

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee

From: Mara M. Perry, Senior Planner

Date: 6/18/2009

RE: **P.Z. 06-2009 Villages of Kendall Bluff, Villages B & C (Partial) (Fischer & Frichtel Inc.)**: A request for an Ordinance Amendment to City of Chesterfield Ordinance 2133 to modify the permitted uses within a "R1A" Residence District with a Planned Environmental Unit (PEU) Procedure for part of a 63.8 acre tract of land located on the north side of Olive Boulevard, east of Cordovian Commons Parkway and west of Old Riverwoods. (17R5300582, 17R5300593, 17R5300607, 17R5300616, 17R5300625, 17R5300634, 17R5300643, 17R5300652, 16R210333, 16R210342, 16R210351, 17R530681, 17R5300692, 17R4400184, 17R4400195, 17R4400205, 17R4400214, 17R4400241, 17R4400250, 17R4400283, 17R4400294, 17R4400342, 17R4400351, 17R4400360, 17R4400371, 17R4400382, and 17R4400393).

Summary

Fischer & Frichtel, Inc. is requesting an amendment to City of Chesterfield Ordinance 2133 to allow for either attached or detached residential units on twenty-seven (27) unbuilt lots within the existing subdivision. The petitioner, after the public hearing notice was posted, asked that twelve (12) of the lots be removed from the Ordinance Amendment request. Please see the attached letter from the petitioner dated May 20, 2009. Currently the Planned Environmental Unit (PEU) for the development only allows for attached units. No other changes are being requested to the Attachment A.

At the June 8, 2009 meeting of the City of Chesterfield Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 8-1 with the following Amendment:

Section I. Specific Criteria, A. Permitted Uses, page 1. The following language was added:

- c. Single Family attached or detached residential units for Lots 64, 65, 66, 67, 68, and 69 as recorded in Plat Book 355 Pages 14-17 of the St. Louis County Recorder of Deeds. Upon the commencement of construction of either a attached or detached residential use within the above stated lots then all remaining lots stated above **must** have the same use.

Attached please find a copy of staff's report, the Attachment A, the recorded Site Development Plan and recorded Record Plat.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



VIII.A.

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Planning Commission Vote Report

Subject: Ordinance Amendment Vote Report

Meeting Date: June 8, 2009

From: Mara M. Perry, AICP, Senior Planner

Location: The north side of Olive Boulevard, east of Cordovian Commons Parkway and west of Old Riverwoods. (17R5300582, 17R5300593, 17R5300607, 17R5300616, 17R5300625, 17R5300634, 17R5300643, 17R5300652, 16R210333, 16R210342, 16R210351, 17R530681, 17R5300692, 17R4400184, 17R4400195, 17R4400205, 17R4400214, 17R4400241, 17R4400250, 17R4400283, 17R4400294, 17R4400342, 17R4400351, 17R4400360, 17R4400371, 17R4400382, and 17R4400393)

Petition: P.Z. 06-2009 Villages of Kendall Bluff, Villages B & C (Partial) (Fischer & Frichtel Inc.)

Proposal Summary

Fischer & Frichtel, Inc., is requesting an amendment to City of Chesterfield Ordinance 2133 to modify the permitted uses within a 63.8 a “R1A” Residence District with a Planned Environment Unit (PEU) Procedure for part of a 63.8 acre tract of land located on the north side of Olive Boulevard, east of Cordovian Commons Parkway and west of Old Riverwoods. (17R5300582, 17R5300593, 17R5300607, 17R5300616, 17R5300625, 17R5300634, 17R5300643, 17R5300652, 16R210333, 16R210342, 16R210351, 17R530681, 17R5300692, 17R4400184, 17R4400195, 17R4400205, 17R4400214, 17R4400241, 17R4400250, 17R4400283, 17R4400294, 17R4400342, 17R4400351, 17R4400360, 17R4400371, 17R4400382, and 17R4400393) The request applies to the following lots as they have been platted in the Record Plat for the Villages of Kendall Bluff Subdivision: Lots 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 34, 35, 48, 49, 50, 51, 58, 59, 64, 65, 66, 67, 68, and 69. The specific request is to amend the permitted uses to allow for the option of constructing detached or attached residential structures on those lots. The current ordinance only permits construction of attached residential structures.

Department Input

The Attachment A for this request meets all of the development requirements of the City of Chesterfield.

Zoning Analysis

The petitioner is requesting an amendment to the permitted uses in the Planned Environment Unit (PEU). Although the governing ordinance for this PEU only allows for “single family attached residential units”, the code for the underlying zoning District is “R1A” Residence District which has within it’s permitted uses “Dwellings, single-family”.

As stated above, the only permitted use for this planned district is single family attached structures. The Petitioner is requesting that the option of attached or detached structures be permitted for the lots specifically requested in this amendment. The total number of allowed units within the PEU is to remain the same and the density for the development will not change due to this proposed Ordinance Amendment. The governing ordinance for this site permits construction of a maximum of 115 unit and this maximum density will not be increased. In addition, if this request is approved, construction of any detached structures will have to adhere to all previously established zoning and development requirements such as building height and setbacks.

The Site Development Plan including the Architectural Elevations for this development have already been reviewed and approved by the Architectural Review Board, Planning Commission and City Council. The new construction will require permits and will be reviewed against the recorded Site Development Plan and architectural elevations. No changes are being made to the record plat for the already recorded lots and building envelopes.

Surrounding Land Use and Zoning

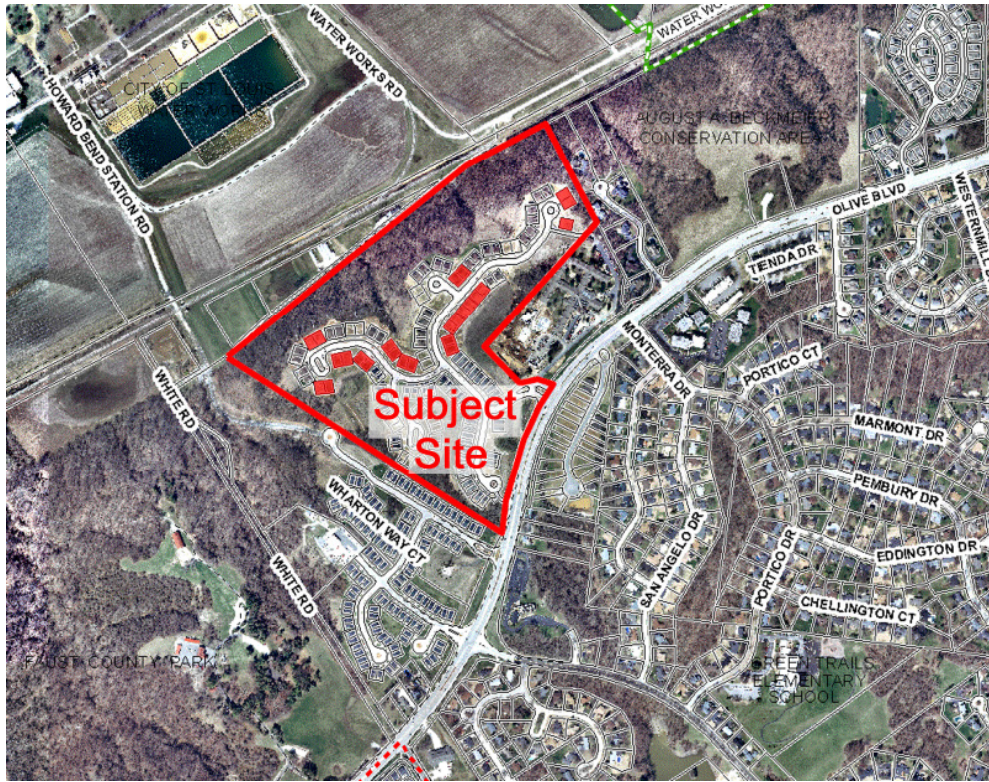
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is the City of St. Louis Waterworks, zoned “FPNU” Flood Plain Non-Urban District.

South: The property to the south is the Villas at Ladue Bluffs, zoned “R3” Residence District.

East: The property to the east is Surrey Place zoned “R1A” Residence District and Brunhaven zoned “R2” Residence District.

West: The property to the west is the City of St. Louis Waterworks, zoned “FPNU” Flood Plain Non-Urban District and the Villas at Ladue Bluffs, zoned “R3” Residence District.



View looking south towards lots 9-12



View looking north towards lots 48-51



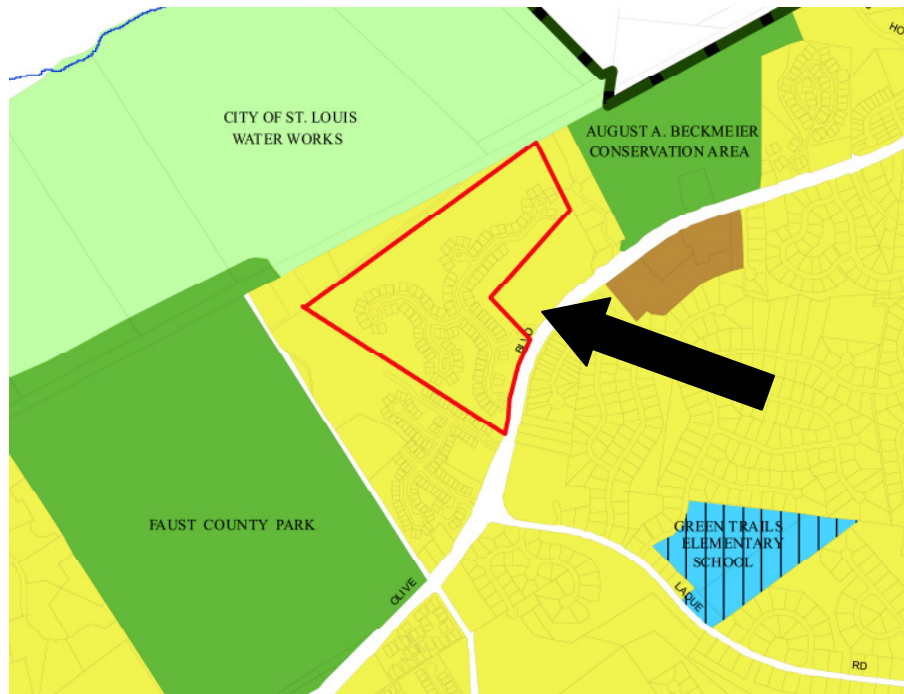
Existing attached units



View looking east towards lots 19-21

Comprehensive Plan Analysis

The subject site is located within the Residential Single-Family land use designations. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



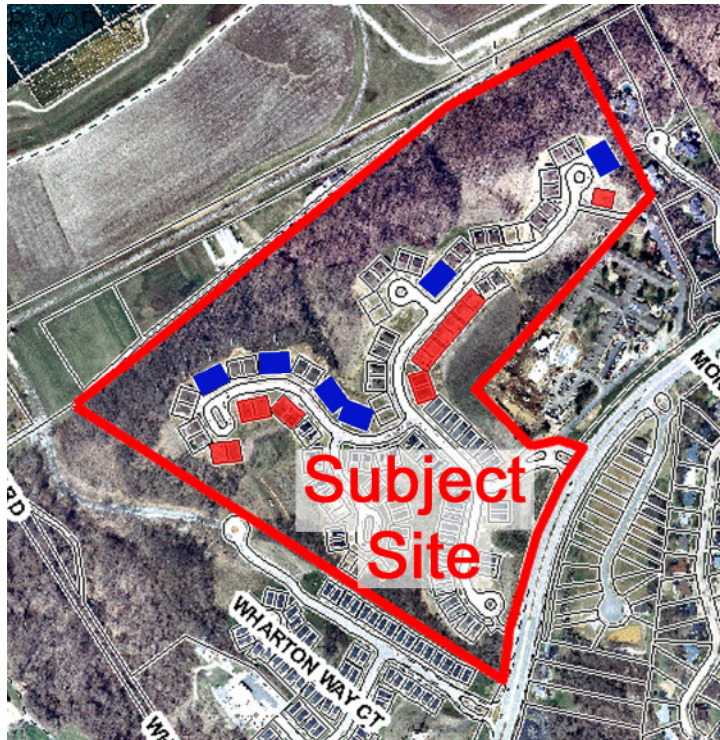
Site Area History

The subject tract was approved for rezoning by St. Louis County in 1987 for a 76 acre tract of land, from "NU" to "R1A", via ordinance 13,252. St. Louis County Ordinance 13,253 established a Planned Environment Unit (PEU) for 65 acres, allowing for the development of 127 two-family and multiple-family units for elderly and associated recreational facilities. A Conditional Use Permit was concurrently approved for the remaining 11 acre portion of the 76 acre property, for construction of a senior care facility (now Surrey Place). Conditions of the governing ordinance for the PEU required that construction commence within two years of the date of approval of the SDCP, and stated that it may extend one year upon approval by the Planning Commission. A Site Development Concept Plan for the full 76 acre site (PEU and CUP portions) was approved by the Planning Commission in November 1988.

In 2004, a Planned Environment Unit Procedure was approved for a 63.8 acre piece of property via City of Chesterfield Ordinance 2133. This ordinance limited the uses to single family attached units with a total number of 115 units allowed in the development. The Site Development Plan for the site was approved in September of 2005 by City Council as this development as Automatic Power of Review. The Record Plat for the Development was approved in November of 2006.

Issues

A Public Hearing was held on May 27, 2009 and there were eleven speakers. Among the issues discussed were property values, quality of life and construction details of housing units which are not issues to be addressed in the Attachment A. In the Public Hearing packet for the project, the petitioner requested that twelve of the twenty-seven lots be withdrawn from the Ordinance Amendment request.



Lots colored in **red** are a part of the original Ordinance Amendment request.
Lots colored in **blue** are the ones being removed from the petition

The Planning Commission had one issue regarding the language in the Attachment A for the project. It was held from a vote until the next Planning Commission meeting. At issue was providing language to require the same approved housing use in each cluster of homes once the first home in that grouping is built as an attached or detached unit. Please see page one of the Attachment A for the new language. Staff has no outstanding issues on this Ordinance Amendment.

Request

Staff has reviewed the Ordinance Amendment request and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on the Ordinance Amendment for P.Z. 06-2009 Villages of Kendall Bluff, Villages B & C (Partial) (Fischer & Frichtel Inc.).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being the most prominent.

Mara M. Perry, AICP
Senior Planner

Attachments

1. Attachment A
2. Recorded Site Development Plan
3. Recorded Record Plat

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 "PEU" Planned Environment Unit shall be:
 - a. Single Family detached residential unit for Lot 19
 - b. Single Family attached or detached residential units for Lots 9, 10, 11, 12, 13, 14, 15, & 16 as recorded in Plat Book 355 Pages 14-17 of the St. Louis County Recorder of Deeds. Upon the commencement of construction of either a attached or detached residential use within the above stated lots then all remaining lots stated above must have the same use.
 - c. Single Family attached or detached residential units for Lots 64, 65, 66, 67, 68, and 69 as recorded in Plat Book 355 Pages 14-17 of the St. Louis County Recorder of Deeds. Upon the commencement of construction of either a attached or detached residential use within the above stated lots then all remaining lots stated above must have the same use.
 - d. Single Family attached residential units for the remainder of the development
2. The above uses in the "PEU" Planned Environment Unit shall be restricted as follows:

There shall be no more than 115 Units

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

1. HEIGHT

The maximum height of a residential unit in this development shall not exceed two stories or thirty-five (35) feet, whichever is less.

2. BUILDING REQUIREMENTS

A minimum of seventy-six percent (76%) greenspace is required for this development. Greenspace is determined by a fraction: the numerator of which is all green plus all non-paved surfaces, denominator of which is the total area of the site minus the area of the pedestrian access ways as approved by the City of Chesterfield.

C. SETBACKS

1. STRUCTURE SETBACKS

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

- a. One Hundred (100) feet from the new right-of-way of Olive Boulevard where adjacent to it and forty (40) feet from the northern boundary of the 11.5 acre +/- parcel known as Surrey Place where adjacent to it. The proposed gatehouse for the development shall not be permitted to encroach upon the setback.
- b. Fifty (50) feet from the western boundary of the Planned Environment Unit.
 - i. The area within this setback shall be an area of non-disturbance and shall not be disrupted, except for placement of utilities and the detention pond.
 - ii. Areas disturbed for sewer lines and the detention pond within this fifty (50) feet of the property line shall require a buffer with landscaping in accordance with a landscape plan approved by the City of Chesterfield.
 - iii. This area of non-disturbance on the western property line shall be a minimum of 930 feet in length from the right-of-way of Olive Boulevard.
- c. One hundred forty (140) feet from the northern boundary of the Planned Environment Unit.
- d. Eighty (80) feet from the eastern boundary of the Planned Environment Unit. For clarification, this distance is measured from the boundary line adjacent to Old Riverwoods Subdivision.
 - i. Fifty (50) feet from the eastern boundary shall be designated as an area of non-disturbance.

- ii. The setback for units 12b & 13b as shown on the preliminary plan shall be sixty-five (65) feet.

D. PARKING AND LOADING REQUIREMENTS

1. 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.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within the Olive Boulevard (State Road 340) right-of-way.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield Code.
2. Trees #44 and #45, as identified on the Tree Stand Delineation/Preliminary Preservation Plan, shall not be removed or destroyed. The City Tree Specialist shall review the condition of said trees prior to any grading or activity that could produce harm and direct measures for their preservation.
3. Provide a landscaped median on the street entering the site. The median shall be a minimum of one hundred (100) feet long and ten (10) feet wide.
4. The existing ten (10) foot wide landscaped medians on State Route 340 shall be extended across the entire frontage of the subject tract except as necessary to accommodate turning movements for the proposed entrance street and the existing entrances on the southerly side of State Route 340. If the existing entrance to Surrey Place is relocated or removed in conjunction with the improvements for this development, the Developer shall modify or extend the limits of the existing medians appropriately. Final extents of the medians shall be as directed by the City of Chesterfield and the Missouri Department of Transportation.

The median(s) shall be constructed, backfilled, irrigated and landscape 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 has been completed and approved.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or Missouri Department of Transportation, 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.
2. All light standards within this development will not exceed a total vertical height of twenty-four (24) feet.

H. 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.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the 76.5± acre parcel (the proposed PEU and the existing CUP, see also P.C. 12, 13 & 14-87) shall be limited to a single curb cut on Olive Boulevard (State Route 340). The location of the access point shall be as approved by the City of Chesterfield and the Missouri Department of Transportation.
2. An access easement shall be provided within the 140-foot northern setback of the property to serve as a possible link of a future trail connecting the Beckmeier Conservation Area to the east of Old Riverwoods and Faust Park to the west.
3. No lot shall be allowed direct access to Olive Boulevard (State Route 340)

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance street for this development must be approved by the City of Chesterfield and the Missouri Department of Transportation. Any request to install a gate on an internal street must be approved by the City of Chesterfield. No gate installation will be permitted on public right-of-way or within sixty (60) feet of a cross access easement. In addition, minimum stacking distance of sixty (60) feet, and a turnaround for rejected vehicles, designed to accommodate a single unit truck, must be provided in advance of the gate as directed by the City of Chesterfield and the Missouri Department of Transportation.
2. If a gate is installed on the entrance street for this development or on an internal street, the following additional requirements shall apply:
 - a. The streets within this development or that portion of the development that is gated shall be private and remain private forever.
 - b. No driveway shall be located within forty (40) feet of the gate as directed by the City of Chesterfield.
 - c. The first cross street to intersect the entrance street must be located a minimum of forty (40) feet from the gate as directed by the City of Chesterfield. The distance to be measured from the line of the gate to the edge of pavement of the proposed cross street.
3. Maintenance of private subdivision streets, including, but not limited to, snow removal, shall be the responsibility of the developer/subdivision. A disclosure statement shall be provided to all potential buyers in conformance with Section 1005.180 of the

Chesterfield Subdivision Ordinance. Signage indicating the private street shall also be posted as required by the referenced section.

4. Obtain approval from the City of Chesterfield and the Missouri Department of Transportation for the locations of proposed curb cuts, areas of new dedication and roadway improvements.
5. No driveway shall be allowed within fifty (50) feet of the intersection of the entrance street and the first cross street or access drive (11.5± acre parcel, aka Surrey Place). The distance will be measured from the nearest edge of pavement to the edge of the driveway at the property line.
6. The street off Olive Boulevard (State Route 340) shall be designed to City Standards and aligned such that vehicles entering off Olive have the right-of-way over vehicles exiting on the site (65± acre parcel) or the site to the north and east (11.5± acre parcel, aka Surrey Place). Any access off the entrance street shall be a minimum of one hundred (100) feet from the existing edge of pavement for Olive Boulevard (State Route 340) or a minimum of fifty (50) feet from right-of-way line as directed by the City of Chesterfield.
7. Provide cross access easements as needed to provide the adjacent parcel to the north and east (11.5± acre parcel, aka Surrey Place) full access to the street off of Olive Boulevard (State Route 340).
8. Provide a five (5) foot wide sidewalk, conforming to St. Louis County ADA standards, adjacent to Olive Boulevard (State Route 340) along the frontage of the subject tract and connecting to the sidewalk (Villas at Ladue Bluffs). The sidewalk may be located within State right-of-way or within a six (6) foot wide sidewalk, maintenance and utility easement on the subject property.
9. The developer shall provide any additional right-of-way for State Rout 340, and construct any improvements, as directed by the Missouri Department of Transportation and the City of Chesterfield.
10. Internal streets shall be constructed in accordance with Section 1005.180 of the Subdivision Ordinance of the City of Chesterfield. If streets are to be public, the turn arounds may be required to accommodate school buses, as directed by the City of Chesterfield.
11. If street grades in excess of six percent (6%) are desired, grade approval must be obtained from the City of Chesterfield prior to Site Development Plan approval. In no case shall slopes in excess of twelve percent (12%) be permitted. Any request for steep street grades must include justification prepared, signed and sealed by a professional engineer and include plans, profiles, boring logs, cross-sections, etc. in accordance with the City's Street Grade Design Policy. The justification should clearly indicate site

conditions and alternatives considered. If steep grades are approved for this site, a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat and provided to all prospective buyers.

K. TRAFFIC STUDY

Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, 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.

L. POWER OF REVIEW

The City Council shall have review and provide final approval of the site development plan for the proposed development subsequent to Planning Commission review.

M. 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.

Storm sewers discharging along the steep slope toward the northwest portion of the site shall be extended to the base of the slope unless; extraordinary measures are taken to protect the slope from erosion in the long term, as approved by the City of Chesterfield. The following note shall be included on the Site Development Plan, "Final location of the storm sewer outlets shall be as approved by the City Engineer. Review and approval of said outlets shall be concurrent with the review of the Improvement Plans for the project."

Stormwater runoff is to be intercepted at the west property line adjacent to the existing residential lots at the eastern extent of the Villas at Ladue Bluffs subdivision and conveyed via underground sewers to the existing sewer discharge in order to prevent, to the greatest extent practicable, overland stormwater flow from the proposed development into the rear yards of said existing residences.

At the easternmost extent of the proposed development, in the area of the terminus of the proposed street A, proposed lots 11B, 12B & 13B (as shown on the preliminary plan), micro-detention techniques should be employed, as approved by the City of Chesterfield, to collect stormwater from impervious surfaces which would flow in an eastward direction, in an effort to mitigate the effects of stormwater runoff.

2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water 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 (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(s).

N. 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 Planning and 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.

O. MISCELLANEOUS

1. All utilities will be installed underground.
2. If cut or fill slopes in excess of 3:1 are desired an exception to this requirement must be obtained from the City Engineer. Any request for steep slopes must include justification as required by the Grading Ordinance. The labeling of any steep slope proposed on the Site Development Plan shall include the following note, "This steep slope is subject to the review and approval of the City Engineer. Review of the proposed steep slope will be concurrent with the review of the Grading Permit or Improvement Plans for the project."
3. No exception shall be granted by the City of Chesterfield for new cut or fill slopes in excess of 3:1 along the western boundary of the development adjacent to homes on Cordovan Commons Parkway.

4. No grading shall be permitted within the fifty (50) foot building setback on the western boundary unless required for installation of utilities.
5. This development will require a NPDES permit form the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) or more acres.

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 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, City of Maryland Heights,
22. Spirit of St. Louis Airport and the Missouri Department of Transportation.
23. Compliance with Sky Exposure Plane.

V. RECORDING

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

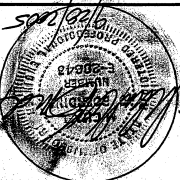
VI. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development 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.

ISSUE	REMARKS/DATE
1	01/13/02 1st Submittal
2	02/25/03 Revised Proposed Grading Section Line
3	7/9/03 Added Notes, Updated Section Line
4	4/22/04 Revised Preliminary
5	5/7/04 2nd Submittal
6	1/4/05 Revised Emergency Access
7	3/17/05 Rev. City of Chesterfield Remarks
8	4/7/05 Revised Grading & Layout, Street A Shifted
9	06/16/05 Rev. City Remarks 10 - 10/17/05

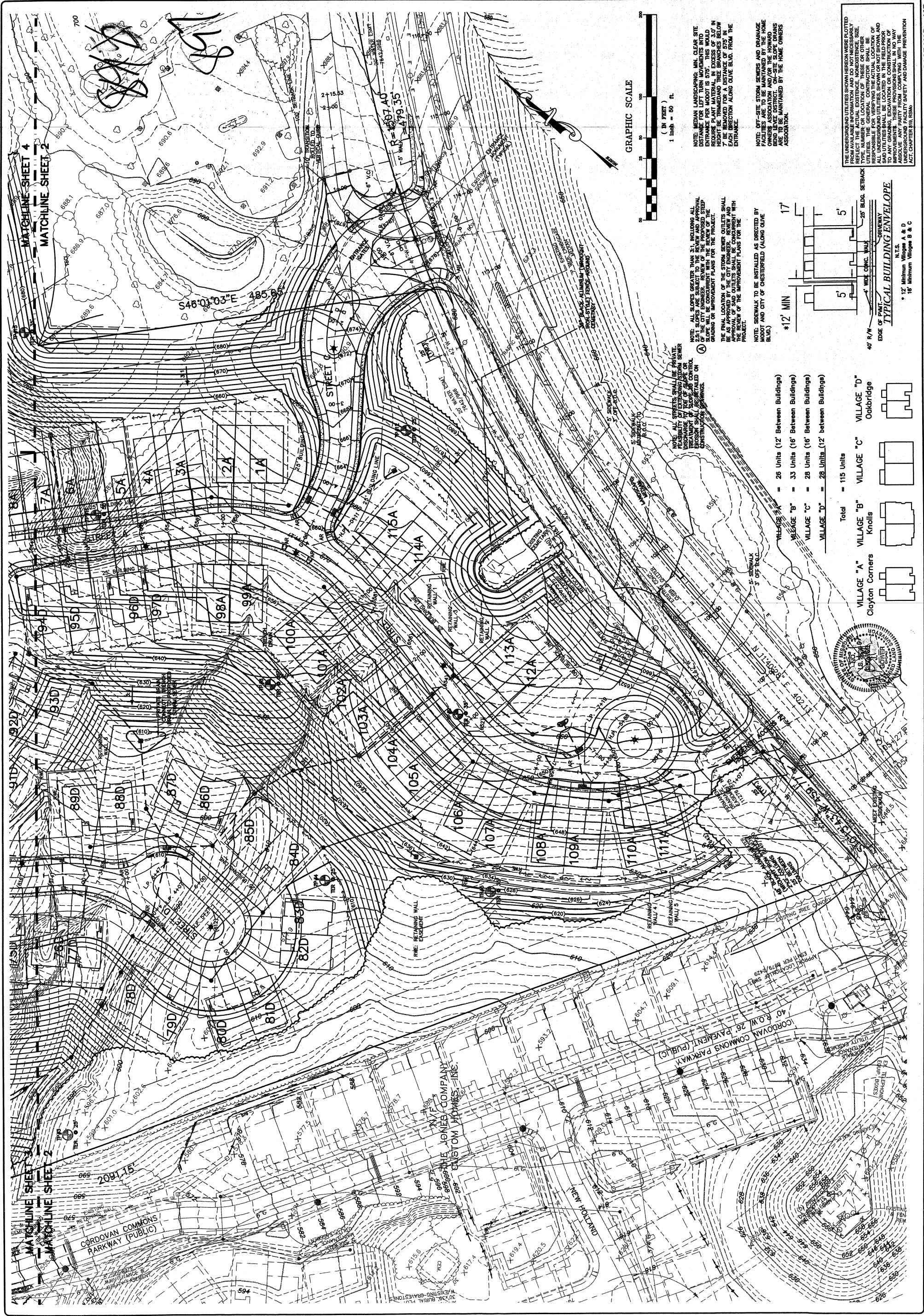
PREPARED FOR:
KENDALL BLUFFS, L.L.C.
 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-8717



PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440 FAX 487-8944
 E-Mail: Sterling@sterling-eng-sr.com

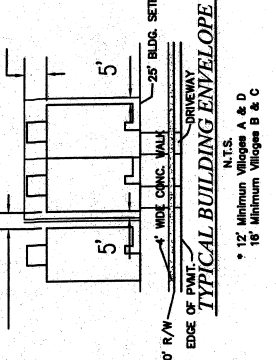
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 DESIGNED: [Signature]
 CHECKED: [Signature]
 SHEET TITLE:
THE VILLAGES OF KENDALL BLUFFS
 SITE DEVELOPMENT PLAN

PROJECT:
 SHEET NO. **00 12 315**
 SHEET **2** OF **2**
 M.S.D.
 PH



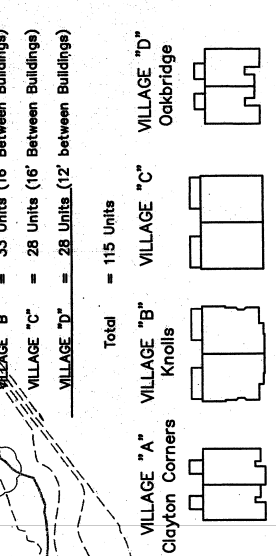
NOTE: MEDIAN LANDSCAPING, MIN. CLEAR SITE DISTANCE FOR LEFT TURN MOVEMENTS INTO ENTRANCE PER MOODOT IS 57'9". THIS WOULD REQUIRE PLANT MATERIAL IN EXCESS OF 3.0' IN EXCESS OF 57'9". PLANT MATERIAL SHALL BE 7' BE REMOVED FOR A DISTANCE OF 57'9" IN EACH DIRECTION ALONG OLIVE BLVD. FROM THE ENTRANCE.

NOTE: OFF-SITE STORM SEWERS AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND/OR THE HOWARD BEND LEVEE DISTRICT. ON-SITE SLOPE DRAINS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



NOTE: ALL SLOPES GREATER THAN 3:1, INCLUDING ALL SLOPES TO BE MAINTAINED BY THE HOWARD BEND LEVEE DISTRICT, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND/OR THE HOWARD BEND LEVEE DISTRICT. SLOPE IMPROVEMENT PLANS FOR THE PROJECT WILL BE CONCURRENT WITH THE REVIEW OF THE FINAL LOCATION OF THE STORM SEWER OUTLETS SHALL BE AS APPROVED BY THE CITY ENGINEER. ALL SLOPES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION WITH THE REVIEW OF THE IMPROVEMENT PLANS FOR THE PROJECT.

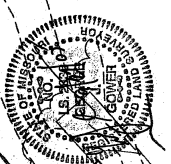
NOTE: SIDEWALK TO BE INSTALLED AS DIRECTED BY MOODOT AND CITY OF CHESTERFIELD (ALONG OLIVE BLVD.)



NOTE: ALL STREETS SHALL BE FINISHED TO THE FINISH GRADE AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. SLOPE IMPROVEMENT PLANS FOR THE PROJECT WILL BE CONCURRENT WITH THE REVIEW OF THE FINAL LOCATION OF THE STORM SEWER OUTLETS SHALL BE AS APPROVED BY THE CITY ENGINEER. ALL SLOPES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION WITH THE REVIEW OF THE IMPROVEMENT PLANS FOR THE PROJECT.

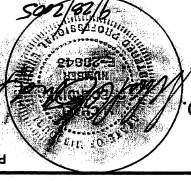
NOTE: SIDEWALK TO BE INSTALLED AS DIRECTED BY MOODOT AND CITY OF CHESTERFIELD (ALONG OLIVE BLVD.)

VILLAGE "A"	Clayton Corners	115 Units
VILLAGE "B"	Knolls	26 Units (12' between Buildings)
VILLAGE "C"		33 Units (16' between Buildings)
VILLAGE "D"	Oakbridge	28 Units (16' between Buildings)
Total		115 Units



1	01/13/02 1st Submittal
2	02/25/03 Revised Proposed Grading
3	2/29/03 Added Notes, Updated Section Line
4	4/23/04 Revised Preliminary
5	5/17/04 2nd Submittal
6	1/14/05 Revised Emergency Access
7	3/17/05 Rev. City of Chesterfield Remarks
8	4/17/05 Revised Grading & Layout, Street a Shaded
9	08/16/05 Rev. City Remarks - 10/17/05

PREPARED FOR:
KENDALL BLUFFS, L.L.C.
 5091 NEW BAUMGARTNER ROAD
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PROJECT:	
THE VILLAGES OF KENDALL BLUFF	
SITE DEVELOPMENT PLAN	
CHECKED:	
DESIGNED:	
DRAWN:	
SHEET TITLE:	
NO. 00 12 315	
SHEET 4 OF	
M.S.D. #	4
DISTRICT RELOCATION	
DATE	



THE UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, LOCATION, DEPTH OR CHARACTER OF SUCH UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF SAID UTILITIES. EXCAVATION OR CONSTRUCTION OF ANY UTILITY SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF ANY OTHER WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF SAID UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF SAID UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF SAID UTILITIES.

N/F
 BINWANT SINGH
 9852/1112
 16R210232

N/F
 STEVEN & LOR
 LANDER
 11911/1570
 16R210283

N/F
 ARTSHVI PAL
 16R210232

MATCHLINE SHEET 3
 MATCHLINE SHEET 4

BASE MAP 16R & 17R

ISSUE	REMARKS/DATE
1	01/13/02 1st Submittal
2	8/25/03 Revised Proposed Grading
3	7/9/03 Added Notes, Updated Section Line
4	4/22/04 Revised Preliminary
5	5/7/05 Revised Emergency Access
6	3/17/05 Rev. City of Chesterfield Remarks
7	3/17/05 Rev. City of Chesterfield Remarks
8	4/7/05 Revised Grading & Layout, Street A added
9	06/16/05 Rev. City Remarks - 10/17/05

PREPARED FOR:
KENDALL BLUFFS, L.L.C.
 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
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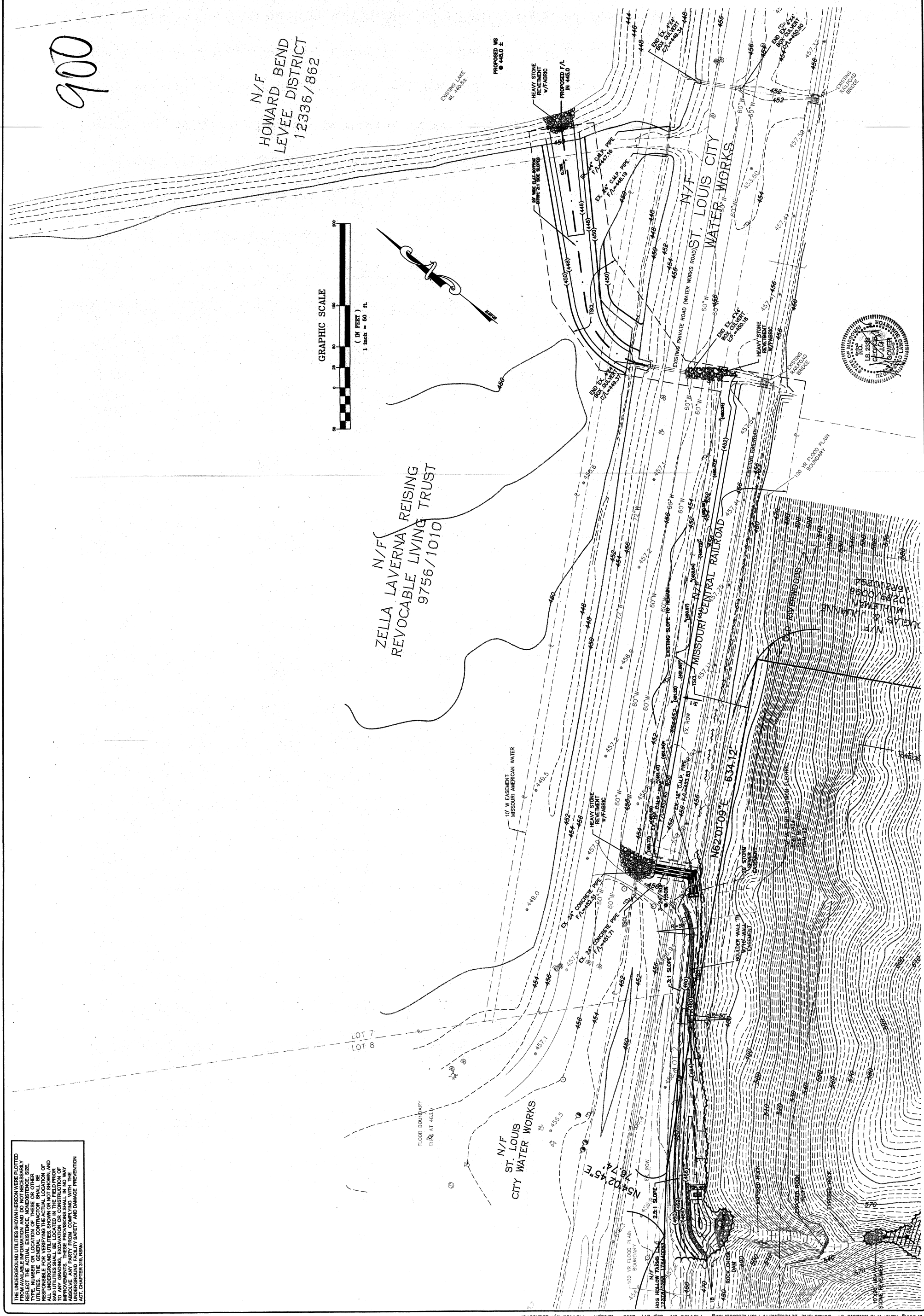
PREPARED BY:
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 (314) 487-0440 FAX 487-8944
 E-Mail: Sterling@sterling-eng-survey.com

PROJECT: **THE VILLAGES OF KENDALL BLUFF**

SHEET TITLE: **SITE DEVELOPMENT PLAN**

DRAWN: _____
 CHECKED: _____
 DESIGNED: _____

NO.	00	12	315
M.S.D.	PH	DATE	OF
			5



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, LOCATION, DEPTH, OR CHARACTER OF SUCH UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN HEREON PRIOR TO CONSTRUCTION AND TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL APPLY TO ANY UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT CHAPTER 316, RSMo.

CITY OF CHESTERFIELD
DEPARTMENT OF PLANNING
SCRIPT FOR A SITE DEVELOPMENT PLAN

St. Lukes Episcopal Resurrection Hospitals

NAME OF OWNER
IN CONNECTION WITH A CHANGE OF ZONING FOR THE FOLLOWING DESCRIBED PROPERTY FROM _____ TO _____ (PRESENT ZONING)

A TRACT OF LAND BEING A PART OF LOT 2 OF THE SUBDIVISION OF MOSS HUNTON'S LAND AS PER THE PLAT THEREOF RECORDED IN SURVEYOR'S RECORD BOOK 2 PAGE 21 OF THE ST. LOUIS COUNTY RECORDS BEING SITING WITHIN THE CITY OF CHESTERFIELD, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD ON THE WESTERN RIGHT OF WAY OF NEW OLIVE ROAD AS DESCRIBED IN DEED BOOK 8347 PAGE 205 OF THE ST. LOUIS COUNTY RECORDS, SAID ROD BEING LOCATED 60.80 FEET WEST OF CENTERLINE STATION 105+09.85, SAID ROD ALSO BEING ON THE COMMON LINE OF LOT 2 AND LOT 3 OF SAID MOSS HUNTON'S LAND, THENCE WITH THE COMMON LINE OF LOT 2 AND LOT 3 OF SAID MOSS HUNTON'S LAND, NORTH 57°44'19" WEST 2091.15 FEET TO THE CENTERLINE OF A 40' WIDE PRIVATE ROAD AS SHOWN ON AFFRASHAD SURVEYOR'S RECORD BOOK 2 PAGE 21, SAID POINT ALSO BEING ON THE SOUTHEAST CORNER OF SAID MOSS HUNTON'S LAND; THENCE WITH THE CENTERLINE OF SAID 40' WIDE PRIVATE ROAD, NORTH 88°53'48" WEST 48.85 FEET TO AN IRON PIPE FOUND FOR THE COMMON SOUTH CORNER OF LOT 9 AND LOT 8 OF SAID MOSS HUNTON'S LAND; THENCE WITH THE CENTERLINE OF SAID 40' WIDE PRIVATE ROAD, NORTH 88°53'48" WEST 48.85 FEET TO AN IRON PIPE FOUND FOR THE COMMON SOUTH CORNER OF LOT 9 AND LOT 8 OF SAID MOSS HUNTON'S LAND AND CONTINUING FOR A DISTANCE IN ALL OF 1401.55 FEET TO A POINT, FROM SAID POINT A FOUND SPIKE BEARS SOUTH 24°16'40" EAST 0.23 FEET; THENCE NORTH 54°02'45" EAST 76.74 FEET TO A POINT ON THE SOUTH LINE OF THE ST. LOUIS, KANSAS CITY AND COLORADO RAILROAD COMPANY RECORDED IN DEED BOOK 38 PAGE 505 OF THE ST. LOUIS COUNTY RECORDS, FROM SAID POINT A FOUND IRON PIPE BEARS NORTH 82°01'09" EAST 0.86 FEET; THENCE WITH THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY, NORTH 82°01'09" EAST 834.12 FEET TO A STONE FOUND FOR THE WESTERNMOST CORNER OF AMENDED OLD RIVER WOODS RECORDED IN PLAT BOOK 185 PAGE 46 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE WESTERN LINE OF SAID AMENDED OLD RIVER WOODS, SOUTH 27°48'45" EAST 681.08 FEET TO THE NORTHERNMOST CORNER A TRACT OF LAND DESCRIBED IN A DEED TO ST. LUKE'S HOSPITALS, EPISCOPAL-RESURRECTION HOSPITALS, RECORDED IN DEED BOOK 8377 PAGE 743 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE WESTERN LINE OF SAID ST. LUKE'S HOSPITALS TRACT, THENCE WITH THE SOUTHWESTERN LINE OF SAID ST. LUKE'S TRACT, SOUTH 48°03'03" EAST 48.85 FEET TO A POINT IN THE AFFRASHAD WESTERN RIGHT OF WAY OF NEW OLIVE ROAD; THENCE WITH THE WESTERN RIGHT OF WAY OF NEW OLIVE ROAD, ALONG A CURVE TO THE LEFT, WITH A RADIUS THAT BEARS SOUTH 60°39'57" EAST 1507.40 FEET, A CHORD BEARING OF SOUTH 21°16'29" WEST, A CHORD DISTANCE OF 423.28 FEET AND AN ARC LENGTH OF 428.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°13'43" WEST 459.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.778129 SQUARE FEET (63.8000 ACRES), MORE OR LESS, PER A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF DECEMBER, 2002.

St. Lukes Episcopal Resurrection Hospitals
NAME OF OWNER(S) _____ 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, _____ OF CITY OF CHESTERFIELD ORDINANCE #24, DO HEREBY (APPLICABLE SUBSECTION) _____ (PRESENT ZONING) _____ 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 VOIDER OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE) *[Signature]*
NAME TYPED: *Early Olson*

STATE OF MISSOURI, COUNTY OF St. Louis, SS
ON THIS 2nd DAY OF October, A.D., 2005 BEFORE ME PERSONALLY APPEARED *Early Olson* TO ME KNOWING WHO, BEING BY ME SHOWN IN, DO SAY THAT HE IS THE *Early Olson* OF THE *St. Lukes Episcopal Resurrection Hospitals* A CORPORATION IN THE STATE OF Missouri AND THAT HE HAS SIGNED AND CAUSED TO BE SIGNED AND SUBSCRIBED ON THE FOREGOING INSTRUMENT AND INSTRUMENTS HEREON SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID INSTRUMENTS ARE TRUE AND CORRECT AND HE HAS ACKNOWLEDGED SAID INSTRUMENTS TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

My Commission Expires *08/12/2006*
Notary Public
Vivian A. Smith, Notary Public
CITY CLERK
Debra Fice
Maureen A. Wiley



ISSUE	REMARKS/DATE
1	07/19/05
2	08/17/05 City Comments
3	10/17/05 City of Chesterfield Revisions & Resubmittal
4	10/17/05 City Comments

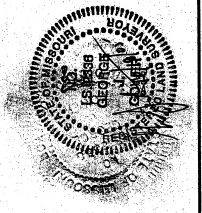
PREPARED FOR: **KENDALL BLUFFS, L.L.C.**
5091 NEW BAUMARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

PREPARED BY: **THE STERLING CO.**
ENGINEERS & SURVEYORS
5055 NEW BAUMARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **THE VILLAGES OF KENDALL BLUFF**
SHEET TITLE: **ORDINANCE SHEET**

NO. **00 12 315** SHEET **6** OF **06**
M.S.D. **PF**
DIGITAL FILE LOCATION: **10/17/05**

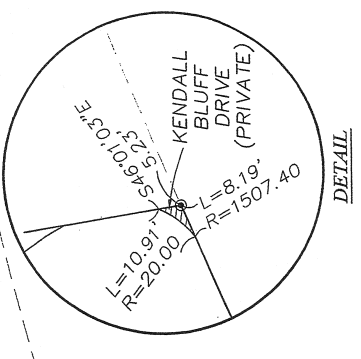
CHECKED: _____
DESIGNED: _____
DRAWN: _____



901

S41°03'00" 1079.25'

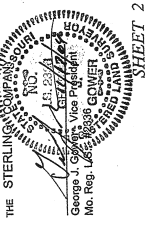
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ST. LUKES
EPISCOPAL-PRESBYTERIAN HOSPITAL
83887/743



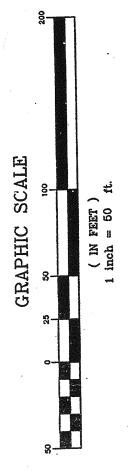
**THE VILLAGES OF
KENDALL BLUFF**
A TRACT OF LAND BEING A PART OF LOT
2 OF THE SUBDIVISION OF MOSS
HUNTON'S LAND AS PER THE PLAT
THEREOF RECORDED IN SURVEYOR'S
RECORD BOOK 2 PAGE 21 OF THE ST.
LOUIS COUNTY SURVEYS AND BEING
SITUATED IN U.S. TOWNSHIP 120 AND 121,
EAST, ST. LOUIS COUNTY, MISSOURI
ZONED R-1A PEU ORDINANCE NO. 2133

- LEGEND**
- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)(6\"/>
 - SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)(1/2\"/>
- NOTE: ALL LOT TIES ARE PERPENDICULAR OR RADIAL UNLESS OTHERWISE NOTED.

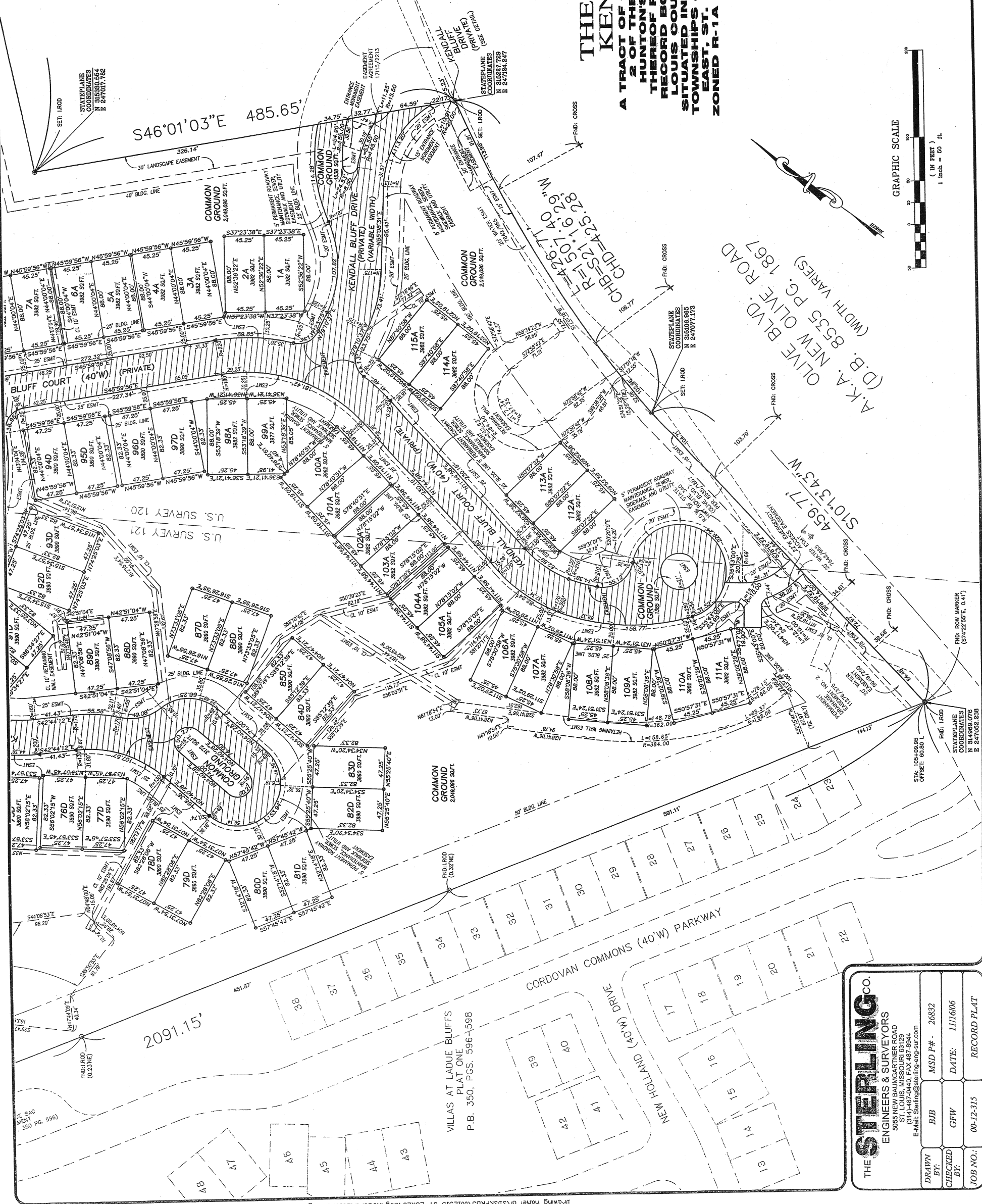
SEE SHEET 1 OF 4 FOR NOTES AND CERTIFICATION



SHEET 2 OF 4

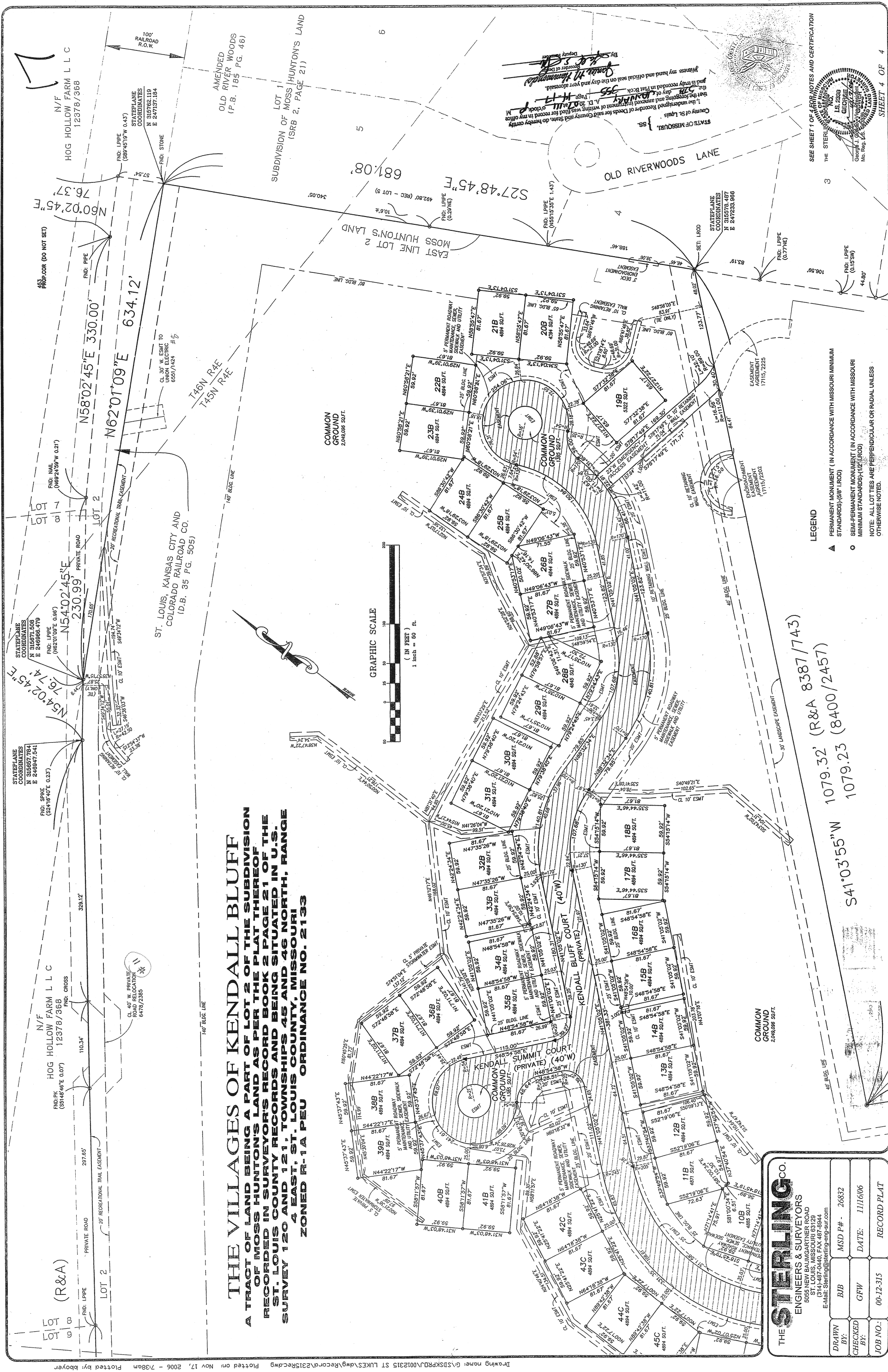


A.K.A. OLIVE BLVD. ROAD
(D.B. 8535 PG. 1867)
CHB=425.829' W
R=1507.40'
CHB=321.9240' W
R=1507.40'

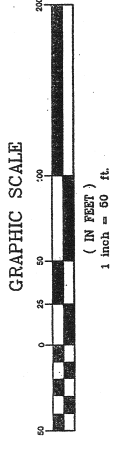


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THE STERLING CO.			
ENGINEERS & SURVEYORS			
5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63128 (314) 487-0440, FAX 487-9844 E-Mail: Sterling@sterling-eng-survey.com			
DRAWN BY:	B/B	MSD P# -	26832
CHECKED BY:	G/FW	DATE:	11/16/06
JOB NO.:	00-12-315	RECORD PLAT	



THE VILLAGES OF KENDALL BLUFF
 A TRACT OF LAND BEING A PART OF LOT 2 OF THE SUBDIVISION OF MOSS HUNTON'S LAND AS PER THE PLAT THEREOF RECORDED IN SURVEYOR'S RECORD BOOK 2 PAGE 21 OF THE ST. LOUIS COUNTY RECORDS AND BEING SITUATED IN U.S. SURVEY 120 AND 121, TOWNSHIPS 45 AND 46 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI ZONED R-1A PEU ORDINANCE NO. 2133



LEGEND
 ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS §166 I.R.O.D.)
 ○ SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS §162 I.R.O.D.)
 NOTE: ALL LOT LINES ARE PERPENDICULAR OR PARALLEL UNLESS OTHERWISE NOTED.

THE STERLING CO.			
ENGINEERS & SURVEYORS			
5055 NEW BALMARTNER ROAD			
ST. LOUIS, MISSOURI 63129			
E-Mail: Sterling@sterling-eng-srv.com			
DRAWN BY:	BIB	MSD P#:	26832
CHECKED BY:	GRW	DATE:	11/16/06
JOB NO.:	00-12-315	RECORD PLAT	

1079.32' (R&A 8387/743)
 1079.23 (8400/2457)
 S41°03'55"W 1079.23

STATE OF MISSOURI
 COUNTY OF ST. LOUIS
 I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on this day of NOVEMBER 2006 at 11:17 o'clock P.M.
 By James H. Hammond
 Deputy Recorder

SEE SHEET 1 OF 4 FOR NOTES AND CERTIFICATION
 THE STERLING CO.
 ENGINEERS & SURVEYORS
 No. Reg. 126
 GEORGE J. STERLING
 No. Reg. 125
 SHEET 4 OF 4