

GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

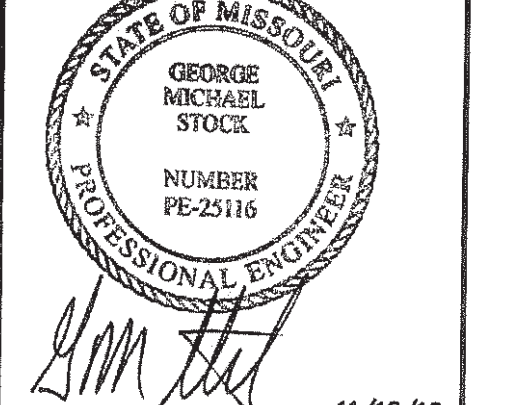
INTERIM ROADWAY PLAN
 AWAITING "AJR" APPROVAL

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63008
 PH: (636) 530-9100
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 Web: www.stockassoc.com

SITE DEVELOPMENT CONCEPT PLAN FOR:
MERCY HEALTH CAMPUS
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI

OWNER:
MERCY HEALTH SYSTEM
 14528 South Outer Forty,
 Suite 100
 Chesterfield, MO 63017
 Attn: Terry F. Boder
 Phone: 314-628-3656



11/16/12
 GEORGE M. STOCK
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

DRAWING ISSUE	
#	DESCRIPTION
1	CITY SUBMITTAL
2	CITY COMMENTS
3	COUNTY COMMENTS
4	METRO COMMENTS
5	COUNTY COMMENTS
6	CITY COMMENTS
7	24 SETS TO CITY

DATE	DATE
9/13/12	9/13/12
10/23/12	10/23/12
10/24/12	10/24/12
10/30/12	10/30/12
11/03/12	11/03/12
11/07/12	11/07/12
11/16/12	11/16/12

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 09/10/12	JOB NO: 211-4821
MSD P. NO: ---	BASE MAP: 18S & 19S

SHEET TITLE:
**STRIPING AND
 R/W PLAN
 W/ INTERIM ROADS**

SHEET NO.:
C9

DRAWING FILE: G:\WORK\2012\11\16\12\211-4821\211-4821-18S-19S.dwg L:\USERS\jeb\211-4821-18S-19S.dwg PLOTTED: 11/16/12 10:58 AM PLOTTED BY: jeb

BILL NO. 2902 ORDINANCE NO. 2721

AN ORDINANCE REPEALING ST. LOUIS COUNTY ORDINANCE 11,920 AND CITY OF CHESTERFIELD ORDINANCES 1722 AND 1823 TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN AREA COVERED BY TWO "C-8" PLANNED COMMERCIAL DISTRICTS AND TWO "PC" PLANNED COMMERCIAL DISTRICTS TO A SINGLE "UC" URBAN CORE DISTRICT FOR A 40.040 ACRE AREA OF LAND LOCATED NORTH OF CHESTERFIELD PARKWAY AND EAST OF ELBRIDGE PAYNE RD. (P.Z. 02-2012 MERCY HEALTH SYSTEMS CHESTERFIELD VILLAGE SE QUADRANT) 198S31791, 198S31801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171 AND 18S220061).

WHEREAS, Stock and Associates Consulting Engineers, Inc., on behalf of Mercy Health Systems, has requested a change in zoning for an area covered under two "C-8" Planned Commercial Districts and two "PC" Planned Commercial Districts to a single "UC" Urban District for a 40.040 acre tract of land north of Chesterfield Parkway, east of Elbridge Payne Rd.; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 12, 2012; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning with amendments to the roadway improvement requirements; and,

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request with the amendments recommended by the Planning and Public Works Committee.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "UC" Urban Core District for a 40.040 acre tract of land located north of Chesterfield Parkway and east of Elbridge Payne Rd. (198S31791, 198S31801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171 and 18S220061) and as described as follows:

A tract of land being part of Lot 1 of Thomas K. Humphrey Estate Subdivision and part of Lot 1-B of the Resubdivision of Lot 1 of Elbridge Payne Office Park, according to the plat thereof as recorded in Plat Book

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m. Educational facility - Specialized private school
 n. Educational facility - Vocational school, outdoor training
 o. Educational services to the public related to health care
 p. Financial institutions with no drive-throughs
 q. Florists
 r. Gift shops
 s. Grocery - Neighborhood
 t. Group housing
 u. Gymnasium
 v. Hospitality houses
 w. Laboratories
 x. Newspaper stand
 y. Orthopedic stores
 z. Pharmacies
 aa. Places of worship
 bb. Research facilities
 cc. Restaurant, sit down or take out including outdoor customer dining area under two thousand (2,000) square feet in gross floor area without drive-through or drive-in
 dd. Satellite dish
 ee. Schools and training facilities related to the medical professions including but not limited to schools for nursing
 ff. Social services
 gg. Substance abuse treatment facility, outpatient
 hh. Substance abuse treatment facility, residential
 ii. Telecommunications structure
 jj. Telecommunications tower or facility
 kk. Terminals for buses and other public mass transit vehicles
 ll. Transit transfer station

4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.

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

1. Height

a. Any structures, other than parking structures, that are primarily (greater than 50% of square footage) located within 300 feet of Chesterfield Parkway (Parkway Area) shall not exceed:

i. 700 feet above Mean Sea Level exclusive of mechanical equipment, penthouses and screening for such items, and

202 page 58 of the St. Louis County Records, located in part of U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

BEGINNING at a found 3/4 inch iron pipe marking the intersection of the West line of above said Lot 1 of Thomas K. Humphrey Estate Subdivision and said eastern right-of-way line of Missouri Route "D" Relocated and Missouri Route "AA" (340), also being located on the west line of a tract of land as conveyed to Chesterfield Center Corporation, by instrument recorded in Book 12820 Page 2049 of the St. Louis County records; thence along said eastern right-of-way line the following courses and distances: North 42 degrees 27 minutes 06 seconds East, 313.14 feet, North 67 degrees 45 minutes 17 seconds East, 170.00 feet, North 39 degrees 41 minutes 17 seconds East, 125.00 feet, North 84 degrees 28 minutes 27 seconds East, 914.80 feet; South 70 degrees 04 minutes 45 seconds East, 100.00 feet and South 67 degrees 12 minutes 53 seconds East, 74.15 feet the northwestern corner of a tract of land as conveyed to MLake 5, LLC by instrument recorded in Book 18847, Page 1469 of above said records; thence along the western line of said MLake 5, LLC tract, South 00 degrees 22 minutes 30 seconds West, 1006.73 feet to the northern right-of-way line of Chesterfield Parkway East, variable width; thence along said northern right-of-way line, South 72 degrees 24 minutes 10 seconds West, 978.31 feet to a point of curvature to the right; along said curve having a radius of 2831.79 feet, an arc length of 289.93 feet, and a chord which bears South 75 degrees 20 minutes 09 seconds West, 289.81 feet; North 17 degrees 30 minutes 03 seconds West, 17.33 feet; South 72 degrees 31 minutes 02 seconds West, 246.65 feet to the beginning of a curve to the right; thence along said curve having a radius of 98.50 feet, an arc length of 174.70 feet, and a chord which bears North 54 degrees 35 minutes 41 seconds West, 152.69 feet to a point of tangency, said point also being located on the eastern right-of-way line of Elbridge Payne Road, variable width; thence along said eastern right-of-way line North 03 degrees 47 minutes 05 seconds West, 113.29 feet to the beginning of a curve to the left; thence along said curve having a radius of 290.50 feet, an arc length of 28.24 feet, and a chord which bears North 06 degrees 38 minutes 15 seconds West, 28.23 feet to the Northwest corner of above said Lot 1-B; thence along the northern line of Lot 1-B the following courses and distances: North 80 degrees 34 minutes 45 seconds East, 46.02 feet; North 72 degrees 30 minutes 01 seconds East, 200.00 feet; North 17 degrees 29 minutes 59 seconds West, 107.00 feet and North 72 degrees 30 minutes 01 seconds East, 61.00 feet to the Northeast corner of said Lot 1-B, said point also being located on the western line of a tract of land as conveyed to Chesterfield Village, Inc. by instrument recorded in Book 11234, page 4 of above said records; thence along said western line North 17 degrees 30 minutes 03 seconds West, 262.99 feet to

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ii. Three stories in height, exclusive of mechanical equipment and penthouses and screening for such items.

b. Any structures, other than parking structures, that are primarily (greater than 50% of square footage) located north of 300 feet of Chesterfield Parkway ("S. Outer 40 Area") shall not exceed:

i. 725 feet above Mean Sea Level, exclusive of mechanical equipment penthouses and screening for such items, and

ii. Six stories in height, exclusive of mechanical equipment and penthouses and screening for such items.

c. Parking structures:

i. Parking Structure Area A, as delineated on the Preliminary Plan shall not be greater than 680 feet above Mean Sea Level.

ii. Parking Structure Area B, as delineated on the Preliminary Plan shall not be greater than 640 feet above Mean Sea Level. Any proposed railing or similar structure on the top deck not associated with the parking of vehicles shall be considered part of building and subject to building height limitations.

iii. Parking Structure Area C, as delineated on the Preliminary Plan shall not be greater than 650 feet above Mean Sea Level.

d. For the purpose of this section, a story shall be defined as the horizontal segment of a building between the floor surface and the ceiling next above it, and wholly above grade.

2. Open Space

a. A minimum of 30% open space is required for this development.

3. Floor Area

a. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than parking structures, freestanding project identification signs, light standards, public art or flag poles will be located within:

the northwestern corner of said Chesterfield Village, Inc. tract, said point also being the southwestern corner of above said Chesterfield Center Corporation tract; thence along the west line of said Chesterfield Center Corporation tract, North 17 degrees 30 minutes 03 seconds West, 364.70 feet to the Point of Beginning and containing 1,744,145 square feet or 40,040 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 24, 2012.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Doster Ulom LLC in P.Z. 02-2012, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission; that said petition be granted and after a public hearing, held by the Planning Commission on the 12th day of March 2012, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 19th day of September, 2012

ATTEST:
 [Signature]
 CITY CLERK

[Signature]
 MAYOR

FIRST READING HELD: 09/05/2012

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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 "UC" Urban Core District shall be:

a. Health services; including clinics of doctors and dentists
 b. Hospice
 c. Hospitals and medical centers
 d. Medical care facilities
 e. Office, dental
 f. Office, general
 g. Office, medical
 h. Outpatient care and treatment facilities
 i. Parking area, including garages, for automobiles
 j. Parking structures, public or private
 k. Residential care and treatment facilities
 l. Schools for the handicapped
 m. Wellness centers

2. Hours of Operation

a. Hours of operation for this "UC" District shall not be restricted.

3. Ancillary uses for the above referenced permitted uses shall be as follows:

a. Administrative office for educational or religious facility
 b. Assisted living
 c. Auditorium
 d. Barber or beauty shop
 e. Cafeterias for use by employees and guests of primary uses
 f. Coffee shop
 g. Day care, including adult day care
 h. Device for energy generation
 i. Dormitories
 j. Duplicating, mailing, stenographic and office services
 k. Dwelling, employee
 l. Dwellings, multiple family

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a. 35 feet of the north, east and western perimeter boundaries of the "UC" District.

b. 100 feet of the southern boundary of the "UC" District.

2. Parking Setbacks

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

a. 30 feet of the southern and eastern perimeter boundaries of the "UC" District.

b. 10 feet of the western perimeter boundaries of the "UC" District.

c. 15 feet of the northern boundary of the "UC" District.

D. PARKING AND LOADING REQUIREMENTS

1. A Parking Demand Study shall be submitted during the site development plan review process in accordance with Section 1003.165 of the City of Chesterfield Zoning Ordinance. This study will be reviewed as part of the site development plan submittal and approved by Planning Commission.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

2. Where natural buffers exist, every effort shall be made to reduce disturbance and maintain the existing buffer, except for the removal of dead wood and invasive vines and plants. Additional trees and shrubs may be required to bring the natural buffer up to the full perimeter buffer requirements.

3. The developer shall extend the landscaped median areas on Chesterfield Parkway which were previously planned for access to the property covered by this ordinance. The median(s) shall be constructed, backfilled, irrigated and landscaped in accordance with City standards, specifications, and guidelines. The developer will be responsible for the installation of any necessary water taps for the irrigation system. The City of Chesterfield will be responsible for future maintenance once construction of the medians has been completed and approved. Final extents of the medians shall be as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are 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, St. Louis County Department of Highways and Traffic, and / or MoDOT, as applicable, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Parkway shall be via one (1) commercial entrance, signalized as warranted by the MUTCD, and built to St. Louis County standards. If signalized, the entrance shall be centered between the existing signalized intersections at Elbridge Payne Drive and Schoettler Valley Drive, as directed by the St. Louis County Department of Highways and Traffic. Additional rights-of-way access to Chesterfield Parkway may be permitted as indicated in the approved traffic study.

2. Parking shall be prohibited along both sides of the main driveway and cross-traffic shall not be permitted within 175 feet from Chesterfield Parkway as directed by the Saint Louis County Department of Highways and Traffic.

3. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to

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provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic and / or the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The intersection of Elbridge Payne and Chesterfield Parkway shall be brought up to adhere to the 2010 ADA Standards for Accessible Design, or most current requirements, to include pedestrian facilities.
2. Sidewalks shall be installed on both sides of internal drives. Drives running parallel to a property line with no building access between the drive and property line shall only be required to install sidewalks on the interior side of the drive. All pedestrian facilities shall adhere to all applicable 2010 ADA Standards for Accessible Design or most current requirements, specifically regarding the site arrival points. Internal sidewalks shall connect to the site frontage and provide pedestrian access.
3. Provide improvements, including a 6 foot wide sidewalk, street trees, tree lawn, "Share the Road" signage, and street lights, along the Chesterfield Parkway along the frontage of the subject site in accordance with the preliminary plans for the "Pathway on the Parkway" project. The improvements may be located in right-of-way if permitted by the St. Louis County Department of Highways and Traffic or within a sidewalk, maintenance and utility easement. An area at least 16 feet wide is required for the improvements. The City of Chesterfield will be responsible for maintenance of the improvements; the property owner shall be responsible for all costs related to providing power to the street lights.
4. Due to the size of this development and potential traffic generation, a traffic impact study will be required to determine the needed roadway improvements to mitigate the additional traffic on local roads and the state highway system. The developer's additional road improvement obligation shall be as determined by the approved study and as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and Missouri Department of Transportation.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and

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access requirements for each phase of development as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

6. The City and the developer shall enter into an agreement, including a financial instrument for funding, for pursuing approvals and completing construction for the improvements associated with S. Outer 40 Road, access to I-64 from S. Outer 40 Road and related improvements as identified in the study prepared by Bernardini, Lochmuller & Associates, Inc. dated May 21, 2012, as amended, under Preliminary Evaluation of Alternative Freeway Access.
7. Prior to Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

K. TRAFFIC STUDY

1. The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the Missouri Department of Transportation (MoDOT), the St. Louis County Department of Highways and Traffic (SLCDHT), and the City of Chesterfield, as applicable, for review and approval. 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 City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrances to this development. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

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L. TRAIL

A trail for public use that connects to public sidewalk(s) shall be provided and maintained by the developer.

M. PUBLIC ART

General areas where public art may be placed shall be indicated on the appropriate site development plan. The specific details for the public art, such as location, size, placement, type, etc., shall be approved by the City of Chesterfield.

N. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

O. STORMWATER

1. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The stormwater management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plot, watershed or phase of residential developments. The location and types of stormwater management facilities shall be identified on the Site Development Plan(s).
2. This project will be considered "new development" and stormwater quality controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions to the maximum extent practicable. Water quality, channel protection (extended detention), and flood detention requirements must be met during formal plan review.
3. Formal plan submittal and approval will be required by MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review. A complete pre-existing natural resources plan shall be submitted with plan review materials.

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4. As previously part of development planning, a flood detention basin was proposed on this property that would serve development on the Mercy parcel, the proposed Hyatt Place at Drury Plaza, and the existing Drury Plaza. A "master stormwater detention plan" shall be submitted to MSD as part of formal plan review for all of these properties. Prior to approving development plans, MSD will also need construction schedules for the project and the Drury Plaza project, as well as a commitment from both parties to meet the schedule's due date for detention basin construction.

Failure to meet the schedule for flood detention basin construction may necessitate compliance enforcement action by MSD.

5. New stormwater detention basins will be constructed based on current MSD standards. Creve Coeur Creek is a "release rate watershed", the impervious area in the development plans indicates the differential runoff will be >5 cfs, and the detention basin should be designed to limit runoff to watershed release rates in Table 4-5 of MSD's Rules and Regulations.

6. The storm sewer proposed to take runoff from the Clarkson Road and S. Outer 40 right-of-way will be a privately maintained storm sewer. Should the developer desire to make this sewer a public sewer, its alignment and potentially the site layout will need to be modified.

P. SANITARY SEWER

An assessment of the sanitary system that serves this site will be required to evaluate whether the sanitary system has capacity for the additional flow produced by this complex. The developer will be required to make any upgrades necessary to accommodate the additional sanitary flow from the 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 Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkholes, 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.

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R. WETLANDS AND JURISDICTIONAL WATERWAYS

Prior to approval of any grading permit or improvement plans, or issuance of a building permit, required permits from the ACOE shall be obtained.

S. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.

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.

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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 St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport, the Missouri Department of Transportation, and Metro Transit.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

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

Site Development Plan or Site Development Section Plan(s) 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.

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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. Indicate location of public art as identified in Section I.M.

13. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

14. Floodplain boundaries.

15. 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, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

16. 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.

17. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

18. 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.

19. Address trees and landscaping in accordance with the City of Chesterfield Code.

20. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations with the City of Chesterfield Code.

21. 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.

22. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, the Missouri Department of Transportation, and Metro Transit.

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Planning Commission March 12, 2012
Planning Commission April 23, 2012
Planning Commission July 9, 2012
Planning Commission August 13, 2012
P&PW Committee August 30, 2012

P.Z. 02-2012 Mercy Health Systems
(Chesterfield Village SE Quadrant)

23. Compliance with Sky Exposure Plans.

24. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Village Road Trust Fund (Trust Fund No. 554). 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
This contribution shall not exceed an amount established by multiplying the ordinance-required parking space by the following rate schedule:

Type of Development	Required Contribution
Medical Office	\$1,835.75/Parking Space
General Office	\$ 611.88/Parking Space

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

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

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

As this development is located within a trust fund area established by Saint Louis County any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development, should be retained in the appropriate trust fund.

The amount of the required contribution, if not approved for construction by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Page 13 of 14

PREPARED BY:

SITE DEVELOPMENT CONCEPT PLAN FOR:

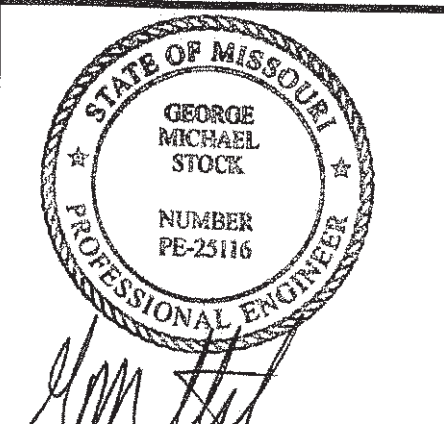
MERCY HEALTH CAMPUS

CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

OWNER
MERCY HEALTH SYSTEM
14528 South Outer Forty,
Suite 100
Chesterfield, MO 63017
Attn: Terry F. Boder
Phone: 314-628-3656



11/16/12
GEORGE M. STOCK
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

#	DESCRIPTION	DATE
1	CITY SUBMITTAL	9/13/12
2	CITY COMMENTS	10/23/12
3	COUNTY COMMENTS	10/24/12
4	METRO COMMENTS	10/30/12
5	COUNTY COMMENTS	11/01/12
6	CITY COMMENTS	11/07/12
7	24 SETS TO CITY	11/16/12

DRAWN BY: J.E.B.
CHECKED BY: G.M.S.
DATE: 09/10/12
JOB NO: 211-4821
MSD P. NO: ---
BASE MAP: 18S & 19S

SHEET TITLE:

ORDINANCE

SHEET NO.:

C12

Planning Commission March 12, 2012
 Planning Commission April 23, 2012
 Planning Commission July 9, 2012
 Planning Commission August 13, 2012
 P&PW Committee August 30, 2012

P.Z. 02-2012 Mercy Health Systems
 (Chesterfield Village SE Quadrant)

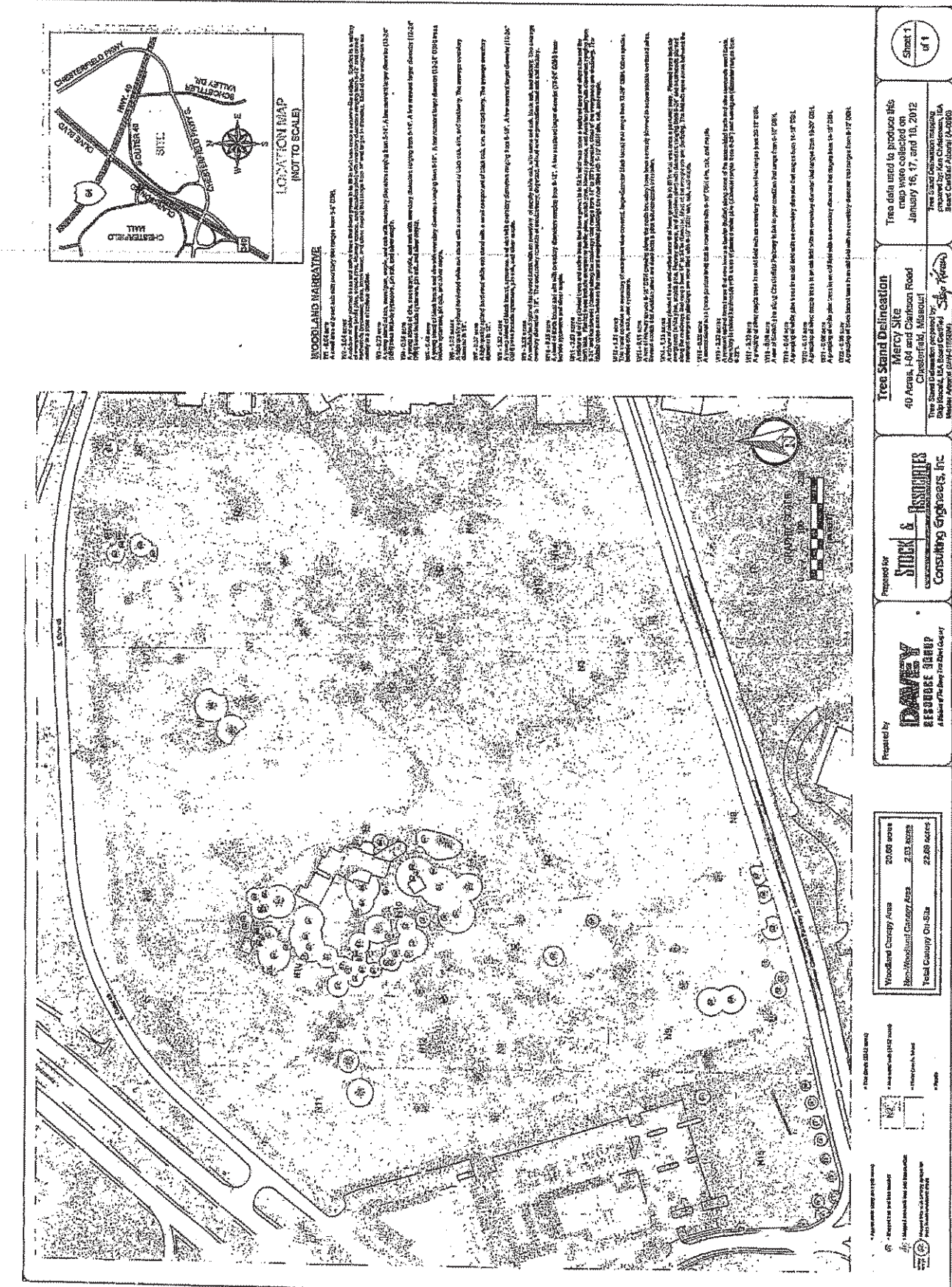
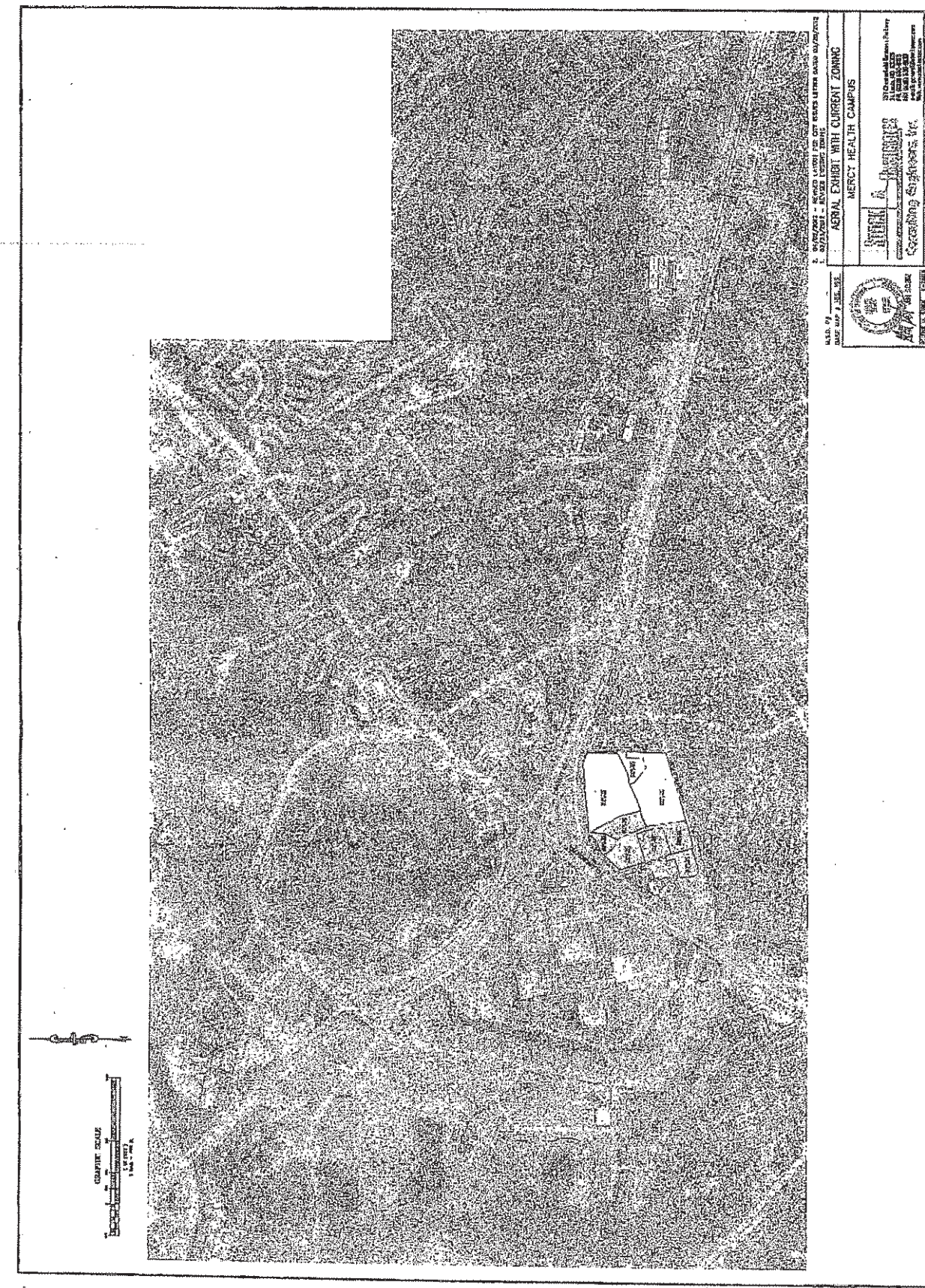
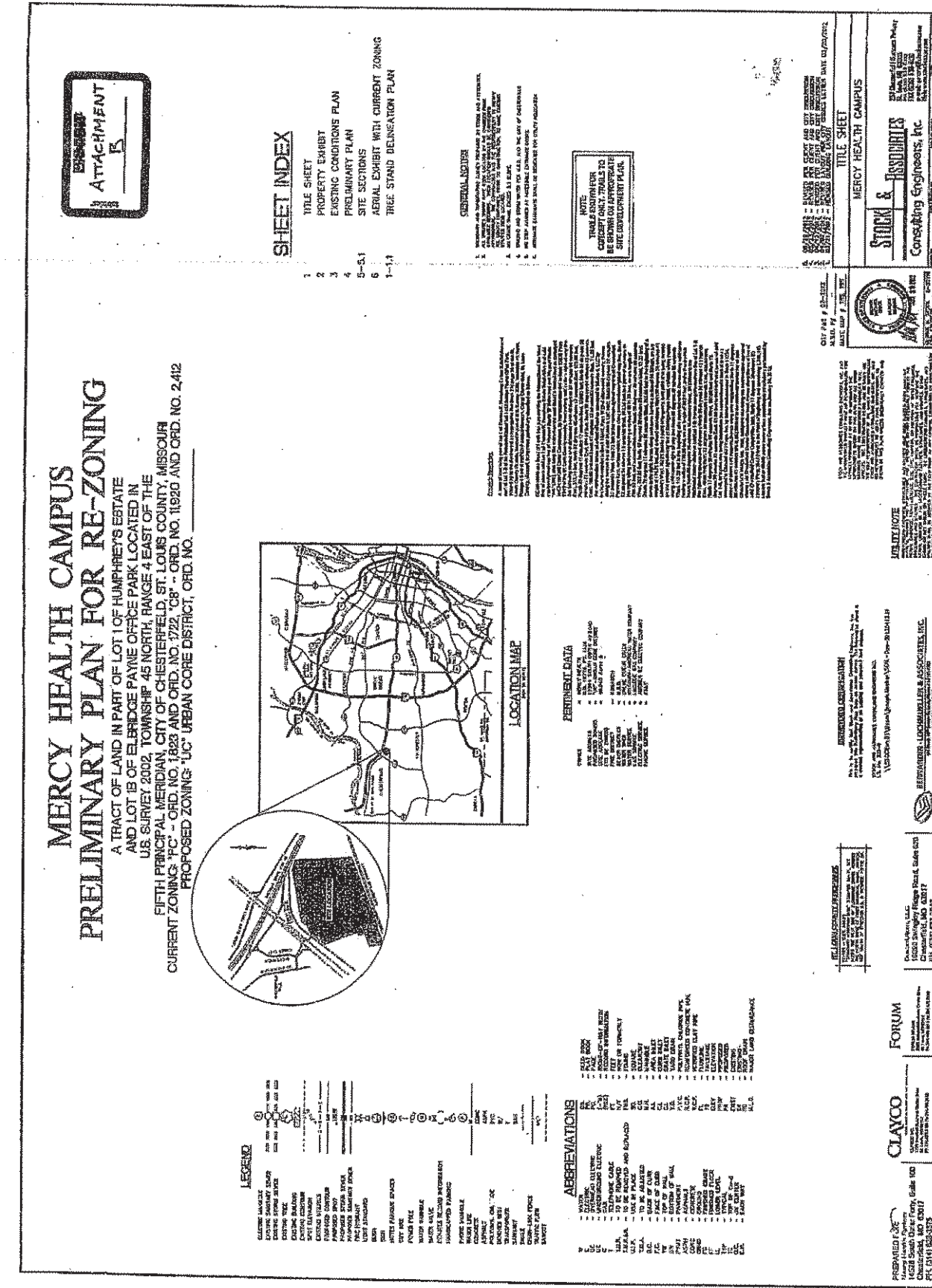
The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

VI. RECORDING

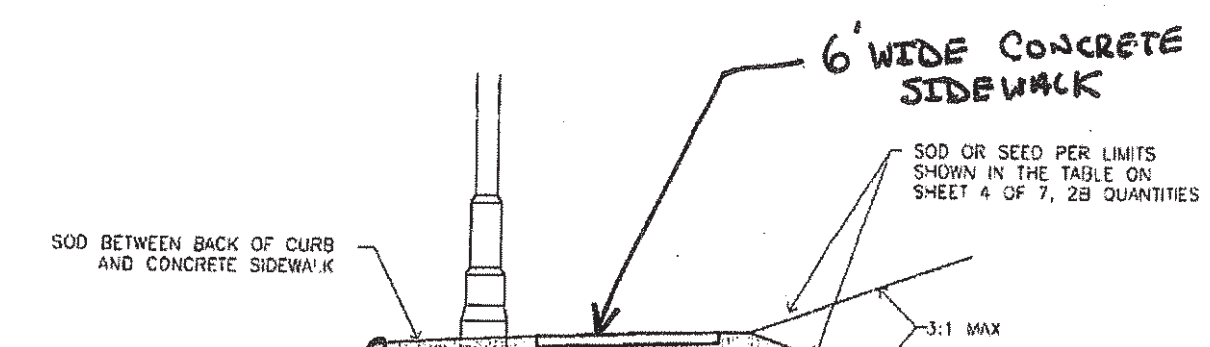
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

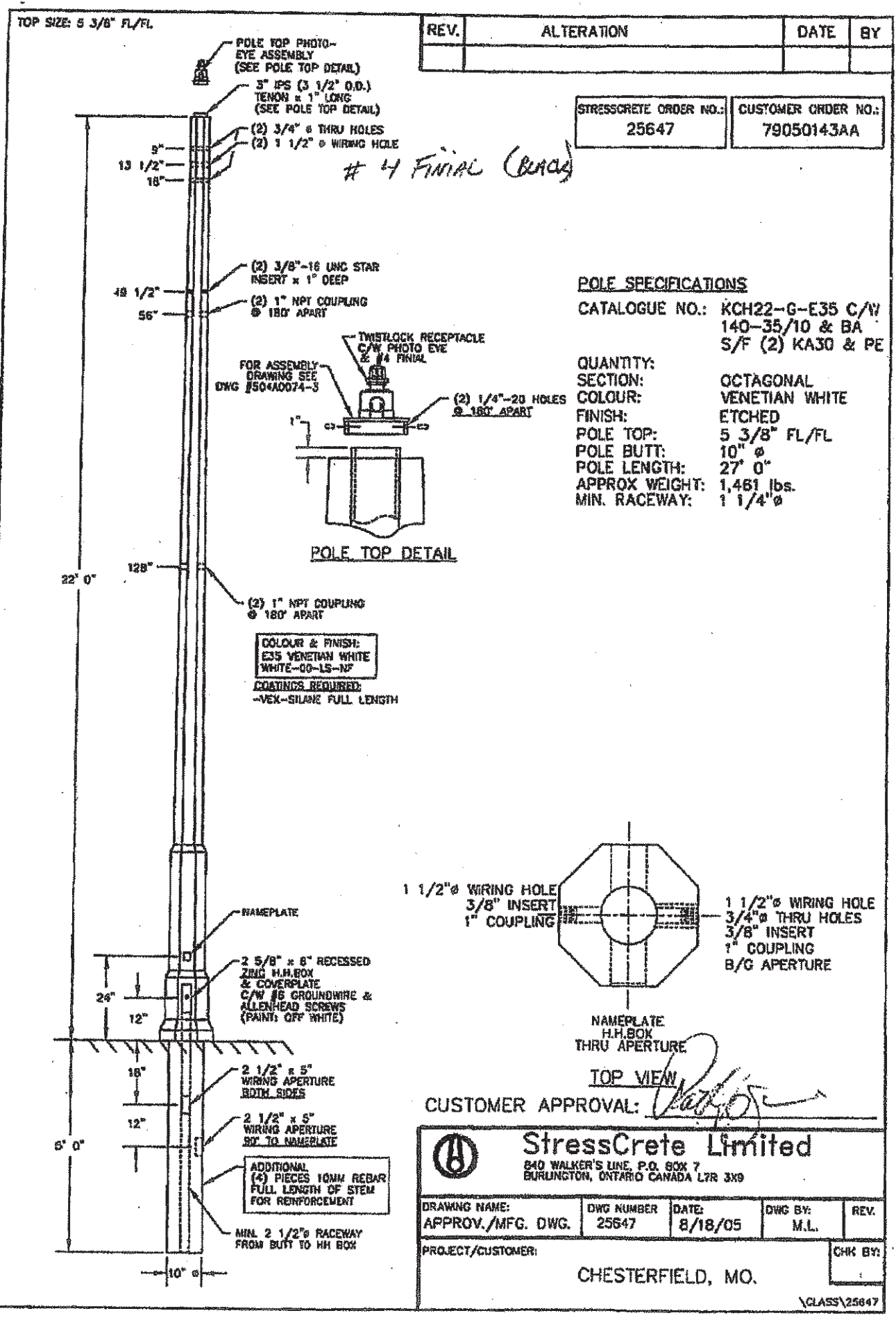
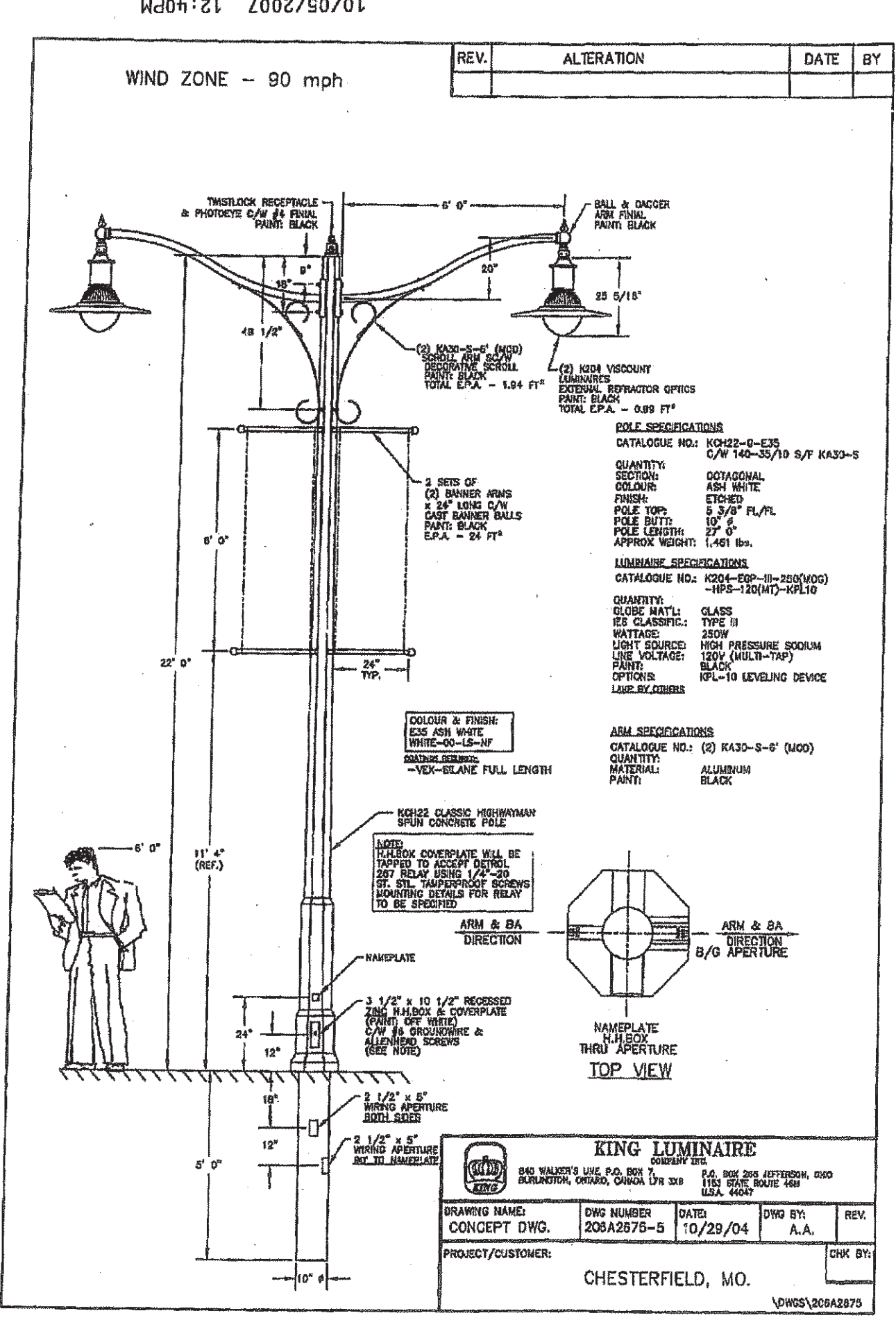
- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits 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.



NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	9/13/12
2	CITY COMMENTS	10/23/12
3	COUNTY COMMENTS	10/24/12
4	METRO COMMENTS	10/26/12
5	COUNTY COMMENTS	11/01/12
6	CITY COMMENTS	11/07/12
7	24 SETS TO CITY	11/16/12



NOTE:
 LIGHTING FOR THE PATHWAY ON THE PARKWAY SHALL BE LOCATED WITHIN THE CENTER MEDIAN OF CHESTERFIELD PARKWAY EAST.



PREPARED BY:
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 Consulting Engineers, Inc.
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 St. Louis, MO 63005
 PH. (636) 530-9100
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 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

SITE DEVELOPMENT CONCEPT PLAN FOR:
MERCY HEALTH CAMPUS
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI

OWNER
MERCY HEALTH SYSTEM
 14528 South Outer Forty,
 Suite 100
 Chesterfield, MO 63017
 Attn: Terry F. Bader
 Phone: 314-828-3656

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 MSD P. NO.:
 BASE MAP: 18S & 19S

SHEET TITLE:
ORDINANCE
 SHEET NO.:
C13