


Planning Commission Staff Report

Meeting Date: December 13, 2021

From: Chris Dietz, Planner 

Location: 875 Chesterfield Parkway W

Description: **Chesterfield Ridge Center, Parcel VII (Pfizer) ASDCP:** An Amended Site Development Concept Plan for a 31.8-acre tract of land zoned "C-8" Planned Commercial District located on the northwest portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521119).

PROPOSAL SUMMARY

Stock and Associates, on behalf of Pfizer, Inc., has submitted an Amended Site Development Concept Plan (ASDCP) for a biopharmaceutical campus located at the intersection of Olive Blvd and Chesterfield Parkway West. The ASDCP depicts the development in three (3) phases, which include a building addition on the west side of the main building (Phase II), as well as a parking structure and building addition on the south side of the campus (Phase III). An Amended Site Development Section Plan (ASDSP) has been submitted in conjunction with this request for Phase II of development and will be reviewed along with this request at the December 13, 2021 Planning Commission meeting.



Figure 1: subject Site Aerial

HISTORY OF SUBJECT SITE

1979—Chesterfield Village Inc. submitted five petitions covering a total of 197.8 acres in the northwest quadrant of Chesterfield Ridge Center. Two general areas of "C-8" zoning were proposed, one

along the north side of Highway 40 (including the subject site) and the other surrounding the existing Hilltown Village Center, including the subject site.

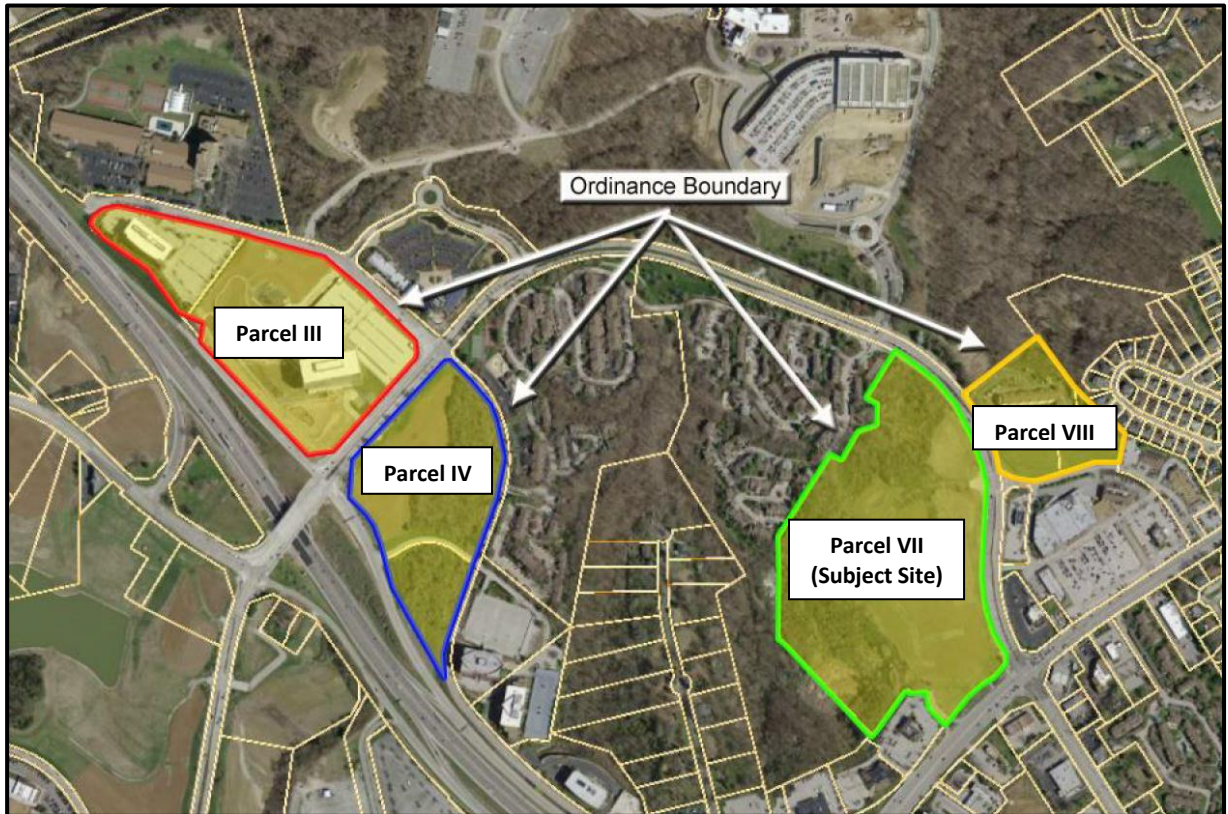


Figure 2: Chesterfield Ridge Center C-8 Boundary

- 1997—City of Chesterfield approved two additional amendments to this “C-8” Planned Commercial District to modify the permitted land uses and allow additional flexibility in the density requirements. A Site Development Concept Plan (SDCP) was also approved for the subject site and the adjacent property to the southwest.
- 2000—A Site Development Section Plan (SDSP) for an 8-story office building and 4-story office building was approved by Planning Commission but never constructed.
- 2012—City of Chesterfield approved a Commercial-Industrial Design Development (CIDD) procedure to permit additional shifting of density within the development. The City of Chesterfield approved Ordinance 2723 which modified building groups, building heights, and density requirements for the development. The City of Chesterfield amended the ordinance again to permit consolidation of building groups on the subject site and modify density allotments.
- 2016—City of Chesterfield Ordinance 2916 was passed which allowed scientific laboratories within certain areas of the Chesterfield Ridge Center Development, including the subject site. A Preliminary Development Plan showing conceptual design of the subject site accompanied this ordinance amendment.
- 2017—An Amended Site Development Concept Plan (ASDCP) was approved showing a redesigned development for a research and office campus being developed in two (2) phases, the latter of

which included a building addition to the south of the main building and the construction of a parking garage to the southwest. A Site Development Section Plan (SDSP) was approved the same year for the development of Phase I of the project, which included a 262,000 square-foot research and office building.

2018—Ordinance 2916 was repealed and replaced with City of Chesterfield Ordinance 3026 to consolidate building groups F, G and H—which comprise the subject site—in order to modify allocation of existing uses and modification of density as it pertains to these building groups.

2018-2019—Three (3) ASDSPs were approved for this site to modify utilities areas, building elevations, pedestrian sidewalks and paths and to provide additional monument signage onsite.

2021—An Amended Site Development Section Plan (ASDSP) was concurrently submitted with this request for Phase II of development along the west side of the building. This ASDSP is also currently under review.

LAND USE AND ZONING

The subject site falls within the City Center (Corporate Village) Character Area in the City’s Comprehensive Plan, which is intended to support the ability to concentrate employment opportunities in the City on normal workdays. This area is characterized by office, lodging, retail and personal service and institutional uses, as well as a mixture of residential types. Each center within it generally supports office and technology.

Development policies for this character area pertinent to this development include:

- City Center should serve as the physical and visual focus for the City and include both residential and commercial developments.
- Buildings to be constructed closer to the roadways to promote the pedestrian experience.
- Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.
- The Urban Transition and Downtown land areas should have a pedestrian connection to unite the two urban areas of the City Center.
- Public art should be incorporated into new construction and re-development projects throughout the City Center

The surrounding zoning and land uses are illustrated in the table below:

Direction	Zoning	Land Use
North	“R6A”—Residence/ “UC”—Urban Core	Multi-Family / Office-Laboratory
South	“PC”—Planned Commercial	Restaurant / Office
East	“C-8”—Planned Commercial	Restaurant / Retail
West	“R-4”—Residence	Single-Family

Table 1: Surrounding Zoning and Land Use

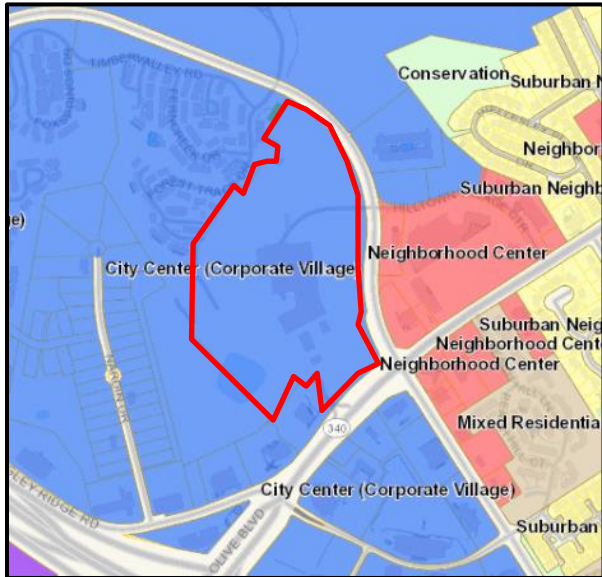


Figure 3: Future Land Use Map

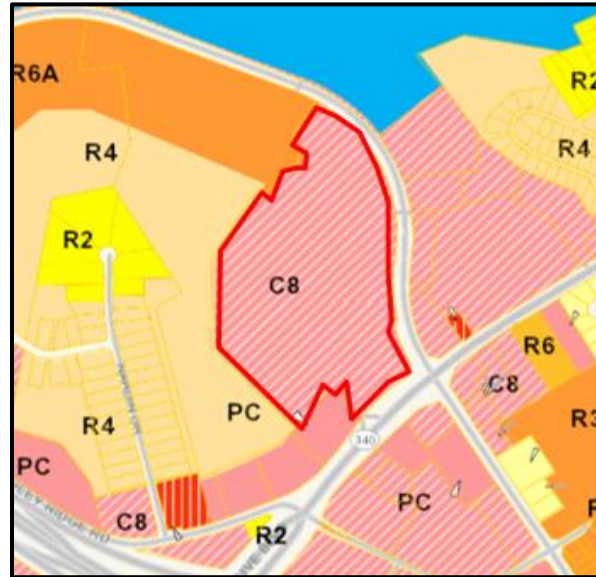


Figure 4: Zoning Map

The subject site is zoned C-8 under the provisions of Ordinance 3026 and is identified as Parcel VII within the Chesterfield Ridge Center Development. This governing ordinance defines the density requirements of each building group. This will be discussed in the Planning Commission Staff report regarding the Amended Site Development *Section* Plan that has been submitted in conjunction with this request.

STAFF ANALYSIS

Development Phasing

The ASDCP shows development occurring in three (3) phases:

- Phase I (Approved in 2017) represents the 262,000 sq. ft. building and other improvements that exist today.
- Phase II shows a building addition on the west side of the building.
- Phase III shows two (2) building additions—a large addition on the south side of the building, and another on the west side of the building. Phase III also depicts the location of a parking garage to accommodate these building additions.

As noted earlier, an Amended Site Development Section Plan (ASDSP) showing the Phase II improvements has been submitted in conjunction with this request. However, the ASDSP must substantially conform to an approved Site Development *Concept* Plan (ASDCP) in order to be approved. Hence, this ASDCP has been submitted to fulfil this requirement. This ASDCP substantially conforms to the most recent Preliminary Development Plan (approved in 2016).

STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan, Unified Development Code and Ordinance 3026. All outstanding comments have

been addressed at this time. Staff recommends approval of this Amended Site Development Concept Plan for Chesterfield Ridge Center, Parcel VII (Pfizer).

MOTION

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

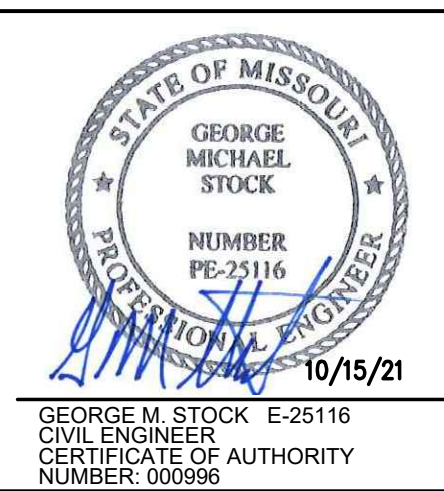
- 1) “I move to approve (or deny) the Amended Site Development Concept Plan for Chesterfield Ridge Center, Parcel VII (Pfizer), as presented.”
- 2) “I move to approve the Amended Site Development Concept Plan for Chesterfield Ridge Center, Parcel VII (Pfizer) with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Concept Plan Packet

AMENDED SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND BEING ADJUSTED PARCEL 3 OF BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 9 AND 10 OF THE JOHN LONG ESTATE AS RECORDED IN PLAT BOOK 353, PAGES 316-317, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

12/06/2021



CLAYCO
THE ART & SCIENCE OF BUILDING
2108 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH. 314.429.5100 FX. 314.429.3137

Stock & Associates
Consulting Engineers, Inc.
237 Chesterfield Business Parkway
St. Louis, MO 63015
PH. (636) 533-2400
FAX (636) 533-2403
E-MAIL: ge@stockandassociates.com
Web: www.stockand.com

Lamar Johnson Collaborative
2108 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH. 314.429.1010



RNA DEVELOPMENT LABORATORY EXPANSION
875 West Chesterfield Parkway
Chesterfield, MO 63017
Schematic Design

ABBREVIATIONS

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FF. - FINISHED FLOOR
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PB. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- PVC. - POLYVINYL CHLORIDE PIPE
- RCP. - REINFORCED CONCRETE PIPE
- R/W. - RIGHT-OF-WAY
- S.L.C. - ST. LOUIS COUNTY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- TBA. - TO BE ABANDONED
- TBR. - TO BE REMOVED
- TBR&R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- UP. - USE IN PLACE
- UN. - UNLESS OTHERWISE NOTED
- VCP. - VITRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

PROPOSED LEGEND

- PROPOSED CONTOUR - 442
- PROPOSED SPOT - 442.25
- PROPOSED STORM - SS
- PROPOSED SANITARY - SS
- PROPOSED UTILITIES - E-G-T

EXISTING 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 SPURCE BOX
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPURCE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- GRATED MANHOLE
- STORMWATER INLET
- GRATED STORMWATER INLET
- SANITARY MANHOLE
- STREET SIGN
- TREE
- BUSH
- TRAFFIC SIGNAL
- PARKING METER
- SPRINKLER
- MAIL BOX

PROPERTY DESCRIPTION

Adjusted Lot 3 of the Boundary Adjustment Plat of a tract of land being part of Lots 9 & 10 of the John Long Estate, in U.S. Surveys 154 & 415, Township 45 North, Range 4 East, according to the Boundary Adjustment Plat thereof recorded in Plat Book 353 pages 316-317 of the St. Louis County Records.

ALSO DESCRIBED AS:

A tract of land being Adjusted Lot 3 of Boundary Adjustment Plat of a tract of land being part of Lots 9 and 10 of the John Long Estate as recorded in Plat Book 353, Pages 316-317, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particular described as follows:

Beginning at the northernmost corner of above said Adjusted Lot 3, said point also being located on a curve to the right having a radius of 914.93, said point also being located on the western right-of-way line of West Chesterfield Parkway, variable width; thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 368.23 feet and a chord which bears South 48 degrees 47 minutes 43 seconds East, 365.75 to a found iron pipe located at the point of compound curvature to the right having a radius of 868.49 feet; along said curve with an arc length of 659.65 feet and a chord which bears South 15 degrees 30 minutes 23 seconds East, 643.91 feet to a found concrete monument located at the point of tangency; South 06 degrees 15 minutes 10 seconds West, 106.28 feet to a found concrete monument located at the point of curvature to the left having a radius of 905.89 feet; along said curve with an arc length of 566.75 feet and a chord which bears South 11 degrees 40 minutes 12 seconds East, 557.55 to a found iron pipe and South 13 degrees 08 minutes 20 seconds West, 68.35 to a found iron pipe located on the northern right-of-way line of Olive Boulevard, (a.k.a. Missouri State Highway A340), variable width; thence along said right-of-way line the following courses and distances: South 57 degrees 25 minutes 40 seconds West, 15.95 feet to a found iron pipe located at the beginning of a curve to the left, having a radius of 1178.28 feet; thence along said curve with an arc length of 385.73 and a chord which bears South 48 degrees 02 minutes 22 seconds West, 384.00 feet to the easternmost corner of Adjusted Lot 1 of Chesterfield Village Apartments Phase 3, a subdivision according to the plat thereof as recorded in Plat Book 263, pages 28 through 30 of above said records, said point also being the beginning of a curve to the left having a radius of 75.00 feet, thence departing last said right-of-way line and along the common line between said Adjusted Lot 1 of Chesterfield Village Apartments Phase 3 and above said Adjusted Lot 3, the following courses and distances: along said curve with an arc length of 37.42 feet and a chord which bears North 31 degrees 44 minutes 41 seconds West, 37.04 feet to a point of tangency; North 46 degrees 02 minutes 22 seconds West, 21.30 feet to a point of curvature to the right having a radius of 194.50 feet; along said curve with an arc length of 140.25 feet and a chord which bears North 25 degrees 22 minutes 57 seconds West, 137.23 feet to a found cut cross located at the beginning of a curve to the left, having a radius of 100.00 feet; along said curve with an arc length of 59.91 feet and a chord which bears South 73 degrees 43 minutes 23 West, 59.02 feet to a found cut cross; North 52 degrees 54 minutes 53 seconds West, 40.63 feet to a found iron pipe and South 36 degrees 19 minutes 46 seconds West, 286.05 feet to the southernmost corner of above said Adjusted Lot 3; thence along the southwestern, western and northwestern lines of above said Adjusted Lot 3 the following courses and distances: North 43 degrees 56 minutes 49 seconds West, 675.55 feet to a found iron pipe; North 00 degrees 46 minutes 14 seconds East, 500.00 feet; North 32 degrees 29 minutes 57 seconds East, 480.44 feet to a found iron pipe; South 57 degrees 30 minutes 03 seconds East, 60.00 feet to a found iron pipe; North 32 degrees 29 minutes 57 seconds East, 175.25 feet to a found iron pipe; North 70 degrees 04 minutes 47 seconds East, 85.42 feet; North 02 degrees 28 minutes 17 seconds East, 106.04 feet to a found iron pipe; North 57 degrees 30 minutes 03 seconds West, 59.04 feet to a found iron pipe and North 32 degrees 29 minutes 57 seconds East, 264.81 to the point of beginning, containing 1,386,315 square feet or 31.825 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 12, 2017.

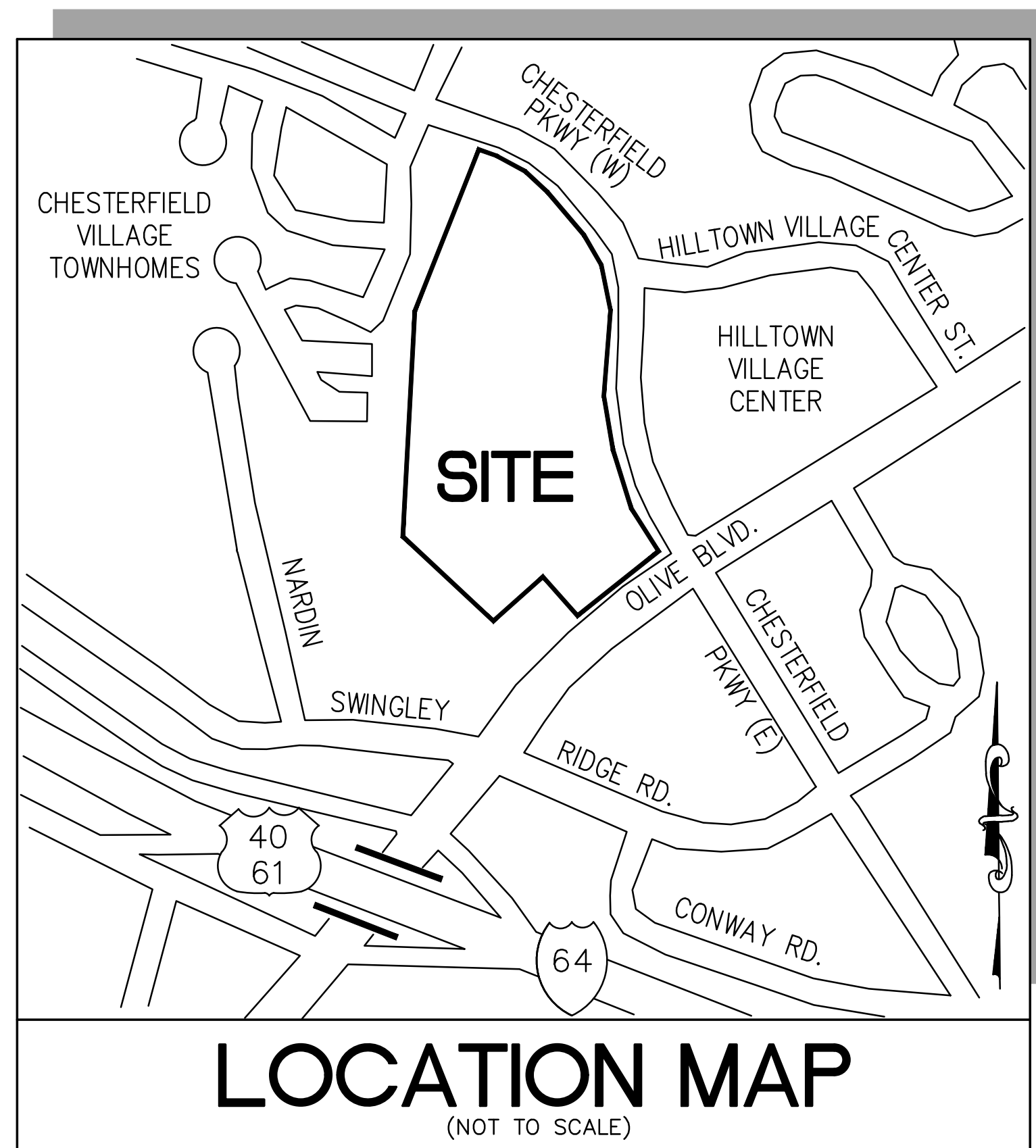
ST. LOUIS COUNTY BENCHMARK

BENCHMARK#2165 NGVD29 Elev = 646.98
"Standard Aluminum Disk" stamped SL-31, 1990. Disk is set along the west side of Ebridge-Poppe Drive, across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I-64 South Outer Road and Ebridge-Poppe Drive.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED FOR:
LJC
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO. 63114
PHONE: (314) 429-1010



PARCEL VII - BUILDING GROUPS F, G AND H

PERTINENT DATA

- SITE ADDRESS = 875 W. CHESTERFIELD PARKWAY
- OWNER = CHAPTER 100 ST. LOUIS COUNTY c/o PFIZER INC.
- SITE ACREAGE = 31.79 ± ACRES
- EXISTING ZONING = C8 - PLANNED COMMERCIAL
- ORDINANCE No. = 2916
- LOCATOR No. = 18S521119
- SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
- FIRE DISTRICT = MONARCH FIRE PROTECTION
- WATERSHED = MISSOURI RIVER
- SCHOOL DISTRICT = PARKWAY DISTRICT
- WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
- GAS SERVICE = SPIRE
- ELECTRIC SERVICE = AMEREN UE ELECTRIC
- TELEPHONE SERVICE = AT&T
- FIRM NO. = 29189C0170 K (DATE FEB. 4, 2015)

SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 SITE DEVELOPMENT CONCEPT PLAN
- C3.0 SITE ORDINANCE SHEET
- C4.0 SITE ORDINANCE SHEET

Chapter 100 St. Louis County c/o Pfizer Inc., or its assigns, the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.

04.C CB - Planned Commercial Of City of Chesterfield (applicable subsection) (present zoning)

Unified Development Code, do hereby agree and declare that said property From the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Chapter 100 St. Louis County c/o Pfizer Inc., or its assigns

(Signature): _____

Name: _____

Title: _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____ day of _____, 20____, before me appeared _____

to me known, who, being by me duly sworn, did say that he / she is the

of Chesterfield Village, Inc., or its assigns, a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that the said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said _____

acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last written above.

Notary Public

Print Name

My commission expires: _____

Justin Wyse, AICP
Director of Planning and Development Services
City of Chesterfield, Missouri

Vickie McGownd
City Clerk
City of Chesterfield, Missouri

Ordinance No. 2916 dated October 19, 2016.

DRAWING ISSUE

DESCRIPTION	DATE
ADSCP & ASDSP	08/23/2021
CITY COMMENTS	10/15/2021

DRAWING TITLE

TITLE SHEET

DRAWING NO.

C1.0

Job # LJC 00515 Consult# 216-580311

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCES 1858 AND 2685 AND ST. LOUIS COUNTY ORDINANCES 10,842 AND 9,476 FOR A NEW AND CONSOLIDATED ORDINANCE FOR A "C-8" PLANNED COMMERCIAL DISTRICT FOR A 75.0 ACRE AREA OF LAND LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND OLIVE BOULEVARD INTERCHANGE (P.Z. 07-2012 CHESTERFIELD VILLAGE NW QUADRANT (RGA INSURANCE CO.) 188430237, 178110147, 188430260, 188440148, 188420085, 188521098, 188540149, 188540150 AND 188540138).

WHEREAS, in response to P.C. 141-79, the City of Chesterfield Village - Sacha Properties, Inc., St. Louis County Ordinance 9,476 on November 23, 1979, which authorized a "C-8" Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

WHEREAS, in response to correspondence from Sacha Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sacha Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, Reinsurance Group of America (ROA) has requested ordinance amendment of a "C-8" Planned Commercial District for a 75 acre area of land located in the northwest quadrant of the intersection of I-64 and Olive Boulevard interchange to increase building height, density and amendment to the building groups on Parcels III and IV; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 25, 2012; and,

minutes 21 seconds West 18.40 feet from the Northwest corner of Lot 26 of said "West County Acres Plat No. 2", said point being also on the East line of said Lot 11 of the Subdivision of the West part of U.S. Survey 415; thence South 51 degrees 04 minutes 01 second West 457.37 feet to a point; thence South 50 degrees 20 minutes 01 second West 191.44 feet to a point; thence South 55 degrees 18 minutes 31 seconds West 9.30 feet to the Northeast right-of-way line of Missouri State Highway 40 TR; thence North 39 degrees 35 minutes 34 seconds West 74.62 feet and North 31 degrees 31 minutes 46 seconds West 40.34 feet along said Northeast right-of-way line of Missouri State Highway 40 TR to a point; thence along a curve to the right whose radius point bears North 57 minutes 18 seconds East 557.46 feet from the last mentioned point, a distance to allow 330.99 feet; thence North 18 degrees 58 minutes 27 seconds East 378.68 feet to a point; thence South 50 degrees 57 minutes 35 seconds East 573.16 feet to the point of beginning and containing 5.452 acres. (Parcel 5 Ord. 9476)

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

Section 3. The City Council, pursuant to the petition filed by Reinsurance Group of America in P.Z. 07-2012, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 25th day of June 2012, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

Planning Commission June 25, 2012 P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission August 13, 2012 (RGA Insurance Co.) P&PW Committee August 30, 2012

- Development Concept Plan and curb cuts on each Final Development Section Plan shall be reviewed and approved by the Department of Highways and Traffic and, as applicable, the Missouri State Highway Commission prior to recording of any plan.
8. The height, design, location, and lighting intensity of all light standards shall be reviewed and approved by the Planning Commission on each Final Development Section Plan. Special consideration shall be given to such standards which may have exposure to residential property. Supplemental information to adequately assess the above (such as cross section, details of light standard construction, etc.) may be required by the Planning Commission prior to approval.
9. Except as specifically approved by the Planning Commission, utilities shall be underground.
10. The following shall regulate all signs for the "C-8" development:
a. Advertising signs limited to project identification only shall be permitted only at locations approved by the Planning Commission on the Final Development Concept Plan. Details such as size, design, lighting etc. shall be submitted to the Commission prior to approval.
b. Parcels III and IV shall be limited to a maximum of five (5) free standing business signs not to exceed fifty (50) square feet in outline area and thirty (30) feet in height. The location and size of said signs shall be as approved by the Planning Commission on final development plans.
c. Parcels VII and VIII shall be limited to a maximum of three (3) free standing business signs not to exceed fifty (50) square feet in outline area and thirty (30) feet in height. The location and size of said signs shall be as approved by the Planning Commission on final development plans.
d. All other signs (i.e. attached wall signs and directional signs) shall conform to the sign regulations of the "C-3" Shopping District.
11. Off-street parking requirements and loading requirement shall be regulated by that zoning district in which the use is permitted. Where more than one (1) of the parking requirements may be construed as applicable to the same use, lot or building, the final determination shall be made by the Planning Commission.
12. Prior to approval of all above Final Development Plans the petitioner shall:

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning and Public Works Committee.

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

Section 1. City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "C-8" Planned Commercial District for a 75.0 acre tract of land within the northwest quadrant of the I-64 and Olive Boulevard Interchange (188430237, 178110147, 188430260, 188440148, 188420085, 188521098, 188540149, 188540150 and 188540138) and as described as follows:

Parcel 3: A tract of land being part of Lot B of "Chesterfield Village North, Plat 1" and part of U.S. Survey 123 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the South line of Swingley Ridge Drive with the Northeast line of Missouri State Route 40 T.R.; thence Eastwardly along said South line of Swingley Ridge Drive, along a curve to the right whose radius point bears South 31 degrees 57 minutes East 178.50 feet from the last mentioned point, a distance of 71.50 feet to a point; thence along a curve to the right whose radius point bears South 9 degrees 00 minutes East 362.87 feet from the last mentioned point, a distance of 139.33 feet to a point; thence South 77 degrees 00 minutes East 532 feet to a point; thence South 13 degrees 00 minutes West 3 feet to a point; thence South 77 degrees 00 minutes East 372.20 feet to a point; thence along a curve to the right whose radius point bears South 13 degrees 00 minutes West 375.50 feet from the last mentioned point, a distance of 182.27 feet to a point; thence South 49 degrees 02 minutes 04 seconds East 554.79 feet to a point; thence along a curve to the right whose radius point bears South 40 degrees 57 minutes 56 seconds West 29.50 feet from the last mentioned point a distance of 46.34 feet to a point; thence South 40 degrees 57 minutes 56 seconds West 653.30 feet to a point; thence North 49 degrees 02 minutes 04 seconds West 19.50 feet to a point; thence South 76 degrees 43 minutes 48 seconds West 144.59 feet to a point; thence North 43 degrees 45 minutes 55 seconds West 734.55 feet to a point on the right of way line of Missouri State

Parcel 5: A tract of land being part of Lot 11 of the subdivision of the West part of U.S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of Nest County Acres Plat 2, a subdivision according to the plat thereon recorded in Plat Book 68, page 17 of the St. Louis County records, said point being distant South 9

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

Passed and approved this 19th day of September, 2012

ATTEST: Bruce Shigley MAYOR

First Reading Held: 09/05/2012

Planning Commission June 25, 2012 P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission August 13, 2012 (RGA Insurance Co.) P&PW Committee August 30, 2012

- a. Provide verification to the Department of a preliminary plan indicating adequate handling of differential runoff due to proposed impervious areas.
b. Submit verification of approval by the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation as applicable, of location of all curb cuts, roadway designation, and improvements.
13. Subsequent to approval of the Final Development Section Plans and prior to issuance of any building permit, the following requirements shall be met:
a. Provide verification to the Department indicating adequate provision of sanitary services.
b. Provide verification to the Department indicating adequate handling of storm water runoff off the subject property at abutting roadways.
c. The petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of all landscaping as required on the final development section plan. Said bond or escrow shall be based on estimated costs determined by a plant nursery for such improvements and approved by the Planning and Development Services Division.
d. Record the approved Final Development Section Plan with the St. Louis County Recorder of Deeds Office.
14. The required contributions shall be increased at the rate of five (5) percent per year effective on the first day of January, 1980, and the first day of each calendar year thereafter. Such sums shall be collected by the Department of Public Works and disbursed to the County Treasurer.
15. Within two (2) years of the date of approval of the first Final Development Section Plan by the Planning Commission, construction shall commence. Said time limit may be extended on approval by the Planning Commission.
16. The petitioner shall be required to provide temporary off-street parking for construction employees. Parking on non-paved surfaces shall be prohibited.
17. Any transfer of ownership or lease of property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the conditions herein set forth in the approved Final Development Section Plan for the property. A copy of all the herein attached conditions shall be furnished by the owner or petitioner to the operator(s), owner(s), or manager(s) (including successor operator(s), owner(s), or manager(s)), who shall forward to the Zoning Enforcement Officer an acknowledgment that the

Route 40 T.R.; thence along said right-of-way line the following courses and distances: North 5 degrees 59 minutes 44 seconds West 225.67 feet to a point; thence North 37 degrees 40 minutes 18 seconds West 205.83 feet to a point; thence North 59 degrees 02 minutes 23 seconds West 215.16 feet to a point; thence North 72 degrees 30 minutes 46 seconds West 59.23 feet to a point; thence North 33 degrees 07 minutes West 210.45 feet to the point of beginning and containing 20.0 acres.

Parcel 4: A tract of land being part of Lot 11 of the subdivision of the West part of U.S. Survey 415 and part of U.S. Survey 123 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the West line of proposed Swingley Ridge Drive East, 31 feet wide, with the Northeast line of Missouri State Route 40 T.R.; thence Northwesterly along said Northeast line of Missouri State Route 40 T.R. North 31 degrees 34 minutes 46 seconds West 490.47 feet to a point; thence North 17 degrees 30 minutes 05 seconds West 349.36 feet to a point; thence North 37 degrees 47 minutes 33 seconds West 199.89 feet to a point; thence North 8 degrees 44 minutes 51 seconds East 155.74 feet to a point; thence North 49 degrees 02 minutes 04 seconds West 19.50 feet to a point; thence North 40 degrees 57 minutes 56 seconds East 662.29 feet to a point; thence along a curve to the right whose radius point bears South 40 degrees 02 minutes 04 seconds East 29.50 feet from the last mentioned point, a distance of 46.34 feet to a point on the Southwest line of proposed Swingley Ridge Drive East, 31 feet wide; thence along the right-of-way line of proposed Swingley Ridge Drive East, 31 feet wide, the following courses and distances: South 49 degrees 02 minutes 04 seconds East 113.82 feet, along a curve to the right whose radius point bears South 40 degrees 57 minutes 56 seconds West 537.46 feet from the last mentioned point, a distance of 661.69 feet, South 18 degrees 58 minutes 27 seconds West 677.19 feet, along a curve to the left whose radius point bears South 71 degrees 01 minutes 17 seconds West 324.51 feet to a point; thence South 35 degrees 18 minutes 22 seconds West 286 feet to a point; thence North 44 degrees 46 minutes 25 seconds West 675.15 feet to a point; thence North 0 degrees 19 minutes 57 seconds West 500 feet to a point; thence North 31 degrees 25 minutes 19 seconds East 1,080 feet to a point on the right-of-way line of proposed Chesterfield Village Parkway, 80 feet wide; thence along said right-of-way line of Chesterfield Village Parkway, 80 feet wide, the following courses and distances: Along a curve to the right whose radius point bears South 28 degrees 36 minutes 16 seconds West 914.93 feet from the last mentioned point, a distance of 368.12 feet, continuing along a curve to the right whose radius point bears South 51 degrees 39 minutes 26 seconds West 868.49 feet from the last mentioned

Parcel 5: A tract of land being part of Lot 11 of the subdivision of the West part of U.S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of Nest County Acres Plat 2, a subdivision according to the plat thereon recorded in Plat Book 68, page 17 of the St. Louis County records, said point being distant South 9

Planning Commission June 25, 2012 P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission August 13, 2012 (RGA Insurance Co.) P&PW Committee August 30, 2012

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

The application for a Planned Commercial Development on the tracts of land described in this ordinance is approved on condition that said development and plan is carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded to the County Council with a communication dated September 21, 1979, which reference as if fully set out in and made a part of this ordinance, and subject to all applicable ordinances, laws and regulations and to the following conditions:

- I. General Conditions
1. This Ordinance authorizes the commercial development of an integral planned commercial and residential community known as "Chesterfield Village". Of the larger overall development, this commercial portion is located generally west of Olive Street Road (State Route 340) and north of U.S. Highway 40 containing 75 acres. The intent of this Ordinance is to effect proper development of this site through good planning practices and adhering to the preliminary plan revised August 24, 1979, and approved by the Planning Commission.
2. Within two (2) years of the date of approval of this "C-8" Planned Commercial District rezoning by the City of Chesterfield Council and prior to any site preparation, the petitioner shall submit to the Planning Commission for review and approval a Final Development Concept Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said plan shall include but not be limited to the following:
a. Primary use types.
b. Project road rights-of-way.
c. Approximate location of peripheral and primary internal roads.
d. Parking and building setbacks.
e. Off-street parking and loading ratios.
f. Indication of phasing lines which shall serve as project boundary lines for the future section plans.
g. Gross square footage and maximum height of all proposed buildings, or building groups.

Planning Commission June 25, 2012 P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission August 13, 2012 (RGA Insurance Co.) P&PW Committee August 30, 2012

- or she has read and understood each of these conditions and agrees to comply therewith.
18. The above conditions of the "C-8" Planned Commercial District shall be enforced in compliance with the Final Development Section Plans approved by the City of Chesterfield Planning Commission.
19. In addition to the conditions herein imposed, this Planned Commercial District shall be subject to all applicable provisions of the City of Chesterfield Zoning Ordinance and Subdivision Ordinances. The Zoning Enforcement Officer of the City of Chesterfield shall enforce the conditions of this permit in accord with the approved Final Development Concept and Section Plans approved by the Planning Commission.
II. Specific Design Criteria: "C-8" Along Highway 40
1. The uses permitted in the "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
a. building groups A and B: offices, retail commercial, one (1) service station, restaurants, theaters and heliport, such uses not to exceed 480,000 gross square feet. Additionally, one (1) hotel with a maximum of 350 rooms with certain retail uses specifically accessory to the hotel facility is permitted within building group B. In the event that the hotel is not constructed in building group B, a maximum floor area of 749,783 gross square feet on building groups A and B shall be permitted.
b. building group C: offices, retail and restaurant not to exceed 350,000 gross square feet.
c. building group D: offices, retail, restaurants, one (1) service station and theater, and one (1) hotel, not to exceed 170,000 gross square feet.
The above noted gross square foot figures indicate the maximum allowable within each building group. The word "offices" shall also include the following: medical laboratories, technical and business schools, public and professional schools, medical clinics, and scientific laboratories.
2. The following shall regulate all retail commercial uses in the building groups A, B, C, and D:
a. a maximum of 50,000 gross square feet may be used for retail commercial activity;

degrees 30 minutes 21 seconds West 827.05 feet from the Northwest corner of said West County Acres Plat 2; thence North 51 degrees 04 minutes 01 second West 457.37 feet to a point; thence South 50 degrees 20 minutes 01 second West 191.44 feet to a point; thence South 55 degrees 18 minutes 31 seconds West 9.30 feet to a point on the right-of-way line of Missouri State Route 40 T.R.; thence Northwesterly along said right-of-way line North 39 degrees 35 minutes 34 seconds West 74.62 feet to a point; thence North 31 degrees 34 minutes 46 seconds West 40.34 feet to a point on the right-of-way line of proposed Swingley Ridge Drive, 31 feet wide; thence along said right-of-way line of proposed Swingley Ridge Drive East, 31 feet wide, along a curve to the right whose radius point bears North 74 degrees 57 minutes 19 seconds East 557.46 feet from the last mentioned point a distance of 330.99 feet to a point; thence North 18 degrees 58 minutes 27 seconds East 378.68 feet to a point; thence South 50 degrees 57 minutes 35 seconds East 573.16 feet to the point of beginning and containing 5.5 acres.

Parcel 7: A tract of land being part of U.S. Survey 123, 134, and the subdivision of the West part of U.S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the most Western corner of property conveyed to Nelson J. Rinkel as described in the deed recorded in Book 5638, page 424 of the St. Louis County records, thence Southeastwardly along the Southwest line of said Rinkel property South 33 degrees 27 minutes 21 seconds East 137.35 feet to a point on the West line of proposed Chesterfield Village Parkway; thence Southwardly along said West line along a curve to the left whose radius point bears North 72 degrees 53 minutes 10 seconds East 905.89 feet from the last mentioned point, a distance of 263.14 feet to a point on the Northwest line of Olive Street Road; thence Southwesterly along said Northwest line South 36 degrees 19 minutes 39 seconds West 66.59 feet to a point; thence along a curve to the left whose radius point bears South 33 degrees 40 minutes 21 seconds East 1,176.28 feet from the last mentioned point a distance of 383.71 feet to a point; thence North 53 degrees 01 minutes 17 seconds West 324.51 feet to a point; thence South 35 degrees 18 minutes 22 seconds West 286 feet to a point; thence North 44 degrees 46 minutes 25 seconds West 675.15 feet to a point; thence North 0 degrees 19 minutes 57 seconds West 500 feet to a point; thence North 31 degrees 25 minutes 19 seconds East 1,080 feet to a point on the right-of-way line of proposed Chesterfield Village Parkway, 80 feet wide; thence along said right-of-way line of Chesterfield Village Parkway, 80 feet wide, the following courses and distances: Along a curve to the right whose radius point bears South 28 degrees 36 minutes 16 seconds West 914.93 feet from the last mentioned point, a distance of 368.12 feet, continuing along a curve to the right whose radius point bears South 51 degrees 39 minutes 26 seconds West 868.49 feet from the last mentioned

Planning Commission June 25, 2012 P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission August 13, 2012 (RGA Insurance Co.) P&PW Committee August 30, 2012

- h. Parcel numbers and building group numbers as indicated on the approved preliminary development plan.
i. All zoning district boundaries and zoning classifications.
j. Location of advertising sign limited to project identification only.
3. Within one (1) year of the date of approval of the Final Development Concept Plan and after the Plan has been recorded with the St. Louis County Recorder of Deeds Office, the petitioner shall submit to the Planning Commission for its review and approval, the first Final Development Section Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said Final Development Section Plan shall include but not be limited to the following:
a. The location, size and use of all proposed structures, including retaining walls.
b. Indication of development phasing on the same parcel if anticipated.
c. Existing and proposed contours at two (2) foot intervals, except for grades greater than ten (10) percent may be indicated at five (5) foot contour intervals.
d. Location and size of all parking areas including landscape treatment of such.
e. Roadways and drives on and adjacent to the property in question.
f. The design, location, and size of all proposed free standing signs, lighting, fences and trash areas.
g. A landscape plan, including the location, size, and type of all plantings and other materials to be used.
h. Indication of sanitation and drainage facilities.
i. Parking and building setbacks on the property in question.
j. Parking calculations for the property in question.
4. With each Final Development Section Plan a detailed landscape plan must be submitted to the Planning Commission for review and approval. Such plan shall as a minimum contain information on type, size, and number of each landscape material to be used. Specifically the following shall also be required:
a. Parking areas in excess of 10,000 square feet shall contain internal landscape islands planted with trees and other plant materials. Planting areas within parking lots shall not be less than six (6) feet in width and

Planning Commission June 25, 2012 P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission August 13, 2012 (RGA Insurance Co.) P&PW Committee August 30, 2012

- b. In any office building or hotel no retail commercial activity shall be permitted above the first floor.
c. No single-user being a retail commercial activity shall exceed 10,000 gross square feet.
3. No parking area, loading areas or structures including internal drive except ingress and egress drives shall be allowed within the following landscaped setbacks:
a. Parcel III:
i. Fifteen (15) feet of all roadway rights-of-way.
b. Parcel IV:
i. Fifteen (15) feet of U.S. Highway 40 and Chesterfield Parkway North rights-of-way;
ii. Twenty (20) feet of Swingley Ridge Road.
c. Parcel V:
i. Fifteen (15) feet of Swingley Ridge Road right-of-way;
ii. Thirty (30) feet of the northeast and southeast property lines;
iii. Two hundred (200) feet of the eastern point of the parcel contiguous to residential zoned land.
4. No building shall be located within the following setbacks:
a. Parcel III:
i. Twenty (20) feet of all roadway rights-of-way.
b. Parcel IV:
i. Twenty (20) feet of U.S. Highway 40 and Chesterfield Parkway North rights-of-way;
ii. Thirty (30) feet of Swingley Ridge Road;
c. Parcel V:
i. Twenty (20) feet of Swingley Ridge Road;
ii. Thirty (30) feet of the northeast and southeast property line;

point, a distance of 659.44 feet, South 5 degrees 09 minutes 41 seconds West 108.63 feet, along a curve to the left whose radius point bears South 84 degrees 50 minutes 19 seconds East 905.89 feet from the last mentioned point, a distance of 203.64 feet to a point on the Northwest line of aforesaid Rinkel property; thence Southwesterly along said Northwest line, South 53 degrees 19 minutes 04 seconds West 53.28 feet to the point of beginning and containing 32.4 acres.

Parcel 8: A tract of land being part of U.S. Survey 154 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the North line of Henry Hoch Drive, 43 feet wide, with the East line of proposed Chesterfield Village Parkway 80 feet wide; thence Northwardly along said East line of proposed Chesterfield Village Parkway, 80 feet wide, along a curve to the left whose radius point bears South 77 degrees 40 minutes 50 seconds West 948.49 feet from the last mentioned point, a distance of 430.80 feet to a point; thence North 51 degrees 39 minutes 26 seconds East 456.05 feet to a point; thence South 38 degrees 20 minutes 34 seconds East 370 feet to a point; thence South 50 degrees 55 seconds East 280.47 feet to a point; thence South 10 degrees 24 minutes 12 seconds West 150 feet to a point on the North line of said Henry Hoch Drive, 43 feet wide; thence Westwardly along said North line along a curve to the left whose radius point bears South 10 degrees 24 minutes 12 seconds West 421.50 feet from the last mentioned point, a distance of 215.41 feet to a point; thence North 72 degrees 07 minutes 21 seconds West 147.76 feet to a point; thence along a curve to the right whose radius point bears North 18 degrees 52 minutes 39 seconds West 378.50 feet from the last mentioned point, a distance of 114.07 feet to a distance of 114.07 feet to a point; thence North 88 degrees 23 minutes 23 seconds West 73.61 feet to a point; thence North 59 degrees 06 minutes 16 seconds West 64.58 feet to the point of beginning and containing 7.3 acres.

Less and Excepting the following:

St. Louis County Ordinance #13,756 (Parcel 5 Ord. 9476) A tract of land being part of Lot 11 of the Subdivision of the West part of U.S. Survey 415, Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of "West County Acres Plat No. 2" a subdivision according to the plat thereon recorded in Plat Book 68, page 17 of the St. Louis County Records; said point being South 09 degrees 30

Planning Commission June 25, 2012 P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission August 13, 2012 (RGA Insurance Co.) P&PW Committee August 30, 2012

- each shall not be less than 400 square feet in area. Vertical curbs will be used around parking areas to protect them from automobiles and keep out deicing salt. Such areas will control traffic patterns and thereby improve safety as well as provide shade and offer a visual relief against intensive pavement areas.
b. In retail, office and general commercial parking lots, rows of trees planted in landscape areas shall be used to subdivide large parking areas into smaller and more identifiable parking areas. Pedestrian walkways shall be provided in the parking areas to safely allow pedestrian movement to and from building access points. In the case of parking decks, said structures shall be supplemented by a significant landscape plan around the periphery of said structure to mitigate visual impacts.
c. Where commercial development is contiguous to residentially zoned areas, special landscape treatment will be required. A minimum shall be a planting strip of twenty (20) feet in order to insulate adjacent residential land uses. In addition, planning, masonry walls, eight-foot fences, earth berms and/or depressed parking areas may be required by the Planning Commission.
d. Planting of street trees shall be a standard practice along the major arterials and collector streets. Trees shall be planted at regular intervals (minimum of two, two inch caliper, trees every seventy-five feet of frontage) on both sides except where berms, existing topography or views make another specific design treatment preferable and when approved by the Planning Commission.
e. The circumferential roadway connecting the Chesterfield Parkway North with Schoettler Road will contain a median planter area. Special considerations shall be given to the scenic qualities of the roadway and a landscape plan of such shall be reviewed and approved by the Planning Commission.
5. All Final Development Section Plans must be consistent with the approved Final Development Concept Plan, and shall contain one or more complete development sections. Each such plan shall be comprised of at least twenty (20) percent open space devoid of any structures or paving.
6. All Final Development Section Plans shall be reviewed in order to determine whether mass-transit facilities should be included as part of the site development design. Such facilities might include bus shelter locations and bus pull-off lanes.
7. Roadway alignment and location, and other roadway circulation design features including right-of-way dedication and improvement on the Final

Planning Commission June 25, 2012 P.Z. 07-2012 Chesterfield Village NW Quadrant Planning Commission August 13, 2012 (RGA Insurance Co.) P&PW Committee August 30, 2012

- iii. Two hundred (200) feet of the eastern point of the parcel contiguous to residential zoned land.
d. The following shall be the maximum allowable height for structures:
i. building group A: six (6) floors;
ii. building group B: fifteen (15) stories for the hotel and ten (10) floors for all other uses;
iii. building group C: twenty-five (25) floors;
iv. building group D: six (6) floors;
v. building group E: three (3) floors.
5. The uses listed below shall only be allowed within the following described setbacks:
a. the permitted twenty-five (25) story office building in building group C shall be situated within 300 feet of U.S. Highway 40 right-of-way and within 400 feet of the Chesterfield Parkway North;
b. the permitted fifteen (15) story hotel building in building group B shall be situated within 300 feet of U.S. Highway 40 right-of-way and within 400 feet of the Chesterfield Parkway North;
c. the permitted service station within building group A shall be located within 200 feet of Swingley Ridge Road or within 200 feet of the Chesterfield Parkway North right-of-way;
d. the permitted service station within building group D shall be located within 400 feet of the Chesterfield Parkway North.
6. In addition to requirements elsewhere in this ordinance and requirements of the City of Chesterfield City Code, the following are additional requirements for building group B:
a. 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. Improvements involving regional issues shall be addressed as directed by all governing jurisdictions.
b. Provide road improvements, as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation as identified in the study prepared by Bernardi, Lochmuller & Associates, Inc. dated July 23, 2012 and any addendum thereto. As identified in this study, modification of the

STATE OF MISSOURI GEORGE MICHAEL STOCK MEMBER FEBRUARY 10, 1916 PROFESSIONAL ENGINEER LICENSE NO. 10175/21 GEORGE M. STOCK E-28116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER 00096 CLAYCO THE ART & SCIENCE OF BUILDING 2188 WINGEBY BUSINESS CENTER DRIVE ST. LOUIS, MISSOURI 63114 PH: 314.429.5100 FX: 314.429.3137 Civil Engineer STOCK & ASSOCIATES Consulting Engineers, Inc. 227 Chesterfield Business Parkway St. Louis, MO 63105 PH: (314) 429-3137 FAX: (314) 429-3137 E-mail: gms@stockandassoc.com Web: www.stockandassoc.com Lamar Johnson Collaborative 2188 WINGEBY BUSINESS CENTER DRIVE ST. LOUIS, MISSOURI 63114 PH: 314.429.1010



RNA DEVELOPMENT LABORATORY EXPANSION 875 West Chesterfield Parkway Chesterfield, MO 63017 Schematic Design

Table with columns: DRAWING ISSUE, DESCRIPTION, DATE. Includes entries for AOSCP & AOSDP 08/23/2011 and CITY COMMENTS 10/15/2011.

