

Memorandum Department of Planning

To: Planning and Public Works Committee

From: Alyssa Ahner, Senior Planner

Date: April 18th, 2024

RE: P.Z. 03-2024 Chesterfield Village Mall: An ordinance amendment to add an additional 16.679-acre tract of land zoned "C-8" Planned Commercial to an existing 96.017-acre tract of land zoned "PC&R" Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway.



Summary

A request to add an additional 16-acres of land zoned "C-8" Planned Commercial to an existing 96-acres of land zoned "PC&R" Planned Commercial and Residential District. The existing "PC&R" district was established in 2023 and is governed under [Ordinance 3255](#). The proposed amendment would incorporate a connecting parcel into the District. Consent has been received from all applicable parties.

A Public Hearing was held on April 8th, 2024 and no issues were raised. Planning Commission voted on the request on April 8th, 2024 and a motion to recommend approval passed by a vote of 6-0.

A full description of the request, site history, and staff analysis pertaining to the petition may be found in the April 8th, 2024 Planning Commission report attached to this document. Additional attachments include a letter of support from Dillard's and a letter of support from Citizens for Developing Downtown Chesterfield.



Attachments: 1) April 8th, 2024 Planning Commission Packet, 2) Letter of Support from Dillard's, 3) Letter of Support from Citizens for Developing Downtown Chesterfield



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Planning Commission Public Hearing/Vote Report

Meeting Date: April 8th, 2024

From: Alyssa Ahner, Planner

Location: East of Chesterfield Pkwy, south of Interstate 64, west of Clarkson Rd

Petition: P.Z. 03-2024 Chesterfield Village Mall – An ordinance amendment to add an additional 16.679-acre tract of land zoned “C-8” Planned Commercial to an existing 96.017-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway.

SUMMARY

A request to add an additional 16-acres of land zoned “C-8” Planned Commercial to an existing 96-acres of land zoned “PC&R” Planned Commercial and Residential District. The existing “PC&R” district was established in 2023 and is governed under [Ordinance 3255](#). The proposed amendment would incorporate a connecting parcel into the District. Consent has been received from all applicable parties.



Figure 1: Subject Site

HISTORY & OVERVIEW

The existing "PC&R" district encompasses roughly 96-acres of land and was established in 2023. The approximate boundaries of this district may be seen in *Figure 2*. The 16-acres proposed to be incorporated into this district may be seen in *Figure 3*.



Figure 3: Existing "PC&R" district



Figure 2: 16-acres to be added to "PC&R" district

The existing district was broken down into "Area 1", "Area 2" and "Area 3". The areas were then further broken down into conceptual parcels in order to allocate permitted uses and density. The proposed 16-acre parcel of land would be incorporated as "Area 4". These areas may be seen in the attached packet on Sheet C1.0. The permitted residential units for the existing district have already been allocated between the existing conceptual parcels thus the permitted uses for proposed "Area 4" would be limited to commercial development. The density of the commercial development for "Area 4", as written in the Attachment A, is a maximum of 280,000 square feet which is the square footage of the existing building. The modifications made to the Attachment A for this ordinance amendment have been depicted in red font.

The primary purpose of including the additional land into the ordinance is to resolve zoning issues that have been identified during settlement discussions between the City of Chesterfield, Dillard's, and TSG. Through this process, preliminary settlement has included a minor land swap between TSG and Dillard's. The zoning amendment would prevent zoning issues that would arise from parcels with multiple zoning districts. As such, the proposed amendment has been drafted to allow similar development criteria (e.g. commercial uses only) for Area 4 (Dillard's parcel) as exists today but under the PC&R District instead of the C-8 District.

Attachments:

1. Survey
2. Preliminary Development Plan
3. June 15th, 2023 Narrative Statement

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein or to be addressed in the Site Development Concept Plan and/or the Site Development Section Plans.

This ordinance provides a framework for various development requirements established in this ordinance, criteria to be established on the Site Development Concept Plan, and criteria to be established on Site Development Section Plans. This framework is to deliver a “Downtown Concept”: a diverse residential and commercial mixed-use environment in which residential and commercial uses that are integrated.

I. SPECIFIC CRITERIA FOR ALL DEVELOPMENT

Residential and commercial uses may be combined in the same building, combined on the same lot in separate buildings or on separate lots within the development (**when each use is permitted on the lot and is consistent with the ordinance and the approved Site Development Concept Plan / Site Development Plan**).

A. PERMITTED USES

1. The uses allowed in this PC&R District (“District”) shall be:
 - a. Administrative offices for educational or religious institutions
 - b. Church and other places of worship
 - c. Community center
 - d. Library
 - e. Parks
 - f. Dwelling, multi-family
 - g. Single Family Attached
 - h. Single Family Detached
 - i. Home Occupation
 - j. Art Gallery
 - k. Art Studio
 - l. Auditorium

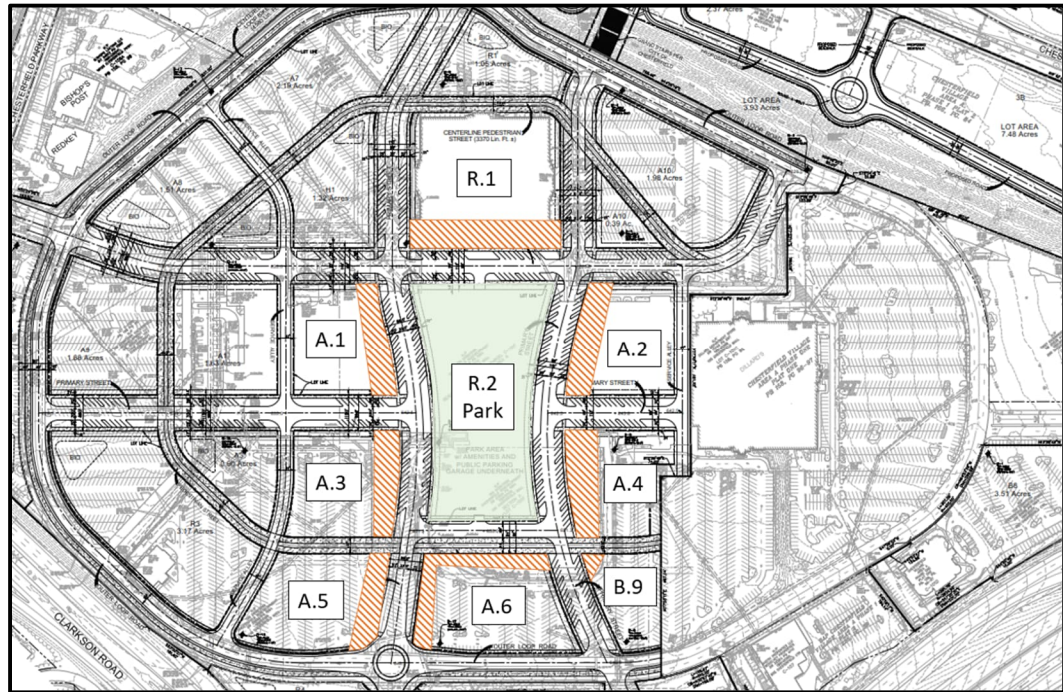
- m. Banquet Facility
- n. Club
- o. Farmer's market
- p. Gymnasium
- q. Museum
- r. Reading Room
- s. Recreation Facility
- t. Office-dental
- u. Office-general
- v. Office-medical
- w. Automobile Dealership (Storefront Only)
- x. Bakery
- y. Bar
- z. Bowling Center
- aa. Brewery
- bb. Brewpub
- cc. Coffee shop
- dd. Grocery-community
- ee. Grocery-neighborhood
- ff. Grocery-supercenter
- gg. Newspaper stands.
- hh. Restaurant-sit down
- ii. Restaurant-fast food – No Drive Thru
- jj. Restaurant-takeout
- kk. Retail sales establishment – Neighborhood

- ll. Retail sales establishment – Community
- mm. Retail sales establishment – Regional
- nn. Animal grooming service
- oo. Barber or beauty shop
- pp. Broadcasting studio
- qq. Commercial service facility
- rr. Day care center
- ss. Drug store and pharmacy
- tt. Dry cleaning establishment
- uu. Financial institution, no drive-thru
- vv. Hospital
- ww. Hotel and motel
- xx. Hotel and motel-extended stay
- yy. Kennel, boarding
- zz. Kennel, private
- aaa. Laboratory-professional, scientific
- bbb. Laboratory
- ccc. Laundromat
- ddd. Nursing home
- eee. Parking area (stand-alone), including garages for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
- fff. Professional and technical service facility
- ggg. Research laboratory and facility
- hhh. Theatre, indoor
- iii. Theatre, outdoor
- jjj. Veterinary clinic

- kkk. College/university
- lll. Kindergarten or nursery school
- mmm. Specialized private school.

2. The District shall prioritize the following:

- a. Ground floor development shall be a mix of pedestrian-oriented commercial/retail in the following locations: on the portion of the parcels that face the primary streets that flank Park Area R2 (parcels A1, A2, A3, A4, A6 and R1) and on the portion of the parcels that face the roundabout and primary street coming off Clarkson Road (parcels A5 and A6) and the corner of the parcel at the primary street and pedestrian walkway (parcel B9) as shown on the Preliminary Development Plan.

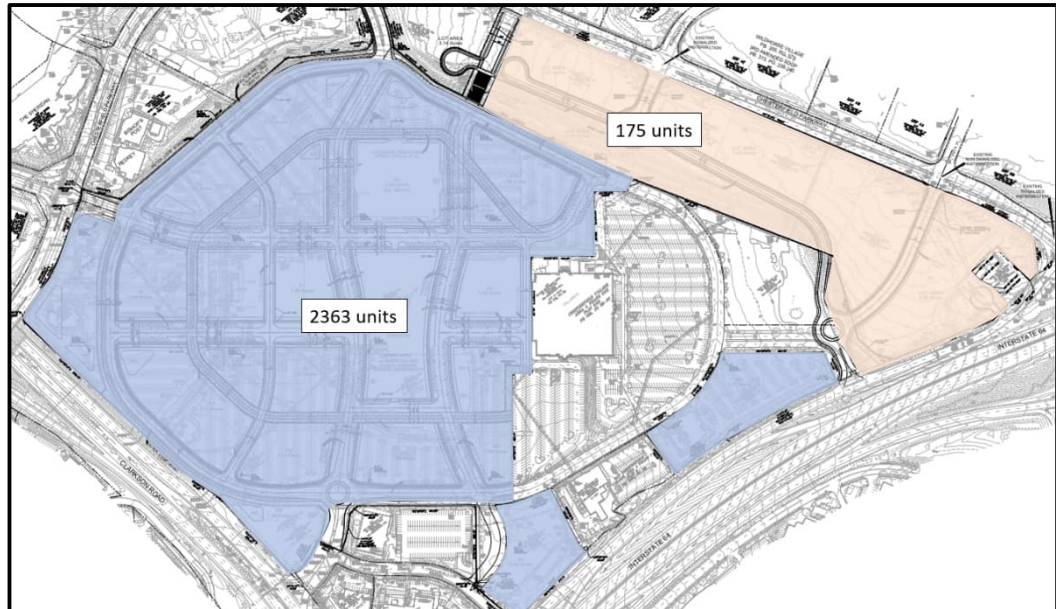


- b. Developer shall prioritize build-to-line, excluding sidewalks, in lieu of prescribed setbacks on the portion of the primary streets that flank Park Area R2 shown on the Preliminary Development Site Plan.
- c. Parcels B1, B2, and B8 as shown on the Preliminary Development Plan shall only be used for commercial uses as defined in Section 405.03.040 J, PC & R Planned Commercial & Residential District of the UDC and as permitted in this Attachment.
- d. Area 4, as shown on the Preliminary Development Plan, shall only be used for commercial uses as permitted in this Attachment.

3. Hours of Operation.
 - a. Hours of operation for this “PC&R” District shall not be restricted.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. DENSITY, HEIGHT, SET BACKS AND OPEN SPACE REQUIREMENTS

1. Density Limitations
 - a. The cumulative gross floor area for Commercial Uses in this District for Areas 1, 2, and 3 shall be limited to not more than a Floor Area Ratio (F.A.R.) = .75 Floor Area Ratio (F.A.R.) shall be Calculated by Total Gross Floor Area of all buildings divided by the Gross Area of land within the “PC&R” District. F.A.R. shall not be calculated on a lot-by-lot basis.
 - b. The maximum number of residential units allowable within Areas 1, 2, and 3 of this District shall not be more than 2363 units cumulatively on Parcels A1-A10, B1, B2, B8, B9, R1, R3, R4 and H-1 on the Preliminary Development Plan and 175 units on Parcels 3A and 3B on the Preliminary Development Plan.



- c. The maximum number of rooms for hotels and lodging in Areas 1, 2, and 3 shall be 300 rooms; the maximum number of square feet for hotels and lodging shall be 350,000 square feet.
- d. Area 4 shall be permitted a maximum of 280,000 square feet of non-residential uses.

- e. Developer shall provide a distribution of density by area on the Site Development Concept Plan. The Site Development Concept Plan shall be amended when allocation of density changes.

2. Height Requirements

Total building height for any permitted use shall not exceed 200 feet or 15 stories whichever is more as measured from street elevation.

3. Setbacks

No setbacks are prescribed herein and build-to-line is permitted. All other setbacks and/or build to lines shall be as approved on the Site Development Concept Plan or Site Development Section Plans.

4. Open Space Requirements

Open space in Park Area R2 and Area 3A south of Chesterfield Parkway and Park Circle shall be provided on the Site Development Concept Plan and substantially conform to the Preliminary Development Site Plan. Where known, additional open spaces including pocket parks, plazas, natural areas and seating areas shall be depicted on the Site Development Concept Plan and/or Site Development Sections Plans. Proposed location(s) of public art may be depicted on the Site Development Concept Plan and/or Site Development Section Plans.

C. BUILDING AND STRUCTURE FUNCTION

1. Ground floor of all buildings shall include pedestrian access to retail, restaurant, office, multi-family residential, or hotel use-when those uses are present.
2. Private parking access shall not be permitted along portions of the primary streets that flank Park Area R2. Private parking garage access is permitted from other primary streets locations and service alleys.
3. Trash pickup, building receiving and loading, utility and service functions shall be located at the rear of buildings along the outer loop road and off service alleys.

D. PARKING AND LOADING REQUIREMENTS

1. Public parking garages and on-street parking satisfies parking requirements for all ground floor commercial (retail, restaurant, art galleries, entertainment, art or other pedestrian-oriented uses), as defined on the Site Development Concept Plan or Site Development Section Plans. All other uses shall provide parking in accordance with this ordinance.
2. Public parking in garages and on-street parking for the existing department store in Area R1 meets parking requirements for that use.

3. Parking shall be calculated for each use category as follows:

Minimum Parking Required

Retail/Restaurant: 4.0 Parking Ratio / 1,000 G.F.A.
Grocery: 5.0 Parking Ratio / 1,000 G.F.A.
Office: 3.0 Parking Ratio / 1,000 G.F.A.
Residential: 1.5 Parking spaces per unit
Hotel: 0.8 Parking spaces per room

4. Off-street surface parking shall be allowed as shown on the Site Development Concept Plan but shall be minimized and designed to mitigate the visual impact on the development and be consistent with the purpose and intent of this PC&R District.
5. Off-street parking located within Area 4 of the Preliminary Development Plan shall be permitted surface parking. In the event of new development or redevelopment within this Area, surface parking shall be subject to sub-section D.4 above.
6. Joint parking to meet minimum parking standards may be permitted through approval of the Site Development Section Plan and shall require an appropriate legal instrument binding the owners of the properties and their successors and assigns to the agreement.
7. Parking lots shall not be used as streets.
8. No construction related parking shall be permitted within rights of way or on any existing roadways. All construction related parking shall be confined to the District. Construction parking shall be depicted on all Improvement Plans for lots within the district.

E. LANDSCAPING AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code and submit a Concept Landscape Plan with the Site Development Concept Plan. Landscaping shall enhance the pedestrian experience, compliment architectural features, provide shade and screen utility areas and surface parking. The developer shall provide for street furnishings such as benches, planters, bike racks, drinking fountains, pedestrian trash receptacles, public art and water features in the Site Development Concept Plan. Locations for street furnishings shall be detailed in the Site Development Concept Plan and Site Development Section Plans.

F. SIGN REQUIREMENTS

1. The development shall adhere the City's Sign Code and/or submit a Comprehensive Sign Package by Area as depicted in the Site Development

Concept Plan and/or Site Development Section Plans. All individual signs including street and wayfaring signage in the public and private spaces shall be coordinated and consistent with the signage concept contained therein.

G. LIGHTING REQUIREMENTS

1. The development shall adhere to the City's Lighting Code and/or submit an Architectural Specialty Lighting Package. All lighting, in the public and private spaces, shall be coordinated and consistent with the lighting concept contained therein.

H. ARCHITECTURAL REQUIREMENTS

1. The developer shall submit design standards for public spaces and street character in the Site Development Concept Plan and/or Site Development Section Plans. Site Development Concept and/or Section Plans shall contain design standards that create visually appealing development pattern consistent with the intent of the Downtown Concept. Section plans shall contain architectural elevations, colored renderings and building materials to be reviewed by the Architectural Review Board and subject to approval by the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of exterior walls may be varied in height, depth, or directions.
3. Trash enclosures: The location, material, and elevation of any trash enclosure will be approved on the Site Development Concept Plan or Site Development Section Plan. All exterior trash areas, except pedestrian trash receptacles, will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Master Landscape Package.
4. Mechanical equipment shall be adequately screened in accordance to the Architecture Review Design Standards.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development from external roadways shall be shown on the Site Development Concept Plan and as directed by the City of Chesterfield, the Missouri Department of Transportation and the St. Louis County Department of Transportation, as applicable.
2. Any improvements within Missouri Department of Transportation's right-of-way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation standards.
3. No gated streets will be permitted.

4. Cross access shall be provided to adjoining properties as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Sidewalks shall substantially conform with the Preliminary Development Plan. ADA compliant sidewalks will be required along all roadways and connections to existing sidewalks of all roadways adjacent to the District shall be provided. The design and layout of the sidewalks and pedestrian ways shall be detailed in the Site Development Concept Plan and Site Development Section Plans.
2. Sidewalks and pedestrian trails/bicycle path shall provide future connectivity to adjacent developments and/or roadway projects. Sidewalks may be located within a right-of-way controlled by another agency if permitted by that agency, or on private property within an easement dedicated to the City for public use but to be maintained by the property owner.
3. Evaluate and provide pedestrian access and connectivity from the District to Central Park in the Site Development Concept Plan.
4. On-street parking shall substantially conform with the Preliminary Development Plan. On-street parking stalls shall be designed and located such that vehicles do not back out into an intersection. Corner clearance distance shall be not less than 30 feet between the edge of the parking stall and the intersection. The design and layout of the on-street parking shall be finalized on the Site Development Concept Plan.
5. Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation, and the Missouri Department of Transportation as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
7. Pedestrian crossing of roadways is required to be at a 90-degree angle in order to minimize the crossing distance for pedestrians.
8. Internal streets and sidewalks shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and TSG Downtown Chesterfield Redevelopment LLC whereby the City accepts the internal streets and/or sidewalks as public. The City is under no obligation to enter into such an agreement.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or Missouri Department of Transportation and/or St. Louis County 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, an updated model shall be required.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrances, as directed. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield, St. Louis County Department of Transportation and/or the Missouri Department of Transportation as applicable.

L. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system. Formal review, approval and permits by Metropolitan St. Louis Sewer District is required.
2. Stormwater management shall comply with the Chesterfield Village Southwest Quadrant Storm Water Management Plan exhibit (MSD P-002807800) as directed by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

M. SANITARY SEWER

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with Metropolitan St. Louis Sewer District (MSD) and the City of Chesterfield regulations.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing systems.

4. The project is in the Caulks Creek Service Area and subject to the Caulks Creek Surcharge. Sanitary flow rates leaving the sites shall be limited to the maximum extent practical. The maximum allowable sanitary flow release rate is 1.98 CFS. The 1.98 CFS rate includes all phases of the development as well as any existing uses.
5. MSD will allow the entire site to connect to the public sanitary system as proposed after the completion of the Caulks B Pump Station Replacement project. MSD will allow a portion of the development to connect to the sanitary system prior to completion of the replacement pump station for Caulks B limited by based on the actual flows at the existing pump stations, its capacity, anticipated flows from the development.
6. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits.

N. POWER OF REVIEW

The City Council shall have automatic power of review of all Site Development Plans, Site Development Concept Plans, and Site Development Section Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

O. CITY COUNCIL REVIEW OF SITE DEVELOPMENT CONCEPT PLANS, SITE DEVELOPMENT PLANS AND SITE DEVELOPMENT SECTION PLANS

The City Council reserves full authority to deny any request for approval of a Site Development Concept Plan, Site Development Plan or Site Development Section Plan (each a "Development Plan"), or to impose conditions on their approval. The City Council shall not approve a Development Plan unless it finds that the application and evidence presented clearly indicate that the proposed Development Plan:

1. Will contribute to and promote a diverse residential and commercial mixed-use environment in which residential and commercial uses are integrated pursuant to a downtown concept;
2. Will contribute to and promote a creative and coordinated design and architectural styles;
3. Will contribute to and promote efficient and effective pedestrian and vehicular circulation;
4. Complies with the Unified Development Code (unless modified herein), the City's Comprehensive Plan, as amended from time to time, and the provisions of this Ordinance; and

5. Is consistent with the June 15, 2023 Narrative submitted by the Applicant, Attached hereto as Exhibit C.

In the property owner(s) discretion, a Site Development Concept Plan may be submitted for Area 1, 2, and 3 and a separate Site Development Concept Plan (or Site Development Plan) may be submitted for Area 4.

P. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

Q. SUPPLEMENTATION, MODIFICATION, AND/OR ALTERATION

Upon application from a petitioner, any performance standard provided in this Attachment "A" or required by any other District regulation or Ordinance of the City may be supplemented, modified, or altered in the Site Development Concept Plan or Site Development Section Plan provided such supplement, modification and/or alteration will further the purpose and intent of the PC&R District. A public hearing is not required in the process and recommendation by the Planning Commission will be forwarded by the City Council for final approval.

R. MISCELLANEOUS

1. All utilities shall be installed underground.
2. Prior to record plat approval, the developer shall cause, at its expense and prior to recording any plat, the reestablishment, restoration or appropriate witnessing of Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary US Survey Corners located on or near the development site must be protected and shall be restored if disturbed due to construction.
3. Prior to the release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and the United States Public Land Survey Corners have not been disturbed during construction activities or that have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

4. Any retaining wall along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
6. Applicant/Owners of parcels submitting Site Development Section Plans shall be required to contribute a Traffic Generation Assessment (TGA) of the applicable as established by Ordinance 3207 or amendments thereafter to the City of Chesterfield. Allowable credits for required improvements will be awarded as directed by the City of Chesterfield.
7. The TGA deposit shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.
8. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right of way. Utility relocation cost shall not be considered an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of the extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
9. Kiosks are allowed in the District provide they do not impede pedestrian and vehicular traffic and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 square feet. Uses within kiosks will be approved uses in this Attachment. A Special Activity Permit may be required as directed by the City of Chesterfield.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL

The Site Development Concept Plan shall include all items previously referenced in this Attachment, **be consistent with Section O. of this ordinance**, and:

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code and as required herein.

2. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
3. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.
4. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
5. Out boundary plat and legal description of property.
6. A note indicating all utilities will be installed underground.
7. Adhere to the Tree Preservation and Landscape requirements of the UDC and submit a Concept Landscape Plan.
8. Adhere to the Lighting requirements of the UDC and/or submit a Specialty Lighting package.
9. Adhere to the Signage requirements of the UDC and/or submit a Comprehensive Sign Package.
10. Provide design standards for all public spaces and street character. The Architectural Review Board shall review all Site Development Concept Plans of the design of public spaces and street character and make recommendations for approval to the Planning Commission.
11. Where known, depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
12. Specific structure, parking setbacks and build-to lines along all roadways and property lines.
13. Indicate location of all existing and proposed freestanding development monument signs.
14. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
15. Depict existing and proposed improvements within 150 feet of the site. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

16. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
17. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
18. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plans shall include all items previously referenced in this Attachment and:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculation, including calculation for all spaces, required and proposed, and the number, size and location for handicap designed.
3. For commercial development, provide square footage proposed.
4. For residential development provide the number of units proposed to be built.
5. For hotel development provide the square footage and number of rooms proposed.
6. A note indicating all utilities will be installed underground.
7. Address all signage in accordance with the City of Chesterfield Code and provided in the Site Development Concept Plan.
8. Address landscaping in accordance with the Tree Preservation and Landscape requirements in the UDC and provided in the Site Development Concept Plan.
9. Address all lighting in accordance with the Lighting requirements in the UDC and provided in the Site Development Concept Plan.

10. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
11. Specific structure, parking setbacks and build-to lines along all roadways and property lines.
12. Indicate location of all existing and proposed freestanding monument signs.
13. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and the Missouri Department of Transportation.
20. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

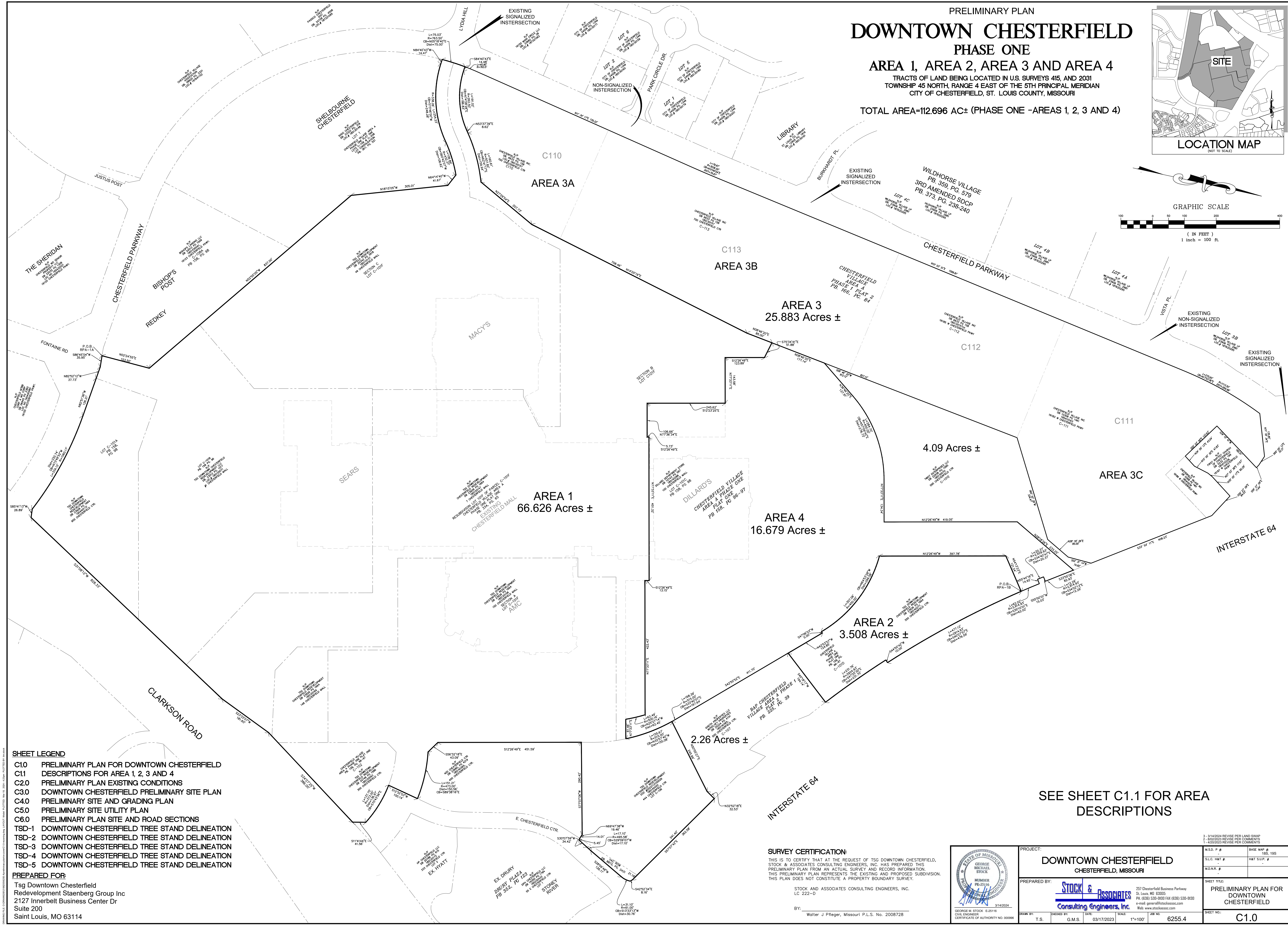
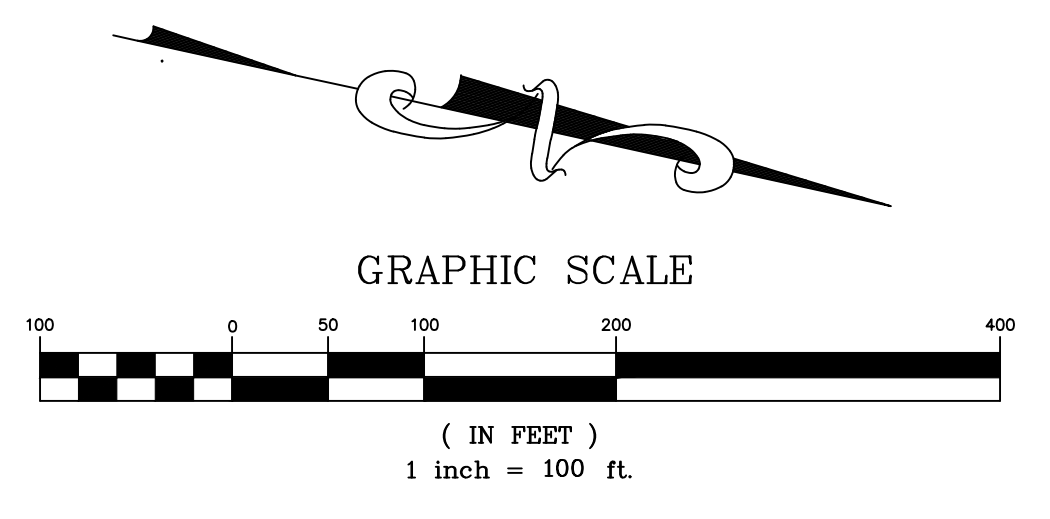
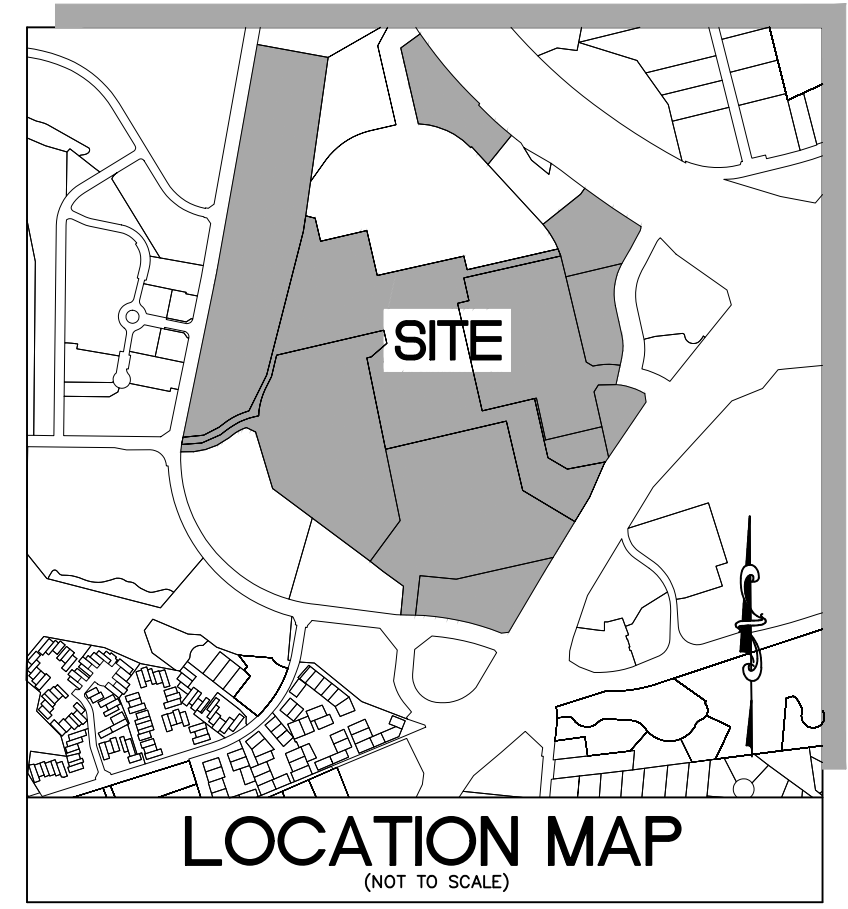
III. RECORDING

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

IV. 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 interpreted to carry out the overall intent of this Attachment A.

PRELIMINARY PLAN
DOWNTOWN CHESTERFIELD
PHASE ONE
AREA 1, AREA 2, AREA 3 AND AREA 4
 TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 TOTAL AREA=112.696 AC± (PHASE ONE -AREAS 1, 2, 3 AND 4)



- SHEET LEGEND**
- C10 PRELIMINARY PLAN FOR DOWNTOWN CHESTERFIELD
 - C11 DESCRIPTIONS FOR AREA 1, 2, 3 AND 4
 - C2.0 PRELIMINARY PLAN EXISTING CONDITIONS
 - C3.0 DOWNTOWN CHESTERFIELD PRELIMINARY SITE PLAN
 - C4.0 PRELIMINARY SITE AND GRADING PLAN
 - C5.0 PRELIMINARY SITE UTILITY PLAN
 - C6.0 PRELIMINARY PLAN SITE AND ROAD SECTIONS
 - TSD-1 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-2 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-3 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-4 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-5 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION

PREPARED FOR:
 Tsg Downtown Chesterfield
 Redevelopment Staenberg Group Inc
 2127 Innerbelt Business Center Dr
 Suite 200
 Saint Louis, MO 63114

SEE SHEET C1.1 FOR AREA DESCRIPTIONS

SURVEY CERTIFICATION:
 THIS IS TO CERTIFY THAT AT THE REQUEST OF TSG DOWNTOWN CHESTERFIELD, STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM AN ACTUAL SURVEY AND RECORD INFORMATION. THIS PRELIMINARY PLAN REPRESENTS THE EXISTING AND PROPOSED SUBDIVISION. THIS PLAN DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D
 BY: Walter J Pfeifer, Missouri P.L.S. No. 2008728

	PROJECT:	DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P. #	155, 195
	PREPARED BY:		S.L.C. H&T #	H&T S.L.P. #
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 00096	DATE:	03/17/2023	SCALE:	1"=100'
DRAWN BY: T.S. CHECKED BY: G.M.S.	JOB NO.:	6255.4	SHEET NO.:	C1.0

3-3142024 REVISE PER LAND SWAP
 2-4002023 REVISE PER COMMENTS
 1-4002023 REVISE PER COMMENTS

AREA 1 DESCRIPTION

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along the eastern line of said lot C-108, North 02 degrees 24 minutes 55 seconds East, 153.50 feet to the northeastern corner thereof, thence along the northeastern lines of said Lot C108 and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 837.00 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.37 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 07 seconds West, 106.62 feet to the beginning of a non-tangent curve to the right having a radius of 338.26 feet an arc length of 254.23 feet and a chord which bears South 73 degrees 46 minutes 00 seconds West, 248.28 feet and North 94 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said curve with an arc length of 75.03 feet and a chord which bears North 05 degrees 18 minutes 40 seconds East, 75.00 feet to the southwest corner of Lot C110 of Chesterfield Village Area A Phase 1 Plat 2 according to the plat thereof as recorded in Plat Book 166, Page 84 of above said records, thence along southern and eastern lines of said Chesterfield Village Area A Phase 1 Plat 2 the following courses and distances: South 84 degrees 40 minutes 43 seconds East, 14.48 feet to a non-tangent curve to the left having a radius of 262.50 feet, an arc length of 191.02 feet and a chord which bears North 74 degrees 28 minutes 28 seconds East, 186.83 feet; North 53 degrees 37 minutes 39 seconds East, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 507.82 feet, an arc length of 160.61 feet and a chord which bears North 62 degrees 41 minutes 17 seconds East, 159.94 feet; North 27 degrees 29 minutes 54 seconds East, 207.73 feet; North 14 degrees 25 minutes 19 seconds East, 758.46 feet and North 08 degrees 46 minutes 20 seconds East, 85.00 feet to the northmost corner of New Section B of the Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One, Plat Book 334, Pages 65 and 65A; thence along the northern and eastern lines of said New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing the southern line of said New Section B the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet and North 12 degrees 26 minutes 49 seconds West, 5.73 feet to the northern line of above said New Section B; thence along said north line, North 77 degrees 33 minutes 11 seconds East, 451.32 feet and South 12 degrees 26 minutes 49 seconds East, 13.15 feet; thence departing the western line of said New Section B the following: North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangential curve to the right having a radius of 500.16 feet; along said curve with an arc length of 62.49 feet and a chord which bears South 25 degrees 27 minutes 14 seconds East, 62.45 feet to its intersection with the north line of said New Section B; thence along said north line, North 77 degrees 33 minutes 11 seconds East, 61.46 feet and to a point on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the west line of Lot C 106 of above said Chesterfield Village A Phase One Plat One; thence along said curve with an arc length of 155.67 feet and a chord which bears North 32 degrees 57 minutes 40 seconds West, 155.08 feet to the western most corner of said Lot C 106; thence along the northwestern lines of said Lot C 106 the following: North 50 degrees 55 minutes 27 seconds East, 245.99 feet and North 32 degrees 52 minutes 18 seconds East, 32.53 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width; thence along said right-of-way line South 57 degrees 07 minutes 42 seconds East, 341.40 feet to the northwest corner of that part of Chesterfield Center vacated by City of Chesterfield Ordinance Number 511, and recorded in Book 8872, Page 2431 of above said records; thence along the north, east and south lines of said vacation the following courses and distances: continuing Southeasterly along said line, South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet to the beginning of a non-tangent curve to the right having a radius of 61.00 feet, an arc length of 31.10 feet and a chord which bears South 13 degrees 33 minutes 13 seconds West, 30.76 feet; South 28 degrees 09 minutes 48 seconds West, 126.11 feet to the beginning of a curve to the right having a radius of 495.58 feet, an arc length of 17.10 feet and a chord which bears South 29 degrees 9 minutes 7 seconds West 17.10 feet; South 30 degrees 07 minutes 59 seconds West, 34.42 feet and North 69 degrees 47 minutes 38 seconds West, 19.46 feet to the eastern most corner of above said Lot C 106; thence along the southern line of said Lot C 106, South 77 degrees 7 minutes 6 seconds West, 290.42 feet; to the east line of New Section A of Lot C101F of above said Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One; thence along said east lines of said New Section A the following courses and distances: South 12 degrees 26 minutes 49 seconds East, 451.59 feet; South 56 degrees 32 minutes 18 seconds East, 43.09 feet to the beginning of a non-tangent curve to the right having a radius of 473.00 feet, and along said curve with an arc length of 151.21 feet and a chord which bears South 89 degrees 38 minutes 16 seconds East, 150.56 feet; thence crossing Chesterfield Center Drive; South 12 degrees 32 minutes 53 seconds West, 100.14 feet to the north line of Lot C 102 of above said Chesterfield Village A Phase One Plat One, said point also being located on a non-tangent curve to the right having a radius of 373.00 feet; thence along said north line and last said curve with an arc length of 137.75 feet and a chord which bears South 70 degrees 43 minutes 56 seconds East, 136.97 feet; thence South 11 degrees 41 minutes 44 seconds East, 41.56 feet to the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 8 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet and South 86 degrees 45 minutes 4 seconds West, 35.95 feet to the POINT OF BEGINNING. Rev 4/17/23

Containing 2,902,238 square feet or 66.626 acres, more or less.

AREA 2 DESCRIPTION

A tract of land being Lot C101D of the Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northernmost corner of above said Lot C101D, said point also being located on the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 231.79 feet and a chord which bears South 47 degrees 25 minutes 30 seconds East, 231.70 feet to the southeast corner of above said Lot C101D; thence along the southeastern line of said Lot C101D, South 40 degrees 18 minutes 17 seconds West, 194.14 feet to the west line of said Lot C101D; thence along said west line the following courses and distances: North 42 degrees 53 minutes 57 seconds East, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet to the southwest corner of said Lot C101D, thence along the western lines of said Lot C101D the following: North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to the POINT OF BEGINNING.

Containing 152,812 square feet or 3.508 acres, more or less.

AREA 3 DESCRIPTION

Tracts of land being Lots C110, C111, C112, and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 166, Page 84; and Part of Us. Survey 415, as described in Book 10308, Page 1461 both of the St. Louis County Records, located in U.S. Surveys 415 and 2022, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southwestern corner of above said Lot C110, said point also being located on the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a non-tangent curve to the right having a radius of 763.50 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33 seconds East, 45.90 feet; North 11 degrees 34 minutes 17 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 04 seconds East 79.87 feet; North 10 degrees 03 minutes 51 seconds East, 1,599.81 feet to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet and a chord which bears North 17 degrees 03 minutes 36 seconds East, 269.98 feet and North 71 degrees 18 minutes 34 seconds East, 135.85 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width; thence along said right-of-way line the following: South 69 degrees 05 minutes 13 seconds East, 32.21 feet and South 59 degrees 27 minutes 09 seconds East, 11.64 feet to the northwest corner of a tract of land as conveyed to First Baptist Church, by instrument recorded in Book 5232, Page 199 of above said records, thence along the west, south and eastern lines of said Church tract the following courses and distances: South 34 degrees 10 minutes 41 seconds West, 180.51 feet; South 55 degrees 53 minutes 58 seconds East, 137.63 feet; North 34 degrees 59 minutes 13 seconds East, 43.04 feet; North 15 degrees 05 minutes 30 seconds East, 47.83 feet and North 27 degrees 03 minutes 38 seconds East, 17.67 feet and North 35 degrees 05 minutes 17 seconds East, 82.29 feet to the southern right-of-way line of above said Chesterfield Airport Road; thence along said right-of-way line the following: South 59 degrees 27 minutes 09 seconds East, 84.03 feet and South 33 degrees 54 minutes 11 seconds East, 408.23 feet to the easternmost corner of above said Lot C111; thence along the eastern and southern lines of said Chesterfield Village Area A Phase One Plat Two the following courses and distances: South 02 degrees 31 minutes 25 seconds West, 74.82 feet; South 28 degrees 18 minutes 26 seconds West, 85.00 feet; South 60 degrees 52 minutes 24 seconds West, 334.47 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet; South 14 degrees 25 minutes 19 seconds West, a distance of 758.46 feet; South 27 degrees 29 minutes 54 seconds West, 207.73 feet to the beginning of a non-tangent curve to the left having a radius of 507.82 feet; along said curve with an arc length of 160.61 feet and a chord which bears South 62 degrees 41 minutes 17 seconds West, 159.94 feet; South 53 degrees 37 minutes 39 seconds West, a distance of 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 262.50 feet; along said curve with an arc length of 191.02 feet and a chord which bears South 74 degrees 28 minutes 28 seconds West, 186.83 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the POINT OF BEGINNING.

Containing 1,127,465 square feet or 25.883 acres more or less.

AREA 4 DESCRIPTION

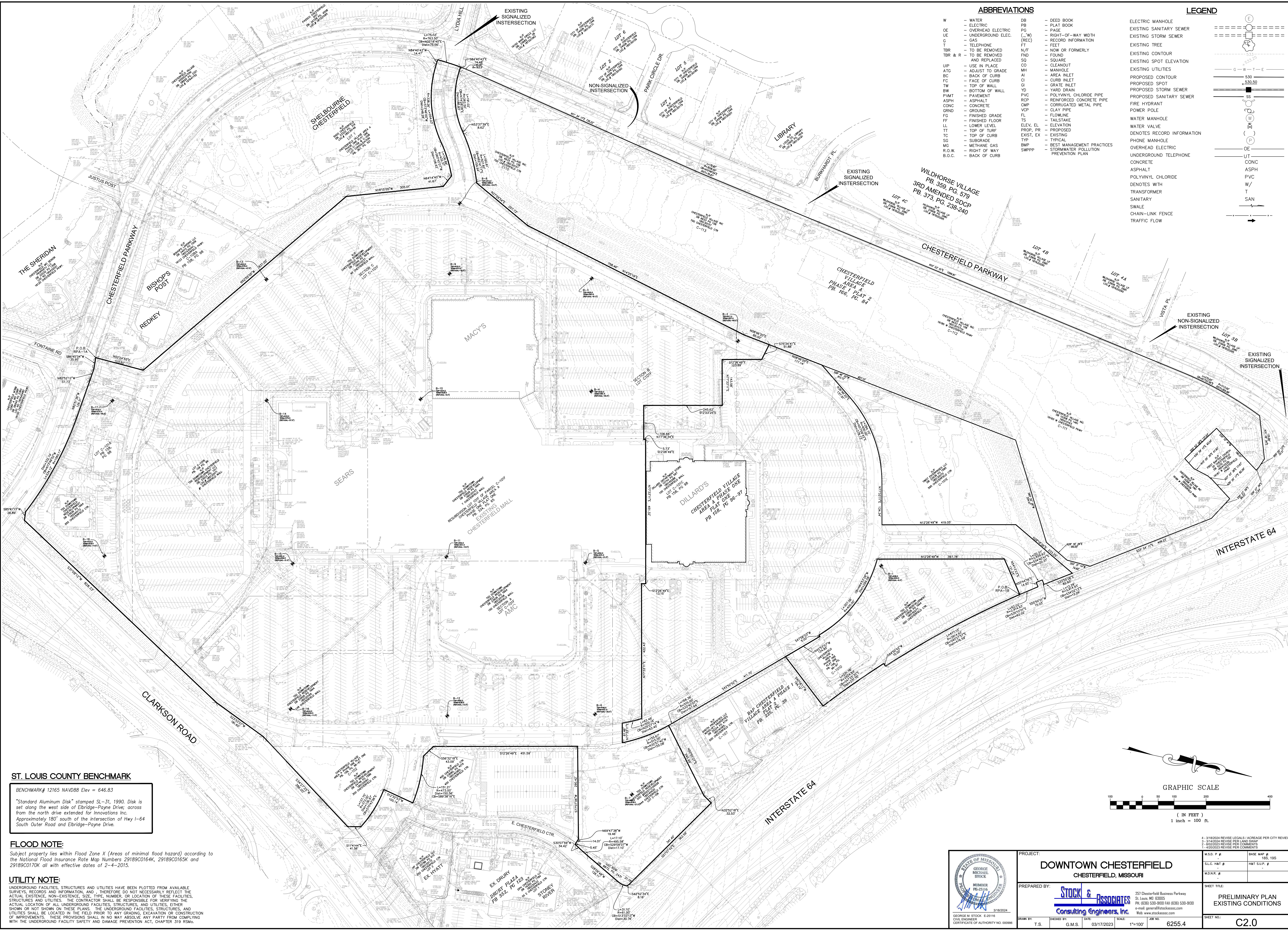
A tract of land being Lot C101C of the Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northernmost corner of above said Lot C101C, said point also being located on the southern right-of-way line of Chesterfield Airport Road, variable width.; thence along said right-of-way line the following courses and distances: South 33 degrees 55 minutes 06 seconds East, 82.93 feet to the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 12.29 feet and a chord which bears South 34 degrees 02 minutes 13 seconds East, 12.29 feet; South 55 degrees 50 minutes 01 second West, 15.03 feet to the beginning of a curve to the left having a radius of 2,929.93 feet; along said curve with an arc length of 20.37 feet and a chord which bears South 34 degrees 40 minutes 47 seconds East, 20.37 feet; North 55 degrees 44 minutes 16 seconds East, 14.92 feet to the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 62.02 feet and a chord which bears South 35 degrees 10 minutes 01 seconds East, 62.02 feet to the northernmost corner of Lot C101D of above said Chesterfield Village A Phase One Plat One; thence along the western line of said Lot C101D the following courses and distances: South 54 degrees 13 minutes 23 seconds West, 121.24 feet; South 12 degrees 26 minutes 49 seconds East, 397.78 feet to the beginning of a non-tangent curve to the right having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears South 64 degrees 53 minutes 28 seconds East, 299.58 feet; North 47 degrees 06 minutes 03 seconds East, 5.00 feet; South 42 degrees 53 minutes 57 seconds East, 124.85 feet to the northwest corner of Lot C107 of the Boundary Adjustment Plat of plat of Lots C106 & C107 of Chesterfield Village A Phase One Plat One, as recorded in Plat Book 225, Page 39 of above said records; thence along the west lines of said Lot C107 and C106, the following: South 42 degrees 50 minutes 52 seconds East, 411.70 feet to the beginning of a non-tangent curve to the right having a radius of 515.00 feet; along said curve with an arc length of 168.39 feet and a chord which bears South 33 degrees 40 minutes 07 seconds East, 167.64 feet to the south line of said Lot C101C; thence along said south line, South 77 degrees 33 minutes 11 seconds West, 61.46 feet to a non-tangent curve to the left having a radius of 500.16 feet; then departing said south line along last said curve with an arc length of 62.49 feet and a chord which bears North 25 degrees 27 minutes 14 seconds West, 62.45 feet; thence South 77 degrees 33 minutes 11 seconds West, 422.43 feet to the east line of said Lot C101C; thence along the east and south lines of said Lot C101C, the following: North 12 degrees 26 minutes 49 seconds West, 13.15 feet and South 77 degrees 33 minutes 11 seconds East, 451.32 feet; thence departing said south line the following courses and distances: South 12 degrees 26 minutes 49 seconds East, 5.73 feet; South 77 degrees 36 minutes 34 seconds West, 106.66 feet and North 12 degrees 23 minutes 25 seconds West, a distance of 245.62 feet to its intersection with the south line of said Lot C101C; thence along the southern and western lines of said Lot C101C the following: South 77 degrees 33 minutes 11 seconds West, 143.58 feet; North 12 degrees 26 minutes 49 seconds West, 123.89 feet and North 75 degrees 34 minutes 41 seconds East, 51.88 feet to the west line of said Lot C101C; thence along said west line, North 08 degrees 46 minutes 20 seconds East, 177.14 feet to the south line of Lot C101E of Chesterfield Village A Phase One Plat One; thence along the northern and eastern lines of said Lot C101E the following courses and distances: North 36 degrees 46 minutes 20 seconds East, 137.91 feet to the beginning of a non-tangent curve to the right having a radius of 400.00 feet; along said curve with an arc length of 284.70 feet and a chord which bears North 57 degrees 09 minutes 42 seconds East, 278.73 feet; North 77 degrees 33 minutes 11 seconds East, 134.34 feet; North 12 degrees 26 minutes 49 seconds West, 419.05 feet and North 28 degrees 18 minutes 26 seconds East, 233.25 feet to the POINT OF BEGINNING.

Containing 726,544 square feet or 16.679 acres, more or less.

3-3142024 REVISE PER LAND SWAP
2-8022023 REVISE PER COMMENTS
1-4022023 REVISE PER COMMENTS

	PROJECT:		M.S.D. P.#		BASE MAP #		
	DOWNTOWN CHESTERFIELD				185, 195		
CHESTERFIELD, MISSOURI				S.L.C. H&T #		H&T S&L# #	
				M.D.N.R. #			
PREPARED BY:		STOCK & ASSOCIATES		SHEET TITLE:		PRELIMINARY PLAN FOR	
				257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 330-9100 FAX: (636) 330-9100 e-mail: goren@stockandassociates.com Web: www.stockandassociates.com		DOWNTOWN CHESTERFIELD	
DRAWN BY: T.S.		CHECKED BY: G.M.S.		DATE: 03/17/2023		SCALE: 1"=100'	
				JOB NO. 6255.4		SHEET NO. C1.0	

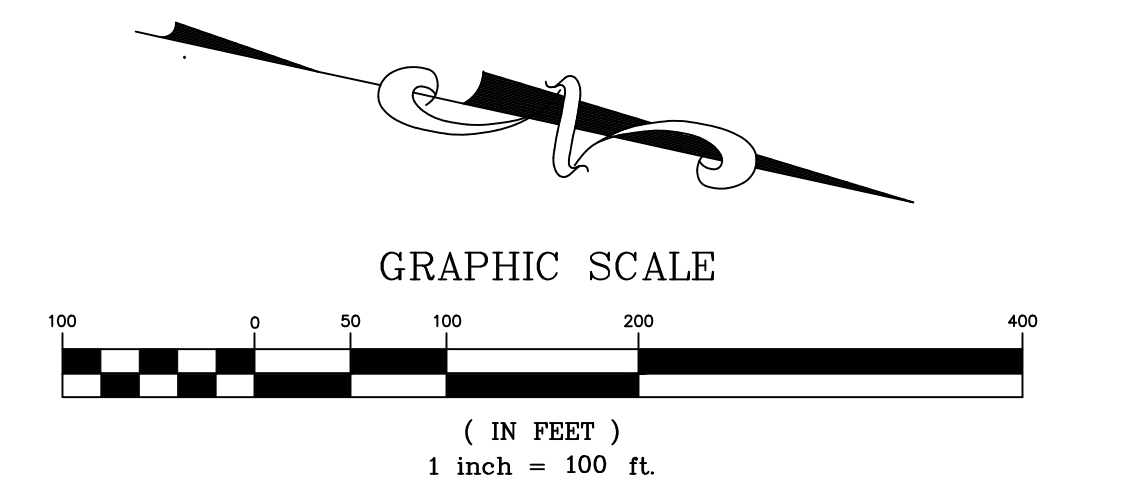


ABBREVIATIONS		LEGEND	
W	- WATER	DB	- DEED BOOK
OE	- ELECTRIC	PB	- PLAT BOOK
UE	- OVERHEAD ELECTRIC	PG	- PAGE
G	- GAS	(C-W)	- RIGHT-OF-WAY WIDTH
T	- TELEPHONE	(REC)	- RECORD INFORMATION
TBR	- TO BE REMOVED	FT	- FEET
TBR & R	- TO BE REMOVED AND REPLACED	N/F	- NOW OR FORMERLY
U/P	- USE IN PLACE	FND	- FOUND
ATG	- ADJUST TO GRADE	SQ	- SQUARE
BC	- BACK OF CURB	CO	- CLEANOUT
FC	- FACE OF CURB	N/H	- NOW OR FORMERLY
TW	- TOP OF WALL	GI	- GRATE INLET
BW	- BOTTOM OF WALL	YD	- YARD DRAIN
PWMT	- PAVEMENT	PVC	- POLYVINYL CHLORIDE PIPE
ASPH	- ASPHALT	RCP	- REINFORCED CONCRETE PIPE
CONC	- CONCRETE	CMP	- CORRUGATED METAL PIPE
GRND	- GROUND	CLP	- CLAY PIPE
FG	- FINISHED GRADE	FL	- FLOWLINE
FF	- FINISHED FLOOR	TS	- TAILSTAKE
LL	- LOWER LEVEL	ELS, EL	- ELEVATION
TT	- TOP OF TURF	PROP, PR	- PROPOSED
TC	- TOP OF CURB	EXIST, EX	- EXISTING
SG	- SUBGRADE	TYP	- TYPICAL
MG	- METHANE GAS	SMP	- BEST MANAGEMENT PRACTICES
R.O.W.	- RIGHT OF WAY	SWPPP	- STORMWATER POLLUTION PREVENTION PLAN
B.O.C.	- BACK OF CURB		

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK# 12165 NAVD88 Elev = 646.83
 "Standard Aluminum Disk" stamped SL-31, 1990, Disk is set along the west side of Elbridge-Payne Drive, across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I-64 South Outer Road and Elbridge-Payne Drive.

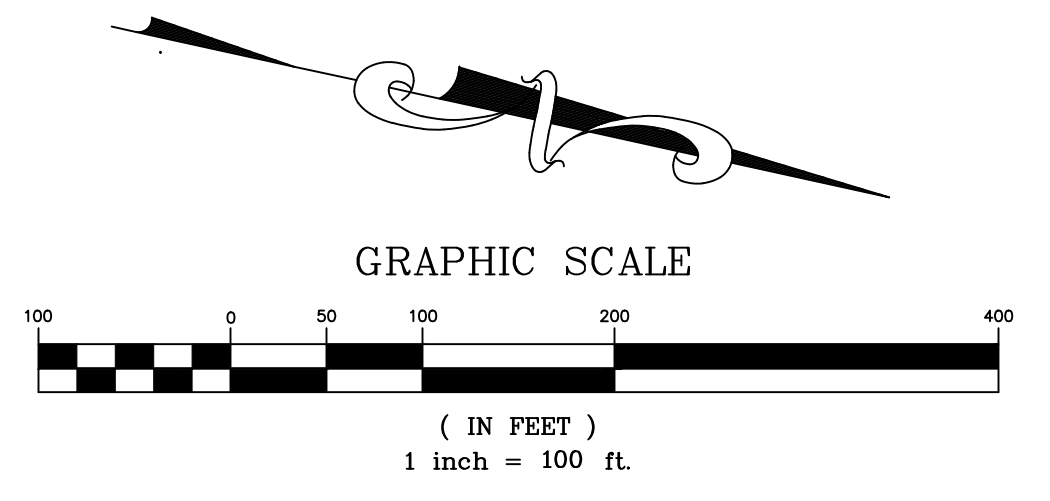
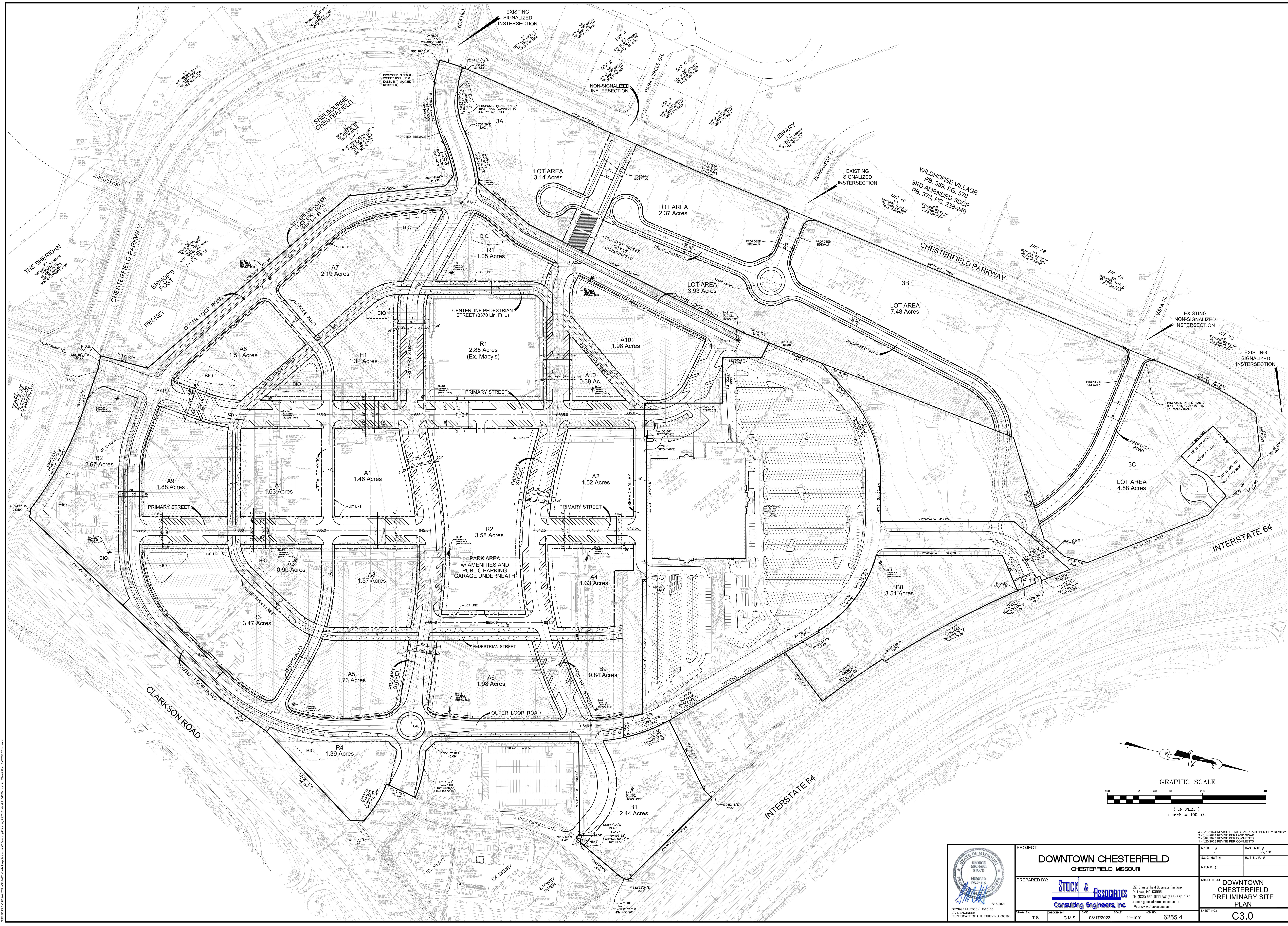
FLOOD NOTE:
 Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Numbers 29189C0164K, 29189C0165K and 29189C0170K all with effective dates of 2-4-2015.

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.



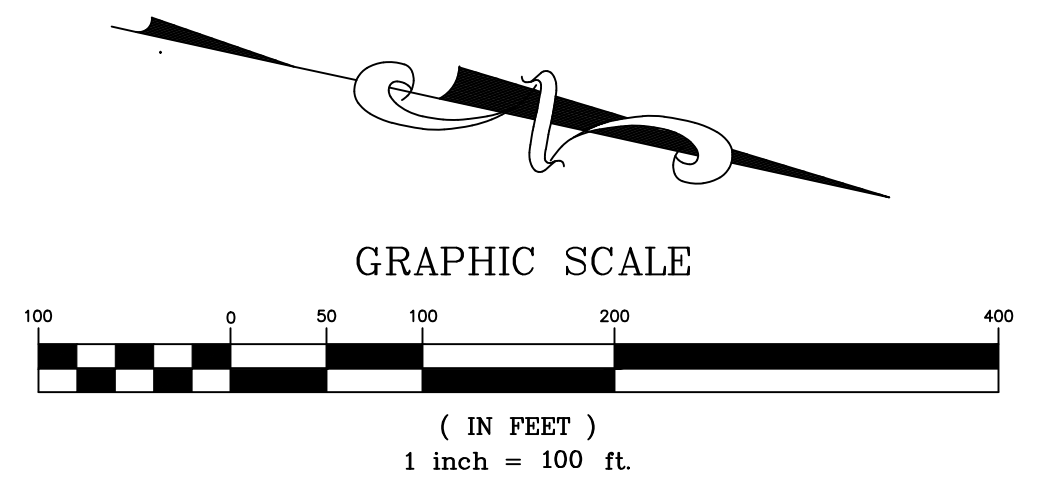
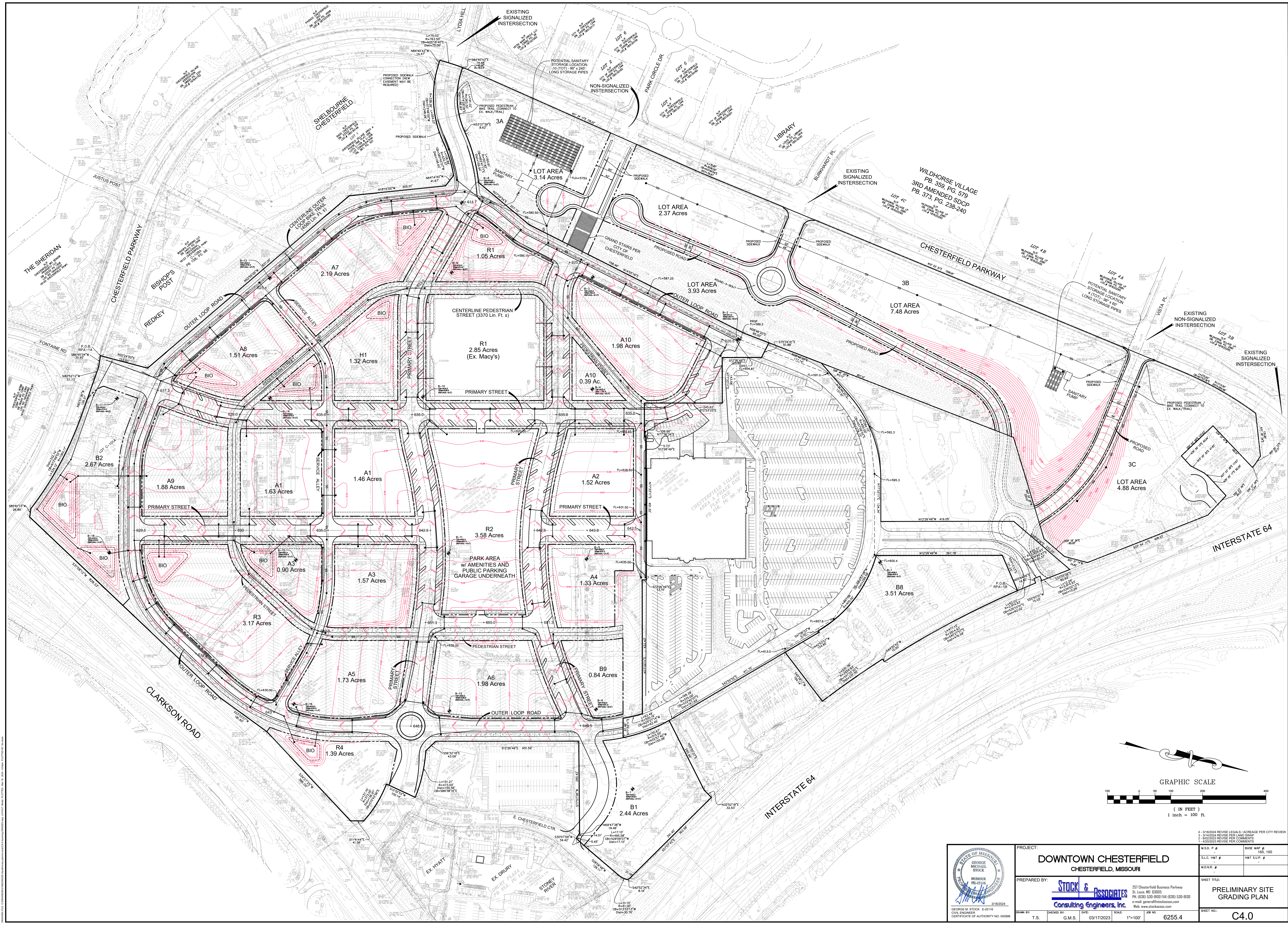
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	PREPARED BY:	Stock & Associates Consulting Engineers, Inc.	S.L.C. H&T #	H&T S.L.P. #
	DATE:	03/17/2023	M.D.N.R. #	
	SCALE:	1"=100'	SHEET TITLE:	PRELIMINARY PLAN EXISTING CONDITIONS
	JOB NO.:	6255.4	SHEET NO.:	C2.0

4-3/18/2024 REVISE LEGALS / ACROAGE PER CITY REVIEW
 3-2/16/2024 REVISE PER LAND SWAMP
 2-8/2023 REVISE PER COMMENTS
 1-4/2023 REVISE PER COMMENTS



4-3/18/2024 REVISE LEGALS / ACREAGE PER CITY REVIEW
 3-21/2024 REVISE PER LAND SWAP
 2-8/2023 REVISE PER COMMENTS
 1-4/2023 REVISE PER COMMENTS

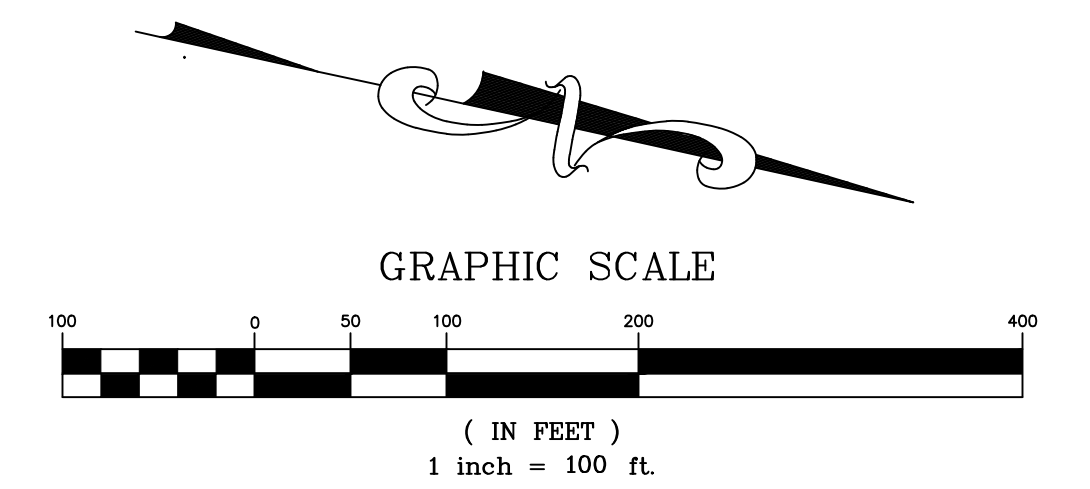
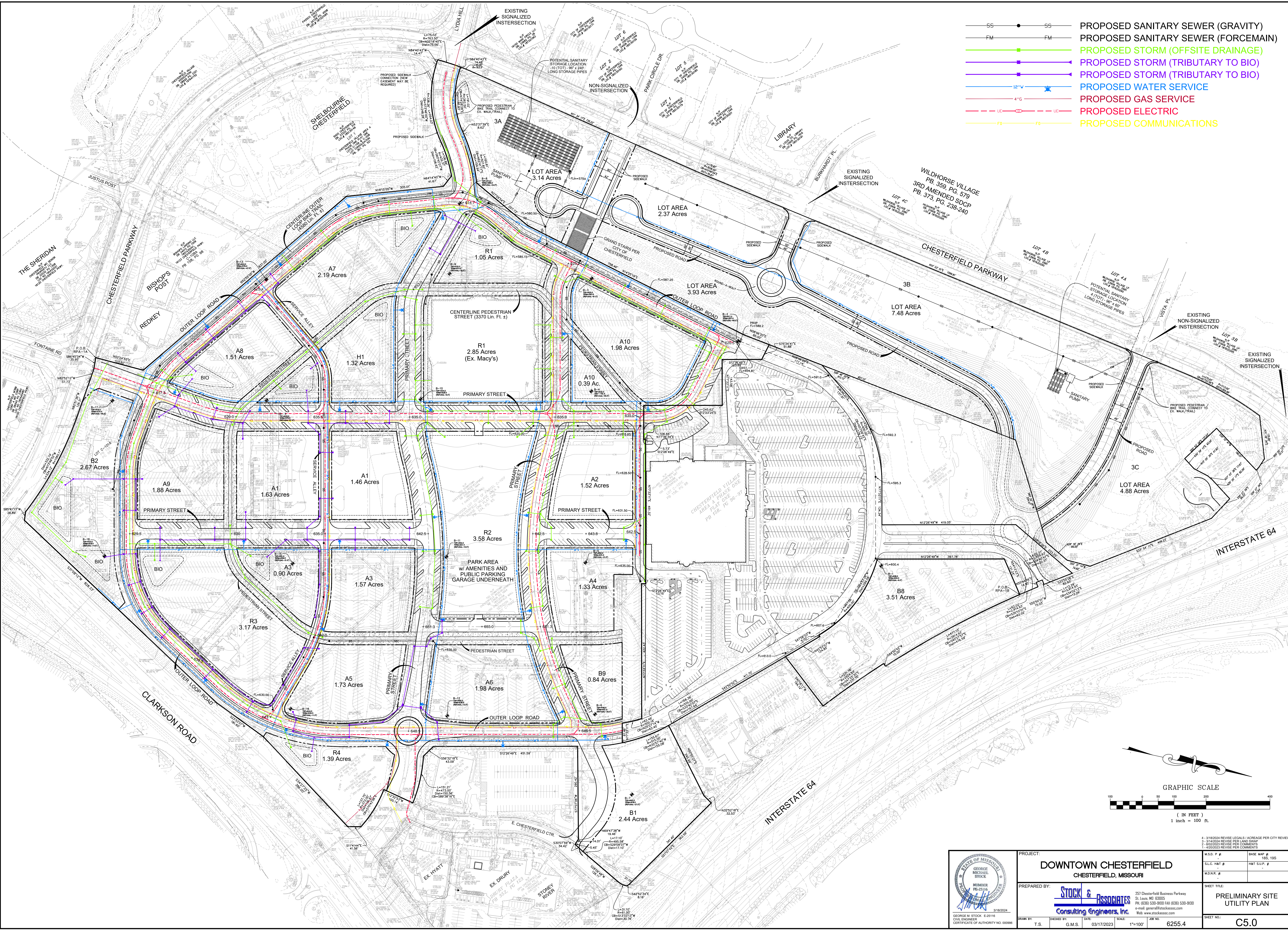
	PROJECT:	DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P. #	BASE MAP #
	PREPARED BY:	STOCK & ASSOCIATES Consulting Engineers, Inc.	257 Chesterfield Business Parkway St. Louis, MO 63105 PH: (636) 530-9100 FAX: (636) 530-9300 e-mail: gstock@stockassoc.com Web: www.stockassoc.com	185, 195
DATE:	03/17/2023	SCALE:	1"=100'	JOB NO.:
DRAWN BY:	T.S.	CHECKED BY:	G.M.S.	6255.4
SHEET TITLE:	DOWNTOWN CHESTERFIELD PRELIMINARY SITE PLAN			SHEET NO.:
				C3.0



	PROJECT:	DOWNTOWN CHESTERFIELD		M.S.D. P. #	BASE MAP #
		CHESTERFIELD, MISSOURI		S.L.C. H&T #	H&T S.L.P. #
	PREPARED BY:			M.D.N.R. #	
	DATE:	03/17/2023	SCALE:	1"=100'	JOB NO.:
SHEET TITLE:		PRELIMINARY SITE GRADING PLAN		SHEET NO.:	
				C4.0	

4-3/18/2024 REVISE LEGALS / ACREAGE PER CITY REVIEW
 3-2/16/2024 REVISE PER LAND SWAP
 2-8/2023 REVISE PER COMMENTS
 1-4/2023 REVISE PER COMMENTS

- SS — SS — PROPOSED SANITARY SEWER (GRAVITY)
- FM — FM — PROPOSED SANITARY SEWER (FORCEMAIN)
- PROPOSED STORM (OFFSITE DRAINAGE)
- PROPOSED STORM (TRIBUTARY TO BIO)
- PROPOSED STORM (TRIBUTARY TO BIO)
- 12" V — PROPOSED WATER SERVICE
- 4" G — PROPOSED GAS SERVICE
- PROPOSED ELECTRIC
- PROPOSED COMMUNICATIONS

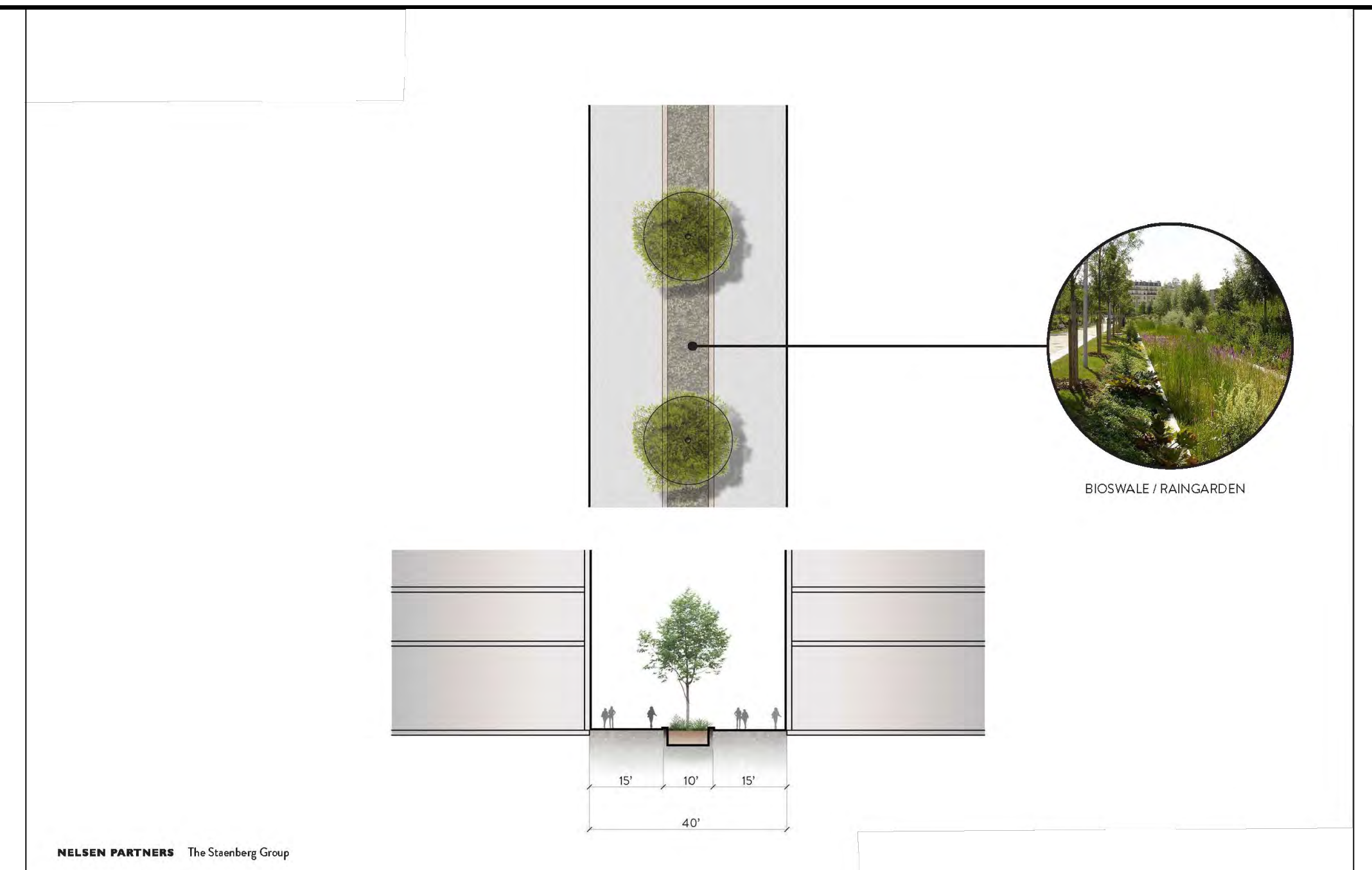


	PROJECT: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI		M.S.D. P. # _____ S.L.C. H&T # _____ M.D.N.R. # _____
	PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.		SHEET TITLE: PRELIMINARY SITE UTILITY PLAN
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 00096	DRAWN BY: T.S. CHECKED BY: G.M.S.	DATE: 03/17/2023 SCALE: 1"=100' JOB NO.: 6255.4	SHEET NO.: C5.0

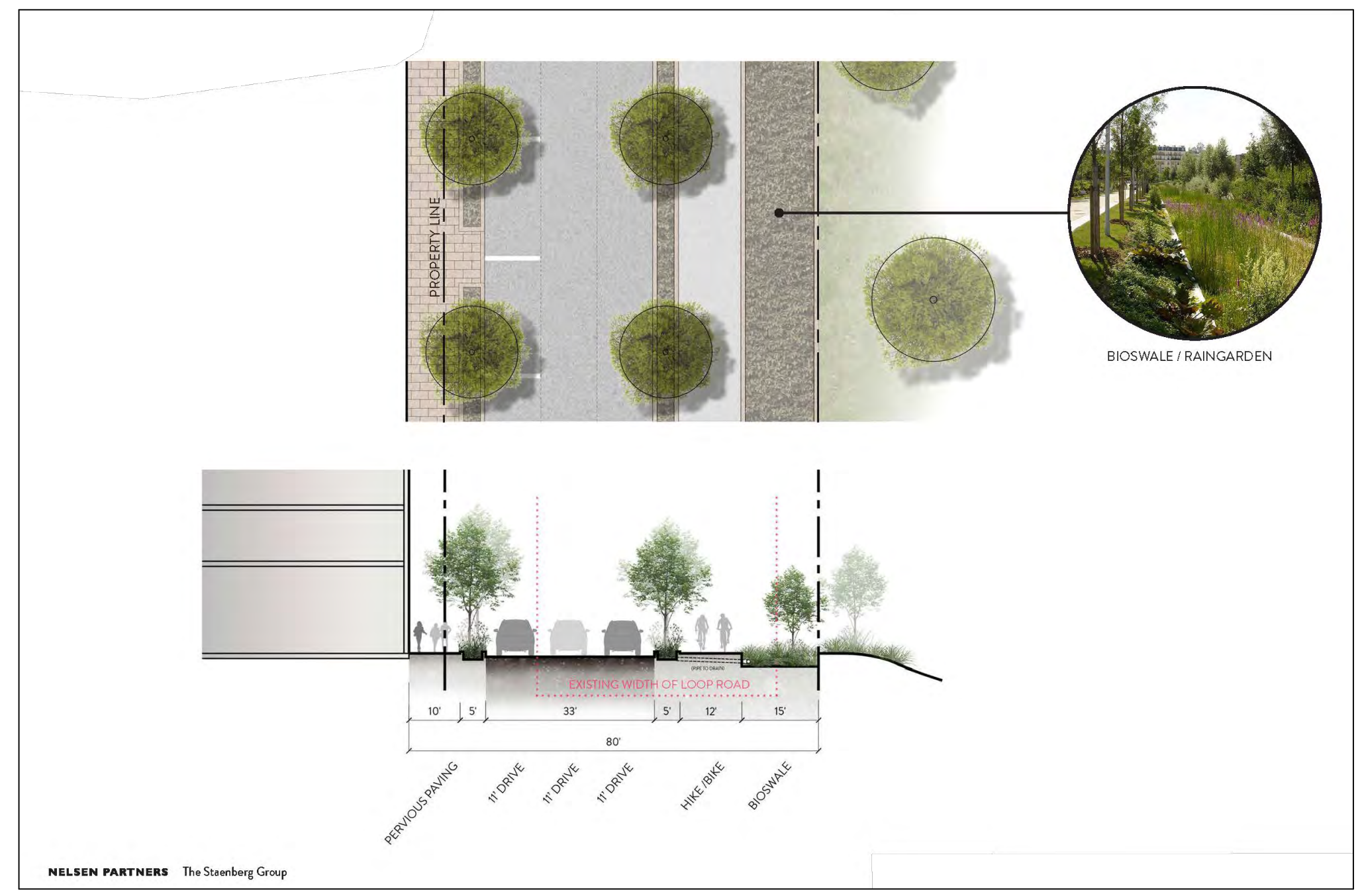
4 - 3/18/2024 REVISE LEGALS / ACRES PER CITY REVIEW
 3 - 3/16/2024 REVISE PER LAND SWAP
 2 - 8/20/2023 REVISE PER COMMENTS
 1 - 4/28/2023 REVISE PER COMMENTS



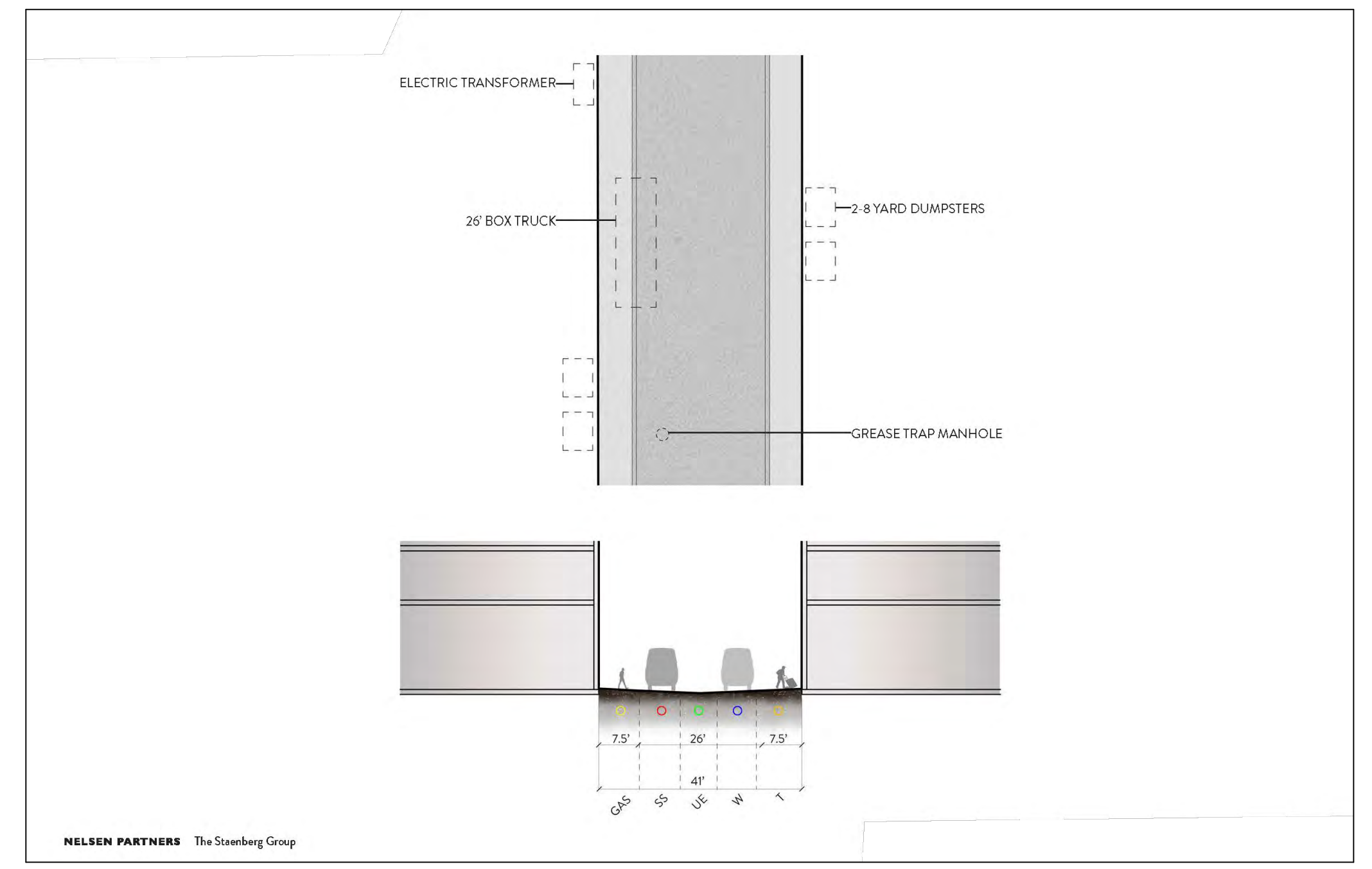
PRIMARY STREET



PEDESTRIAN STREET

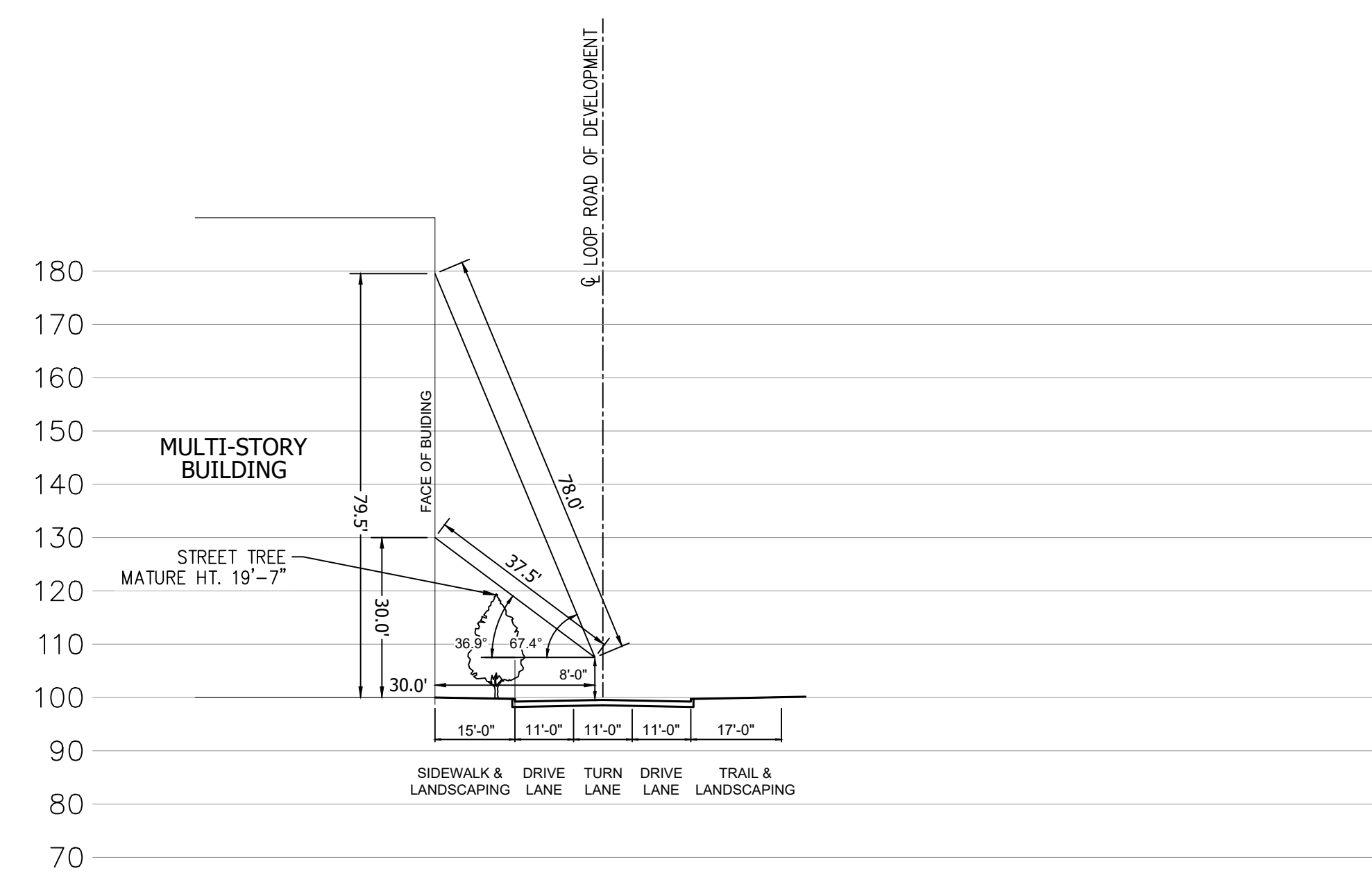


OUTER LOOP ROAD / HIKE & BIKE TRAIL

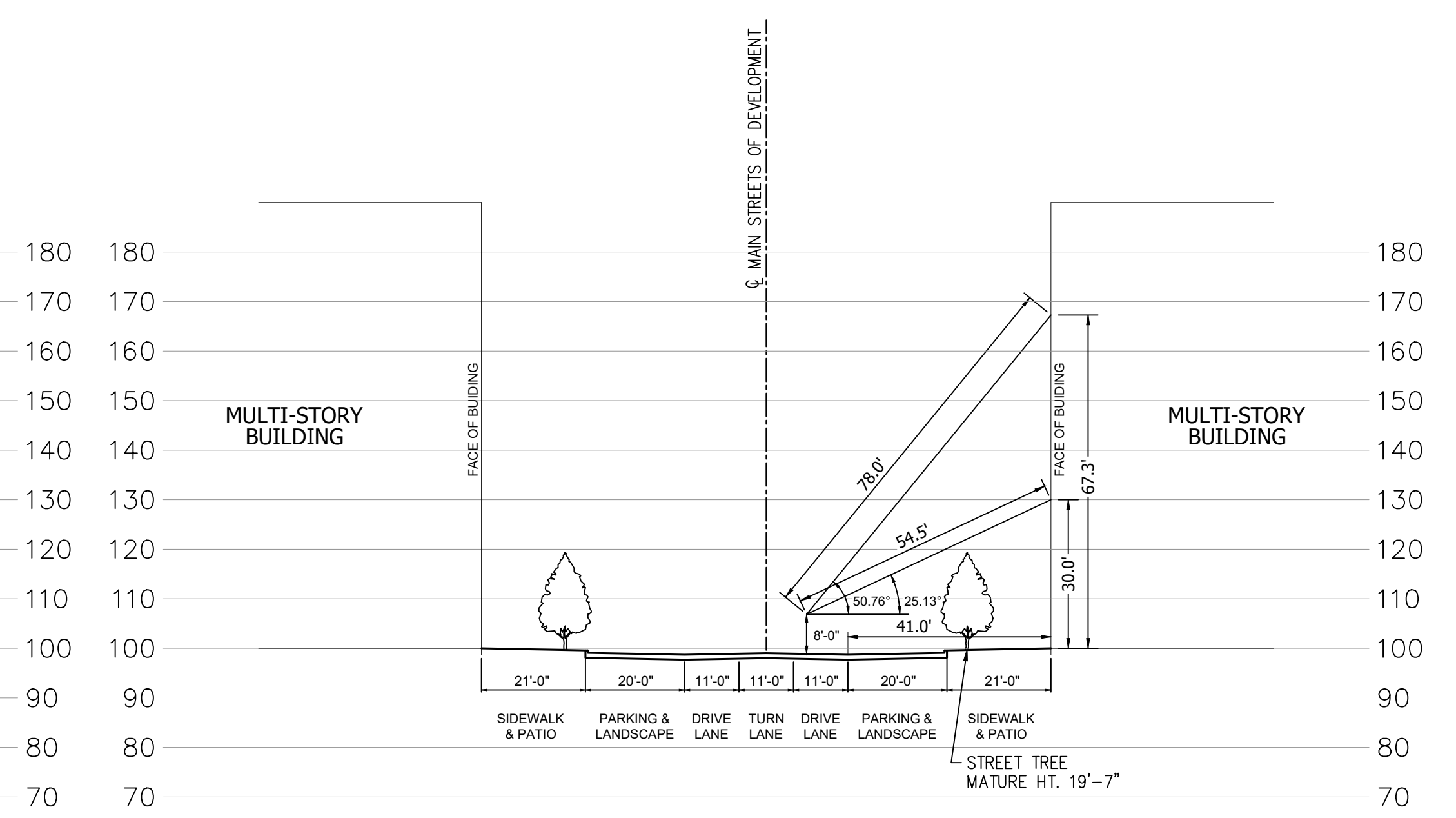


SERVICE ALLEY

NOTE: SECTIONS PER NELSON PARTNERS MASTER PLAN DATED 02.15.2023



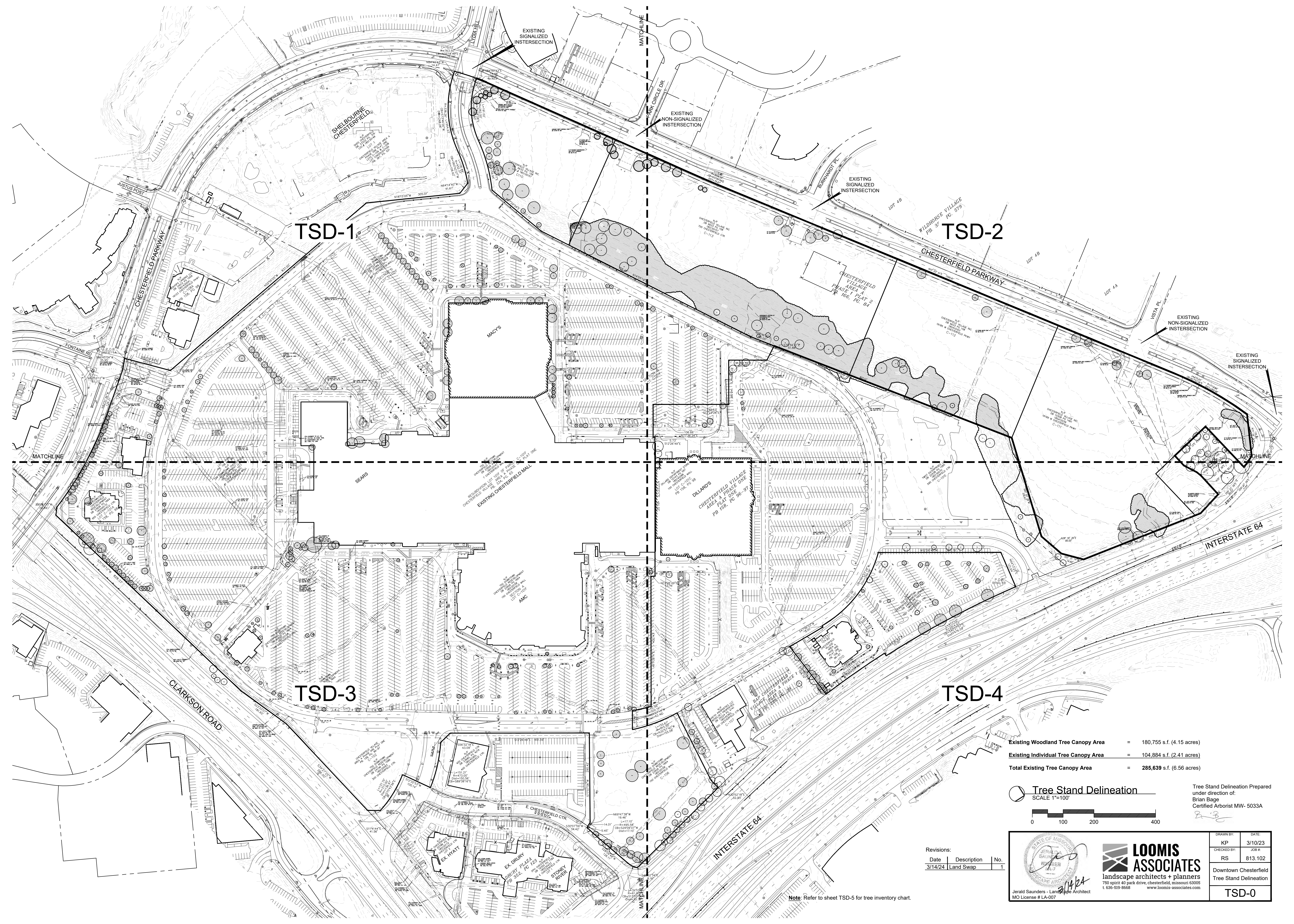
COMPLIANT AERIAL APPARATUS ACCESS SECTION (LOOP ROAD)



MODIFIED AERIAL APPARATUS ACCESS SECTION (PRIMARY STREETS OF THE DEVELOPMENT)

	PROJECT: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P.# BASE MAP # S.L.C. H&T # H&T S.L.P. # M.D.N.R. #
	PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.	SHEET TITLE: PRELIMINARY PLAN SITE AND ROAD SECTIONS
GEORGE M. STOCK, L.S. 25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 00096	DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 03/17/2023 SCALE: 1"=100' JOB NO.: 6255.4	SHEET NO.: C6.0

4-3/18/2024 REVISE LEGALS / ACREAGE PER CITY REVIEW
 3-3/16/2024 REVISE PER LAND SWAP
 2-8/02/2023 REVISE PER COMMENTS
 1-4/28/2023 REVISE PER COMMENTS



TSD-1

TSD-2

TSD-3

TSD-4

Existing Woodland Tree Canopy Area = 180,755 s.f. (4.15 acres)
 Existing Individual Tree Canopy Area = 104,884 s.f. (2.41 acres)
 Total Existing Tree Canopy Area = 285,639 s.f. (6.56 acres)

Tree Stand Delineation
 SCALE 1"=100'

Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

0 100 200 400

Revisions:

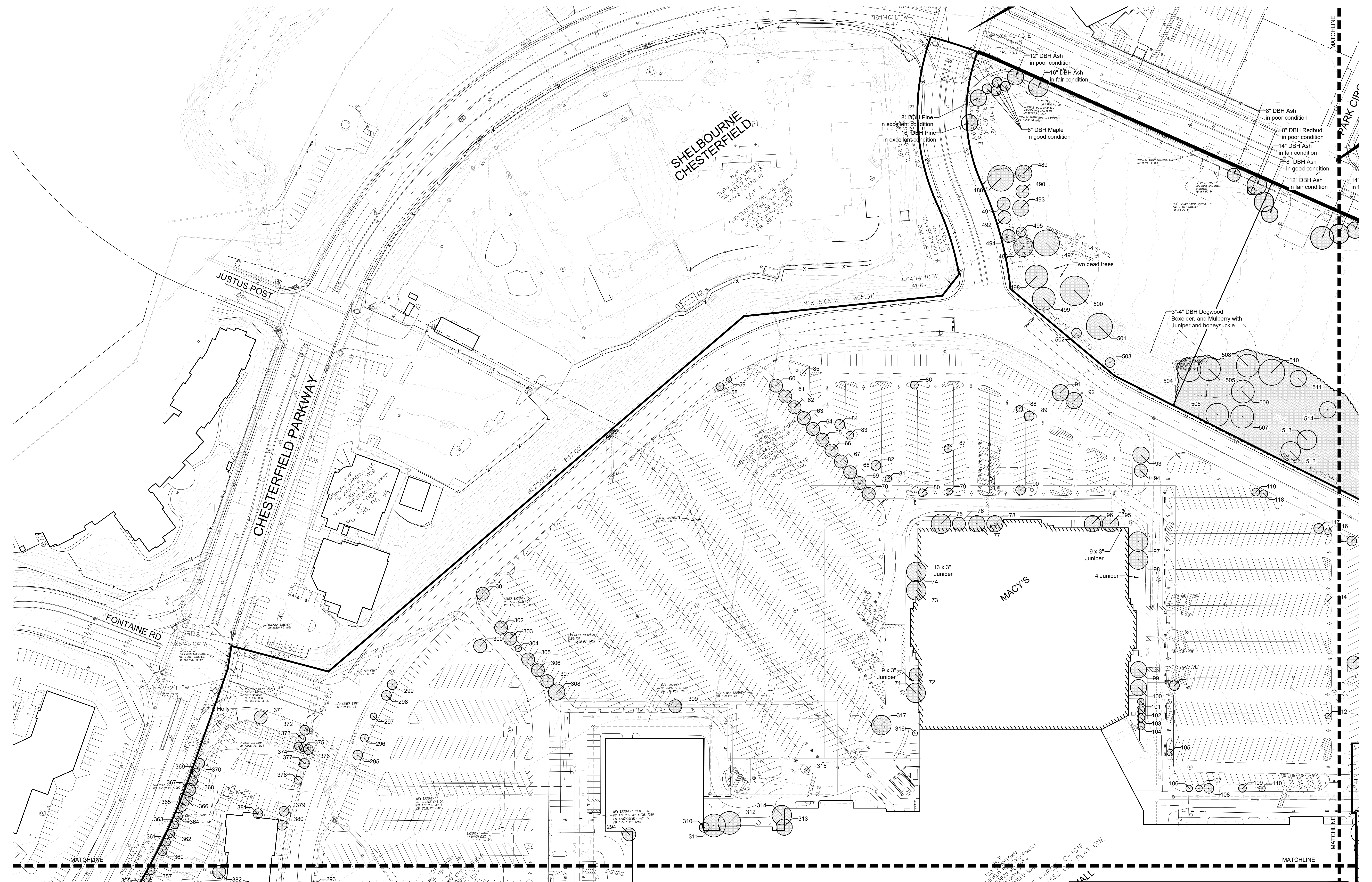
Date	Description	No.
3/14/24	Land Swap	1

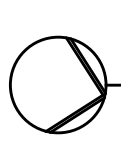
Jerald Saunders - Landscape Architect
 MO License # LA-007

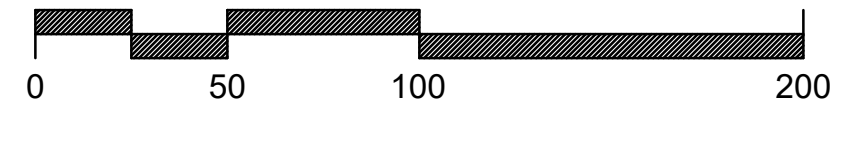
LOOMIS ASSOCIATES
 landscape architects + planners
 750 spirit 40 park drive, chesterfield, missouri 63005
 t. 636-639-8668 www.loomis-associates.com

DRAWN BY:	DATE:
KP	3/10/23
CHECKED BY:	JOB #:
RS	813.102
Downtown Chesterfield Tree Stand Delineation	
TSD-0	

Note: Refer to sheet TSD-5 for tree inventory chart.



 **Tree Stand Delineation - Southwest**
 SCALE 1"=50'



Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

Note: Refer to sheet TSD-5 for tree inventory chart.

Revisions:

Date	Description	No.
3/14/24	Land Swap	1

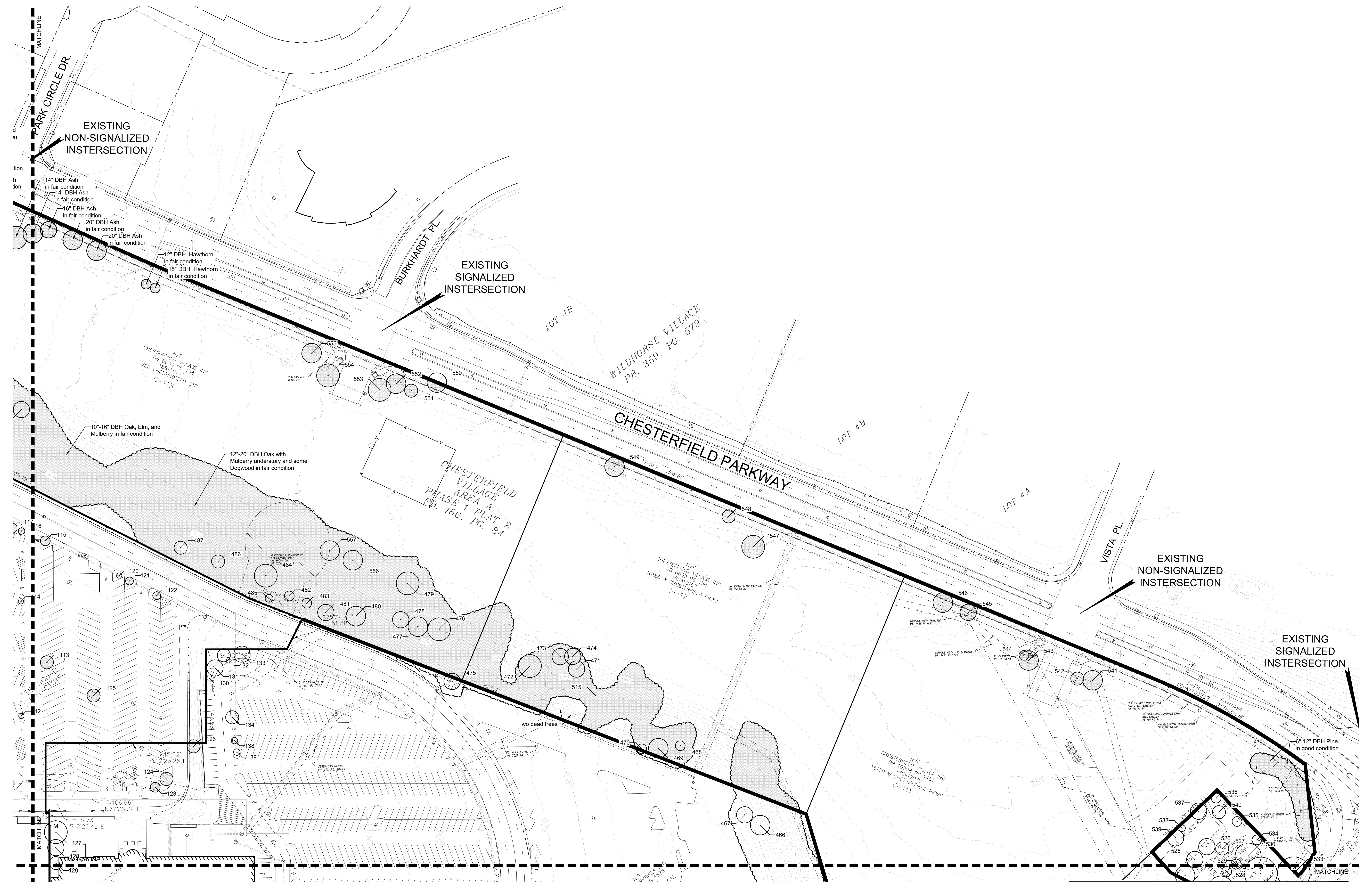


Jerald Saunders - Landscape Architect
 MO License # LA-007



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DRAWN BY:	DATE:
KP	3/10/23
CHECKED BY:	JOB #:
RS	813.102
Downtown Chesterfield Tree Stand Delineation	
TSD-1	



Tree Stand Delineation - Northwest
 SCALE 1"=50'

Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

Revisions:

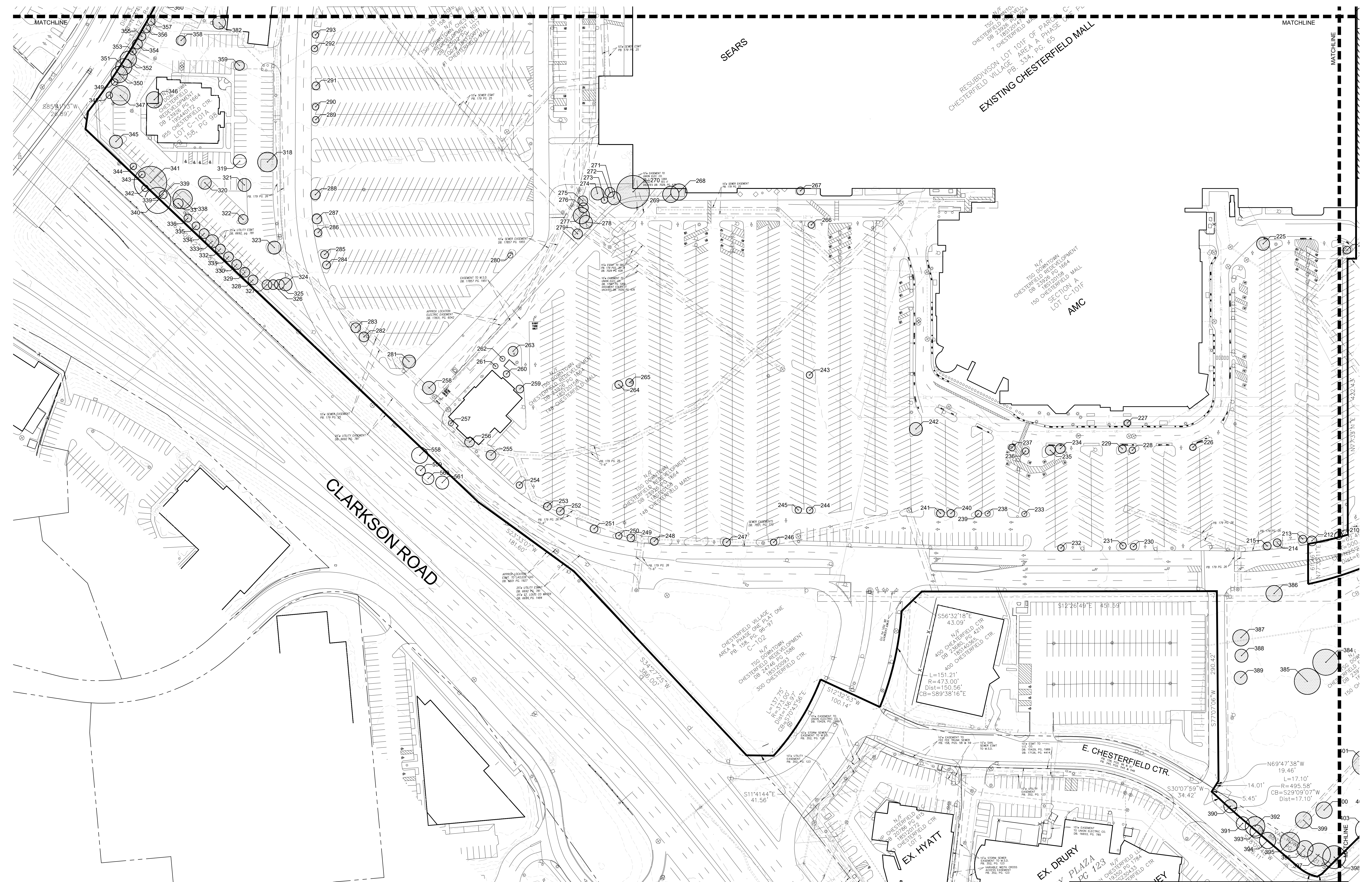
Date	Description	No.
3/14/24	Land Swap	1

Jerald Saunders - Landscape Architect
 MO License # LA-007

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DRAWN BY:	DATE:
KP	3/10/23
CHECKED BY:	JOB #:
RS	813.102
Downtown Chesterfield Tree Stand Delineation	
TSD-2	

Note: Refer to sheet TSD-5 for tree inventory chart.

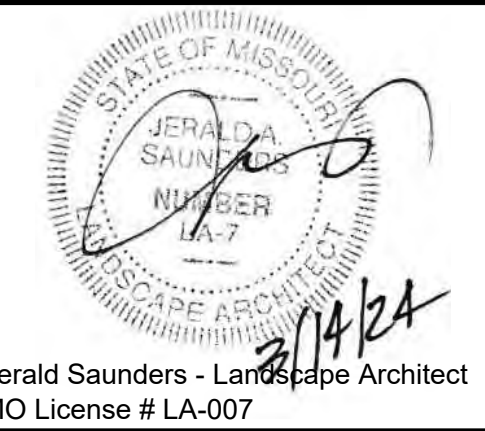


Tree Stand Delineation - Southeast
 SCALE 1"=50'

Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW-5033A

Revisions:

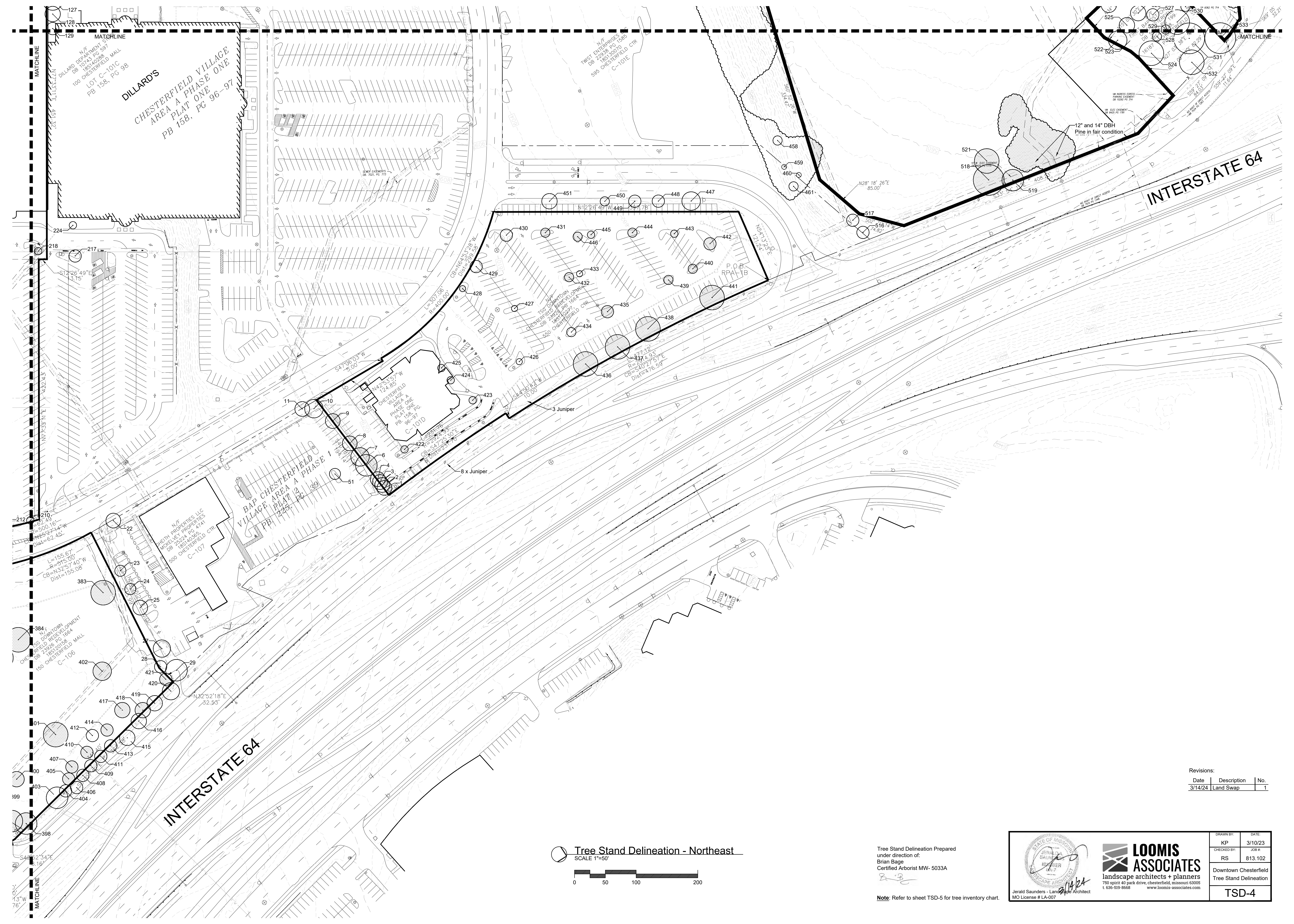
Date	Description	No.
3/14/24	Land Swap	1



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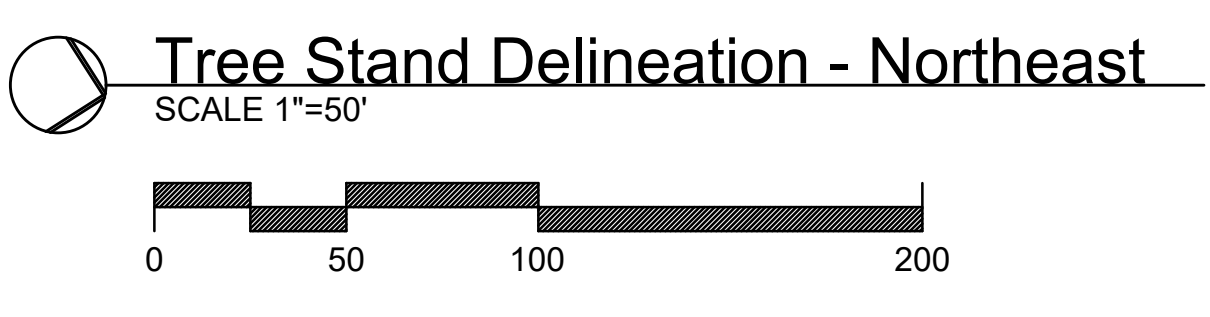
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KP	3/10/23
CHECKED BY:	JOB #:
RS	813.102
Downtown Chesterfield Tree Stand Delineation	
TSD-3	

Note: Refer to sheet TSD-5 for tree inventory chart.



Revisions:

Date	Description	No.
3/14/24	Land Swap	1



Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

Note: Refer to sheet TSD-5 for tree inventory chart.

Jerald Saunders - Landscape Architect
 MO License # LA-007

LOOMIS ASSOCIATES
 landscape architects + planners
 750 spirit 40 park drive, chesterfield, missouri 63005
 t. 636-519-8668 www.loomis-associates.com

DRAWN BY:	DATE:
KP	3/10/23
CHECKED BY:	JOB #:
RS	813.102
Downtown Chesterfield Tree Stand Delineation	
TSD-4	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Amur Maple	8	24	1	
2	Amur Maple	10	24	1	
3	Amur Maple	7	24	1	
4	Amur Maple	8	24	1	
6	Ash	15	35	2	
7	Ash	20	30	2	
8	Honeylocust	6	24	3	
9	Maple	12	24	2	
10	Maple	20	30	2	
11	Maple	9	24	2	
22	Redbud	10	24	3	
23	Honeylocust	6	18	3	
24	Honeylocust	7	18	3	
25	Honeylocust	8	24	3	
27	Maple	20	28	3	
28	Maple	7	20	3	
29	Maple	20	35	3	
51	Honeylocust	4	18	1	
58	Linden	6	12	1	Trunk damage
59	Cherry	4	8	2	Steel cable embedded
60	Pear	12	20	2	Crown loss
61	Pear	8	20	2	
62	Pear	8	20	2	
83	Pear	8	20	2	Dieback
84	Pear	8	20	1	Dieback
85	Pear	10	20	2	
86	Pear	10	20	2	
67	Pear	8	15	2	
68	Pear	10	20	2	
69	Pear	12	20	2	
70	Pear	12	20	2	
71	Ash	14	30	1	
72	Ash	12	20	1	
73	Ash	12	30	1	
74	Ash	16	30	2	
75	Ash	12	30	1	Dieback
76	Ash	14	25	1	
77	Ash	14	25	1	
78	Ash	14	25	1	
79	Crabapple	5	10	2	
80	Crabapple	6	12	1	
81	Crabapple	5	10	2	
82	Crabapple	5	15	2	
83	Crabapple	5	12	2	
84	Crabapple	5	15	2	
85	Dead	10		0	Dead
86	Crabapple	5	12	2	
87	Crabapple	4	12	2	
88	Crabapple	5	10	2	
89	Crabapple	4	15	2	
90	Crabapple	6	15	2	
91	Hawthorn	20	25	1	2x trunks
92	Hawthorn	12	25	1	Lean
93	Red Maple	12	25	2	Chlorotic
94	Red Maple	10	20	1	Dieback
95	Ash	10	25	1	
96	Ash	10	25	1	
97	Ash	14	30	2	
98	Ash	16	30	2	
99	Ash	10	25	1	
100	Ash	10	25	1	
101	Ash	5	10	1	
102	Ash	7	12	1	
103	Ash	7	12	1	
104	Ash	7	12	1	
105	Ash	5	10	1	
106	Crabapple	3	10	2	
107	Crabapple	3	10	2	
108	Crabapple	5	15	3	
109	Crabapple	4	12	2	
110	Crabapple	3	10	2	
111	Crabapple	5	15	3	
112	Pear	4	8	1	
113	Honeylocust	12	20	1	Dieback
114	Pear	3	5	1	
115	Maple	8	15	2	
116	Crabapple	4	10	1	
117	Crabapple	6	15	2	
118	Crabapple	4	12	2	
119	Crabapple	4	12	1	
120	Elm	2	4	3	
121	Maple	5	12	2	
122	Maple	5	12	2	
123	Honeylocust	6	15	2	
124	Honeylocust	6	20	2	
125	White Pine	8	20	2	Offsite
126	Pear	8	20	3	
127	Red Maple	24	35	3	Offsite, Monarch
128	White Pine	10	25	3	Offsite
129	White Pine	8	20	2	Offsite
130	Oak	4	6	1	Offsite
131	Bald Cypress	12	25	3	Offsite
132	Bald Cypress	10	20	3	Offsite
133	Bald Cypress	12	25	3	Offsite
134	Ash	12	20	1	Offsite
138	Cherry	5	10	1	Offsite
139	Maple	5	10	2	Offsite
210	Pear	8	12	2	Offsite
212	Ash	8	15	1	Offsite
213	Ash	6	12	1	

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
214	Pear	6	12	3	
215	Pear	6	12	2	
217	Honeylocust	10	20	3	Offsite
218	Crabapple	6	12	1	
224	Pine	6	12	3	Offsite
225	Pear	14	20	2	
226	Pear	6	10	1	
227	Maple	6	10	3	
228	Pear	4	10	2	
229	Pear	6	12	2	
230	Pear	6	10	1	
231	Pear	6	10	1	
232	Pear	5	10	3	
233	Pear	5	8	1	
234	Pear	6	15	2	
235	Hawthorn	8	15	2	
236	Pear	6	10	2	
237	Pear	5	10	2	
238	Pear	5	6	1	
239	Pear	6	10	1	
240	Pear	6	12	2	
241	Pear	6	12	2	
242	Maple	8	20	2	
243	Pear	5	10	3	
244	Pear	4	10	2	
245	Pear	5	10	2	
246	Pear	5	10	2	
247	Ash	6	12	1	
248	Ash	6	12	3	
249	Pear	6	12	3	
250	Pear	4	10	2	
251	Ash	5	12	2	
252	Pear	5	12	2	
253	Pear	6	12	2	
254	Maple	5	10	1	
255	Maple	6	15	3	
256	Redbud	6	15	3	
257	Redbud	3	6	3	
258	Pear	10	20	3	
259	Redbud	5	12	2	Mower damage
260	Spruce	6	10	3	
261	Spruce	5	8	3	
262	Spruce	5	8	3	
263	Redbud	8	15	2	
264	Pear	5	12	3	
265	Pear	5	12	2	
266	Honeylocust	4	10	2	
267	Crabapple	4	12	2	
268	Hawthorn	20	25	3	Multi-stem
269	Hawthorn	20	25	3	Multi-stem
270	Honeylocust	40	50	3	Multi-stem
271	Honeylocust	16	20	2	
272	Pine	12	15	1	
273	Pine	8	10	2	
274	Pine	16	20	2	
275	Pine	10	15	2	
276	Pine	12	15	2	
277	Maple	12	25	3	
278	Pine	14	20	2	
279	Pine	12	15	1	
280	Dead	10		0	Dead
281	Ash	8	20	1	
282	Pear	6	15	3	
283	Pear	6	15	2	
284	Pear	6	12	2	
285	Pear	6	12	2	
286	Ash	6	12	1	
287	Ash	6	15	1	
288	Pear	6	15	2	
289	Pear	6	10	3	
290	Pear	6	10	2	
291	Ash	6	12	2	
292	Pear	6	10	2	
293	Pear	6	10	2	
294	Pear	10	20	2	
295	Linden	8	15	1	
296	Crabapple	4	12	2	
297	Cherry	5	10	3	
298	Crabapple	4	15	2	
299	Linden	6	15	3	
300	Maple	12	20	2	
301	Maple	10	20	2	
302	Pear	1	20	3	
303	Pear	10	20	3	
304	Pear	8	10	1	
305	Pear	10	20	2	
306	Pear	8	20	2	
307	Pear	10	20	2	
308	Pear	12	25	2	
309	Ash	8	20	1	
310	Pear	6	15	2	
311	Honeylocust	14	35	2	
312	Honeylocust	12	35	2	
313	Pear	8	25	2	
314	Honeylocust	12	30	3	
315	Crabapple	15	8	1	
316	Dead	10		0	Dead
317	Ash	8	30	1	
318	Honeylocust	10	30	3	
319	Ash	8	20	0	Dead

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
320	Ash	10	20	1	
321	Honeylocust	8	20	2	
322	Honeylocust	4	15	2	
323	Red Maple	8	20	2	
324	Red Maple	8	20	3	
325	Hawthorn	15	15	2	Multi-stem
326	Hawthorn	15	15	2	Multi-stem
327	Hawthorn	15	15	2	Multi-stem
328	Hawthorn	15	15	2	Multi-stem
329	Hawthorn	15	15	2	Multi-stem
330	Hawthorn	12	15	2	Multi-stem
331	Red Maple	6	15	3	
332	Red Maple	7	15	3	
333	Red Maple	8	20	3	
334	Hawthorn	10	15	2	
335	Hawthorn	10	12	1	Mixed with 2" Dogwood
336	Hawthorn	8	12	1	
337	Dogwood	12	15	2	Multi-stem
338	Honeylocust	14	30	3	
339	Red Maple	6	12	1	Trunk cavity
340	Pear	16	40	2	Twin
341	Pear	36	50	3	Multi-stem
342	Ash	14	10	1	
343	Ash	14	10	1	
344	Ash	10	20	1	
345	Ash	10	20	1	
346	Riverbirch	12	25	3	
347	Honeylocust	12	30	3	
348	Crabapple	6	10	0	Dead
349	Crabapple	8	10	0	Dead
350	Honeylocust	10	25	2	
351	Honeylocust	8	25	3	
352	Honeylocust	8	25	3	
353	Crabapple	6	10	0	Dead
354	Crabapple	8	15	1	
355	Hawthorn	12	12	2	Multi-stem
356	Hawthorn	10	12	2	Multi-stem
357	Hawthorn	12	12	2	Multi-stem
358	Red Maple	5	15	1	
359	Honeylocust	6	15	2	
360	Hawthorn	12	15	2	
361	Hawthorn	12	12	2	
362	Hawthorn	10	12	2	
363	Hawthorn	12	12	2	
364	Hawthorn	10	12	1	
365	Hawthorn	12	12	2	
366	Honeylocust	7	20	3	
367	Honeylocust	7	20	2	
368	Crabapple	8	15	2	
369	Crabapple	8	12	1	
370	Crabapple	8	15	2	
371	Red Maple	8	20	2	
372	Hawthorn	15	15	2	Multi-stem
373	Hawthorn	12	12	2	Multi-stem
374	Hawthorn	15	12	2	Multi-stem
375	Hawthorn	12	12	1	Multi-stem
376	Hawthorn	12	15	2	Multi-stem
377	Red Maple	5	15	2	Lost leader
378	Red Maple	5	12	1	
379	Red Maple	7	15	3	
380	Pear	7	15	3	
381	Japanese Maple	12	15	3	
382	Spruce	12	20	3	Vines
383	Honeylocust	20	40	3	
384	Honeylocust	18	40	3	
385	Honeylocust	20	40	2	
386	Ash	12	25	1	
387	Honeylocust	10	25	2	
388	Honeylocust	8	20	2	
389	Honeylocust	7	20	3	
390	Sweetgum	12	20	2	
391	Sweetgum	12	20	2	
392	Sweetgum	12	30	2	
393	Sweetgum	8	20	2	
394	Sweetgum	12	25		

March 17, 2023

REVISED April 5, 2023

REVISED May 15, 2023

REVISED JUNE 13, 2023

REVISED JUNE 15, 2023

PROJECT NARRATIVE

A Rezoning Request for Downtown Chesterfield

(Stock Project No. 218-6255.4)

TSG Downtown Chesterfield Redevelopment, LLC respectfully requests the City of Chesterfield’s consideration in rezoning +/- 96.017 Acre tract of land located at and around the former Chesterfield Mall to a “PC&R” Planned Commercial & Residence District.

Downtown Chesterfield is a unique 21st Century NEW Central Business District for the City of Chesterfield, Missouri. Unlike other mixed use / retail developments being developed throughout the US, Downtown Chesterfield is a true downtown urban core with high rise office, hotel and density residential uses organized through a landscaped public realm including a 3.5-acre central park at the heart of the development and will be home to hundreds of shops and restaurants, corporate headquarters, office workers and thousands of residents living in a unique urban environment.

The planning concept includes a one-mile loop - pedestrian only path that is integrated into the development and places all residents, retail and office tenants, and visitors within a 5 – 10-minute walk of any destination within Downtown Chesterfield. A central park, pocket parks, jogging trails and bicycle paths are carefully allocated throughout to provide access to all areas of Downtown Chesterfield and connectivity to the surrounding community.

With a grid of treelined urban streets designed for corporate headquarters, office buildings, luxury condominiums, apartments, hotels, retail, restaurants and entertainment, Downtown Chesterfield offers a walkable, safe, and ecologically sustainable urban core that gives priority to the pedestrian over the automobile. Nine acres of park space, with over 25% of the site dedicated to public plazas and sidewalks, parks, bicycle trails, pedestrian street and rain gardens thereby reducing the heat island effect of the development and ensuring its legacy as a new vision for a downtown in Chesterfield, Missouri.

For many years the Chesterfield community desired a true “Downtown” where people could live, work and play. A true “Downtown” is defined by mixed use, but in the early 2000s when the then largest property owner in Chesterfield Village and Chesterfield officials and staff began to look at what needed to be accomplished to facilitate such a development, they discovered that there was no appropriate zoning district available under the City’s Code. After much research and discussion, the City adopted PC&R (Section 405.03.040 (J)). It is a unique zoning district in that it is only to be used for a downtown development “in the area bounded on the east by State Route 340 (Clarkson Road), on the west by Baxter

Road, on the north by State Route 40/I-64, and on the south by Lydia Hill Drive/August Hill Drive.”

Any proposed development requesting PC & R must also contain “a minimum of seventy (70) acres”. While it was originally envisioned that “Downtown” would be located where Wildhorse Village is being developed, the failure of the Chesterfield Mall changed the community’s perspective. The Envision Chesterfield Comprehensive Plan 2020 (the “Comprehensive Plan”) envisions “Downtown” now being located in the area bounded by State Route 340 on the east and Chesterfield Parkway West on the west. Because the City had the foresight, the prescribed area for PC & R includes the new location for “Downtown”.

The Primary Land Uses identified in the Comprehensive Plan include “High density residential, Office, Lodging, Institutional (and) Retail and Personal Service” uses. PC & R permits any of the “commercial uses permitted in the Planned Commercial (PC) District or any of the residential uses in any of the residential districts listed in Table A-1 in section 405.03.020.” The permitted uses must be listed in the site-specific PC & R zoning ordinance, and they may be integrated vertically or horizontally and located as shown on a Site Development Plan, Site Development Concept Plan, OR Site Development Section Plan. The permitted uses requested are the following:

The uses allowed in this Planned Commercial and Residence (“PC&R”) District shall be:

1. Administrative offices for educational or religious institutions
2. Church and other places of worship
3. Community center
4. Library
5. Parks
6. Dwelling, multi-family
7. Single Family Attached
8. Single Family Detached
9. Home Occupation
10. Art Gallery
11. Art Studio
12. Auditorium
13. Banquet Facility
14. Club
15. Farmer’s market
16. Gymnasium
17. Museum
18. Reading Room
19. Recreation Facility
20. Office-dental
21. Office-general

22. Office-medical
23. Automobile Dealership (Storefront Only)
24. Bakery
25. Bar
26. Bowling Center
27. Brewery
28. Brewpub
29. Coffee shop
30. Grocery-community
31. Grocery-neighborhood
32. Grocery-supercenter
33. Newspaper stands.
34. Restaurant-sit down
35. Restaurant-fast food – No Drive Thru
36. Restaurant-takeout
37. Restaurant-takeout - Neighborhood
38. Retail sales establishment – community
39. Retail sales establishment – regional
40. Animal grooming service
41. Barber or beauty shop
42. Broadcasting studio
43. Commercial service facility
44. Day care center
45. Drug store and pharmacy
46. Dry cleaning establishment
47. Financial institution, no drive-thru
48. Hospital
49. Hotel and motel
50. Hotel and motel-extended stay
51. Kennel, boarding
52. Kennel, private
53. Laboratory-professional, scientific
54. Laboratory
55. Laundromat
56. Nursing home
57. Parking area (stand-alone), including garages for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
58. Professional and technical service facility
59. Research laboratory and facility
60. Theatre, indoor
61. Theatre, outdoor
62. Veterinary clinic

63. College/university
64. Kindergarten or nursery school
65. Specialized private school.

Because of the size, complexity, mix of uses and length of time to build out a downtown development in a PC & R district, more flexibility is provided in anticipation of future changes that naturally occur due to passage of time and changes in market conditions. That flexibility is reflected in the fact that PC & R permits performance standards to be established in the site-specific zoning ordinance OR in the Site Development Plan, Site Development Concept Plan, OR Site Development Section Plan. The following performance standards are requested to be included in the site-specific zoning ordinance:

DENSITY LIMITATIONS

1. The cumulative gross floor area for Commercial Uses in this District shall be limited to not more than a Floor Area Ratio (F.A.R.) = 1.0. Floor Area Ratio (F.A.R.) shall be Calculated by Total Gross Floor Area of all buildings divided by the Gross Area of land within the “PC&R” District. F.A.R. shall not be calculated on a lot-by-lot basis.
2. The maximum number of residential units allowable within this District shall be 30-Units / Acre. Acreage shall be Calculated by the Gross Area of land within the “PC&R” District and shall not be calculated on a lot-by-lot basis.
3. The maximum number of rooms for hotels and lodging shall be 300 rooms; the maximum number of square feet for hotels and lodging shall be 350,000 square feet.

BUILDING AND STRUCTURE LOCATION

1. Location of Buildings and Structures shall be approved on the Site Development Concept Plan or Site Development Section Plan.
2. Build-to Line location shall be approved on the Site Development Concept Plan or Site Development Section Plan.
3. Additional space between buildings for walkways and pedestrian paths connecting to parking or open space, shall be approved on the Site Development Concept Plan or Site Development Section Plan.

BUILDING HEIGHT

1. Total building height for any permitted use shall not exceed 300-feet as measured from average street elevation.

BUILDING AND STRUCTURE FUNCTION

1. Ground floor of all buildings shall include pedestrian access to retail, restaurant, office, multi-family residential, or hotel uses. Access shall not require such uses to be located

within a building, but such uses may be located within a building. Parking garage access shall be allowed from the primary streets.

2. Trash pickup, receiving, loading, and service functions shall be located off the outer loop road and service alleys when feasible.

PARKING

- Surface parking shall be allowed as shown on the Site Development Concept Plan.

PARKING REQUIREMENTS

1. Required parking shall be determined cumulatively by use category for the entire “PC&R” District and shall not be calculated on an individual lot-by-lot basis; parking shall be calculated for each use category as follows:

Minimum Parking Required

Retail/Restaurant:	4.0 Parking Ratio / 1,000 G.F.A.
Grocery:	5.0 Parking Ratio / 1,000 G.F.A.
Office:	3.0 Parking Ratio / 1,000 G.F.A.
Residential:	1.5 Parking Ratio / Unit
Hotel:	0.8 Parking Ratio / Room

2. Required parking shall be provided at not less than 80% of the above-described calculations.

All other performance standards would be established in the Site Development Plan, Site Development Concept Plan, OR Site Development Section Plan.

The proposed downtown development will comply with the Development Policy applicable to “Downtown” in the Comprehensive Plan.

Dillard's, Inc.

1600 Cantrell Road • P.O. Box 486 • Little Rock, Arkansas 72203-0486

Chris B. Johnson
Senior Vice President, Principal Financial Officer
Telephone (501) 376-5255
Telecopier (501) 399-7502

April 8, 2024

By E-Mail:

Justin Wyse, AICP
Director of Planning
City of Chesterfield
JWyse@chesterfield.mo.us

Planning Commission
Chair, Guy Tilman
City of Chesterfield
cityclerk@chesterfield.mo.us

Re: **P.Z. 03-2024 Chesterfield Village Mall** – An ordinance amendment to add an additional 16.679-acre tract of land zoned “C-8” Planned Commercial to an existing 96.017-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway.

Dear Planning Commission Members,

I write regarding the matter before you this evening referenced above. Unfortunately, because of logistical issues with travel out of Little Rock associated with the solar eclipse today, I cannot be there in person. However, I want to relay Dillard's support for the rezoning, as submitted, that you will be considering tonight. Dillard's has long been a part of the Chesterfield community, and it very much wants to be a part of that community going forward by being the leading retailer in the redevelopment.

We are encouraged by the City's recent efforts to work with Dillard's and TSG to consider options for the Dillard's site to be incorporated into TSG's plans for Downtown Chesterfield. As referenced in the staff report, this rezoning would serve as an important and welcome first step in the parties' collective efforts to resolve the disputes between them and would help provide a path forward for the City, TSG, and Dillard's to work collectively on the future of Downtown Chesterfield. We therefore encourage you to recommend approval of the rezoning application, as submitted, and we look forward to our continuing efforts to work collaboratively with TSG and the City.

Sincerely,



Chris B. Johnson

cc: Mike Geisel (mgeisel@chesterfield.mo.us)

From: Kelli Unnerstall <unnerstall@me.com>

Sent: Wednesday, April 10, 2024 7:19 PM

To: Justin Wyse <JWyse@chesterfield.mo.us>

Cc: cityofficials <cityofficials@chesterfield.mo.us>; Dave Banks <[REDACTED]>; Ray Bosenbecker <[REDACTED]>; David Broughton <[REDACTED]>; dave Cissell <[REDACTED]>; Dave Duncan <[REDACTED]>; Bruce Geiger <[REDACTED]>; Adam Kavlick <[REDACTED]>; Robert Kilo <[REDACTED]> Arch Mckinlay <[REDACTED]>; Monica Meara <[REDACTED]>; Jeanne Tevlin <[REDACTED]>; Elmer Weis <[REDACTED]>; Dave Wilson <[REDACTED]>; Neo Yeung <[REDACTED]>

Subject: Remarks for Planning Commission Public Hearing

Justin,

Can you please share Citizens for Developing Downtown Chesterfield's remarks with the Planning Commissioners (remarks for Public Hearing being held Monday night at 7pm).

Sincerely,

Kelli Unnerstall

Dear Planning Commissioners:

Citizens for Developing Downtown Chesterfield supports P.Z. 03-2024 Chesterfield Village Mall: an ordinance amendment to add an additional 16.679-acre tract of land zoned "C-8" Planned Commercial to an existing 96.017-acre tract of land zoned "PC&R" Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway. Our group's support is aligned with the ordinance amendment as described in the Planning Commission Public Hearing/Vote Report prepared by Alyssa Ahner, Planner, and included in the 4-8-24 Planning Commission Agenda (<https://www.chesterfield.mo.us/webcontent/Agendas/PlanAgendaDocs/2024-04-08%20PC%20IV.A%20and%20VIII.A.pdf>).

Sincerely,

Kelli Unnerstall
Dave Banks
Ray Bosenbecker
Dave Cissell
Adam Kavlick
Robert Kilo
Arch McKinlay
Monica Meara
Jeanne Tevlin
Elmer Weis
Dave Wilson
Neo Young