

Planning Commission Staff Report

Project Type:	Amended Site Development Concept Plan
Meeting Date:	June 14, 2021
From:	Natalie Nye, Planner
Location:	North of Chesterfield Airport Rd. and east of Spirit of St. Louis Blvd.
Description:	Spirit of St. Louis Corporate Center (Gateway Studios): An Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for a 30.8-acre vacant tract of land zoned "PC" Planned Commercial located on the north side of Chesterfield Airport Road east of Spirit of St. Louis Boulevard (17V420168, 17V410103, 17V430046, 17V440111).

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. has submitted an Amended Site Development Concept Plan for Planning Commission review. This request depicts a phased development of two lots that totals 30.8 acres. The subject site is zoned "PC" Planned Commercial District and is currently governed under the terms and conditions of City of Chesterfield Ordinance 2342. An Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan have all been submitted for review and approval in accordance with the governing ordinance.



Figure 1: Aerial of Subject Site

HISTORY OF SUBJECT SITE

The subject property was originally zoned "M3" Planned Industrial District by St. Louis County. On March 19, 2007 Ordinance 2342 was approved which rezoned the property to "PC" Planned Commercial District. In 2008 a Site Development Concept Plan was approved. This plan called for a

mixture of retail and office buildings on nine lots. The proposed development depicted on the 2008 Site Development Concept Plan was never built and the site remains vacant.

In 2021 applications for a Boundary Adjustment Plat, Amended Site Development Concept Plan, and Site Development Section Plans for Lots 1 and 2, and an Architectural Specialty Lighting Plan were submitted for the development known as Gateway Studios, a campus containing recording and film studios, office space and a hotel. The site is currently vacant awaiting development.

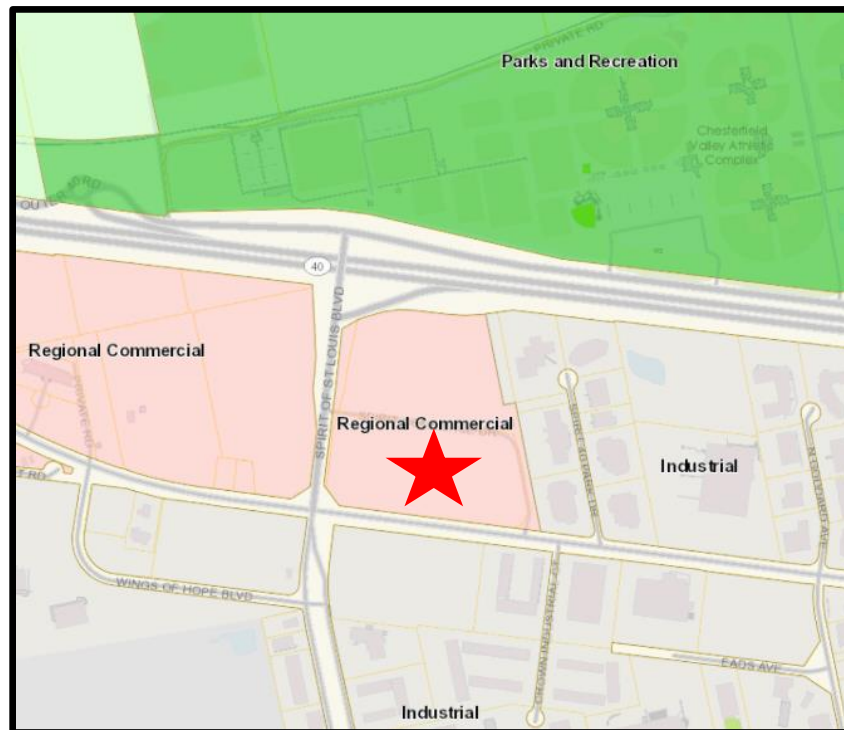


Figure 2: Future Land Use Map

STAFF ANALYSIS

The subject site is located on the north side of Chesterfield Airport Road, east of Spirit of St. Louis Blvd., and south of Highway 40/Interstate 64. The area is designated “Regional Commercial” within the City of Chesterfield Comprehensive Land Use Plan, and the subject site comprises a total of 30.8 acres.

The Amended Site Development Concept Plan complies with approved site-specific Ordinance 2342. The proposed uses of art studio, office and hotel are listed as permitted uses in the governing ordinance. The proposed development is consistent with the City’s Comprehensive Plan designation of “Regional Commercial”. The Comprehensive Plan defines this designation as areas that serve regional commercial needs and draw visitors from both Chesterfield and the surrounding areas. The designation calls for uses that emphasize retail, dining, entertaining, hotel and leisure components. The proposed uses follow the intent of the designation as described in the Land Use Plan.

Amended Site Development Concept Plan

The Concept Plan depicts the proposed lots, the existing internal drive, proposed building footprints, and parking areas. The subject site is composed of two lots as seen in Figure 3, all of which is currently undeveloped. Site Development Section Plans for Lot 1 and Lot 2 have been submitted. The building footprints on the Concept Plan include Lot 2's hotel building and Lot 1's Main Building, Studio 2 and additional future studio space that will be developed at a later phase.

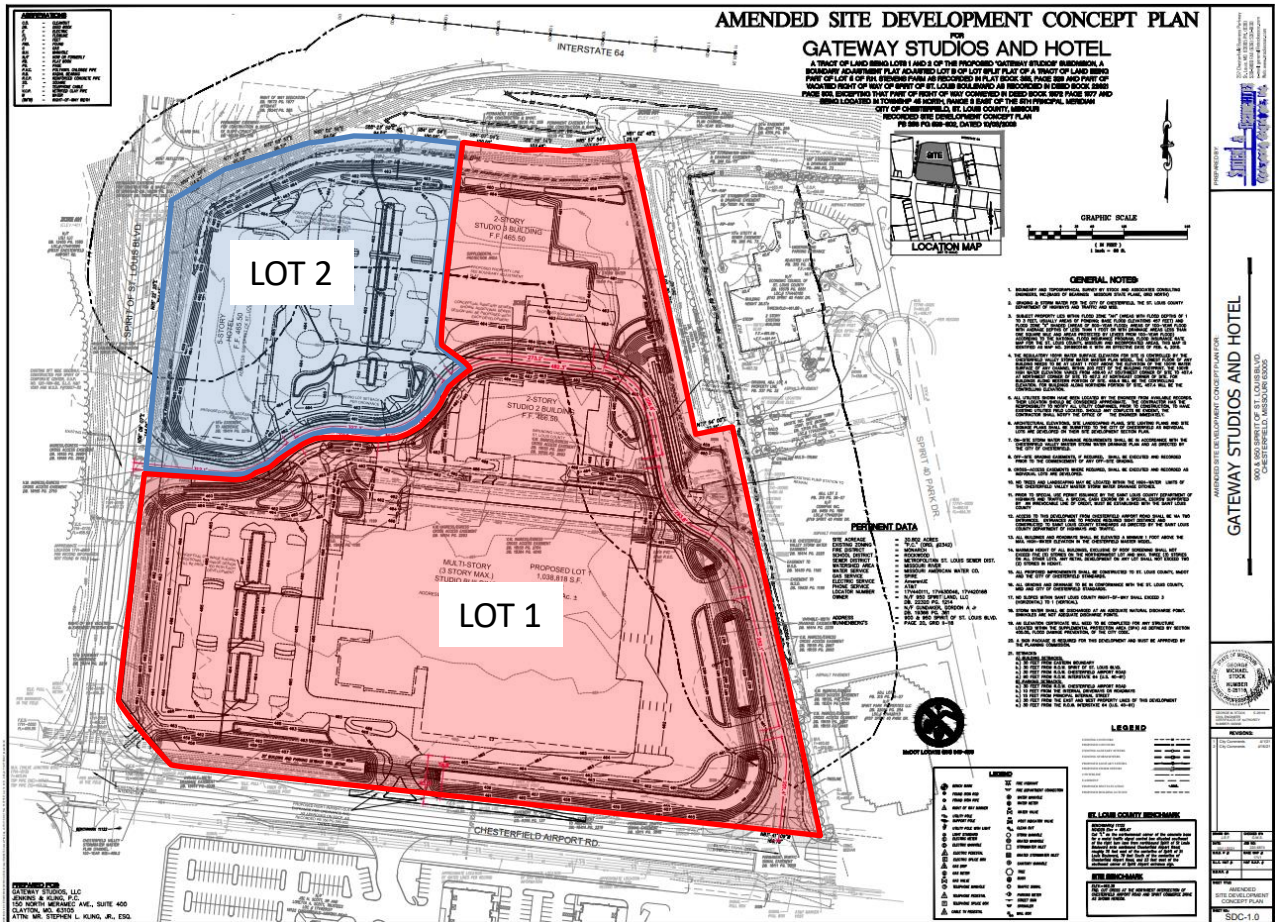


Figure 3: Site Development Concept Plan

Vehicular access is provided via three access points off of Chesterfield Airport Road and Spirit of St. Louis Blvd. Two of the access points currently exist, as the internal drive depicted on the plan has already been constructed. The final access point is a right-in right-out drive servicing Lot 1 of the development from Chesterfield Airport Road. The proposed lots will have a total of seven access points off of the internal drive. A sidewalk network is proposed throughout the plan connecting the two lots as well as along the perimeter of the site.

Landscape Concept Plan

The Landscape Concept Plan outlines the required buffer areas along Chesterfield Airport Road and Spirit of St. Louis Blvd. Both require a 30' landscape buffer per the Unified Development Code (UDC). The site does not include any tree stands and therefore there are no tree preservation requirements. Adequate landscaping is proposed throughout the site.

Lighting Concept Plan

The applicant has submitted the required Lighting Concept Plan. The primary purpose of the Lighting Concept Plan is to provide streetlighting along Chesterfield Airport Road, Spirit of St. Louis Blvd. as well as the internal roadway. All entrance drives are illuminated for safety. All streetlight fixtures are flat lensed, fully enclosed, and directed downward as required by the UDC.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2342. Staff recommends approval of the Amended Site Development Concept Plan for the Spirit of St. Louis Corporate Center (Gateway Studios).

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for Spirit of St. Louis Corporate Center (Gateway Studios)."
- 2) "I move to approve the Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for Spirit of St. Louis Corporate Center (Gateway Studios) with the following conditions..." (conditions may be added, eliminated, altered or modified)

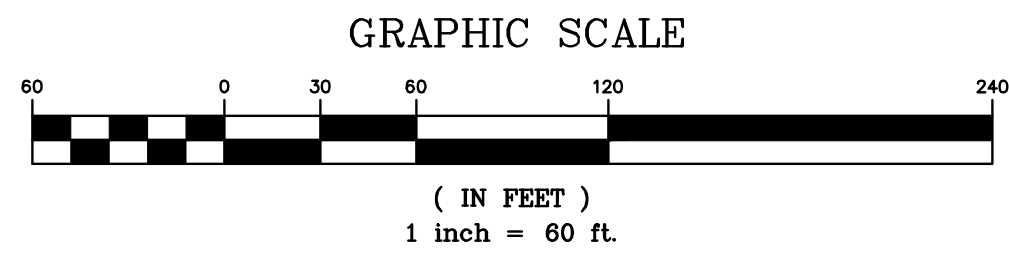
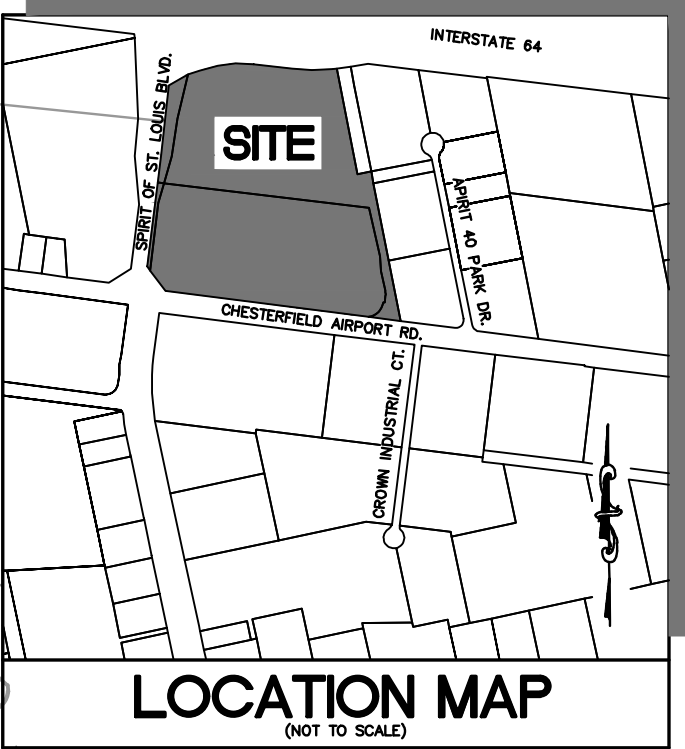
Attachments: Amended Site Development Concept Plan Packet

AMENDED SITE DEVELOPMENT CONCEPT PLAN

FOR GATEWAY STUDIOS AND HOTEL

A TRACT OF LAND BEING LOTS 1 AND 2 OF THE PROPOSED "GATEWAY STUDIOS" SUBDIVISION, A BOUNDARY ADJUSTMENT PLAT ADJUSTED LOT 8 OF LOT SPLIT PLAT OF A TRACT OF LAND BEING PART OF LOT 5 OF R.H. STEVENS FARM AS RECORDED IN PLAT BOOK 355, PAGE 329 AND PART OF VACATED RIGHT OF WAY OF SPIRIT OF ST. LOUIS BOULEVARD AS RECORDED IN DEED BOOK 22621 PAGE 800, EXCEPTING THAT PART OF RIGHT OF WAY CONVEYED IN DEED BOOK 18172 PAGE 1977 AND BEING LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
RECORDED SITE DEVELOPMENT CONCEPT PLAN
PB 356 PG 599-602, DATED 10/03/2008

ABBREVIATIONS	
C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NEW OR FORMERLY
PL	PLAT BOOK
P.V.C.	POLYVINYL CHLORIDE PIPE
R.S.	RIGID SIGNALING
R.C.P.	REINFORCED CONCRETE PIPE
SQ	SQUARE
T.C.P.	TELEPHONE CABLE
V.C.P.	VERTICALLY CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING, BASE FLOOD ELEVATIONS 457 FEET) AND FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVELS FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 281800445 K WITH AN EFFECTIVE DATE OF FEB. 4, 2015.
- THE REGULATORY 100YR WATER SURFACE ELEVATION FOR THIS SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100YR HIGH WATER ELEVATION VARIES FROM 459.46 AT SOUTHWEST CORNER OF SITE TO 457.4 AT NORTHWEST CORNER OF SITE TO 457.2 AT NORTHEAST CORNER OF SITE. FOR BUILDINGS ALONG WESTERN PORTION OF SITE, 459.4 WILL BE THE CONTROLLING ELEVATION FOR BUILDINGS ALONG NORTHERN PORTION OF SITE, 457.4 WILL BE THE CONTROLLING ELEVATION.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED, SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SURVEY PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESROW OR A SPECIAL ESROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY.
- ACCESS TO THIS DEVELOPMENT FROM CHESTERFIELD AIRPORT ROAD SHALL BE VIA TWO ENTRANCES. ENTRANCES ARE TO PROVIDE REQUIRED SIGHT DISTANCE AND BE CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED FIVE (5) STORIES ON THE NORTHERNMOST LOT AND MAX. THREE (3) STORIES ON ALL OTHER LOTS. ANY RETAIL DEVELOPMENT ON ANY LOT SHALL NOT EXCEED TWO (2) STORIES IN HEIGHT.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, MoDOT AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- AN ELEVATION CERTIFICATE WILL NEED TO BE COMPLETED FOR ANY STRUCTURE LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (SPA) AS DEFINED BY SECTION 405.05, FLOOD DAMAGE PREVENTION, OF THE CITY CODE.
- A SIGN PACKAGE IS REQUIRED FOR THIS DEVELOPMENT AND MUST BE APPROVED BY THE PLANNING COMMISSION.
- SETBACKS:
 - a) BUILDING SETBACKS:
 - 1) 30 FEET FROM EASTERN BOUNDARY
 - 2) 30 FEET FROM R.O.W. SPIRIT OF ST. LOUIS BLVD.
 - 3) 30 FEET FROM R.O.W. CHESTERFIELD AIRPORT ROAD
 - 4) 90 FEET FROM R.O.W. INTERSTATE 64 (U.S. 40-61)
 - b) PARKING SETBACKS:
 - 1) 30 FEET FROM R.O.W. CHESTERFIELD AIRPORT ROAD
 - 2) 10 FEET FROM THE INTERNAL DRIVEWAYS OR ROADWAYS
 - 3) 15 FEET FROM PRINCIPAL INTERNAL STREET
 - 4) 30 FEET FROM THE EAST AND WEST PROPERTY LINES OF THIS DEVELOPMENT
 - 5) 30 FEET FROM THE R.O.W. INTERSTATE 64 (U.S. 40-61)

PERTINENT DATA

- SITE ACRES = 30.802 ACRES
- EXISTING ZONING = "P-C" (ORD. #2342)
- FIRE DISTRICT = MONARCH
- SCHOOL DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
- WATERSHED AREA = MISSOURI RIVER
- WATER SERVICE = MISSOURI AMERICAN WATER CO.
- GAS SERVICE = SPIRE
- ELECTRIC SERVICE = AmerenUE
- PHONE SERVICE = AT&T
- LOCATOR NUMBER = 17V440111, 17V430046, 17V420168
- OWNER = N/F 950 SPIRIT LAND, LLC DB. 22320 PG. 1214
- OWNER = N/F GUNDAKER, GORDON A JR DB. 19366 PG. 361
- OWNER = 900 & 950 SPIRIT OF ST. LOUIS BLVD. PAGE 20, GRID II-18

LEGEND

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

ST. LOUIS COUNTY BENCHMARK

BENCHMARK #1122
NGVD29 Elev = 465.47
Cut "L" on the northernmost corner of the concrete base for a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto eastbound Chesterfield Airport Road, roughly 76 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet south of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

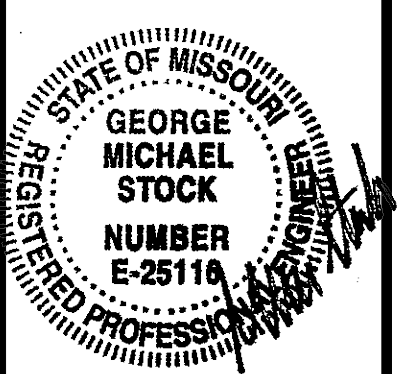
SITE BENCHMARK

ELEV = 462.38
P.N.D. CUT GRASS AT THE NORTHWEST INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT COMMERCIAL DRIVE AS SHOWN HEREIN.

PREPARED FOR:
GATEWAY STUDIOS, LLC
JENKINS & KLING, P.C.
150 NORTH MERAMEC AVE., SUITE 400
CLYTON, MO. 63105
ATTN: MR. STEPHEN L. KLING, JR., ESQ.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH: (636) 500-9000
500-9000 FAX: (636) 500-9000
e-mail: general@stockinc.com
www.stockinc.com

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:
GATEWAY STUDIOS AND HOTEL
900 & 950 SPIRIT OF ST. LOUIS BLVD.
CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 00099

REVISIONS:	
1	City Comments 4/1/21
2	City Comments 4/16/21
3	City Comments 5/19/21

DRAWN BY:	CHECKED BY:
J.E.F.	G.M.S.

DATE:	JOB NO.:
03/11/2021	220-8874

M.S.D. #:	BASE MAP #:
	17V1

S.L.C. H.A.T. #:	H.A.T. SUP. #:

M.D.N.R. #:

SHEET TITLE:
AMENDED SITE DEVELOPMENT CONCEPT PLAN

SHEET NO.:
SDC-1.0

BILL NO. 2526

ORDINANCE NO. 2392

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "PC" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 32.2-ACRE TRACT OF LAND LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD, EAST OF SPIRIT OF ST. LOUIS BOULEVARD [P.Z. 05-2007 Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road)]

WHEREAS, the petitioner, George Stock, has requested a change in zoning from a "M3" Planned Industrial District to a "PC" Planned Commercial District for a 32.2 acre tract of land located north of Chesterfield Airport Road and East of Spirit of St. Louis Boulevard; and,

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

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning with an amendment to the road improvements and permitted uses.

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

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District for a 32.2 acre tract of land located north of Chesterfield Airport Road and East of Goddard Road and described as follows:

A tract of land in U.S. Survey 150 and being part of Lots 1 and 2 of Subdivision of Richard H. Stevens Farm, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being the same property described in a deed to Fortrip and Muk Rotrakam as recorded in Deed Book 7408, Page 170 of the St. Louis County, Missouri, Recorder's Office, and being more particularly described as follows:

A tract of land being a part of Lot 5 of the subdivision of R.H. Stevens Farm according to the plat thereof recorded in Plat Book 7 at Page 37 of the City (formerly of the County) of St. Louis, and partly in U.S. Survey 102, Township 45 North, Range 3 East as described in Deeds to St. Louis County, as recorded in Deed Book 6133 at Page 320 and Deed Book 6249 at Page 556 and excepting therefrom that part conveyed to the State Highway Commission as per a Deed recorded in Deed Book 8336 at Page 1970; being in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the common Southwest corner of a Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit 40 Park, as recorded in Plat Book 315 at Pages 26 and 27 and said point being the Southeast corner of a tract of land as described in a Deed to St. Louis County, as recorded in Deed Book 6133 at Page 320 and said point being on the Northernly Right of Way line of Chesterfield Airport Road (100 feet wide) Road; thence Northwesterly along the said Northernly Right of Way line of said Chesterfield Airport Road North 83 degrees 41 minutes 06 seconds West, 1235.32 feet to a found rebar; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a found rebar and said point being on the Easternly Right of Way line of Spirit of St. Louis Road; thence along the Easternly Right of Way line of said Spirit of St. Louis Road the following four (4) courses: North 5 degrees 53 minutes 30 seconds East, 355.00 feet to a found rebar; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence North 7 degrees 40 minutes 54 seconds East, 200.10 feet; thence North 12 degrees 18 minutes 38 seconds East 402.40 feet to a point on the Southernly Right of Way line of Missouri State Highway 40/61; thence Southeast along the Southernly Right of Way line of said Missouri State Highway 40/61 South 84 degrees 07 minutes 04 seconds East, 808.70 feet to a point on the Northwest corner of Adjusted Lot 4 of Boundary Adjusted Plat of Lot 4 of Spirit 40 Park, as recorded in Plat Book 336 (337) at Page 32; thence departing the Southernly Right of Way line of said Missouri State Highway 40/61 along the Westernly line of said Adjusted Lot 4, South 12 degrees 19 minutes 42 seconds East 124.85 feet to an angle point in the Westernly line of said Adjusted Lot 4; thence South 12 degrees 06 minutes 00 seconds East, 1251.23 feet to the actual point of beginning.

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 recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and, made a part of.

Section 3. The City Council, pursuant to the petition filed by George Stock, in P.Z. 05-2007, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 12th day of February, 2007, 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 March, 2007.

MAYOR

CITY CLERK

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. Information to be shown on the Site Development Concept Plan shall adhere to conditions specified under General Criteria-Concept Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.

B. PERMITTED USES

1. The following uses shall be allowed in this "PC" Planned Commercial District on only those lots within six hundred (600) feet of Chesterfield Airport Road:

- a. Animal hospitals, veterinary clinics, and kennels.
b. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
c. Barber shops and beauty parlors.
d. Dry cleaning drop-off and pick-up stations.
e. Film drop-off and pick-up stations.
f. Police, fire and postal stations.
g. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
h. Restaurants, fast food.
i. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
j. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

k. Not more than two (2) of the following uses shall be permitted, within six hundred (600) feet of Chesterfield Airport Road:

- (1) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
(2) Vehicle repair facilities for automobiles, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
(3) Vehicle service centers for automobiles, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
(4) Vehicle washing facilities for automobiles, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.

2. The following uses shall be allowed in this "PC" Planned Commercial District:

- a. Associated work and storage areas required by a business, firm, or service to carry on business operations.
b. Bookstores.
c. Cafeterias for employees and guests only.
d. Child care centers, nursery schools, and day nurseries.
e. Colleges and universities.
f. Financial Institutions.
g. Hospitals.
h. Hotels and Motels.
i. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
I. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
II. Placed underground; or
III. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

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

- j. Medical and dental offices.
k. Offices or office buildings.
l. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
m. Public utility facilities.
n. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
o. Restaurants, sit down.
p. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
q. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
r. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or serves of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

3. The following Ancillary Uses shall be permitted on all lots:

- a. Automatic vending facilities for:
I. Ice and solid carbon dioxide (dry ice);
II. Beverages;
III. Confections.

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

1. BUILDING REQUIREMENTS

- a. Open-space: A minimum of (30%) open-space is required for this development.
b. Floor Area Ratio: F.A.R. is the gross floor area of all buildings on a lot divided by the total lot area. This square footage does not include any structured or surface parking. Planning Commission may request two (2) calculations: one (1) calculation for those areas above grade and another that includes building area below grade.

This development shall have a maximum F.A.R. of .55.

c. Building Height shall be as follows:

- i. The northernmost lots shall have a maximum building height of five (5) stories.
ii. All other lots shall have a maximum building height of three (3) stories.
iii. Any retail development on any lot shall not exceed two (2) stories in height.

E. SETBACKS

1. STRUCTURE SETBACKS

- No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:
b. Thirty (30) feet from the eastern property line of this development.
c. Thirty (30) feet from the right-of-way of Spirit of St. Louis Boulevard.
d. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
e. Ninety (90) feet from the right-of-way of I-64/U.S. 40-61.

2. PARKING SETBACKS

- a. No parking stall or loading space will be located within the following setbacks:
i. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
ii. Ten (10) feet from the internal driveways or roadways.
iii. Fifteen (15) feet from the principal internal street.
iv. Thirty (30) feet from the east and west property lines of this development.
v. Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.
b. No internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:
i. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
ii. Thirty (30) feet from the east and west property lines of this development.
iii. Thirty (30) feet from the right-of-way of I-64/U.S. 40-61.

F. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
c. No construction related parking shall be permitted within the Chesterfield Airport Road or Spirit of St. Louis Boulevard rights-of-way.
3. Parking lots shall not be used as streets.
4. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and Improvement plans. Signage shall be posted within 30 days of the placement of street pavement.

G. LANDSCAPE AND TREE REQUIREMENTS

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

H. SIGN REQUIREMENTS

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

I. LIGHT REQUIREMENTS

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

J. 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 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. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

K. ACCESS/ACCESS MANAGEMENT

- 1. Access to Chesterfield Airport Road shall be limited to a maximum of two (2) street approaches and constructed to St. Louis County standards as directed by the City of Chesterfield and St. Louis County. One of the street approaches shall be located as far to the east on the site as possible. The second street approach shall be limited to right in/right out only.
2. Access to Spirit of St. Louis Boulevard shall be limited to one (1) street approach and constructed to St. Louis County standards as directed by the City of Chesterfield and St. Louis County. The approach shall be located approximately midway between Chesterfield Airport Road and the proposed Interstate 64 access ramp from Spirit of St. Louis Boulevard.
3. Provide cross access easements as needed to provide the adjacent subdivision to the east access to the easternmost proposed street of Chesterfield Airport Road.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Provide the necessary right-of-way and easements for the construction of the proposed Interstate 64 access ramp from Spirit of St. Louis Boulevard as required by the Department of Public Works, the St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Transportation.
2. All streets within this development shall be private and remain private forever. Private street signage, in conformance with Section 1005.190 of the Subdivision Ordinance, shall be posted within 30 days of the placement of the adjacent street pavement. Private streets shall be those travelways that intersect Chesterfield Airport Road and Spirit of St. Louis Boulevard. The private street sections shall provide a 26 foot travelway with 7 foot shoulders on both sides and appurtenant storm drainage facilities as required by the Department of Public Works. Additional pavement width at the intersections of the private streets and the existing public streets shall be provided as directed by the St. Louis County Department of Highways and Traffic and/or the Department of Public Works.
3. Provide required right-of-way agreements and construct traffic signals and related intersection improvements on Chesterfield Airport Road at the proposed eastern private street and at Spirit of St. Louis Boulevard. Improvements include, but are not limited to, removal of the private drive on the adjacent parcel to the east and geometric improvements to Spirit of St. Louis Boulevard south of Chesterfield Airport Road.
4. All road improvements and the Interstate 64 access ramp from Spirit of St. Louis Boulevard shall be constructed prior to the issuance of 90% of the building permits in the development or as directed by the City of Chesterfield.
5. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road and Spirit of St. Louis Boulevard frontage of the site and along both sides of all interior roadways. The sidewalks shall connect to any sidewalks constructed with the adjacent development to the east. The sidewalks shall be privately maintained; therefore, no public easements shall be required.
If, at the time of construction on the adjacent lot, there is not a sidewalk on the Spirit of St. Louis Boulevard bridge over Interstate 64, a special cash escrow shall be provided in lieu of constructing the sidewalk along the Spirit of St. Louis Boulevard frontage, as directed by the Department of Public Works.
6. MoDOT will require the developer to provide right-of-way dedicated for the proposed roadway improvements for future E/B US40/64 ramp.
7. FHWA approval of Variance from approved AJR 1998 will be required prior to MoDOT permitting.
8. Ingress and egress must conform to MoDOT's access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right-of-way will require permit. The entrance geometrics and drainage design shall be in accordance with the MoDOT standards.
9. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right-of-way.
10. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and setbacks, or 15 feet from the new or existing right-of-way line, whichever is greater.

The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as may be required for construction of the I-64 Eastbound on-ramp from Spirit of St. Louis Boulevard. All on-site improvements shall be compatible with this project.

- 11. Improve Chesterfield Airport Road to one half of one hundred foot (100) right-of-way and a sixty foot (60') pavement with ten foot (10') full depth shoulders and additional widening to provide twelve foot (12') wide by two hundred foot (200') long right turn lanes at the two access driveways serving this site as well as at the intersection of Spirit of St. Louis Boulevard and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.
12. The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the Department of Highways and Traffic for review and approval. The developer's traffic engineer has been meeting with representatives of the department to determine the study scope. The developer's additional road improvement obligation, including those related to Spirit of St. Louis Boulevard shall be as determined by the approved study.

M. TRAFFIC STUDY

- 1. Provide a traffic study as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and 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.
2. 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 provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

N. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours

before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

O. STORMWATER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
3. The Chesterfield Valley Master Storm Water Plan indicates a 30' flat bottom ditch with 3:1 side slopes shall be constructed along the west and north property lines of this site. One crossing of that ditch can be accommodated by the installation of 3 - 36" minimum diameter reinforced concrete pipes. The developer shall be responsible for construction of the required storm water improvements on site, connection to the existing drainage ditch to the east, and any grading of the downstream ditch necessary to provide positive drainage. The developer shall coordinate construction of the required storm water improvements with the owners of the properties affected by construction of the required improvements.
4. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
5. Provide additional Chesterfield Valley Storm Water Easement along the west and north property lines, as required by the Department of Public Works, to accommodate the Chesterfield Valley Master Storm Water Plan channel in that area, and depict the channel on the Site Development Plan and Improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
6. All Chesterfield Valley Master Storm Water Plan Improvements shall be operational prior to the paving of any driveways or parking areas.

P. SANITARY SEWER

- 1. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District Conceptual Sewer Master Plan for Chesterfield Valley.
2. Treatment may be required for water quality in accordance with MSD regulations dated February 2006.
3. Stormwater shall be controlled as required by the Chesterfield Valley Master Facility Plan.

Q. GEOTECHNICAL REPORT.

- 1. Prior to Site Development Section Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential 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.

- 1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. Prior to the issuance of an occupancy permit all storm water channels located on this site shall be regraded to restore the channel to the line and grade of the original design, and downstream channels shall be graded as necessary to maintain positive drainage.
3. This project will be subject to the Caulk's Creek Surcharge of \$2,750 per acre.

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

- A. The developer shall submit a concept plan within 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 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 submittal 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. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.

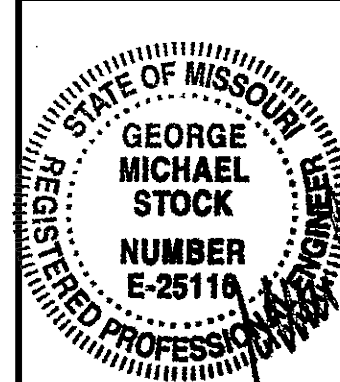
PREPARED BY:



AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

GATEWAY STUDIOS AND HOTEL

900 & 950 SPIRIT OF ST. LOUIS BLVD. CHESTERFIELD, MISSOURI 63305



GEORGE M. STOCK E-25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 20099

Table with 2 columns: REVISIONS, and 3 rows of revision details.

Table with 2 columns: DRAWN BY, CHECKED BY, and 2 rows of drawing information.

SHEET TITLE: AMENDED SITE DEVELOPMENT CONCEPT PLAN ORDINANCE

SHEET NO: SDC-2.0

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

The Site Development Concept Plan shall include, but not be limited to, the following:

- All information required on a sketch plan as required in the City of Chesterfield Code.
- Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
- Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

- All information required on a sketch plan as required in the City of Chesterfield Code.
- Include a landscape plan in accordance with the City of Chesterfield Code.
- Include a lighting plan in accordance with the City of Chesterfield Code.
- Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

V. CHESTERFIELD VALLEY TRUST FUND

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.

The developer shall be required to contribute to the Chesterfield Valley Trust Fund.

Roads

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

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

If the types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

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

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

Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$854.66 per acre for that total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasure, Saint Louis County".

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and MSD. The amount of the storm water contribution will be computed based on \$2,077.15 per acre for the total area as approved on the Site Development Plan. The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasure, Saint Louis County".

Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek Impact Fee.

The sanitary sewer contribution with Chesterfield Valley area shall be deposited with MSD as required by the District.

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

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

VI. 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.

VII. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to any Special Use Permit being issued by 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 this Department to guarantee completion of the required roadway improvements.

VIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as

applicable, must be received by the City of Chesterfield Department of Planning.

B. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

IX. 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.

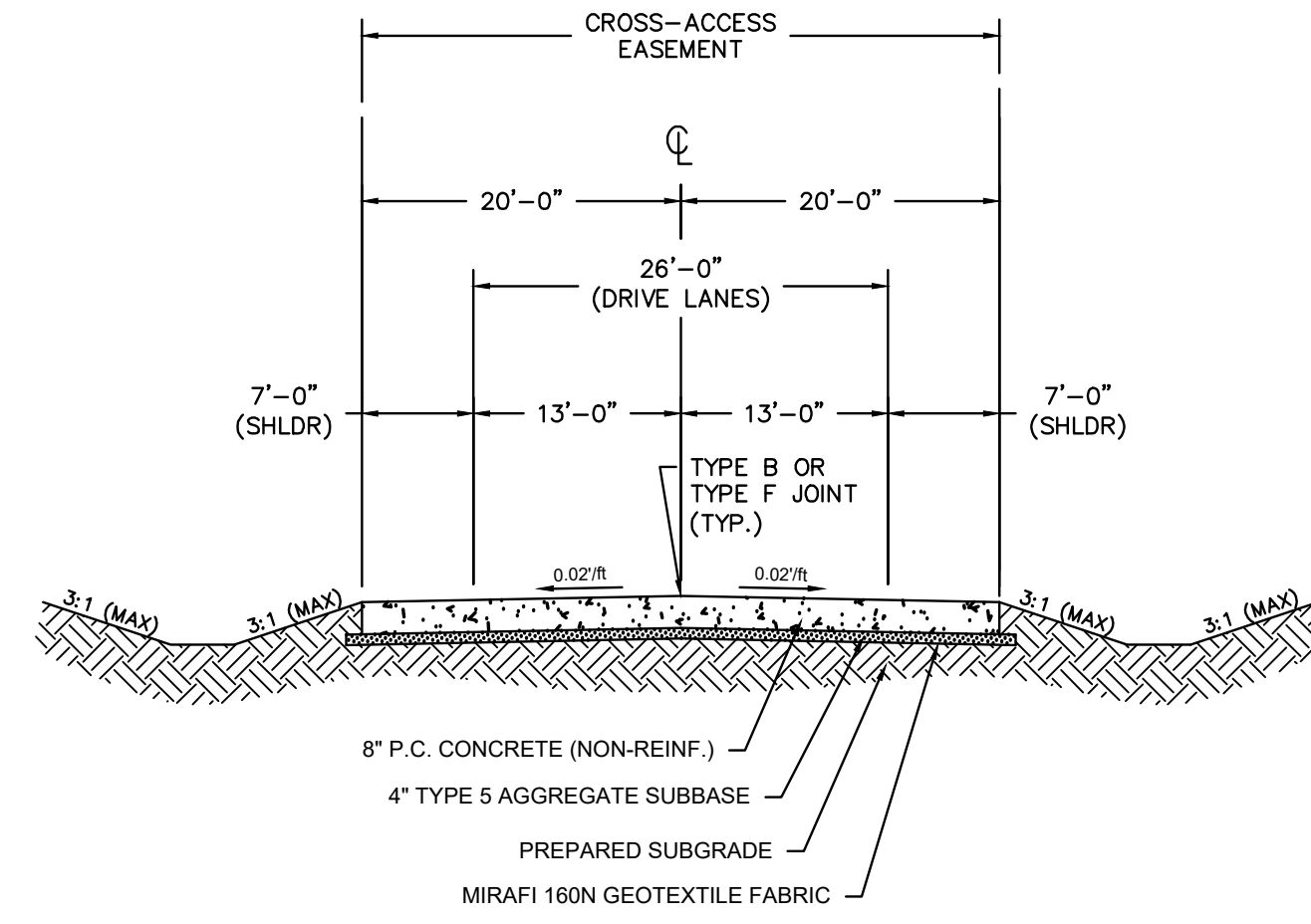
D. Waiver of Notice of Violation per the City of Chesterfield Code.

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.

LOT 1
A tract of land being Lot A of the Lot Split Plat of part of Lot 5 of R.H. Stevens Farm as recorded in Plat Book 355, Page 329, and part of vacated right of way of Spirit of St. Louis Boulevard as recorded in Book 22621 Page 800, and part of Adjusted Lot B of the Boundary Adjustment Plat as recorded in Plat Book 355, Page 330, located in Township 45 North, Range 3 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at the southeast corner of above said Adjusted Lot B, also being the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof as recorded in Plat Book 315 on pages 26 & 27 both in the St. Louis County records, said point also being located on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north right-of-way line, North 83 degrees 41 minutes 09 seconds West, 1,235.32 feet to a found iron rod; thence North 37 degrees 45 minutes 39 seconds West, 158.13 feet to a found iron rod located on the east right-of-way line of Spirit of St. Louis Boulevard as established by instrument recorded in Book 22621, Page 800 of above said records; thence along said right-of-way line, North 06 degrees 09 minutes 08 seconds East, 441.33 feet to a found cut cross located at the direct northwesterly prolongation of the northern line of above said Lot A; thence along said prolongation line and the northern line of said Lot A, South 84 degrees 08 minutes 50 seconds East, 137.55 feet to a curve to the left, having a radius of 150.00 feet; thence departing said northern line the following courses and distances: along said curve with an arc length of 131.77 feet and a chord which bears North 70 degrees 41 minutes 13 seconds East, 127.57 feet to a point of reverse curvature to the right having a radius of 150.00 feet, an arc length of 132.98 feet and a chord which bears North 70 degrees 55 minutes 04 seconds East, 128.66 feet; South 83 degrees 41 minutes 09 seconds East, 44.46 feet to a point of curvature to the left having a radius of 130.00 feet, an arc length of 157.51 feet and a chord which bears North 61 degrees 36 minutes 12 seconds East, 148.05 feet to a point of reverse curvature to the right having a radius of 130.00 feet an arc length of 75.78 feet and a chord which bears North 43 degrees 35 minutes 28 seconds East, 74.71 feet; North 40 degrees 24 minutes 16 seconds West, 67.87 feet and North 06 degrees 18 minutes 51 seconds East, 382.16 feet to the south right-of-way line of Missouri Interstate Route 64, variable width, as established by instrument recorded in Book 17172, Page 1976 and Book 18241, Page 285 of above said records; thence along said right-of-way line the following courses and distances: South 84 degrees 07 minutes 04 seconds East, 94.96 feet; South 86 degrees 56 minutes 14 seconds East, 103.48 feet; North 85 degrees 57 minutes 54 seconds East, 103.93 feet and North 81 degrees 2 minutes 48 seconds East, 25.19 feet to the northeast corner of above said Adjusted Lot B, thence along the eastern line of said Adjusted Lot B, South 12 degrees 06 minutes 00 seconds East, 561.40 feet; thence North 77 degrees 54 minutes 00 seconds East, 73.36 feet; thence South 12 degrees 06 minutes 00 seconds East, 793.59 feet to the POINT OF BEGINNING.
Containing 1,038,819 square feet or 23,848 acres, more or less.

LOT 2
A tract of land being, and part of Adjusted Lot B of the Boundary Adjustment Plat as recorded in Plat Book 355, Page 330, and part of vacated right of way of Spirit of St. Louis Boulevard as recorded in Book 22621 Page 800, located in Township 45 North, Range 3 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Commencing at the southeast corner of above said Lot Split Plat, also being the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof as recorded in Plat Book 315 on pages 26 & 27 both in the St. Louis County records, said point also being located on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north right-of-way line, North 83 degrees 41 minutes 09 seconds West, 1,235.32 feet to a found iron rod; thence North 37 degrees 45 minutes 39 seconds West, 158.13 feet to a found iron rod located on the east right-of-way line of Spirit of St. Louis Boulevard as established by instrument recorded in Book 22621, Page 800 of above said records; thence along said right-of-way line, North 06 degrees 09 minutes 08 seconds East, 441.33 feet to a found cut cross located at the direct northwesterly prolongation of the southern line of above said Adjusted Lot B, said point being the POINT OF BEGINNING of the herein described tract; thence continuing along said eastern right-of-way line the following: North 06 degrees 09 minutes 08 seconds East, 144.01 feet and North 05 degrees 22 minutes 25 seconds East, 364.63 feet to a found iron rod located at its intersection with the southern right-of-way line of Missouri Interstate Route 64, as established by instrument recorded in Book 18172, Page 1976 and Book 18241 Page 285 of above said records; thence along said right-of-way line the following courses and distances: North 59 degrees 11 minutes 20 seconds East, 114.93 feet; North 71 degrees 19 minutes 22 seconds East, 65.33 feet; North 72 degrees 58 minutes 52 seconds East, 96.37 feet; North 82 degrees 02 minutes 56 seconds East, 94.56 feet; South 88 degrees 23 minutes 59 seconds East, 94.82 feet and South 84 degrees 07 minutes 04 seconds East, 200.00 feet; South 86 degrees 56 minutes 14 seconds East, 103.48 feet; North 85 degrees 57 minutes 54 seconds East, 103.93 feet and North 81 degrees 2 minutes 48 seconds East, 25.19 feet to the northeast corner of above said Adjusted Lot B; thence along the eastern line of said Adjusted Lot B, South 12 degrees 06 minutes 00 seconds East, 561.40 feet; thence North 77 degrees 54 minutes 00 seconds East, 73.36 feet; thence South 12 degrees 06 minutes 00 seconds East, 793.59 feet to the POINT OF BEGINNING.
Containing 1,341,747.41 square feet or 30.823 acres, more or less.

TOTAL TRACT
A tract of land being Lot A of the Lot Split Plat of part of Lot 5 of R.H. Stevens Farm as recorded in Plat Book 355, Page 329, and part of vacated right of way of Spirit of St. Louis Boulevard as recorded in Book 22621 Page 800, and part of Adjusted Lot B of the Boundary Adjustment Plat as recorded in Plat Book 355, Page 330, located in Township 45 North, Range 3 East of the Fifth Principal Meridian City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at the southeast corner of above said Adjusted Lot B, also being the southwest corner of Adjusted Lot 1 of "Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit Park" according to the plat thereof as recorded in Plat Book 315 on pages 26 & 27 both in the St. Louis County records, said point also being located on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north right-of-way line, North 83 degrees 41 minutes 09 seconds West, 1,235.32 feet to a found iron rod; thence North 37 degrees 45 minutes 39 seconds West, 158.13 feet to a found iron rod located on the east right-of-way line of Spirit of St. Louis Boulevard as established by instrument recorded in Book 22621, Page 800 of above said records; thence along said right-of-way line, North 06 degrees 09 minutes 08 seconds East, 585.34 and North 05 degrees 22 minutes 25 seconds East, 364.63 feet to a found iron rod located at its intersection with the southern right-of-way line of Missouri Interstate Route 64, as established by instrument recorded in Book 18172, Page 1976 and Book 18241 Page 285 of above said records; thence along said right-of-way line the following courses and distances: North 59 degrees 11 minutes 20 seconds East, 114.93 feet; North 71 degrees 19 minutes 22 seconds East, 65.33 feet; North 72 degrees 58 minutes 52 seconds East, 96.37 feet; North 82 degrees 02 minutes 56 seconds East, 94.56 feet; South 88 degrees 23 minutes 59 seconds East, 94.82 feet and South 84 degrees 07 minutes 04 seconds East, 200.00 feet; South 86 degrees 56 minutes 14 seconds East, 103.48 feet; North 85 degrees 57 minutes 54 seconds East, 103.93 feet and North 81 degrees 2 minutes 48 seconds East, 25.19 feet to the northeast corner of above said Adjusted Lot B; thence along the eastern line of said Adjusted Lot B, South 12 degrees 06 minutes 00 seconds East, 561.40 feet; thence North 77 degrees 54 minutes 00 seconds East, 73.36 feet; thence South 12 degrees 06 minutes 00 seconds East, 793.59 feet to the POINT OF BEGINNING.
Containing 1,341,747.41 square feet or 30.823 acres, more or less.



Typical Road Section (Concrete)

N.T.S.

Gateway Studios, LLC, 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 _____

"PC"- Planned Commercial of the City of Chesterfield (applicable subsection) (present zoning)

Ordinance No. 2342, do hereby agree 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 the City of Chesterfield Council.

Gateway Studios, LLC

by: Gerald W. Kerr

STATE OF _____)
COUNTY OF _____) SS.

On this _____ day of _____, 2021, before me personally appeared _____ of _____ who acknowledged the signing of the foregoing instrument to be his free act and deed and the free act and deed of said _____ for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

SURVEYOR CERTIFICATE

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Amended Site Development Concept Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728



This Site Development Concept Plan was approved by the City of Chesterfield and duly verified on the _____ day of _____, 2021, by the Planning and Development Services Director, authorizing the recording of this Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as amended, by the Planning and Development Services Director and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI
By: _____ Director of Planning

By: _____ City Clerk

Ordinance No. 2342 dated March 19th, 2007.

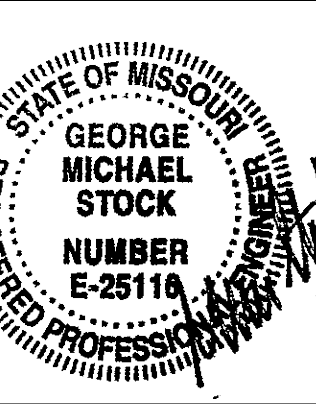
PREPARED BY:



AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

GATEWAY STUDIOS AND HOTEL

900 & 950 SPIRIT OF ST. LOUIS BLVD.
CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 00099

REVISIONS:	
1	City Comments 4/1/21
2	City Comments 4/16/21
3	City Comments 5/19/21

DRAWN BY:	CHECKED BY:
J.E.F.	G.M.S.
DATE:	JOB NO.
03/11/2021	220-6874
M.S.D. #	BASE MAP #
S.L.C. MAT #	TRV #
	MAT SUP. #
M.D.N.R. #	

SHEET TITLE
AMENDED
SITE DEVELOPMENT
CONCEPT PLAN
ORDINANCE

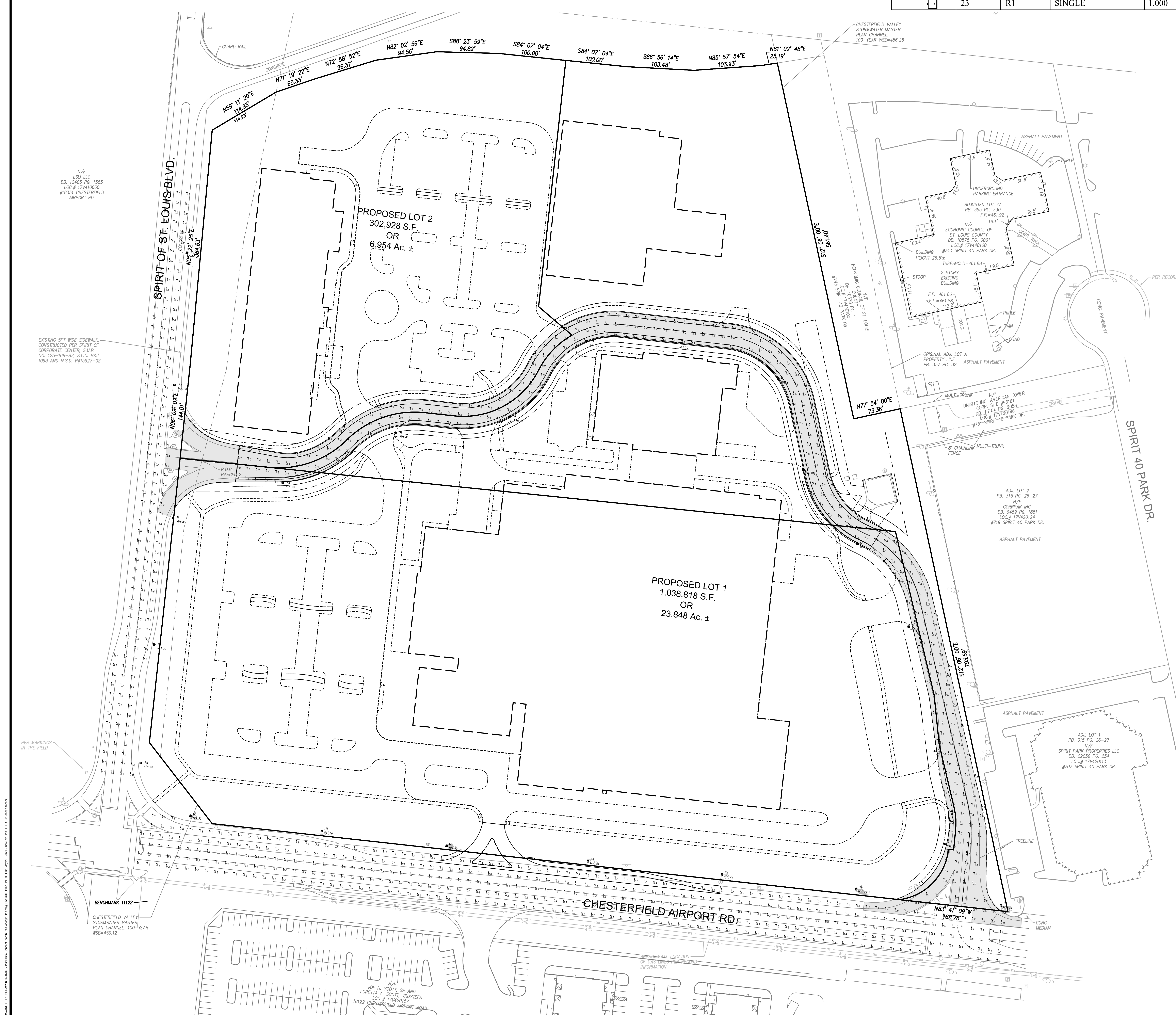
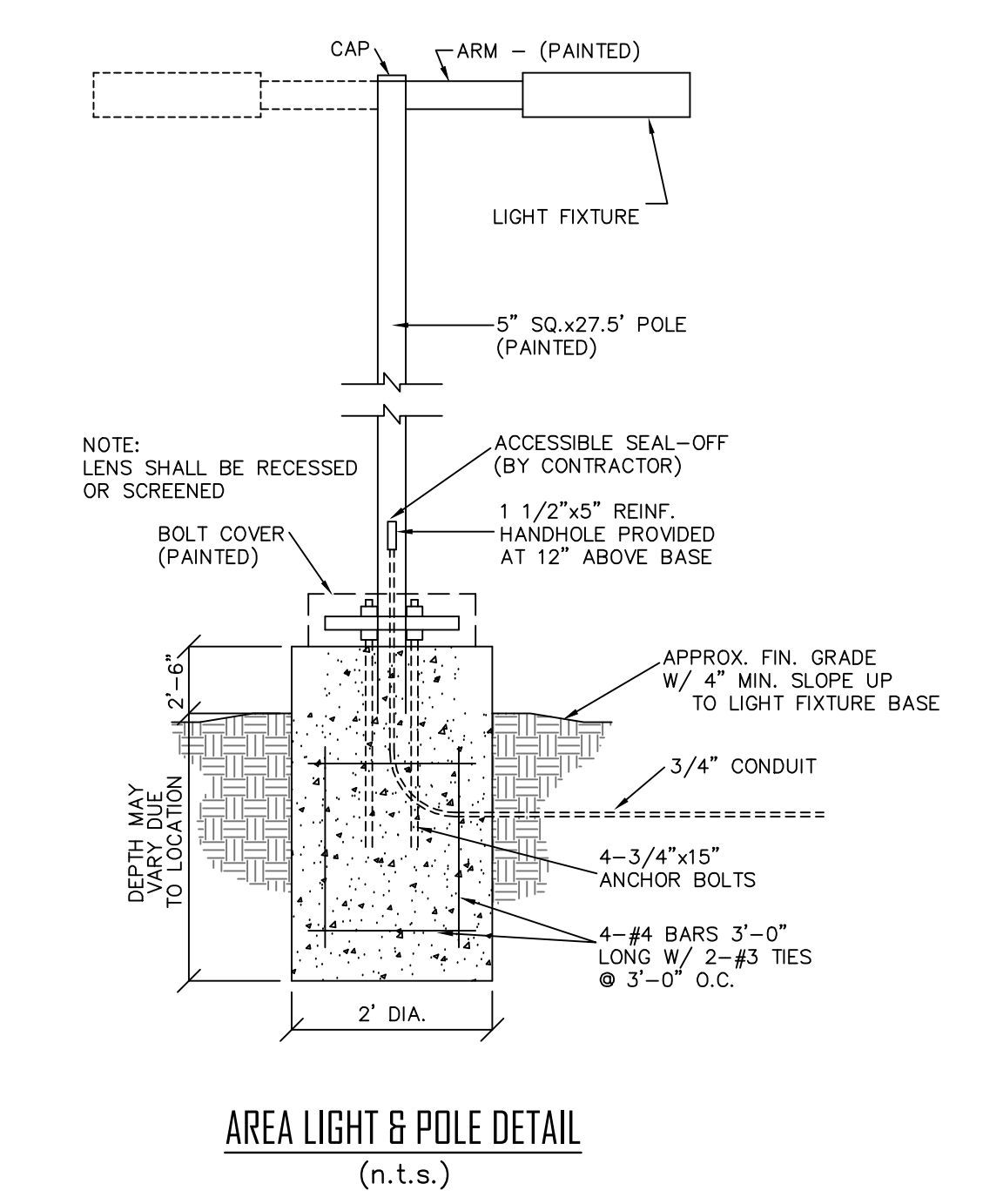
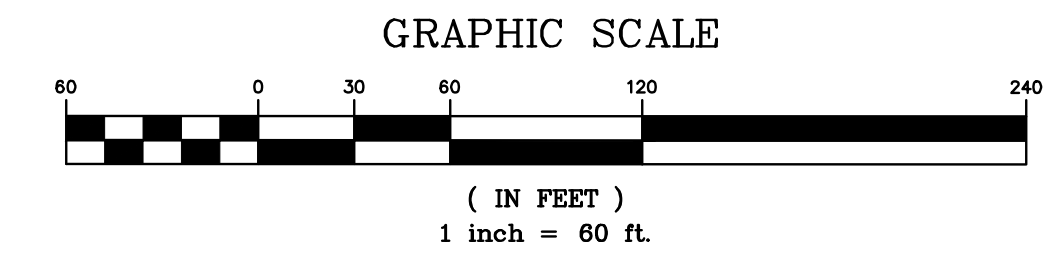
SHEET NO.
SDC-3.0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CHESTERFIELD AIRPORT RD	Illuminance	Fc	0.84	3.4	0.1	8.40	34.00
ROADWAY	Illuminance	Fc	1.75	3.6	0.4	4.38	9.00
SPIRIT OF ST LOUIS BLVD	Illuminance	Fc	1.31	3.4	0.3	4.37	11.33

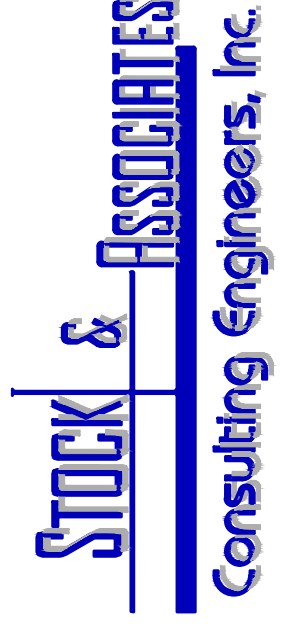
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
☒	23	R1	SINGLE	1.000	166	3818	GLEON-SA3C-740-U-T3

POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE
LIGHT LEVELS CALCULATED ON THE GROUND

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



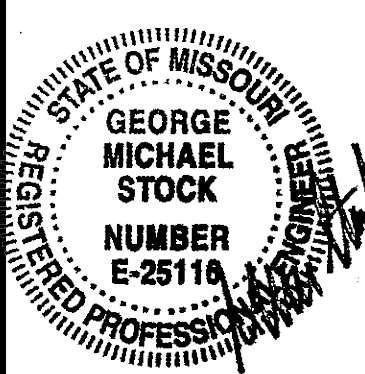
PREPARED BY:



AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

GATEWAY STUDIOS AND HOTEL

900 & 950 SPIRIT OF ST. LOUIS BLVD.
CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000991

REVISIONS:		
1	City Comments	4/1/21
2	City Comments	4/16/21
3	City Comments	5/19/21

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 03/11/2021	JOB NO: 220-8874
K.S.D. P.#	BASE MAP #
S.L.C. H.M.T.#	H.M.T. S.U.P.#
M.D.N.R.#	

SHEET TITLE:
CONCEPT
PHOTOMETRIC PLAN

SHEET NO.:
PH-1

REVISIONS	BY
3/31/2021	RMM

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. Cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

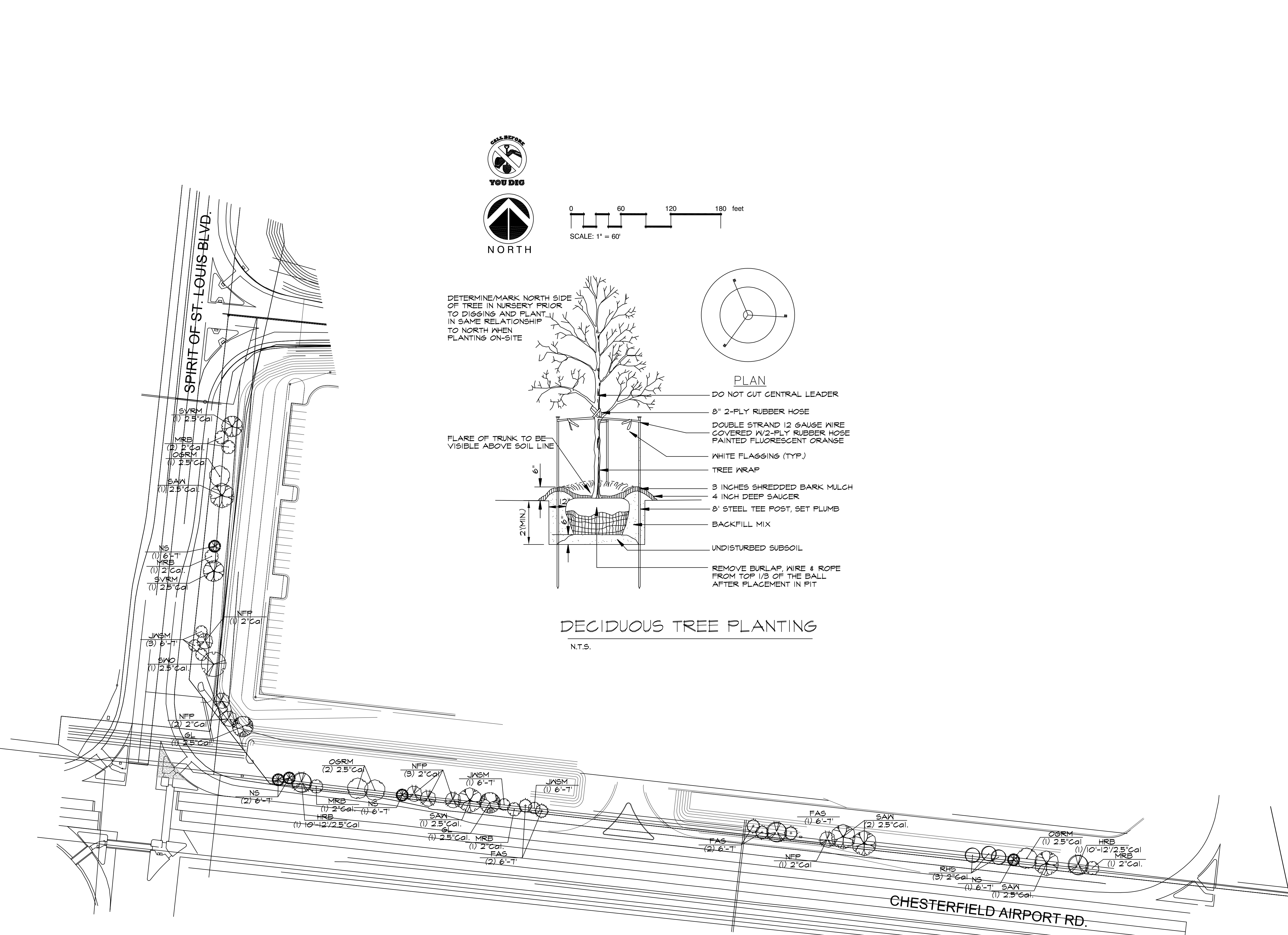
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

PLANT SCHEDULE		QTY	COMMON / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'		
TREES																							
GL	2/4%	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5'Cal.		X														X				
HRB	3/6%	Heritage River Birch / Betula nigra 'Heritage Improved'	10'-12'/2.5'Cal		X		X												X	X			
SAW	5/10%	Sawtooth Oak / Quercus acutissima	2.5'Cal.																				
SVRM	2/4%	Sun Valley Red Maple / Acer rubrum 'Sun Valley'	2.5'Cal.																X				
SAO	1/2%	Swamp White Oak / Quercus bicolor	2.5'Cal.	X	X																X		
OSRM	4/8%	'October Glory' Maple / Acer rubrum 'October Glory'	2.5'Cal		X		X														X		
EVERGREEN TREES																							
FAS	5/10%	Fat Albert Spruce / Picea pungens 'Fat Albert'	6'-T		Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'		
NS	5/10%	Norway Spruce / Picea abies	6'-T		X		X														X		
JWSM	5/10%	Sweetbay Magnolia / Magnolia virginiana 'Jim Wilson'	6'-T		X														X				
FLOWERING TREES																							
MRB	6/12.5	Merlot Redbud / Cercis x 'Merlot'	2'Cal.		X																		
NFP	7/14.5	Newport Flowering Plum / Prunus cerasifera 'Newport'	2'Cal		X													X	X				
RHS	3/6%	Robin Hill Serviceberry / Amelanchier X grandiflora 'Robin Hill'	2'Cal																				

A
B
C
D
E
F
G



Landscape TECHNOLOGIES

67 Jacobs Creek Drive
St. Charles, Missouri 63304
Tel: (636) 428-2500
Fax: (636) 428-4969
No. Landscape Architectural Corporation #2000000192

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #000019

DATE: 9/31/2021

CONCEPTUAL LANDSCAPE PLAN

Gateway Studios

900 SPIRIT OF ST. LOUIS BLVD.

CHESTERFIELD, MO

DRAWN
R. HARDIS

CHECKED
RMM/EL

DATE
2/26/2021

SCALE
1"=60'-0"

JOB No.
2021-110

SHEET

1-1

OF ONE SHEET

