitlements. For purposes of this memo in relation to the request from the PPW Committee, the downtown area can be described as two separate areas; **a C-8 Area and a PC&R Area.**

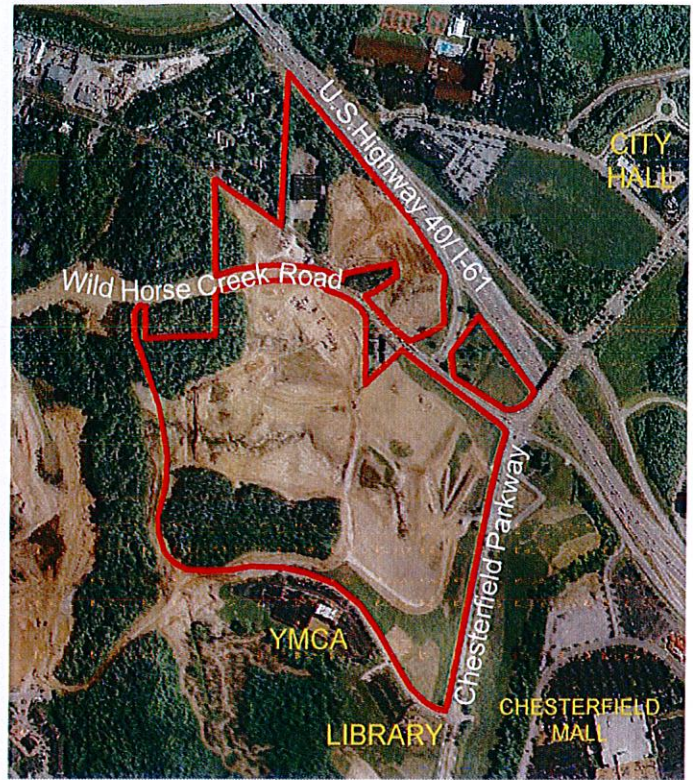
### C-8 District Area

This area is located adjacent to the City's Central Park and is bordered on the north by Burkhardt Place and on the south by Lydia Hill. This area is comprised of several small parcels totaling approximately 17 acres. While some of these parcels are vacant, others are home to the HOK1 Office Building and parking structure, The Awakening Sculpture, and the Sach's Public Library. This area was zoned "C-8" Planned Commercial District by St. Louis County in 1973 with an amendment to 6.3 acres in 1997 by the City of Chesterfield. This area is currently governed by Ordinances 6815 and 1615.

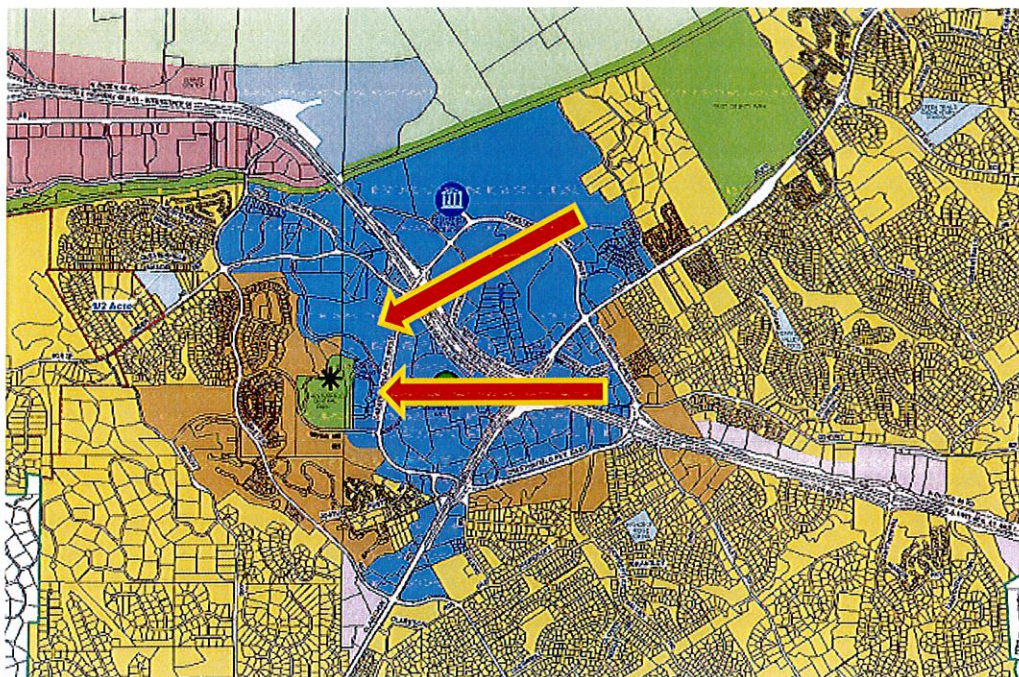


**PC&R District Area**

The second area is located to the north of the previously described C-8 District area and is bordered on the north by Highway 40/61 and on the south by Burkhardt Place. This area was zoned to the Planned Commercial and Residential District (PC&R) in 2008 via Ordinance 2449. This planned district ordinance covers approximately 98.10 acres of land as depicted in the adjacent aerial.



Both areas of Downtown Chesterfield are located in a section of the City identified in the Comprehensive Plan as the Urban Core. As illustrated below, the Urban Core is designated in blue on the City's Land Use Plan exhibit within the Comprehensive Plan. **The Urban Core is not a legally identified subdivision or development, but simply a group of parcels described in the City's Comprehensive Plan for higher density development.**



One of the zoning district categories that a property owner can petition for is the Urban Core District. However to qualify for this Zoning District, a property should be located within the area identified on the Land Use Plan as the Urban Core. Properties within the Urban Core have other options. Properties in this section of Chesterfield may zone to the Urban Core District, PC District, PC&R District, MXD District, or any Residential District as well. As such, Downtown Chesterfield is zoned part PC&R and part C-8 Planned Commercial and is governed by several planned district ordinances and has zoning entitlements for future development already in place. **This means that any updates to the Unified Development Code will not directly impact Downtown Chesterfield unless the property owner or developer ever comes back in for an ordinance amendment or a change of zoning. Any proposed change in the Unified Development Code will not impact the existing site specific zoning entitlements for sites previously zoned.**

At a prior PPW Committee Meeting, Staff was asked to include language encouraging pedestrian connectivity and access for Downtown Chesterfield into the Urban Core District. While we can certainly add this language to the Urban Core District, we are concerned that this action will not provide the result the PPW Committee desired since Downtown Chesterfield is already governed by a site specific ordinance and is not zoned to the Urban Core District. In addition, Development Plans have already been approved by the City for the C-8 section of Downtown Chesterfield. The Site Development Concept Plan was approved by the City in 2001 and later amended in 2008. In addition, Site Development Section Plans were approved by the City for Lot 1 in 2006 and for Lots 3 thru 7 in 2009. A Site Development Concept Plan has not yet been submitted for the PC&R Section of Downtown Chesterfield for development of this area.

Staff has developed the requested language to modify the Unified Development Code to encourage pedestrian circulation in the Urban Core District. However, we also felt it important to describe the limitations inherent in adopting this language and the inability for such modifications to be incorporated into the existing site specific entitlements. It is also important to note that the City's Comprehensive Plan currently provides language encouraging pedestrian access and alternative modes of transportation for this entire area.

Respectfully submitted,



Aimee E. Nassif, AICP  
Planning and Development Services Director

Cc: Michael G. Herring, City Administrator  
Mike Geisel, Director of Public Services

A. "UC" Urban Core District.

1. Purpose. The "UC" Urban Core District is intended to provide a method for commercial or mixed commercial and residential development within the area known as the Urban Core. The regulations for the "UC" District offer a method that allows flexibility in applying certain zoning standards. Such flexibility requires a review process and development plan to safeguard health, safety, and welfare concerns. In exchange for flexibility, "UC" Districts are required to provide exceptional design and amenities not otherwise required through traditional zoning techniques. These requirements are designed to offset the impact of changes in development standards allowed through these provisions. The "UC" District allows innovative designs, solves problems on difficult sites, meets market niches, encourages pedestrian access and connectivity between developments, and promotes well designed developments. The "UC" District regulations should have the following outcomes:

- a.) Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;
- b.) Promote pedestrian access, connectivity and facilities between sites, between developments and to public facilities through inclusion of a variety of site and building design features such as continuous pedestrian walkways between buildings and from parking areas, trails, bicycle paths, covered walkways between buildings, widened sidewalks at the entrance to commercial and office structures, bicycle parking and continuous walkways through parking areas to buildings within the development.
- c.) Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;
- d.) Promote more efficient use of land;
- e.) Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
- f.) Promote building styles and architectural styles that complement one another;
- g.) Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
- h.) Promote the most efficient arrangement of circulation systems, land use, and buildings;
- i.) Promote environmentally sensitive developments; and

- j.) Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.
- 2. Scope of Provisions. This Section contains the regulations of the "UC" District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC. Additional conditions may be established in the planned district ordinance authorizing the establishment of a "UC" District.
- 3. Where the City Council determines that any particular tracts or areas should be developed for commercial use, a "UC" District may be established on a tract of land in single ownership or single management control provided that:
  - a.) The preliminary development plan and the application for change of zoning are approved by the City Council; and
  - b.) A site development plan is approved by the Planning Commission and recorded in compliance with requirements of this Section.
- 4. Minimum Standards of Design. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to the "UC" District:
  - a.) Uses. Permitted land uses shall be established in the conditions of the ordinance governing the particular "UC" District. Uses may include those uses designated as permitted or conditional uses in any commercial or residential district listed in Table A-1 of Section 03-02 of this Article.
    - (1) Uses requiring an Adult Entertainment Area Permit are not permitted.
    - (2) Light industrial type uses which are permitted in limited areas within a "PC" District are not permitted in the "UC" District.
  - b.) In order to promote reasonable and orderly development within the City of Chesterfield, the following standards shall be considered by the Planning Commission and City Council in consideration for a change in zoning to the "UC" District. These standards are minimum requirements and may be made more restrictive in the conditions of the planned district ordinance governing the particular "UC" District.
    - (1) Lot Area. The minimum lot area for this district is three (3) acres.

- (2) Density. A maximum Floor Area Ratio (F.A.R.) of 0.55 is allowed.
  - (3) Height. The total height of any structure shall not exceed eight (8) stories in height, excluding mechanical devises.
  - (4) Open Space. A minimum of 30% common open space is required. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit. **Covered pedestrian walkways and bridges may be counted towards the 30% common open space requirement.**
  - (5) Setbacks.
    - (a) The minimum yard setback for any structure from the boundary of a "UC" District shall be 35 feet.
    - (b) The minimum yard setback for any parking area, parking structure, internal drive or loading space shall be 30 feet.
5. Site Design Features and Flexibility. Any design features approved under this Section shall be assured and implemented through inclusion in the planned district ordinance. This ordinance shall be approved concurrently with the change in zoning to the "UC" District.
- a.) While these features are not mandatory for approval, they are desirable to the City of Chesterfield and may increase the flexibility of design and the ability of the developer to negotiate the mitigation of other requirements.
    - (1) Incorporation of parking areas into the design of the development to minimize visual expanses of parking lots;
    - (2) Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.;
    - (3) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, walking and cycling trails that serve to connect significant areas and various land uses;
    - (4) Enhanced landscaping, deeper and opaque buffers, and increased planting along residential properties, public rights-of-way, open space/recreational areas, and the overall perimeter of the project;

- (5) Utilization of mixed use buildings;
  - (6) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
  - (7) Promotion of pedestrian access and connectivity throughout the development as well as between sites and developments and to public and community facilities;
  - (8) Incorporation of Transit Oriented Development or direct access to public transportation;
  - (9) Utilization of Leadership in Energy and Environmental Design (LEED) construction and development standards and the proposed LEED certification of buildings;
  - (10) Public benefits and community facilities and the access thereto; and
  - (11) Sensitive treatment of perimeters to mitigate impact upon adjoining property.
6. The procedure for zoning to the "UC" District and site development plan approval is established in Article 02 of this UDC.

GENERAL NOTES	
This site is in the following utility service areas:	
Missouri-American Water Company	
Ameren UE Company	
Southwestern Bell Telephone Company	
Charter Communications (Cable TV)	
Laclede Gas Company	
This site is in the following districts:	
Metropolitan St. Louis Sewer District	
Monarch Fire Protection District	
Rockwood and Parkway School Districts	
Cassidy Creek Watershed	
PROJECT NOTES	
Locator Number:	181 32 0234 - 181 34 0267 - 181 34 0256 - 181 34 0223
Owner of Record:	Central Park Square, Inc. (181 32 0234) 400 Chesterfield Center, Suite 600 Chesterfield, Missouri 63017 636.537.1000 636.537.0718 (Fax)
	St. Louis County Library District (181 34 0267) 1640 S Lindbergh St. Louis, Missouri 63131
	City of Chesterfield (181 34 0256) 690 W Chesterfield Parkway Chesterfield, Missouri 63017 636.537.4000 636.537.4798
	Young Men's Christian Assn of St. Louis (181 34 0223) 1528 Locust St. St. Louis, Missouri 63103
Prepared by:	<b>VOLZ Incorporated</b> 10849 Indian Head Blvd. St. Louis, Missouri 63132 314.426.4212 314.899.1250 (Fax)
Existing Zoning:	"C-8"
Ordinance Numbers:	6815 1617
Proposed Uses:	Commercial
Area of Site:	17.215 Ac
Open Space:	6.18 Ac / 15.96 Ac = 38.7%
NOTES:	
1. ON-STREET PARKING (HEAD-IN & PARALLEL) AND SIDEWALKS WILL BE PRIVATELY MAINTAINED	
2. STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS WILL BE PROVIDED IN LAKE 2	

A tract of land being all of Adjusted Lot "A" and Adjusted Lot "B" of a Boundary Adjustment Plat of a tract of land being Lot C114 and C121 of "Chesterfield Village Area A, Phase One, Plat Two" and a part of Lot 4 of the Boundary Adjustment Plat of "Chesterfield Village Area "A" being part of U.S. Surveys 415 and 2002 in Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Lot C114, said corner being the Southeast corner of property described in deed to the City of Chesterfield as recorded in Book 11138 page 427, and being in the North line of Lydia Hills Drive, 60 feet wide; thence along the line common to Lot C114, and City of Chesterfield property, North 00 degrees 40 minutes 13 seconds East 1144.25 feet to the Southwest corner of the aforementioned Adjusted Lot B; thence continuing North 00 degrees 40 minutes 13 seconds East 311.75 feet to a point; thence North 42 degrees 45 minutes 55 seconds East 22.50 feet to the Northeast corner of Adjusted Lot B, said corner being in the West line of the Young Men's Christian Association of St. Louis, as shown on the plat of "West County YMCA" as recorded in Flat Book 283 page 37 of the St. Louis County Records; thence along said West line South 51 degrees 31 minutes 13 seconds East 162.50 feet to a point in the North line of the property as described in deed to the Young Men's Christian Association of St. Louis, as recorded in Book 17104 page 1524; thence North 58 degrees 33 minutes 40 seconds East 236.50 feet to a point in the West line of Burkhardt Place, 43 feet wide; thence along the West line of Burkhardt Place South 31 degrees 26 minutes 20 seconds East 79.00 feet to the Northeast corner of the property described in deed to the St. Louis County Library District, as recorded in Book 12905 page 1816; thence South 58 degrees 33 minutes 40 seconds West 149.80 feet to a point; thence along a curve to the left, whose radius point bears South 31 degrees 26 minutes 20 seconds East 70.87 feet from the last mentioned point, a distance of 42.75 feet to a point; thence South 31 degrees 26 minutes 20 seconds East 475.85 feet to a point; thence South 79 degrees 56 minutes 27 seconds East 224.54 feet to a point in the aforementioned Burkhardt Place; thence along Burkhardt Place South 10 degrees 03 minutes 33 seconds West 27.36 feet to a point; thence along a curve to the right, whose radius point bears North 79 degrees 56 minutes 27 seconds West 2963.50 feet from the last mentioned point, a distance of 78.03 feet to a point; thence South 11 degrees 34 minutes 04 seconds West 734.90 feet to a point; thence along a curve to the left, whose radius point bears South 78 degrees 25 minutes 56 seconds East 836.50 feet from the last mentioned point, a distance of 23.81 feet to a point; thence South 56 degrees 12 minutes 41 seconds West 56.20 feet to a point in the North line of Lydia Hill Drive, 60 feet wide; thence along Lydia Hill Drive, North 89 degrees 24 minutes 16 seconds West 498.90 feet to the point of beginning and containing 17.215 acres, according to calculations by Volz Inc. during June 2008.

Central Park Square, Inc., the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.145 "C8" of City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

*Kathleen Higgins*  
Kathleen Higgins  
Vice President  
Central Park Square, Inc.

State of Missouri ) S.S.  
County of St. Louis )

On this 21<sup>st</sup> day of AUGUST, A.D. 2008, before me personally appeared *Kathleen Higgins* to me known, who, being by me sworn in, did say that he/she is the President of the Central Park Square, Inc. Corporation in the State of Missouri, and the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said President acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in St. Louis, Missouri, the day and year last above written.

My term expires 07-04-2009



*X. M. S. S.*  
(Notary Public)

GEOTECHNOLOGY, INC.

These plans have been reviewed by Geotechnology, Inc. for their compliance regarding geotechnical recommendations related to site development. Based on this review and available subsurface information, it is our opinion that the area reviewed may be constructed in accordance with the plans, good construction practices, and the recommendations given in our "Subsurface Exploration Report" dated July 2008.

We have not prepared any part of these plans and my seal on these plans is intended only to confirm my personal review and approval of the 2<sup>nd</sup> AMENDED SITE DEVELOPMENT CONCEPT PLAN as it relates to the stability of earth slopes.

Geotechnology, Inc. must be involved during the construction phase of this project in order to determine if subsurface conditions are as anticipated from the field exploration data, that our recommendations relative to site grading are implemented, and that other geotechnical aspects of site development are performed in accordance with these plans.

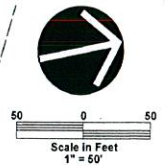
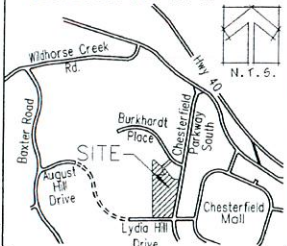


This 2<sup>nd</sup> Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 11<sup>th</sup> day of August, 2008, by the Chairperson of said Commission, authorizing the recording of this 2<sup>nd</sup> Amended Site Development Concept Plan pursuant to Chesterfield Ordinance Number 300, as amended by the Director of Planning and the City Clerk.

*Frank Callanan*  
Frank Callanan  
City Clerk

*Judith Higgins*  
Judith Higgins  
City Clerk

LOCATION MAP



CHESTERFIELD VILLAGE  
**VOLZ**  
INCORPORATED

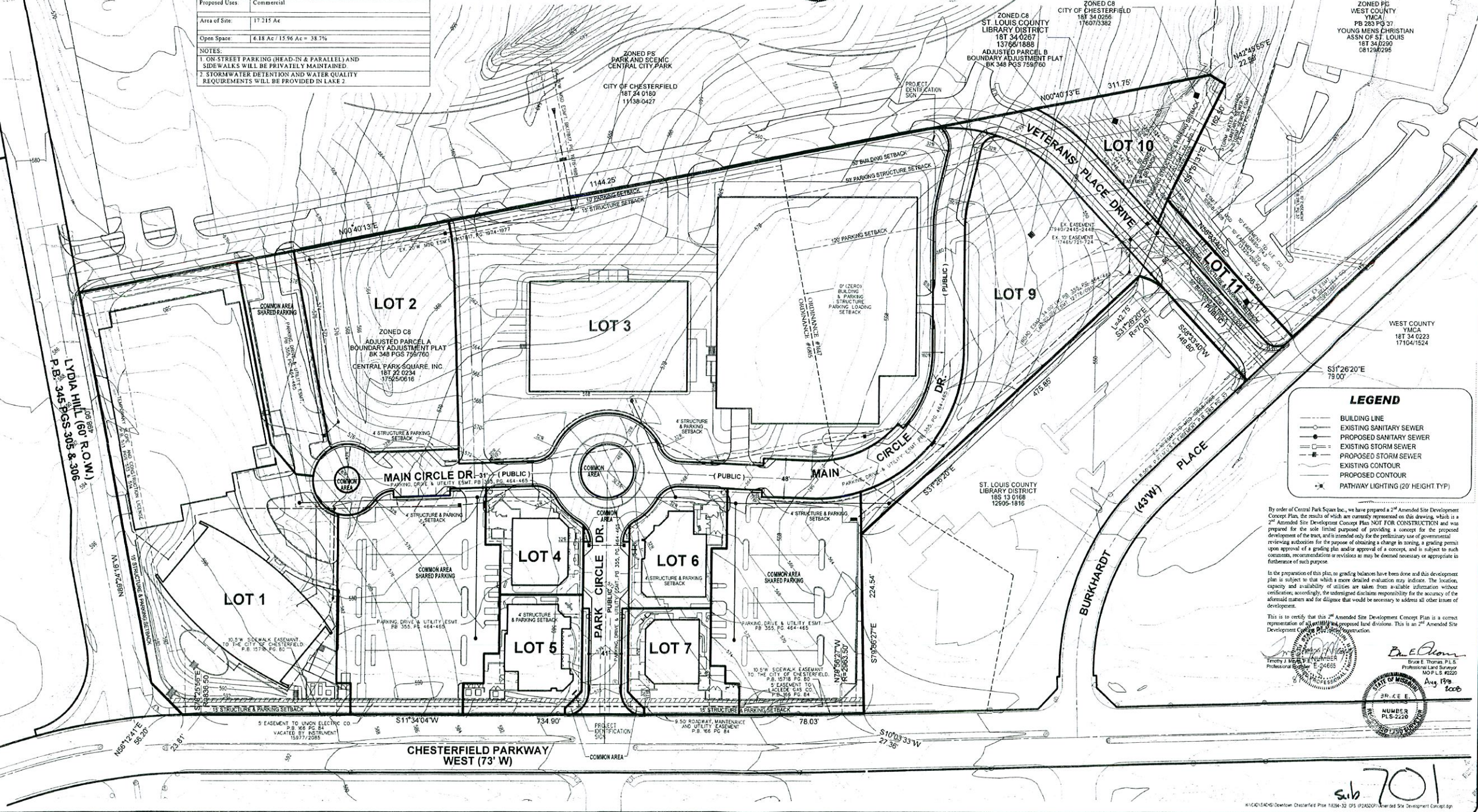
REVISIONS

OF THE APPROVED AND RECORDED SITE DEVELOPMENT CONCEPT PLAN FOR CONSTRUCTION AND ANY INTERNAL ROAD SYSTEM AND ANY OTHER PLAN ASSOCIATED WITH THE ROAD SYSTEM

DOWNTOWN CHESTERFIELD  
PARCEL 121  
FORMERLY KNOWN AS CENTRAL PARK SQUARE

2<sup>nd</sup> AMENDED SITE DEVELOPMENT CONCEPT PLAN

BASE MAP NO. 181 7 185  
6284-32



LEGEND	
	BUILDING LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PATHWAY LIGHTING (20' HEIGHT TYP)

By order of Central Park Square, Inc., we have prepared a 2<sup>nd</sup> Amended Site Development Concept Plan, the results of which are currently represented on this drawing, which is a 2<sup>nd</sup> Amended Site Development Concept Plan NOT FOR CONSTRUCTION and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract, and is intended only for the preliminary use of governmental reviewing agencies for the purpose of obtaining a change in zoning, a grading permit upon approval of a grading plan and/or approval of a concept, and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purpose.

In the preparation of this plan, no grading balances have been done and this development plan is subject to that which a more detailed evaluation may indicate. The location, capacity and availability of utilities are taken from available information without confirmation, accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters and for diligence that would be necessary to address all other issues of development.

This is to certify that this 2<sup>nd</sup> Amended Site Development Concept Plan is a correct representation of all proposed and proposed land divisions. This is a 2<sup>nd</sup> Amended Site Development Concept Plan.

*Trinity J. Williams*  
Trinity J. Williams P.L.S.  
Professional Land Surveyor  
MO PLS #220  
Aug 13, 2008

*Bruce E. Thomas*  
Bruce E. Thomas P.L.S.  
Professional Land Surveyor  
MO PLS #220  
Aug 13, 2008



sub 701



SECTION PLAN LOT 1

Whereas the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003...

Matthew Higgins, VP (Name Typed) MATTHEW HIGGINS... State of Missouri, County of St. Louis... I, Matthew Higgins, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon...

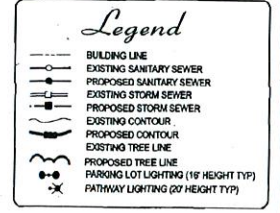
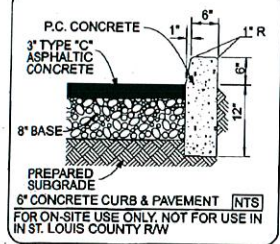
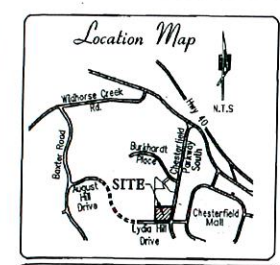
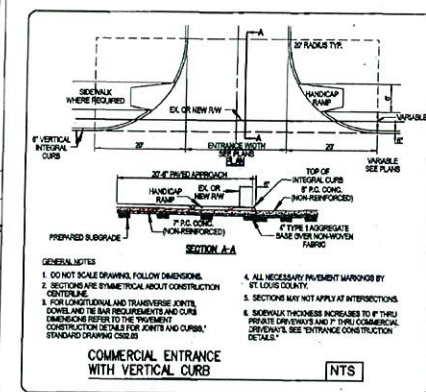
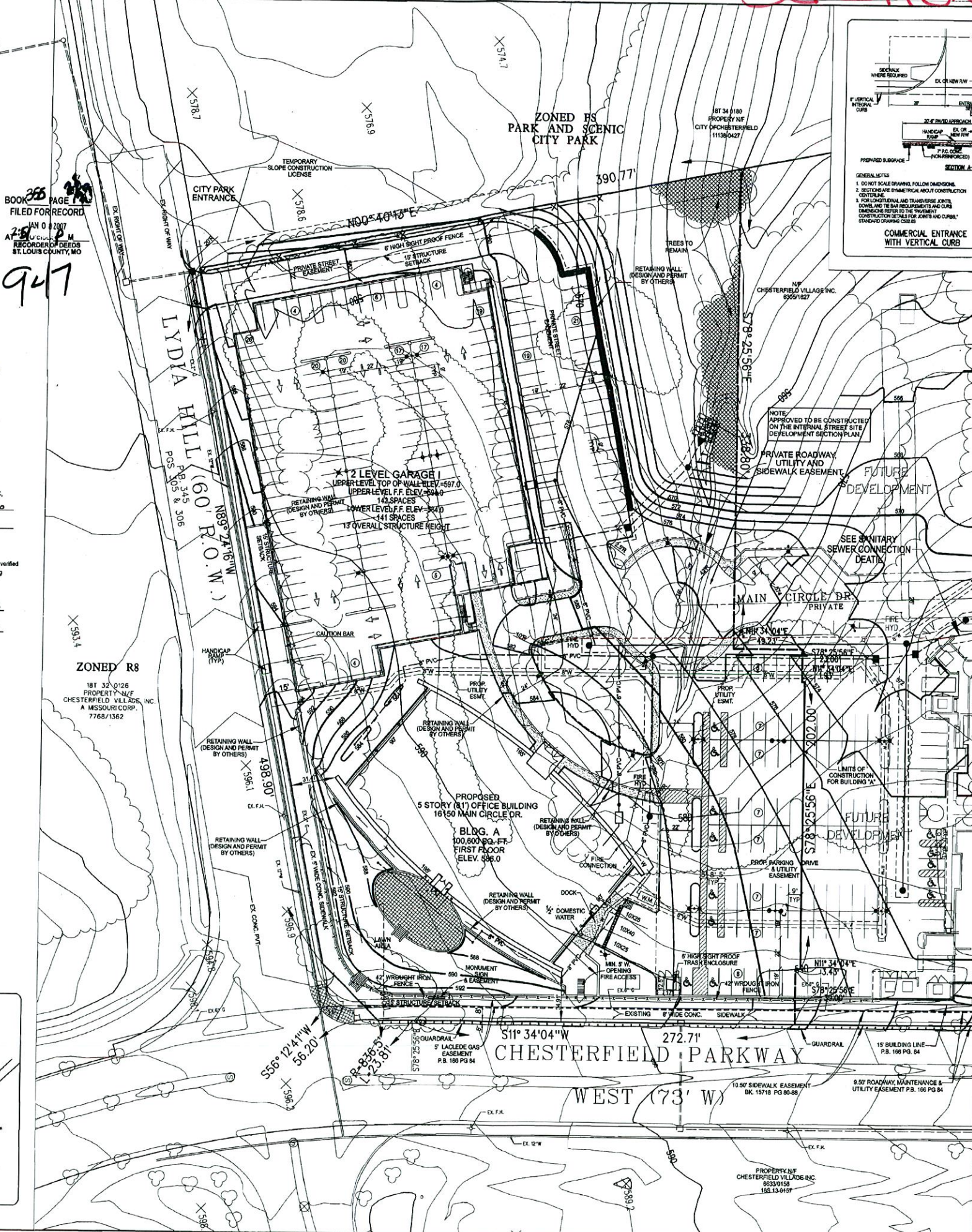
In testimony whereof, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis, Missouri, the day and year last above written, my term expires July 18, 2007.

These plans have been reviewed by Jacobs Geotechnical Engineering, Inc. for their compliance regarding geotechnical recommendations related to site development. Based on this review and available subsurface information...

Jacobs Geotechnical Engineering, Inc. must be involved during the construction phase of this project in order to determine if subsurface conditions are as anticipated from the field exploration data...

LEGAL DESCRIPTION: A tract of land being part of Adjusted Parcel A of the 'Boundary Adjustment Plat of a tract of land being Lot C114 and C121 of Chesterfield Village Area Phase One Plat Two' and part of Lot 4 of the 'Boundary Adjustment Plat of Chesterfield Village Area A'...

Sanitary Sewer Connection Detail: DOWNTOWN CHESTERFIELD OVERALL/INTERNAL ROAD. Includes diagram showing existing sanitary manhole, sewer extension, and site location relative to Chesterfield Parkway.



SITE DATA NOTES table with columns: BLDG. USE, SQ FOOTAGE, REQ. PARKING, PLANNING PARKING. Includes totals for office use and garage spaces.

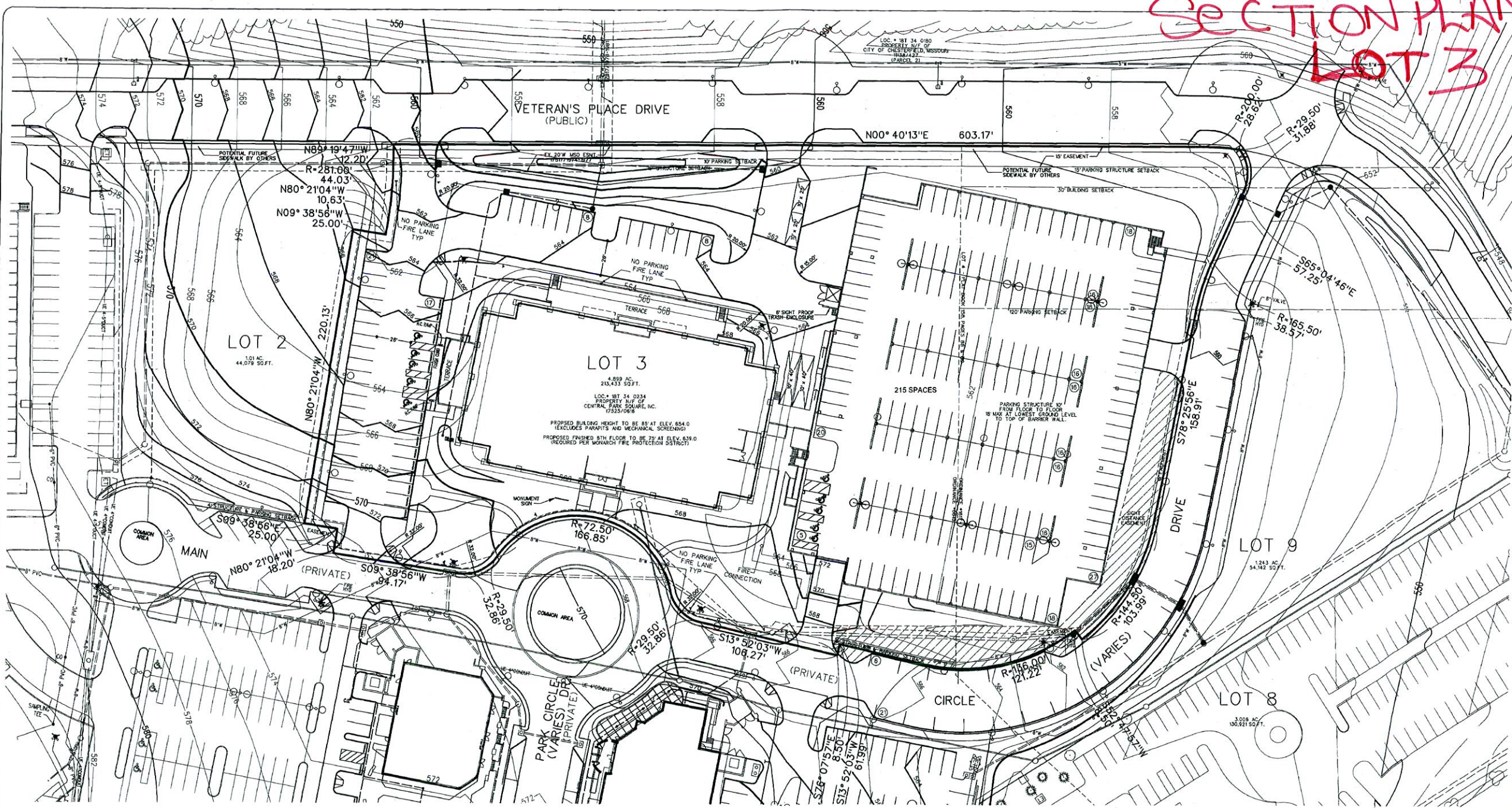
PROJECT NOTES: 1) Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District. 2) Stormwater management shall be designed pursuant to City of Chesterfield and Metropolitan St. Louis Sewer District requirements...

GENERAL NOTES: This site is in the following utility service areas: Missouri American Water Company, Laclede Gas Company, Ameren UE Company, Southwestern Bell Telephone Company, Charter Communications (Cable TV).

Professional Engineer seals for Robert N. Higgins and Matthew Higgins, Missouri License No. 177 and 178 respectively. Includes date 12/9/06.

Vertical strip on the right side containing logos for Chesterfield Village Inc., VOLZ, and a large graphic for 'DOWNTOWN CHESTERFIELD' with 'SECTION 2' and 'FORMERLY KNOWN AS CENTRAL PARK SQUARE'.

SECTION PLAN  
LOT 3



CHESTERFIELD VILLAGE  
VOLZ Incorporated  
REVISIONS  
DECEMBER 23, 2008  
JANUARY 15, 2009  
JANUARY 26, 2009

sub 701

DOWNTOWN CHESTERFIELD  
PARCEL 121 - LOT 3  
FORMERLY KNOWN AS CENTRAL PARK SQUARE



SITE DEVELOPMENT SECTION PLAN  
6294-23  
12-02-2008

PROJECT NUMBER: 187 34 0234  
LOCATOR NUMBER: 213,433 S.F.  
OWNER OF RECORD: CENTRAL PARK SQUARE, INC.  
PREPARED BY: VOLZ INCORPORATED  
PREPARED FOR: CENTRAL PARK SQUARE, INC.  
EXISTING ZONING: C-8  
PROPOSED USE: 6 STORY OFFICE BUILDING (148,200 S.F.)  
AREA OF SITE: 4,899 AC. / 213,433 S.F.  
OPEN SPACE: 82,958 S.F. OPEN SPACE = 38 %  
SITE COVERAGE: 95.135 S.F. BLDG. COVERAGE = 45%  
FLOOR AREA RATIO: 148,200 S.F. BUILDING / 213,433 S.F. OVERALL = 70%  
M.S.D. BENCHMARK: 12-48 ELEVATION 57.81 (1055 DATUM) - 0.4' ON TOP OF CURB AT END OF ROUNDING ALONG THE NORTH CURB LINE ON THE EAST SIDE OF CHESTERFIELD VILLAGE PARKWAY, 0.2 MILES NORTH OF LYDA HILLS DRIVE.  
PARKING CALCULATIONS: 13 SPACES PER 1000 S.F. @ 148,200 S.F. = 1925 REQUIRED  
ACCESSIBLE SPACES: 10 SPACES  
LOADING SPACES: 2 - 10'x25' REQUIRED  
TOTAL PARKING: 503 SPACES PROPOSED

CENTRAL PARK SQUARE, INC. THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003.146 C.B. OF THE CITY OF CHESTERFIELD ORDINANCE #228, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI.

*Kathleen Higgins*  
KATHLEEN HIGGINS  
VICE PRESIDENT  
CENTRAL PARK SQUARE, INC.

STATE OF MISSOURI  
COUNTY OF ST. LOUIS  
ON THIS 16th DAY OF February, A.D. 2009, BEFORE ME, PERSONAL APPEARER KATHLEEN HIGGINS TO ME KNOWN AND BEING BY ME SWORN IN, DID SAY THAT SHE IS THE VICE PRESIDENT OF CENTRAL PARK SQUARE, INC., A CORPORATION IN THE STATE OF MISSOURI, AND THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORRECT SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID KATHLEEN HIGGINS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.  
KIMBERLY ANN ALLER  
Notary Public - Missouri  
Franklin County  
My Commission Expires: June 8, 2012  
Commission # 05522043

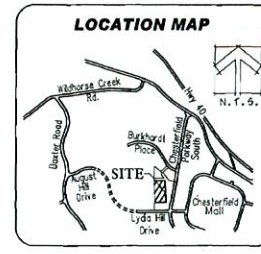
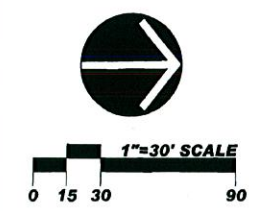
THIS SITE DEVELOPMENT SECTION PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE 9th DAY OF February, 2009 BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT SECTION PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

SCI ENGINEERING, INC.  
THESE PLANS HAVE BEEN REVIEWED BY SCI ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATED TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE AREA REVIEWED MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN OUR "SUBSURFACE EXPLORATION REPORT" DATED JULY 2008.  
WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL OF THE SITE DEVELOPMENT SECTION PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.  
SCI ENGINEERING, INC. MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE DIFFERENT FROM THE FIELD EXPLORATION DATA THAT OUR RECOMMENDATIONS WERE BASED UPON. RECOMMENDATIONS AND THAT SUCH GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED BY OTHERS.

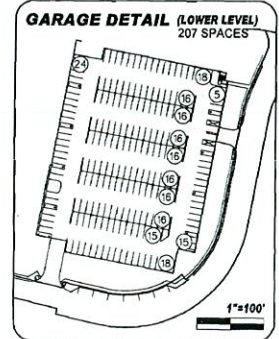
- SANITARY SEWER MAINS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED INTO CHESTERFIELD VILLAGE SOUTHWEST OULDRAN LAKE #2. LAKE #2 IS DESIGNED TO DETAIN THE DIFFERENTIAL RUNOFF FOR THIS DEVELOPMENT AND OTHER SITES IN THE SOUTHWEST OULDRAN.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATELY ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- LANDSCAPING, STREETLIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE LOCATED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE. NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD. SHOULD ANY NOT SPECIFIED UTILITIES BE ENCOUNTERED DURING CONSTRUCTION OF IMPROVEMENTS, THESE PROVIDORS SHALL IN NO WAY ABUSIVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 187, RSMo.
- PROPOSED BUILDING HEIGHT TO BE 85 FEET AT ELEVATION 84.0 AND EXCLUDES PARAPETS AND MECHANICAL SCREENING. PROPOSED FINISHED 1" FLOOR TO BE AT ELEVATION 83.8 AS REQUIRED BY MONARCH FIRE PROTECTION DISTRICT. PARKING STRUCTURE HEIGHT IS 18'0" FROM FLOOR TO FLOOR WITH A 30' MAXIMUM OVERALL HEIGHT OF 18 FEET FROM THE LOWEST GROUND ELEVATION TO THE TOP OF THE BARRIER WALL.

PROPERTY DESCRIPTION  
A tract of land being part of Adjusted Parcel A of the "Boundary Adjustment Plat of a tract of land being Lot C114 and C121 of Chesterfield Village Area - Phase One - Plat Two, and part of Lot 4 of the Boundary Adjustment of Chesterfield Village Area A", in U.S. Survey #15 and 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Commencing at a point in the North line of Lyda Hills Drive (60 feet wide), where said point intersects the East line of the property described in deed to the City of Chesterfield, Missouri as recorded in Book 11133 page 427 of the St. Louis County Records; thence along said East line of said City of Chesterfield property, North 00 degrees 49 minutes 13 seconds East 476.23 feet to the POINT OF BEGINNING of the tract herein described, continuing along the aforementioned East line of the City of Chesterfield property, North 00 degrees 40 minutes 13 seconds East 603.17 feet to a point; thence leaving said line along a curve to the right, whose radius point bears South 89 degrees 19 minutes 47 seconds East 200.00 feet from the last mentioned point, a distance of 28.62 feet to a point; thence continuing along a non-tangent curve to the right, whose radius point bears South 37 degrees 00 minutes 21 seconds East 29.50 feet from the last mentioned point, a distance of 21.58 feet to a point; thence South 05 degrees 04 minutes 48 seconds East 57.25 feet to a point; thence along a curve to the left, whose radius point bears North 24 degrees 56 minutes 14 seconds East 155.14 feet from the last mentioned point, a distance of 38.57 feet to a point; thence South 78 degrees 25 minutes 56 seconds East 158.91 feet to a point; thence along a curve to the right, whose radius point bears South 11 degrees 04 minutes 04 seconds West 144.50 feet from the last mentioned point, a distance of 103.99 feet to a point; thence South 52 degrees 47 minutes 57 seconds West 8.50 feet to a point; thence along a curve to the right, whose radius point bears South 52 degrees 47 minutes 57 seconds West 158.00 feet from the last mentioned point, a distance of 121.22 feet to a point; thence South 13 degrees 03 seconds West 61.99 feet to a point; thence South 70 degrees 07 minutes 57 seconds East 8.30 feet to a point; thence South 13 degrees 52 minutes 03 seconds West 100.27 feet to a point; thence along a curve to the right, whose radius point bears South 12 degrees 18 minutes 41 seconds East 72.30 feet from the last mentioned point, a distance of 166.85 feet to a point; thence along a curve to the right, whose radius point bears South 56 degrees 49 minutes 40 seconds West 29.50 feet from the last mentioned point, a distance of 32.98 feet to a point; thence South 08 degrees 38 minutes 58 seconds West 94.17 feet to a point; thence North 50 degrees 21 minutes 04 seconds West 18.30 feet to a point; thence South 09 degrees 30 minutes 56 seconds East 25.00 feet to a point; thence North 03 degrees 21 minutes 04 seconds West 10.53 feet to a point; thence along a curve to the right, whose radius point bears South 09 degrees 38 minutes 58 seconds West 281.00 feet from the last mentioned point, a distance of 44.03 feet to a point; thence North 59 degrees 13 minutes 47 seconds West 120.22 feet to the point of beginning and containing 1.89 acres according to calculations by note. Date: December 2008.



LEGEND  
BUILDING LINE  
EXISTING SANITARY SEWER  
PROPOSED SANITARY SEWER  
EXISTING STORM SEWER  
PROPOSED STORM SEWER  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED LIGHTING  
NO PARKING FIRE LANE SIGNS  
FIRE HYDRANT



79  
BY ORDER OF CENTRAL PARK SQUARE, INC. WE HAVE PREPARED A SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT SECTION PLAN - NOT FOR CONSTRUCTION - AND WAS PREPARED FOR THE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.  
IN THE PREPARATION OF THIS PLAN NO GRADING BALANCES HAVE BEEN DONE AND THIS CONCEPT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY REVEAL. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. BOUNDARY LINES HAVE BEEN PREPARED FROM INFORMATION SUPPLIED BY THE CLIENT WITHOUT BENEFIT OF TITLE SEARCH OR FIELD SURVEYS. TOPOGRAPHIC DATA HAS BEEN TAKEN FROM EXISTING MAPS AND NOT VERIFIED BY PHYSICAL ELEVATIONS. ZONING DENSITY IS ASSUMED, AND THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE ABOVE-REFERENCED MATTERS FOR DULIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.  
TITIMOTHY PROFESSIONAL SURVEYORS  
2-12-2009  
Feb. 12, 2009  
PROFESSIONAL SURVEYOR  
PLS-2220

Central Park Square, Inc., the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.145 C-8 of the City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, voided or vacated by order of ordinance of the City of Chesterfield Council.

State of Missouri  
County of St. Louis

On this 9 day of APRIL, A.D., 2009, before me personally appeared Kathleen Higgins to me known, who, being by me sworn in, did say that she is the Vice President of Central Park Square, Inc., a corporation of the state of Missouri, and the seal affixed to the foregoing instruments is the corporate seal of said corporation and that said instrument was signed on behalf of said corporation by authority of its board of directors and the said Kathleen Higgins acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis County, Missouri the day and year last above written. My term expires: JUNE 9, 2012

**KATHERLY ANN ALLES**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
FRANKLIN COUNTY  
My Commission Expires: June 9, 2012  
Commission # 0050204

**Kimberly Ann Alles**  
Notary Public

**GEOTECHNOLOGY, INC.**  
These plans have been reviewed by Geotechnology, Inc. for their compliance regarding geotechnical recommendations related to site development. Based on this review and available subsurface information, it is our opinion that the area reviewed may be constructed in accordance with the plans, good construction practices, and the recommendations given in our "Subsurface Exploration Report" dated July 2008.

We have not prepared any part of these plans and my seal on these plans is intended only to confirm my personal review and approval of the SITE DEVELOPMENT SECTION PLAN as it relates to the stability of earth slopes.

Geotechnology, Inc. must be involved during the construction phase of this project in order to determine if subsurface conditions are as anticipated from the field exploration data, that our recommendations relative to site grading are in plan entered, and that other geotechnical aspects of site development are performed in accordance with these plans.

**GEOTECHNOLOGY, INC.**  
JOSEPH FRANK CALLANAN  
Professional Engineer  
No. 000022558  
FRANK CALLANAN, P.E.  
No. 000022558

This Site Development Section Plan was approved by the Planning Commission on the 12th day of April, 2009, by the Planning Commission Ordinance No. 220, as attested by the Director of Planning and the City Clerk.



**Planning and Development Services**  
City of Chesterfield  
Director of Planning and Development Services  
**Janice M. Hammond**  
City Clerk

**Project Notes:**

Locator: 18T 32 0137  
Number: 2009041700496  
Owner of Record: Central Park Square, Inc. Chesterfield, Missouri 63017 Suite 600  
Prepared By: Voiz Incorporated 10849 Indian Head Ind'l Blvd. St. Louis, Missouri 63132 314-426-6212  
Prepared For: Central Park Square, Inc. 400 Chesterfield Center - Suite 600 Chesterfield, MO 63017 636-537-1000

Existing Zoning: "C-8"  
Proposed Use: Restaurant / Retail  
Area of Site: 3.90 Acres  
Open Space: 43,368 s.f. = 25%  
Overall Open Space: 8.18 Ac. = 38.7%  
Site Coverage: 28,800 s.f. = 16%  
M.S.D.: 12-48 Elevation 557.81 (USGS Datum) - "Sg" on to of curb and end of rounding along the North curb line on the East side of Chesterfield Village Parkway: 0.2 miles North of Lydia Hills Drive.

Floor Area Ratio:  
D = 7300 s.f. = 21%  
E = 5600 s.f. = 15%  
F = 5600 s.f. = 15%  
G = 44,539 s.f. = 13%  
TOTAL = 7300 s.f. = 14%  
TOTAL = 52,933 s.f.

**RECORDED OF DEEDS**  
ST. LOUIS COUNTY, MO.  
Witness my hand and official seal on this day and year aforesaid.  
**Janice M. Hammond**  
City Clerk

**496**

**Notes:**  
1. All "Common Area / Shared Parking" are for the use of the entire Downtown Chesterfield development.

**Property Description:**  
A tract of land being part of "Adjusted Parcel A" of a tract of land being Lot C14 and C121 of Chesterfield Village Area A Phase One, Plat Two and part of Lot 4 of the "Business Adjustment Plat of Chesterfield Village Area A," as recorded in Plat Book 348 pages 759 and 760 of the St. Louis County Records, being part of U.S. Surveys 415 and 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of the property conveyed to St. Louis County Library District by deed recorded in Deed Book 12005 page 1816 of the St. Louis County Records; said corner being in the West line of Chesterfield Parkway West (73' wide); thence along said Parkway, South 10 degrees 03 minutes 33 seconds West 27.38 feet to a point; thence along a curve to the right whose radius point bears North 79 degrees 56 minutes 27 seconds West 2,963.50 feet from the last mentioned point, a distance of 78.03 feet to a point; thence South 11 degrees 34 minutes 04 seconds West 462.18 feet to a point; thence leaving the aforementioned West line of Chesterfield Parkway West, North 78 degrees 25 minutes 58 seconds West 39.00 feet to a point; thence North 11 degrees 34 minutes 07 seconds East 3.43 feet to a point; thence North 78 degrees 25 minutes 58 seconds West 202.00 feet to a point; thence South 11 degrees 34 minutes 07 seconds West 1.93 feet to a point; thence North 78 degrees 25 minutes 58 seconds West 23.00 feet to a point; thence South 11 degrees 34 minutes 04 seconds West 48.73 feet to a point; thence North 78 degrees 31 minutes 01 second West 31.63 feet to a point in the centerline of a roadway (26' wide); thence along said centerline, North 08 degrees 38 minutes 56 seconds East 285.44 feet to a point; thence continuing along the centerline North 13 degrees 52 minutes 03 seconds East 259.79 feet to a point; thence along a curve to the left, whose radius point bears North 76 degrees 07 minutes 57 seconds West 160.00 feet from the last mentioned point, a distance of 63.18 feet to a point; thence leaving the centerline of the aforementioned roadway South 78 degrees 58 minutes 27 seconds East 302.96 feet to the point of beginning and containing 3.902 acres according to calculations by Voiz Inc. during June 2008.

**Parking Calculations:**

BLDG.	USE	SQ. FT.	REQ. PARKING	PLANNED
D	Restaurant	7300 sq. ft.	25p./300sqft=8	83=44 shared
E	Retail	5600 sq. ft.	15p./300sqft=6	107 total
F	Retail	5600 sq. ft.	15p./300sqft=6	
G	Restaurant	7300 sq. ft.	25p./300sqft=8	120 + 4 shared
				124 total
TOTALS				208
				231 (R.H.C.)

This site is in the following utility service areas:  
Missouri American Water Company  
Lucide Gas Company  
Ameren UE Company  
AT&T Telephone Company  
Charter Communications (Cable TV)

This site is in the following districts:  
Metropolitan St. Louis Sewer District  
Monarch Fire Protection District  
Rockwood and Parkway School Districts  
Caulks Creek Watershed

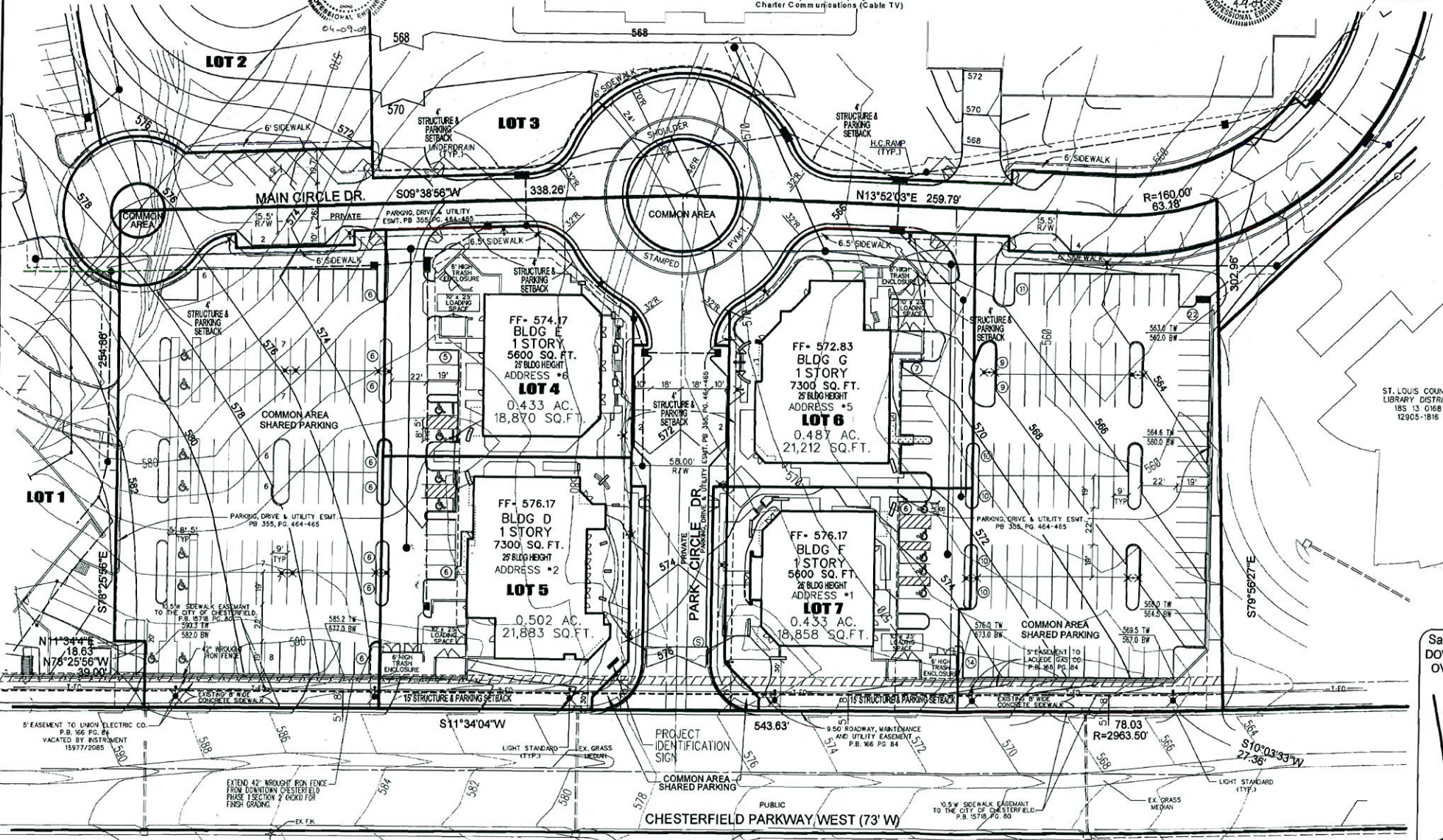
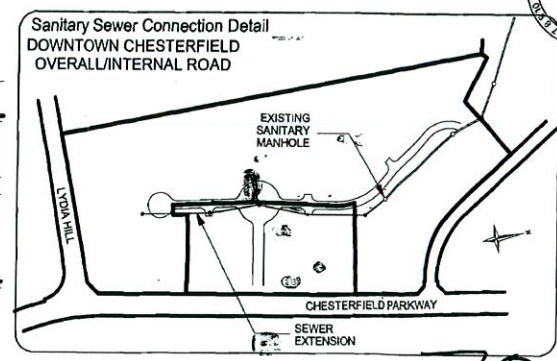
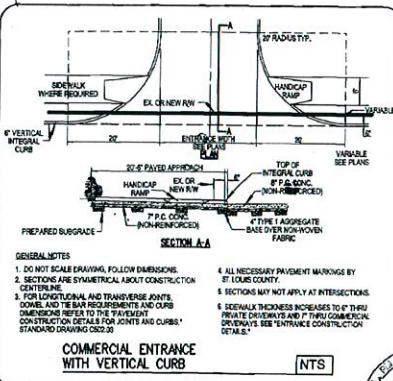
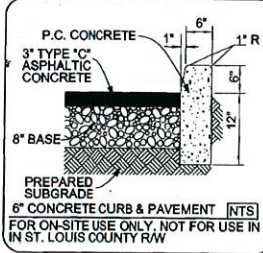
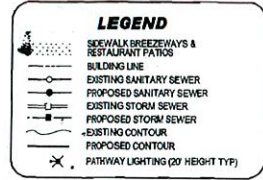
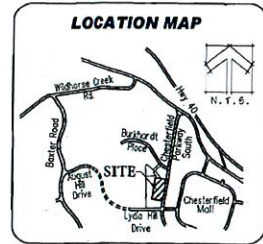
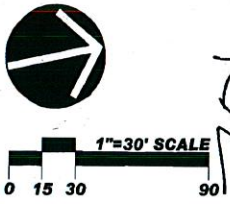
**General Notes:**  
1. Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District.  
2. Stormwater management shall be designed pursuant to City of Chesterfield and Metropolitan St. Louis Sewer District requirements and discharged into Chesterfield Village Southwest Quadrant Lake #2. Lake #2 is designed to detain the differential runoff for this development and other sites in the Southwest Quadrant.  
3. The location of storm and sanitary sewer improvements are approximately only. Actual location shall be determined by field conditions and shall be indicated on the improvement plan.  
4. Grading shall be per City of Chesterfield standards.  
5. Landscaping, streetlights and sidewalks shall be per City of Chesterfield standards.  
6. The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 318, RSMo.

By order of Central Park Square, Inc. we have prepared a Site Development Section Plan, the results of which are currently represented on this drawing, which is a Site Development Section Plan - NOT FOR CONSTRUCTION - and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept and is subject to such comments, recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purposes.

In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate; soils and sub-surface information have not been available and hence not taken into account; boundary lines have been prepared from information supplied by the client without benefit of title search or field surveys; topographic data has been taken from existing maps and not verified by physical elevations; zoning density is assumed; and the location, capacity and availability of utilities are taken from available information without verification; accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters for diligence that would be necessary to address all other issues of development.

**Professional Engineer:**  
Bruce E. Thomas, P.L.S.  
Professional Engineer  
No. 000022558  
APR 9, 2009

**SECTION PLAN LOTS 4-7**



**CHESTERFIELD VILLAGE**  
**DOWNTOWN CHESTERFIELD**  
PARCEL 121  
**BUILDINGS "D", "E", "F" & "G"**  
FORMERLY KNOWN AS CENTRAL PARK SQUARE  
**AMENDED SITE DEVELOPMENT SECTION PLAN**  
6294-25  
2-10-2009