



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, September 19, 2022
6:30 PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

- 1. Proposed Bill No. 3398 - P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “R4” Residence District to “R-6” Residence District for a 1.01-acre tract of land located on the north side of Conway Road [P.Z. 07-2021 15201 Conway Road, 18S330742]. **(Second Reading) Planning Commission recommends denial. Planning & Public Works Committee recommends denial. Action on Bill #3398 was held at both the August 1, 2022 and September 6, 2022 City Council meetings.**
- 2. Bill No. 3401 - P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties, LLC)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65-acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (P.Z. 01-2022 Kemp Auto Museum [Johnny Y Properties LLC] – 17T230190). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 3. Chesterfield Commons, Lot 14 (Schnucks)** – Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8-acre tract of land, zoned “C8” Planned Commercial District located at the south of THF Boulevard. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee’s motion to approve the proposed lighting failed by a vote of 1-2.**
- 4. The District, Sign Package** – An Amended Sign Package for a 48.15-acre tract of land zoned “PC”–Planned Commercial District located north of North Outer 40 Road and east of Boone’s Crossing. **(Voice Vote) Planning Commission recommends approval of the Amended Sign Package with an image display duration of 10 seconds. Planning & Public Works Committee recommends approval, as amended.**

5. Next Meeting – Thursday, September 22, 2022 (5:30pm)

B. Finance and Administration Committee – Chairperson Barbara McGuinness, Ward I

1. Next Meeting – Committee of The Whole – Monday, October 10, 2022 (5:30pm)

C. Parks, Recreation and Arts Committee – Chairperson Gary Budoor, Ward IV

1. Next Meeting – Not yet scheduled

D. Public Health and Safety Committee – Chairperson Aaron Wahl, Ward II

1. Next Meeting – Not yet scheduled

III. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

IV. Other Legislation

V. Unfinished Business

VI. New Business

VII. Adjournment

***NOTE:** City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

***Notice** is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.*

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



**AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, September 19, 2022
7:00 PM**

- I. CALL TO ORDER** – Mayor Bob Nation

- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation

- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation

- IV. ROLL CALL** – City Clerk Vickie McGownd

- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – September 06, 2022

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, September 22 2022 – Planning & Public Works (5:30pm)**
 - B. Wednesday, September 28, 2022 – Planning Commission (7:00pm)**
 - C. Monday, October 03, 2022 – City Council Meeting (7:00pm)**

- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

- VIII. APPOINTMENTS** – Mayor Bob Nation

- IX. COUNCIL COMMITTEE REPORTS**
 - A. Planning and Public Works Committee** – Chairperson Dan Hurt, Ward III

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C. Parks, Recreation and Arts Committee – Chairperson Gary Budoor, Ward IV

1. Next Meeting – Not yet scheduled

D. Public Health and Safety Committee – Chairperson Aaron Wahl, Ward II

1. Next Meeting – Not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

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PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

AGENDA REVIEW – MONDAY, SEPTEMBER 19, 2022 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 PM, on Monday, September 19, 2022.**

Please let me know, ASAP, if you will be unable to attend this meeting.



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

SEPTEMBER 6, 2022

The meeting was called to order at 7 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

Councilmember Mary Ann Mastorakos

APPROVAL OF MINUTES

The minutes of the August 1, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the August 1, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 16, 2022 City Council Round Table Discussion were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember McGuinness, to approve the August 16, 2022 City Council Round Table Discussion minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, September 19, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Michael Kane, 1292 Still House Creek Road, spoke about the annual distribution of historical calendars.

Ms. Lynne Johnson, 15125 Conway Road, spoke regarding Bill No. 3398 (P.Z. 07-2021 15201 Conway Road [Chabad at Chesterfield]), and expressed concern relative to the density of the proposal.

APPOINTMENTS

Mayor Nation nominated Mr. Robert Rodermund for appointment to the Regional TIF Commission to replace Bruce Geiger, who has withdrawn for personal reasons. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to appoint Mr. Robert Rodermund to the TIF Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3398 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “R4” Residence District to “R-6” Residence District for a 1.01-acre tract of land located on the north side of Conway Road [P.Z. 07-2021 15201 Conway Road, 18S330742] **(Second Reading) Planning Commission recommends denial. Planning & Public Works Committee recommends denial. At the request of the Petitioner, action on Bill #3398 was held at the August 1, 2022 City Council meeting**

Councilmember Moore, made a motion, seconded by Councilmember Hurt, Chairperson of the Planning/Public Works Committee, to postpone the second reading of Bill No. 3398 until the September 19 City Council meeting, in order to have all Councilmembers available to vote. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3401 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.65-acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (P.Z. 01-2022 Kemp Auto Museum [Johnny Y Properties LLC] – 17T230190) **(First Reading)**
Planning Commission recommends approval. Planning & Public Works Committee recommends approval

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3401. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3401 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, September 8, at 5:30 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee, scheduled for Monday, September 12 at 4:00 p.m., has been canceled due to the City Administrator and Finance Director being asked to make a presentation at the Missouri Municipal League meeting on the topic of Financial Management – Best Practices, and specifically how the City of Chesterfield was able to obtain and retain its Aaa credit rating.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Moore, to accept the art piece “Sun to Moon” from the Creative Arts Alliance, using funds previously set aside for the two-year art lease, as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – Wahl, Budoor, Hansen, Monachella, Hurt, McGuinness and Moore. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Monachella, to authorize an agreement with Kozeny Wagner to repair the dam and pond in Eberwein Park, at a cost not to exceed \$275,000, funded by a transfer from the Parks Fund – Fund Reserve, as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – Hansen, Hurt, Budoor, Wahl, Monachella, Moore and McGuinness. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Hansen, to authorize the purchase of a replacement Track Skid Steer at a net cost not to exceed \$47,390, funded by an intra-departmental fund transfer, as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results:

Ayes – McGuinness, Hurt, Moore, Wahl, Hansen, Budoor and Monachella. Nays – None. Mayor Nation declared the motion passed.

Public Health & Safety Committee

Bill No. 3397 Amends the Municipal Ordinance, Chapter 210, Article II offenses concerning Tobacco to reflect the change to State Law legislating the minimum age of sale of all tobacco products to 21 **Second Reading – Public Health and Safety Committee recommends approval**

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3397. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3397 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3397 with the following results: Ayes – Hansen, Monachella, Wahl, Budoor, Hurt, McGuinness and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3397 approved, passed it and it became **ORDINANCE NO. 3200**.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Mellow Mushroom Pizza, 15525 Olive Blvd., has requested a new liquor license to sell all kinds of liquor by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve issuance of a new liquor license to Mellow Mushroom Pizza. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Bradley Fuel & Repair, 14298 Ladue Road, has requested a new liquor license to sell all kinds of liquor in original package, not to be consumed on premise. Councilmember Monachella made a motion, seconded by Councilmember McGuinness, to postpone action on the request for a liquor license to Bradley Fuel & Repair until the first meeting in October, as Code Enforcement staff continues to address non-compliance issues at this location. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for Main Circle Drive Construction. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the low bid and authorization of a contract with RV Wagner for the construction of the remaining portion of Main Circle Drive, at a cost not to exceed \$598,000, funded by Certificates of Participation. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve this recommendation. A

roll call vote was taken with the following results: Ayes – Budoor, Moore, Monachella, Hurt, Hansen, Wahl and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3399 Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure of the disclosure of conflicts for certain municipal officials **(Second Reading)**

Councilmember Budoor made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3399. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3399 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3399 with the following results: Ayes – Hurt, Budoor, McGuinness, Wahl, Moore, Hansen and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3399 approved, passed it and it became **ORDINANCE NO. 3201.**

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:39 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, September 22 2022 – Planning & Public Works (5:30pm)**
- B. Wednesday, September 28, 2022 – Planning Commission (7:00pm)**
- C. Monday, October 03, 2022 – City Council Meeting (7:00pm)**

COMMUNICATIONS AND PETITIONS

This section provides time for the public to speak and express their views during public comment. Each speaker is limited to not more than four minutes, after which, the City Administrator will indicate that their time has expired. It is important to remember that this section of the agenda is not intended or appropriate for debate or question and answer period. This is the public's opportunity to share their comments in a public forum.

APPOINTMENTS

There are no appointments scheduled for tonight's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Hurt

Vice-Chair: Councilmember Monachella

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Chesterfield Commons, Lot 14 (Schnucks) – Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8-acre tract of land, zoned “C8” Planned Commercial District located at the south of THF Boulevard. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee’s motion to approve the proposed lighting failed by a vote of 1-2.**

The District, Sign Package – An Amended Sign Package for a 48.15-acre tract of land zoned "PC"-Planned Commercial District located north of North Outer 40 Road and east of Boone’s Crossing. **(Voice Vote) Planning Commission recommends approval of the Amended Sign Package with an image display duration of 10 seconds. Planning & Public Works Committee recommends approval, as amended.**

NEXT MEETING

The next Planning and Public Works Committee is scheduled for Thursday, September 22nd, 2022, at 5:30 pm.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Tuesday’s meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning

JW

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 8, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 8, 2022 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Monachella** (Ward I), and **Councilmember Merrell Hansen** (Ward IV). Councilmember Mary Ann Mastorakos (Ward II) was absent.

Also in attendance were: Mike Knight, Assistant City Planner; Alyssa Ahner, Planner; and Mary Ann Madden, Recording Secretary.

The meeting was called to order at 5:35 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 18, 2022 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of August 18, 2022. The motion was seconded by Chair Hurt and passed by a voice vote of 3 to 0.

II. UNFINISHED BUSINESS

A. POWER OF REVIEW: Chesterfield Commons, Lot 14 (Schnucks) AAE: Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8-acre tract of land, zoned "C8" Planned Commercial District located at the south of THF Boulevard. (Ward 4)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that there are two components to this project: (1) the staining of the accent brick; and (2) the decorative lighting fixture underneath the front entryway. Planning Commission approved the request by a vote of 7 to 0, after which Power of Review was called.

The request was reviewed by this Committee on August 18, 2022. There was discussion at the meeting regarding the proposed brick stain. Since that time, the applicant has elected to remove the brick staining from their request. As such, the only remaining change includes the small decorative lighting under the canopy.

Discussion

Building Articulation

Councilmember Hansen asked for clarification on the building articulation requested by the petitioner. Mr. Knight explained that the proposed building articulation was approved administratively in May, 2022. Council was notified of the administrative approval and Power of Review was not called.

While acknowledging that the building articulation had already been approved, Councilmember Hansen voiced her dissatisfaction with it. She feels that the approved design interrupts the flow of the original, “sustainable” design of the long strip mall of buildings, which was intended to be viewed as one unit. She added that she hopes Schnucks would reconsider its design.

Councilmember Monachella also commented that she preferred the original design of the building.

Ms. Meg Olson of BRR Architecture stated that Schnucks is trying to create a new look for the store. She pointed out that World Market, Aldi’s, Wal-Mart, and Lowe’s have each added their own special touch to their spaces helping them define their buildings. Schnucks feels that by simplifying their front façade, it will help them personalize their brand.

Since the drawings of the site still show the stained brick concept, Chair Hurt asked that the petitioner provide updated drawings of the approved design for the next Council meeting.

Lighting

Staff noted that the proposed lighting was recommended for approval by the Architectural Review Board by a vote of 5 to 1, and by the Planning Commission by a vote of 7 to 0. Councilmember Hansen added that the Planning Commission’s motivation for approval centered around the idea that the lighting would make the area safer.

Councilmembers Hansen and Monachella indicated their dissatisfaction with the festoon-style lighting. If the goal is to provide lighting for security purposes, they felt there is a “better, more professional way” of doing it.

Ms. Olson stated that the point of the festoon lighting is to bring people in, along with creating more light in the dark alcove area.

Chair Hurt made a motion to forward the proposed lighting for Chesterfield Commons, Lot 14 (Schnucks) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **failed by a voice vote of 1 to 2 with Councilmembers Hansen and Monachella voting no.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Chesterfield Commons, Lot 14 (Schnucks) AAE.]

- B. POWER OF REVIEW: The District, Sign Package:** An Amended Sign Package for a 48.15-acre tract of land zoned "PC"—Planned Commercial District located north of North Outer 40 Road and east of Boone’s Crossing. (Ward 4)

STAFF PRESENTATION

Mr. Mike Knight, Assistant City Planner, stated that the proposed Amended Sign Package was approved by the Planning Commission by a vote of 7 to 0, which was followed by Power of Review

being called. At the August 18th Planning & Public Works Committee meeting, there was discussion regarding the suggestion that a maximum number of signs should be defined for the buildings vs. the current “unlimited” designation for some buildings. At the request of the applicant, the vote on the Amended Sign Package was postponed at that time.

Discussion

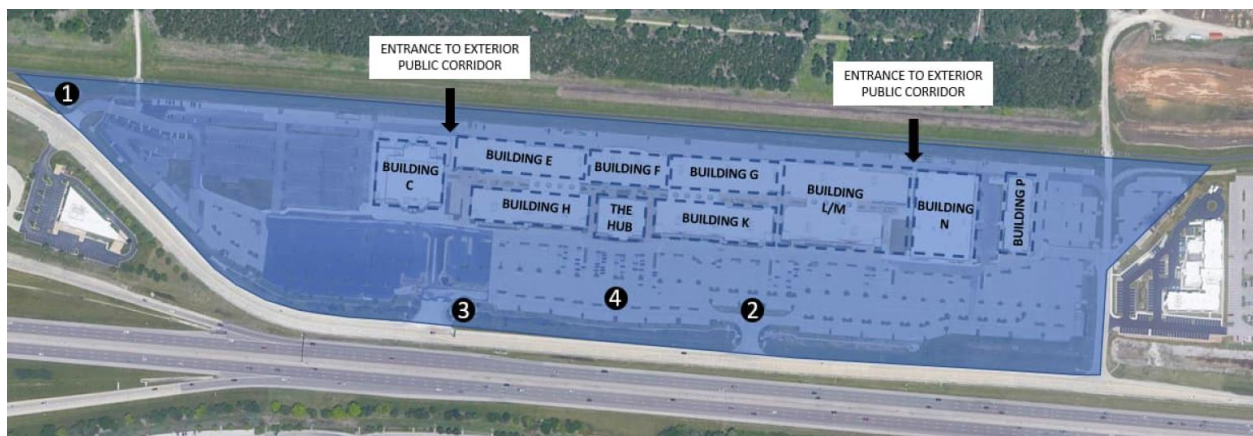
Applicant’s Presentation

Mr. Tim Lowe of The Staenberg Group stated that a Sign Package was created to eliminate the “sign clutter” that existed within the previous outlet mall.

He explained that they want to help existing users by providing flexibility in the event another sign is needed, and to allow for a new user to come in who may have different signage needs than the existing user. He also pointed out that signage is limited by the square footage of the building (7.5% of the building façade).

Mr. Lowe then gave a breakdown of the proposed signage per building:

The image below outlines the location of each of the buildings referenced in Mr. Lowe’s presentation.



Building C - The Factory

Currently has 2 signs - a box office sign and *The Factory* sign. It is known that they will want at least 1 more sign. **The request is for 5 signs to allow flexibility in the future.**

Building N - The Main Event

Currently has 3 signs. **The request is for 5 signs to allow flexibility in the future.**

Building P – Potential future Maryville E-Sports Center

It is anticipated that they will want a *Maryville* sign and an *E-Sports* logo sign. **Requesting 5 signs.**

Building L/M – Potential future *The Real Dill*

The existing building will be torn down and it is expected that there will be two individual uses in that location.

There is currently a signed lease with a pickleball operator (*The Real Dill*), which will use about 2/3 of the site for a pickleball concept. This will include a building, both indoor and outdoor

pickleball courts, a game area, and an outdoor willfle ball court. They will want a building sign, along with identification signage for the wiffle ball and pickleball courts. **Requesting 5 signs for flexibility in the future.**

There potentially will be another user next to *The Real Dill*, but that user is not known at this time. **Requesting 5 signs.**

Buildings H & K

There will be no signage on the buildings unless a public entrance is provided for the building.

It was noted that the current Sign Package states:

All elevations of the corner tower end caps of Buildings H & K shall be allowed signs regardless of a public entrance.

This language will remain in the Amended Sign Package.

Signage for rear side of the development visible from the levee trail

Signage will be provided at the access points of the exterior public corridors.

Chair Hurt summarized the discussion as follows:

- The words *unlimited* and *no maximum* have been removed from the signage request; and
- Five signs per building are being proposed

Councilmember Hansen indicated that she is in agreement with the request for five signs per building.

Councilmember Monachella expressed concern about having an abundance of signage facing the highway. Chair Hurt suggested limiting the number of signs per façade.

Mr. Lowe replied that limiting the number of signs on a building façade is feasible for *The Main Event* (Building N) but *The Real Dill* will probably have most of its signage facing the highway because that is where they are needed. It is also anticipated that not all of the buildings will want five signs.

Councilmember Monachella expressed that she still had a concern about having an abundance of signage facing the highway, but did not propose a maximum per single elevation.

After listening to the discussion, Mr. Knight stated that only two amendments are needed to Attachment A of the Sign Package as noted below in red:

I. ATTACHED WALL SIGNS

A. BUILDINGS H & K AS DEPICTED ON THE EXHIBIT A

1. Solely permitted for tenants with a public entrance facing I-64
 - a. In addition, all elevations of the corner tower end caps of Buildings H&K shall be allowed signs regardless of a public entrance
2. The outline area of signs for Buildings H&K shall not exceed 7.5% of the overall wall area
3. No individual wall sign shall exceed 300 square feet

4. ~~No maximum number of signs for Buildings H&K.~~ One sign per tenant space with a maximum of five signs per building.
5. No wall sign shall be mounted above 45' from finished floor

B. BUILDINGS C, F, ~~L/M~~, L, M, N & P AS DEPICTED ON THE EXHIBIT A

1. Permitted wall signs on east, south, and west elevations
 - a. The outline area of wall signs shall not exceed 7.5% of the overall wall area of the building they are on
 - b. No individual wall sign shall exceed 300 square feet
 - c. ~~No maximum number of signs.~~ A maximum number of five signs per building.
 - d. No wall sign shall be mounted above 45' from finished floor

Councilmember Hansen made a motion to forward The District Sign Package, with the above-noted amendments to Sections I.A and I.B of the Attachment A, to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 3 to 0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on The District Sign Package.]

III. NEW BUSINESS

A. Power of Review

Chair Hurt reported that Councilmember McGinnis asked that any call for Power of Review include an explanation as to why it is being called. After a brief discussion, Staff was directed to consult with the City Attorney for guidance on the matter.

B. House Bill 1662 – Home Occupancy

Mr. Mike Knight, Assistant City Planner, stated that House Bill 1662 was adopted by the 101st General Assembly and signed by the Governor resulting in updated, revised Missouri State Statutes regarding home-based work. Staff is researching the code requirements that will update the City's code to reflect these changes, and any changes to the UDC will proceed through the typical governmental process which includes this Committee for review.

IV. OTHER - None

V. ADJOURNMENT

The meeting adjourned at 6:47 p.m.

BILL NO. 3398 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “R4” RESIDENCE DISTRICT TO “R-6” RESIDENCE DISTRICT FOR A 1.01 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CONWAY ROAD [P.Z. 07-2021 15201 CONWAY ROAD, 18S330742].

WHEREAS, the petitioner, Chabad at Chesterfield, has requested a change in zoning from the “R4” Residence District to “R-6” Residence District for a 1.01acre tract of land located on the north side of Conway Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 11, 2022; and,

WHEREAS, the Planning Commission’s recommendation to approve said request failed by a vote of 0-7; and,

WHEREAS, a Public Hearing was held before the Planning and Public Works Committee on June 23, 2022 in accordance with the applicant’s appeal of the Planning Commission’s decision; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended to deny a change of zoning to the “R-6” Residential District by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

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 Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “R-6” Residence District designation for a 1.01acre tract of land located on the north side of Conway Road and as described as follows:

A tract of land being part of August Hill Estate and in U.S. Survey 1811, Township 45 North, Range 4 East and being more particularly described as follows: Beginning at the intersection of the West line of property described in

deed to Chabad of Chesterfield, Inc. and the North line of Conway Road, 40 feet wide, thence leaving said North line North 4 degrees 21 minutes East a distance of 225.00 feet to a point, thence South 85 degrees 39 minutes East, a distance of 205.00 feet to a point; thence South 3 degrees 05 minutes 30 seconds West a distance of 224.07 feet to a point in the North line of Conway Road, 40 feet wide, thence South 85 degrees 50 minutes West along the North line of Conway Road, 40 feet wide, a distance of 6.60 feet to an angle point; thence North 85 degrees 39 minutes West along the North line of Conway Road, 40 feet wide, a distance of 203.40 feet to the point of beginning.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Chabad at Chesterfield in P.Z. 07-2021, requesting the rezoning embodied in this ordinance, and after public hearings held by the Planning Commission on the 11th day of April 2022 and by the Planning & Public Works Committee on the 23rd day of June 2022, 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 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this _____ day of _____, 2022

PRESIDING OFFICER

Bob Nation, MAYOR

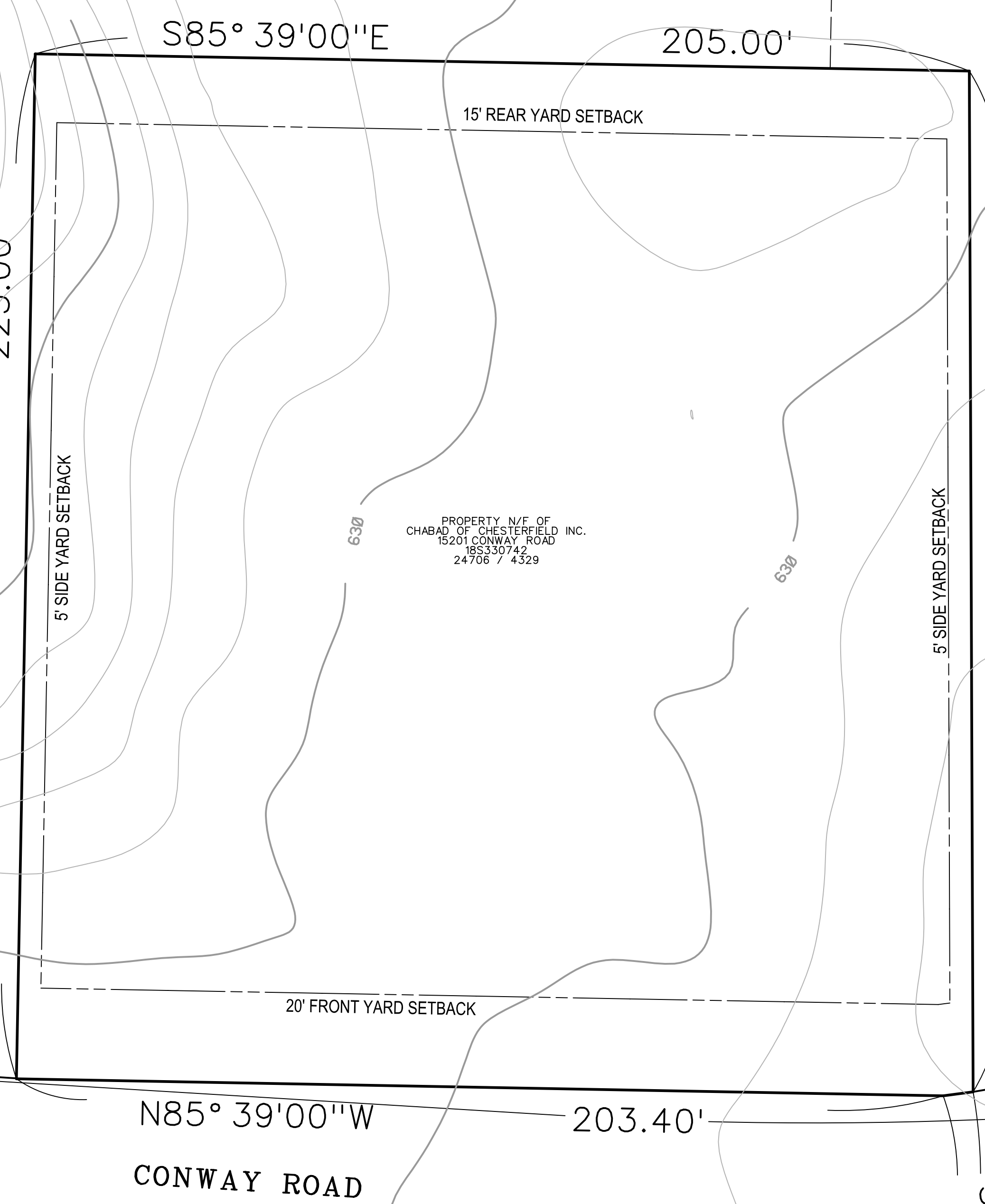
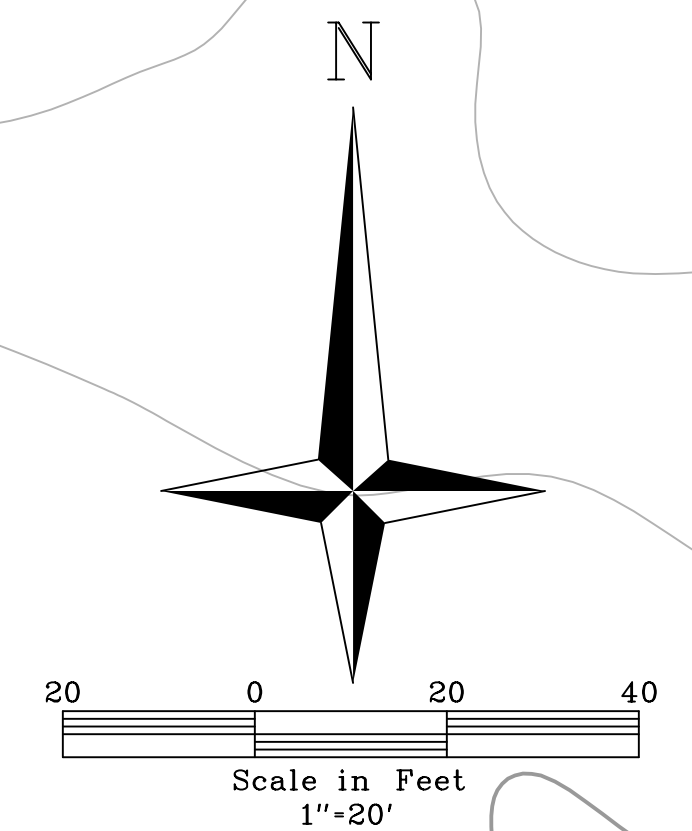
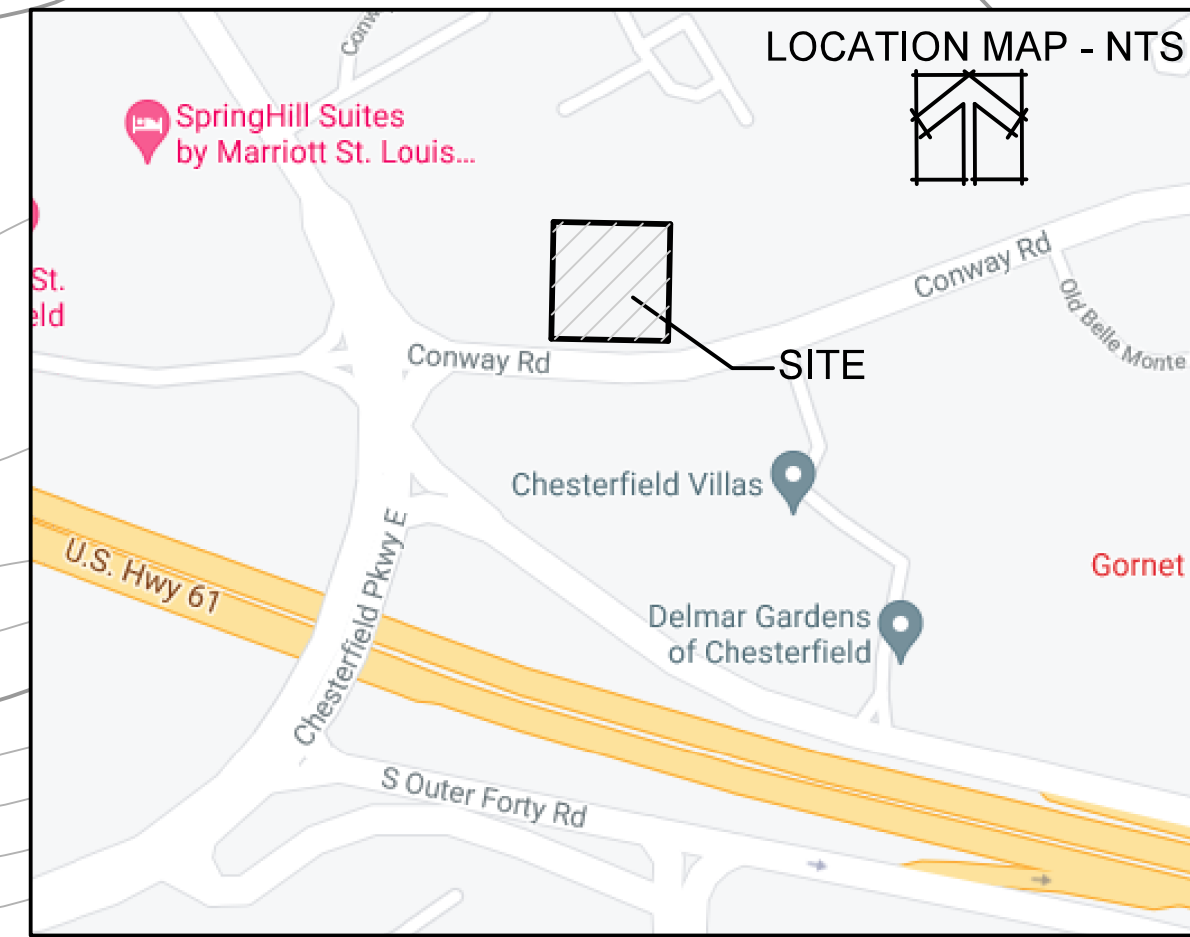
ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 07/18/2022

PROJECT NOTES: PHASE 3		
AREA OF SITE:	1.01 ACRES	43,996 SF
PARCEL ID:	18S330742	
SITE ADDRESS:	15201 CONWAY ROAD CHESTERFIELD, MISSOURI 63017	
OWNER OF RECORD:	CHABAD OF CHESTERFIELD INC. 137 BRIGHURST DRIVE CHESTERFIELD, MO 63005	
PREPARED FOR:	CHABAD OF CHESTERFIELD INC.	15201 CONWAY RD. CHESTERFIELD, MO 63017 RABBI@VIA@GMAIL.COM
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	R-4 "RESIDENTIAL DISTRICT"	
PROPOSED ZONING:	R-6 "RESIDENTIAL DISTRICT"	
LEGAL DESCRIPTION	A TRACT OF LAND BEING PART IF AUGUST HILL ESTATE AND IN U.S. SURVEY 1911, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI	
GAS:	SPIRE	
WATER:	MISSOURI AMERICAN WATER COMPANY (314) 469-6050	
SEWER:	METROPOLITAN ST. LOUIS SEWER DISTRICT	
ELECTRIC:	AMEREN	
TELEPHONE:	AT&T	
SCHOOL DISTRICT:	PARKWAY SCHOOL DISTRICT (314) 415-8100	
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT (314) 514-0900	

A tract of land being part of August Hill Estate and in U.S. Survey 1911, Township 45 North, Range 4 East and being more particularly described as follows: Beginning at the intersection of the West line of property described in deed to Chabad of Chesterfield, Inc. and the North line of Conway Road, 40 feet wide, thence leaving said North line North 4 degrees 21 minutes East a distance of 225.00 feet to a point, thence South 85 degrees 39 minutes East, a distance of 205.00 feet to a point; thence South 3 degrees 05 minutes 30 seconds West a distance of 224.07 feet to a point in the North line of Conway Road, 40 feet wide, thence South 85 degrees 50 minutes West along the North line of Conway Road, 40 feet wide, a distance of 6.60 feet to an angle point; thence North 85 degrees 39 minutes West along the North line of Conway Road, 40 feet wide, a distance of 203.40 feet to the point of beginning.



CHESTERFIELD PARKWAY EAST

H:\CAD\22500-22596\Phasing\22596 - Site Plan.dwg - Master Model 3/15/2022 3:50:12 PM Plotted by: jenkins Plot Scale: 20,0000000 / in. Plot Driver: canon bp780.plt cplg Pen Table: volz18.plt

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.

CHABAD OF CHESTERFIELD INC.
137 BRIGHURST DRIVE
CHESTERFIELD, MISSOURI 63005

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

VOLZ
Incorporated

10849 INDIAN HEAD INDL. BLDG.
ST. LOUIS, MO 63132
314.426.6212 MAIN
314.890.1250 FAX
www.volzinc.com
Authority #203

3/14/2022
TIMOTHY JOHN MEYER
NUMBER E-24665
Professional Engineer
MO E-24665

15201 CONWAY ROAD
CHESTERFIELD, MISSOURI 63017

PRELIMINARY PLAN

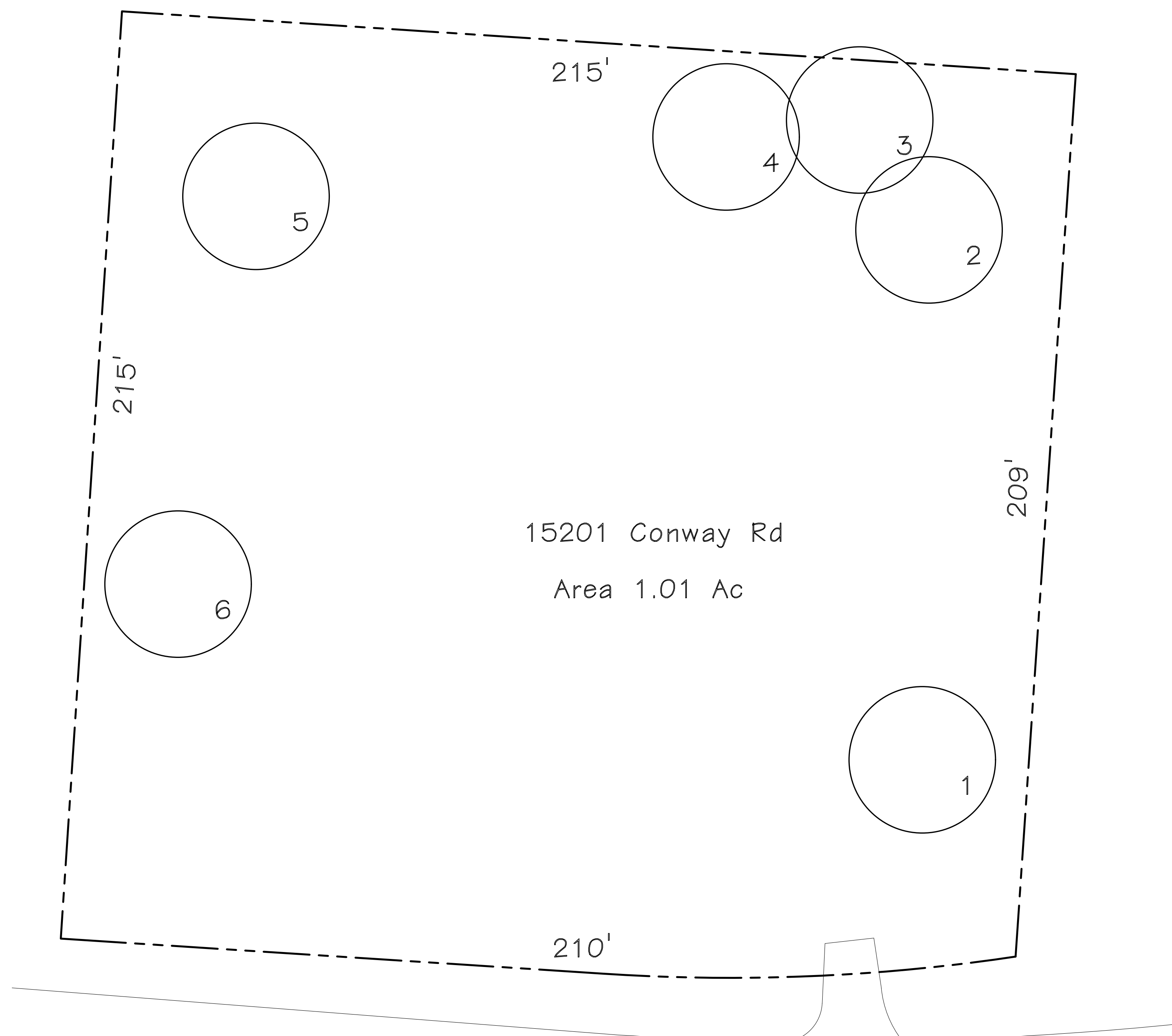
Base Map No. 18S
MSD Record # XXMSD-00XXX
Project # 22596

03/14/2022
1

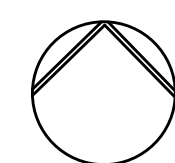
01/26/2022

Douglas A. DeLong, Landscape Architect LA-81

Consultants:



Conway Road



Tree Stand Delineation

SCALE 1"=20'

Tree Stand Delineation Narrative
January 17, 2022

The site has no woodlands. Tree Canopy is made up of individual landscape trees.

- 1. 22" dbh Black Walnut Average condition 1,100 sf canopy
- 2. 18" dbh Black Walnut Average condition 900 sf canopy
- 3. 20" dbh Black Walnut Average condition 1,000 sf canopy
- 4. 14" dbh Sycamore Average condition 700 sf canopy
- 5. 25" dbh Black Walnut Poor condition 1,250 sf canopy
- 6. 27" dbh Black Walnut Average condition 1,350 sf canopy

RATING: Fair Quality
Average Quality
Excellent Quality

In a site visit on above date it was determined that other than the trees listed above all others were dead having been choked out by grapevines. Bush Honeysuckle is the predominate groundcover. No state champion or rare trees were found on the site. No existing trees met two or more of the requirements to be considered Monarch trees. There are no improvements on this site.

LEGEND

- Location
- Reference Number

Tree Stand Delineation Plan Prepared
under direction of Colleen Baum of Droege Tree Care, Inc
Certified Arborist MW-4777A

Colleen L. Baum

Revisions:

Date	Description	No.

Drawn: bad
Checked: dad

15201 Conway Road

Chabad of Chesterfield

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

DeLong Landscape Architecture, LLC
Missouri State Certificate of Authority: 01018080145

Sheet Title: TSD

Sheet No: **TSD-1**

Date: 1/xx/2022
Job #: 211.001

BILL NO. 3401

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 2.65 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF INTERSTATE 64 EAST OF CHESTERFIELD COMMONS DRIVE (P.Z. 01-2022 KEMP AUTO MUSEUM [JOHNNY Y PROPERTIES LLC] – 17T230190).

WHEREAS, the petitioner, Johnny Y Properties LLC, Inc., has requested a change in zoning from an existing “PC” Planned Commercial District to a new “PC” Planned Commercial District for 2.65 acres located south of Interstate 64 and east of Chesterfield Commons Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 13, 2022; and,

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

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

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

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 Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 2.65 acres located south of Interstate 64 and east of Chesterfield Commons Drive and as described as follows:

A tract of land being Adjusted Lot C803 of Boundary Adjustment Plat as recorded in Plat Book 355 Page 647, in U.S. Survey 2031, Township 45 North, Range 4 East of the 5th P.M., City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a found iron pipe at the northwest corner of said Adjusted Lot C803; thence along the north line of said lot, S84°06'54"E 766.34 feet to the northeast corner of said Adjusted Lot C803; thence along the east line of said lot S00°24'54"E 109.36 feet to the southeast corner of said Adjusted Lot C803; thence along the south line of said lot S89°35'06"W 761.68 feet to the southwest corner of said Adjusted Lot C803; thence along the west line of said lot N00°25'29"W 193.45 feet to the point of beginning, containing 2.65 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code 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 Development Plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Johnny Y Properties, LLC in P.Z. 01-2022, requesting the rezoning 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 June 13, 2022, 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 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this _____ day of _____, 2022

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: __09/06/2022__

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Coffee Shop
 - b. Commercial Service Facility
 - c. Office-General
 - d. Professional and Technical Service Facility
 - e. Restaurant, Sit Down
 - f. Restaurant, Take Out
 - g. Restaurant, Fast Food
 - h. Retail Sales Establishment, Neighborhood
2. Hours of Operation.
 - a. Use "h" listed above shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM.
 - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) open space is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

- a. Forty-five (45) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Twenty-five (25) feet from the eastern boundary of the "PC" District.
- c. Thirty-five (35) feet from the western boundary of the "PC" District.
- d. Twenty (20) feet from the northern boundary of the "PC" District.

2. Parking Setbacks

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

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Twenty-five (25) feet from the eastern boundary of the "PC" District.
- c. Eighteen (18) feet from the western boundary of the "PC" District.
- d. Twenty (20) feet from the northern boundary of the "PC" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way, on any existing roadways, or adjacent properties. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape buffers shall be as shown on the Preliminary Development Plan.

3. There shall be increased landscaping along the Highway 40 frontage.
4. Additional planting will be required on Interstate 64 right of way as directed by the Department of Planning and subject to the approval of the Missouri Department of Transportation.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district.
2. No free-standing signs, including pylon signs are permitted along the Highway 40 frontage.
3. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Airport Road shall be via one (1) shared commercial entrance with the property owner to the east, and one (1) shared commercial entrance with the property to the west. Access drives shall be widened and/or improved to provide required sight distance as directed by the City of Chesterfield and St. Louis County. Access shall be constructed to Saint Louis County Standards as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. The proposed connection to the shared commercial entrance on the west side of the site shall be directly across from the parking lot entrance on the property to the west.
3. Access to the development shall be as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
4. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as

required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

5. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a five (5) foot wide sidewalk, in compliance with ADA standards, along Chesterfield Airport Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects or maintain existing connectivity. The sidewalk shall be privately maintained and may be located within right-of-way controlled by another agency, if permitted by that agency or on private property, as directed by the controlling agency.
2. Internal sidewalks shall be provided and shall connect to the sidewalk along Chesterfield Airport Road.
3. Improve Chesterfield Airport Road to one half of the ultimate section including all storm drainage facilities as directed by the St. Louis County Department of Transportation.
4. Construct a two-hundred (200) foot right turn deceleration lane with eight (8) foot shoulders on Chesterfield Airport Road as directed by St. Louis County Department of Transportation.
5. Traffic signal modifications shall be as directed by the St. Louis County Department of Transportation.
6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, signage, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
8. The drive lane north of the building shall be restricted to one-way westbound.
9. Any work within MoDOT right of way will require a MoDOT permit.
10. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
11. Due to the close proximity to Interstate 64, sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.

12. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
13. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
14. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
15. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the 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, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Airport Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. 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.
2. Stormwater improvements shall be provided as required by the City of Chesterfield, the Monarch Chesterfield Levee District, and the Metropolitan Saint Louis Sewer District.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
5. Storm water features shall be in compliance with the Chesterfield Valley Storm Water Master Plan.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Connection to public sanitary sewers is required, which would require that sanitary sewers be extended to the sites to be developed. The developer of this property will be required to provide any off-site easements necessary to connect the properties to be developed to existing public sewers.
3. 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 system(s).
4. This project is located within the Caulks Creek Surcharge area. This surcharge will be collected prior to development plan approval by Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.
3. An opportunity for recycling will be provided.
4. 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 and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include all items required by City Code and the following items:

1. Density calculations.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for ADA designed.
3. Provide open space percentage for overall development.
4. A note indicating all utilities will be installed underground.
5. A note indicating signage approval is separate process.
6. A note stating all above ground utility facilities larger than 2 feet in height or covering in excess of 4 square feet in size shall be screened from public view. If screening is completed by landscape material, a landscape plan identifying the size, location and species shall be submitted and approved by the city prior to installation of any facility.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Floodplain boundaries.
11. 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.
12. 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.
13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
14. 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.
15. Address landscaping in accordance with the City of Chesterfield Code.
16. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
17. 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.
18. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), St. Louis County Department of Transportation and the Missouri Department of Transportation.
19. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2023, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROAD IMPROVEMENTS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,477.85/parking space
Restaurant, Sit Down	\$2,477.85/parking space
Restaurant, Drive-In Fast Food	\$4,955.88/parking space
Loading Space	\$4,054.68/parking space

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

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$996.57 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,161.89 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

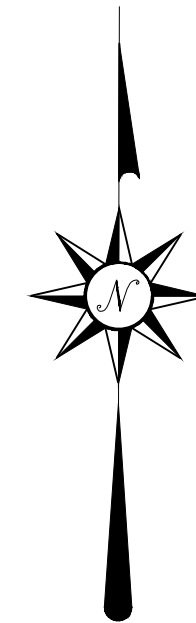
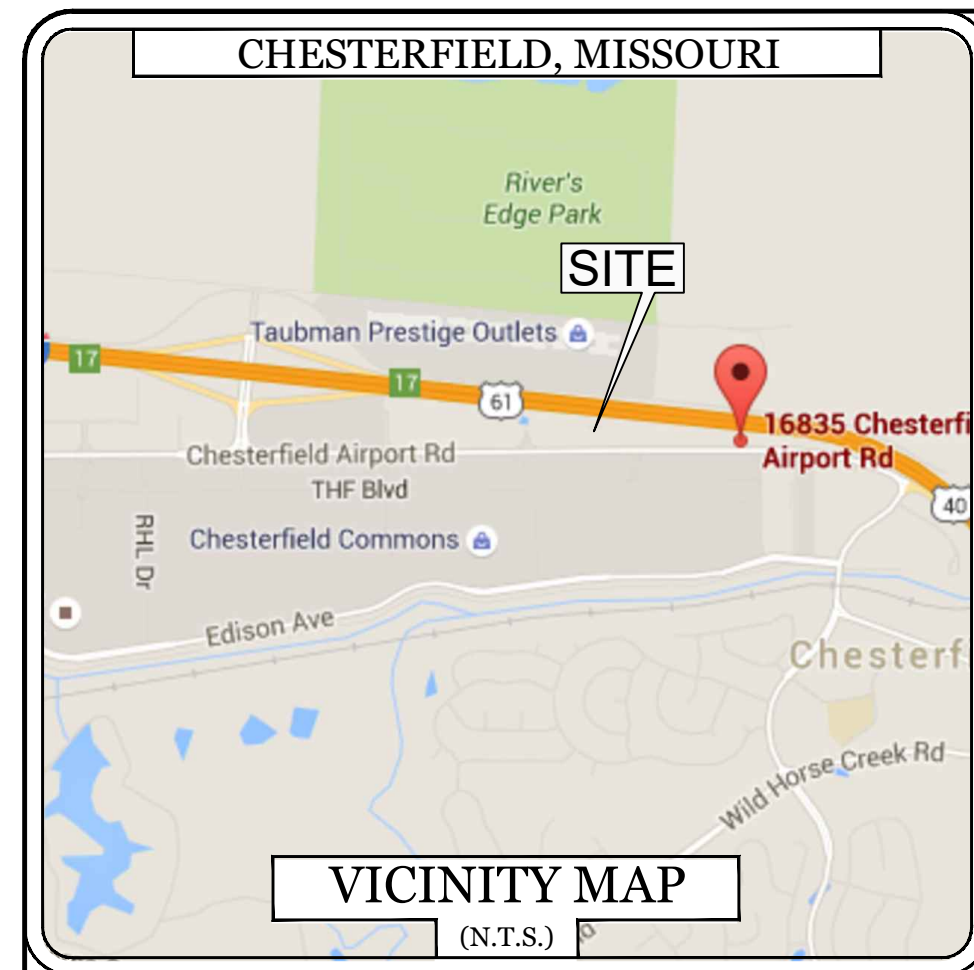
IV. RECORDING

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.

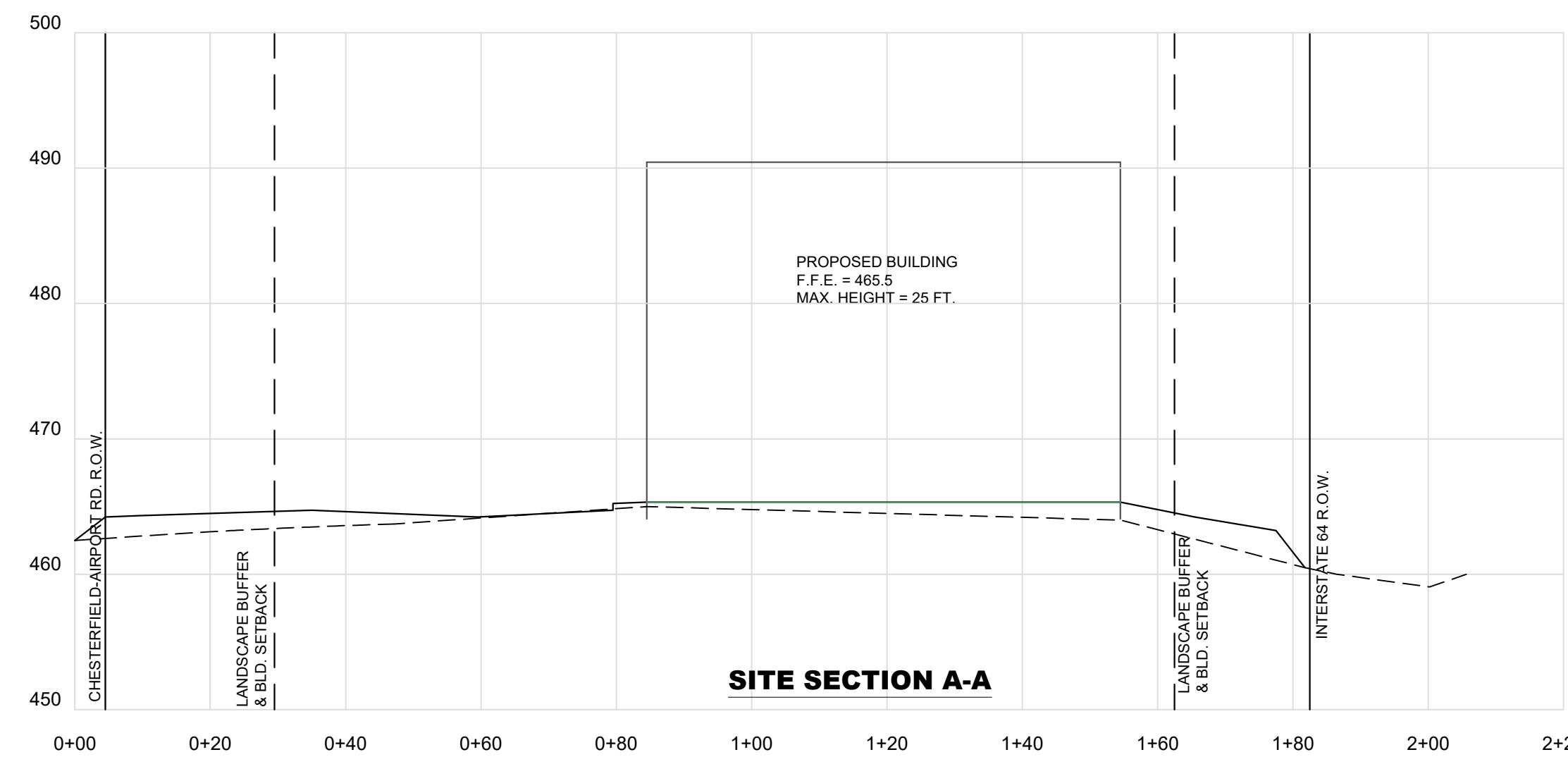
V. ENFORCEMENT

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

- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



- NOTES:**
1. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
 2. THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
 4. (R) - DENOTES RECORDED DEED AND PLAT INFORMATION.
 5. (M) - DENOTES MEASURED SURVEY INFORMATION GATHERED BY 21 DESIGN GROUP.
 6. THIS SURVEY MEETS THE ACCURACY STANDARDS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 7. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.



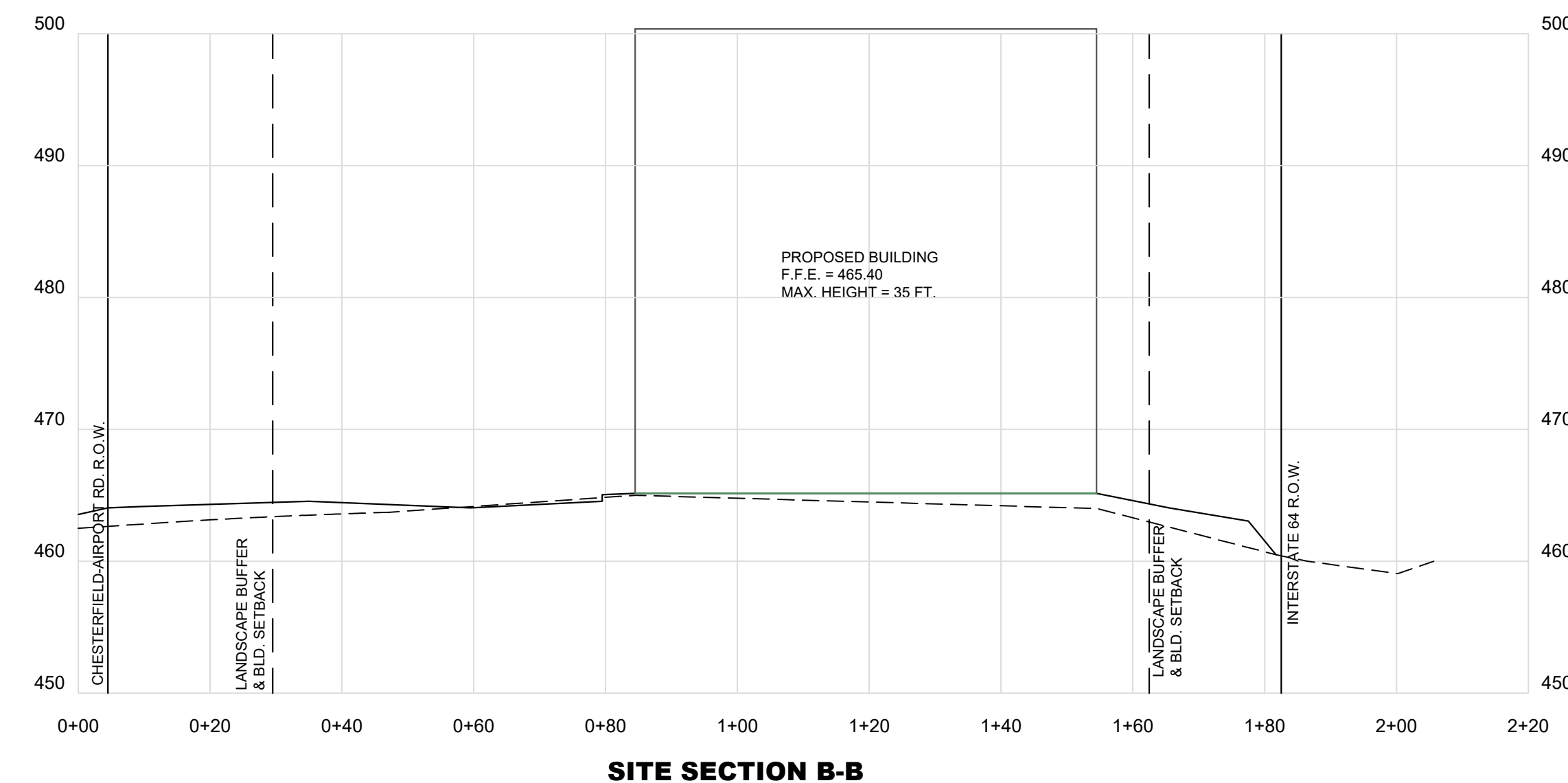
LEGEND

- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT

- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE
- DRAINAGE ESMT.

HATCH LEGEND

- SIDEWALK
- PROPOSED PERVIOUS PAVEMENT (WATER QUALITY TREATMENT AREA)
- PROPOSED IMPERVIOUS PAVEMENT

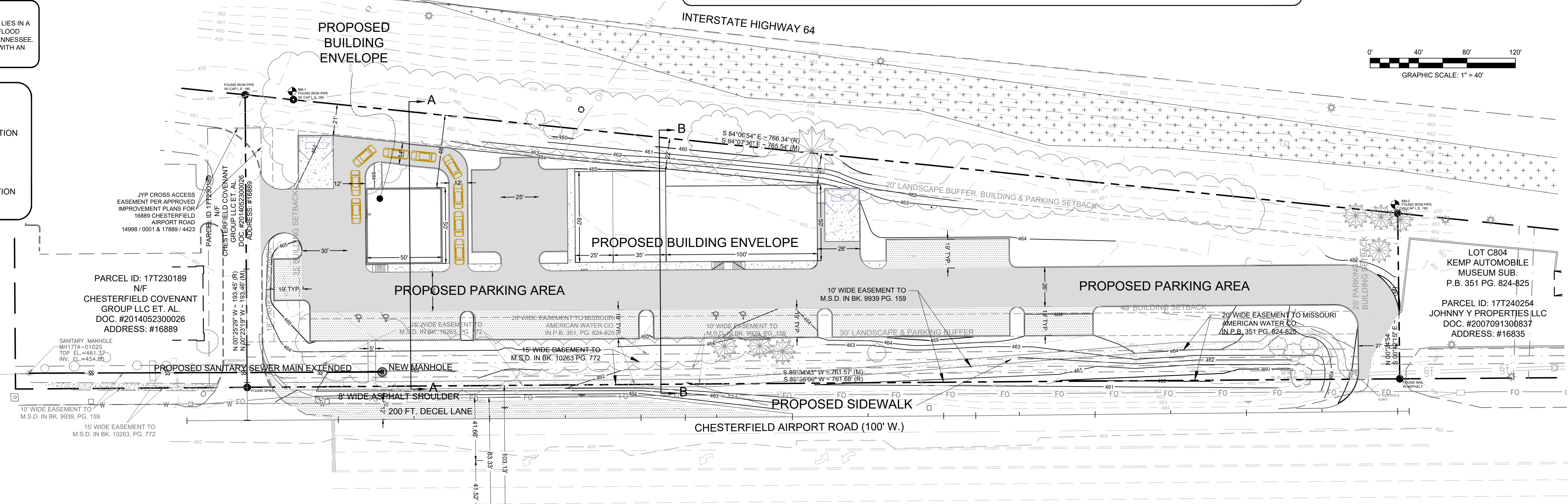


- GENERAL NOTES**
1. TOTAL SITE ACREAGE: +/-2.65 ACRES
 2. EXISTING ZONING: PC
 3. SETBACKS:
BUILDING: FRONT: 45' BUILDING SETBACK
REAR: 20' BUILDING SETBACK
SIDE (EAST): 25' BUILDING SETBACK
SIDE (WEST): 35' BUILDING SETBACK
 4. THE SITE LAND USE SHALL BE COMMERCIAL.
 5. THE SITE IS SERVICED BY:
WATER: MISSOURI AMERICAN WATER
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
TELEPHONE: AT&T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI
ELECTRIC: AMEREN MISSOURI ELECTRIC
GAS: LACEDE GAS COMPANY
 6. THIS SITE FALLS WITHIN THE "UNSHADED ZONE X" AREAS OF 500 YEAR FLOOD, AREAS PF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, PER FIRM FOR ST. LOUIS MISSOURI, MAP NUMBER 29189C0168K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
 7. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
 8. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
 9. THE PROPOSED BUILDING HEIGHT SHALL NOT EXCEED 35'.
 10. THE SITE SHALL CONFORM TO THE CITY OF CHESTERFIELD STANDARDS.
 11. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
 12. ALL ROADWAY DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 13. NO INVESTIGATION HAS BEEN PERFORMED BY ARNOLD CONSULTING ENGINEERING SERVICES REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
 14. THE DRAWING DOES NOT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 15. ALL PAVEMENT STRIPPING SHALL BE 4" WIDE, PAINTED YELLOW.
 16. LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
 17. TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
 18. ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
 19. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPES OF PLANTS AND SPACING.
 20. ALL DISTRIBUTED AREAS INTENDED FOR GRASS SHALL BE SODDED.
 21. OPEN SPACE SHALL BE A MINIMUM OF 35% OF EACH LOT FOR THE DEVELOPMENT.
 22. FLOOR AREA RATIO SHALL NOT EXCEED 0.55.
 23. SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3:1).

FLOODPLAIN INFORMATION
A PORTION OF THE PROPERTY SHOWN HEREON LIES IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SUMNER COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47165C0264G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.

BENCHMARK DATA:

- BENCHMARK 1
FOUND IRON PIPE W/ CAP L.S. 190
LOCATED IN THE NORTHWEST PORTION
OF FIELD SURVEY
ELEV: 459.77
- BENCHMARK 2
FOUND IRON PIPE W/ CAP L.S. 190
LOCATED IN THE NORTHEAST PORTION
OF FIELD SURVEY
ELEV: 459.45



REVISIONS

16861 CHESTERFIELD
AIRPORT ROAD
CHESTERFIELD, MO.

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 21-3359-L
DATE: 7-13-2022
SCALE: 1" = 40'
DRAWN: B. McDANIEL
CHECKED: B. ZACKERY

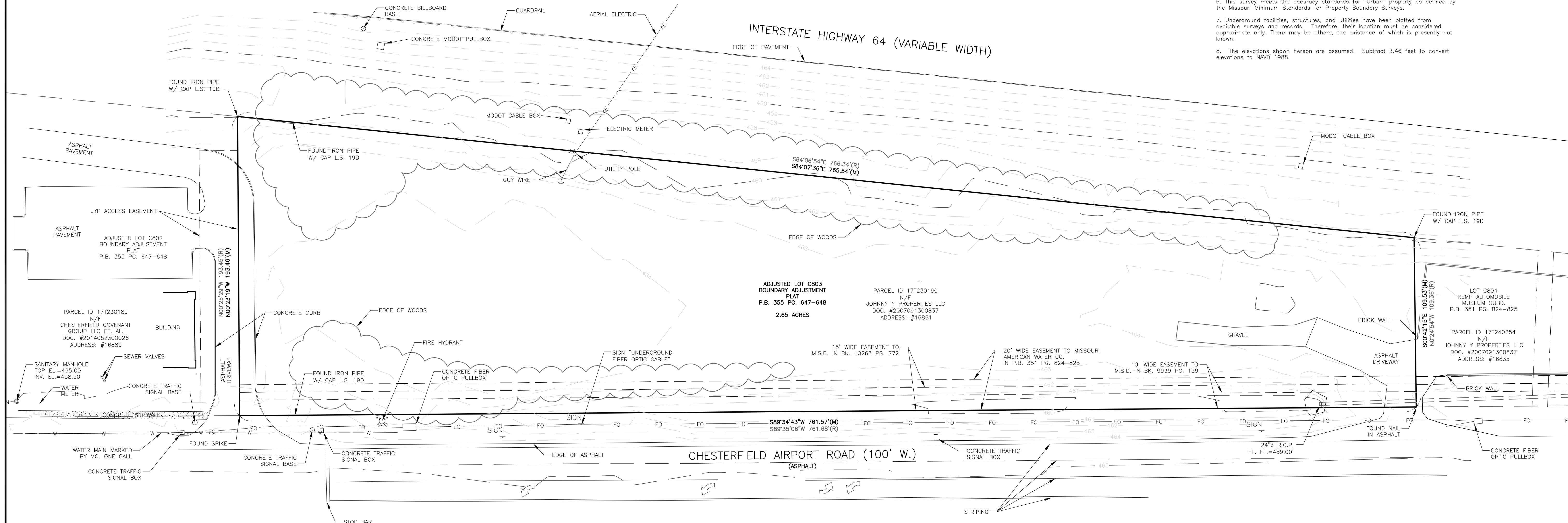
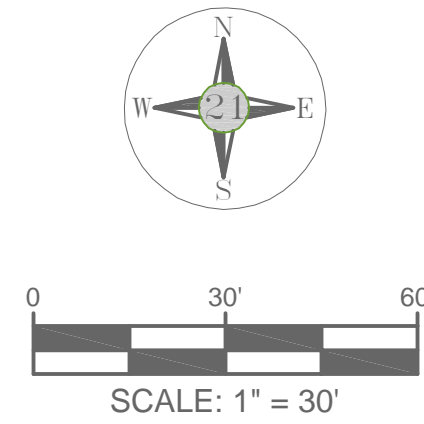
LOT C804
KEMP AUTOMOBILE
MUSEUM SUB.
P.B. 351 PG. 824-825
PARCEL ID: 17T240254
JOHNNY Y PROPERTIES LLC
DOC. #2007091300837
ADDRESS: #16835

PP
PRELIMINARY
PLAN

PROPERTY BOUNDARY SURVEY

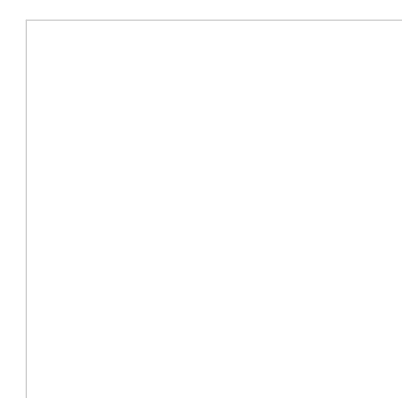
ADJUSTED LOT C803 OF BOUNDARY ADJUSTMENT PLAT AS
RECORDED IN PLAT BOOK 355 PAGES 647 AND 648 IN U.S.
SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE
5TH P.M., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

- NOTES:**
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - This survey was executed without a title commitment and is subject to any and all easements, restrictions, conditions, etc. of record.
 - This survey does not constitute a title search by the Land Surveyor.
 - (R) - Denotes recorded deed and plat information.
 - (M) - Denotes measured survey information gathered by 21 Design Group.
 - This survey meets the accuracy standards for "Urban" property as defined by the Missouri Minimum Standards for Property Boundary Surveys.
 - Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
 - The elevations shown hereon are assumed. Subtract 3.46 feet to convert elevations to NAVD 1988.



SURVEYOR'S CERTIFICATE:

This is to certify that at the request of Arnold Consulting Engineering Services Inc., we have during the month of August 2015, executed a Property Boundary Survey and located improvements on Adjusted Lot C803 of Boundary Adjustment Plat of Lots C802 & C803 of the Kemp Automobile Museum Subdivision as recorded in Plat Book 355 Pages 647 and 648 of the St. Louis County Recorder of Deeds Office. This plat and the survey on which it was based were made under my direct supervision in a manner consistent with the degree of care and skill ordinarily exercised by prudent members of the same profession currently practicing and in similar circumstances (the "Applicable Standards and Degree of Care"), and in accordance with the current Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. The results of said survey are, to the best of my knowledge and belief, correctly represented upon this plat.

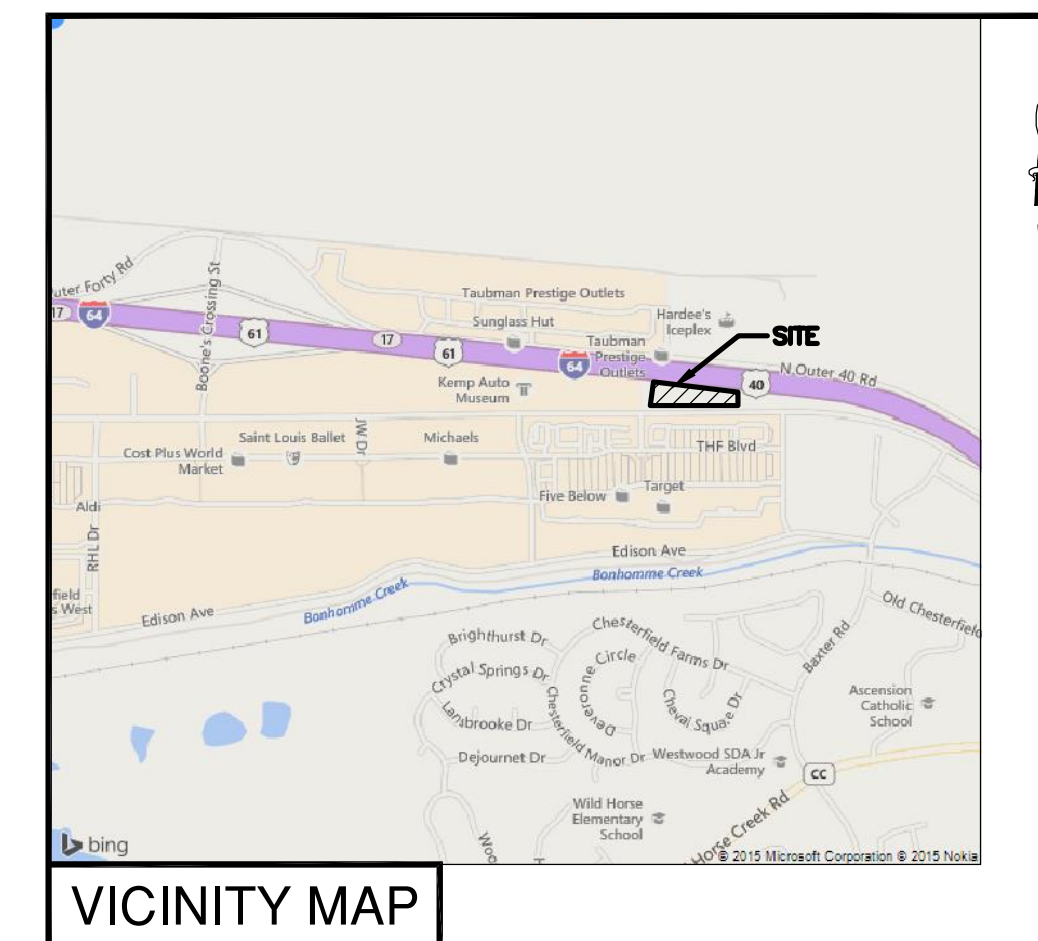


Jason P. Pellin, L.S. #2000148665
State of Missouri
Professional Land Surveyor
for 21 Design Group, Inc.
L.S.C. #2013008264

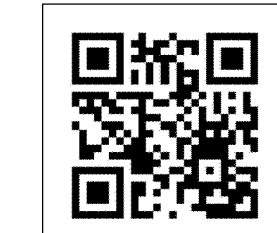
Revised 1-7-16, Added improvements to the west J.P.P.

MISSOURI ONE CALL NOTE:

- TICKET NO. 152360676
- UTILITY COMPANIES NOTIFIED:
- AMEREN MO ELECTRIC 800-778-9140 (USIC)
 - ATT DISTRIBUTION 800-778-9140 (USIC)
 - MODOT ST. LOUIS DISTRICT 314-275-1500
 - LACLEDE GAS CO. 314-621-6960
 - CTLN CENTURYLINK 855-742-6062
 - MISSOURI AMERICAN WATER CO. 314-878-5787 (USIC)
 - MCI 800-289-3427
 - ST. LOUIS METROPOLITAN SEWER DIST. 314-768-6262



DOWNLOAD MOBILE APPS LIKE
"REDLASER BARCODE & QR SCANNER"
OR ANY OTHER "QR SCANNER"



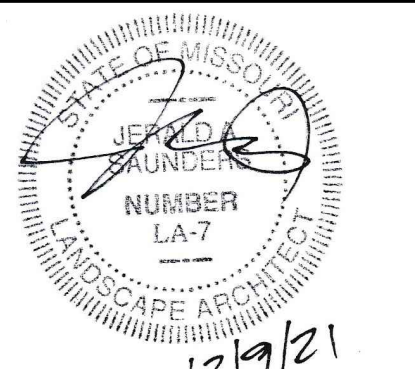
SCAN QR CODE WITH YOUR
MOBILE DEVICE FOR VIRTUAL
SITE TOUR

DATE:	1/7/16
PROJECT NO:	0176-15
APPROVED BY:	J.P.P.
DRAWN BY:	J.P.P.
SCALE:	1"=30'
SHEET NAME:	LOT SPLIT

SURVEY CERTIFICATE OF AUTHORITY NO. LS-2013008264
ENGINEERING CERTIFICATE OF AUTHORITY NO. E-2013008264

21 DESIGN GROUP
ENGINEERING AND SURVEYING

1351 Jefferson St., Suite 301
Washington, MO 63090 mail@21designgroup.net
636-283-0621 (tel.)

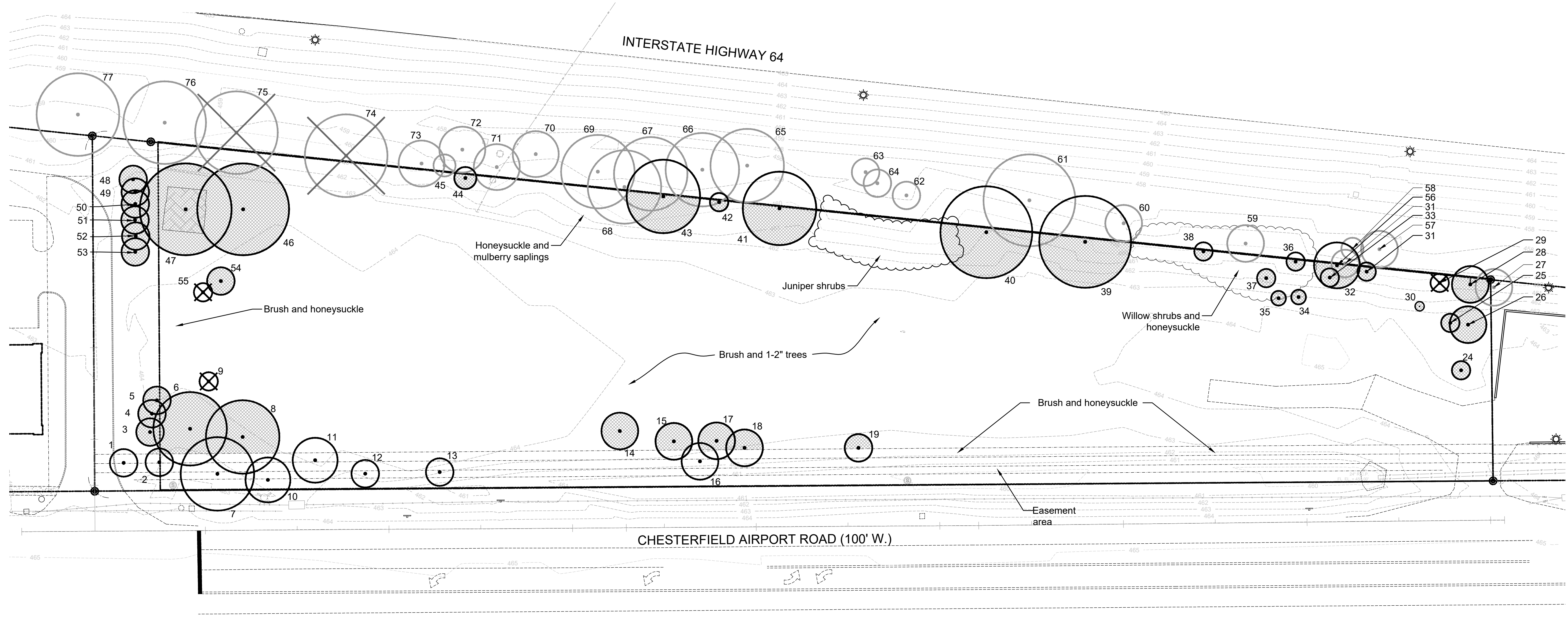


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

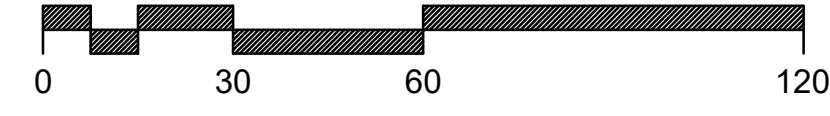
Yoon Commercial Development

16861 Chesterfield Airport Road, Chesterfield, Missouri



TREE STAND DELINEATION PLAN

SCALE 1"=30'



Site Description:

This site once had previously been planted with ornamental trees and shrubs of which many still remain but now has given way to volunteer bush honeysuckle and Mulberry.

The southwest corner of the property along Chesterfield Airport Road consists of Red Oak and White Oak ranging from 16 to 21"DBH. The understory is dominated by dense bush honeysuckle, a small population of Amur Maple along the western property line, and some Crabapple along the roadway.

The northwest corner of the property along the Hwy 40 R.O.W. features two Red Oak sizing 20 and 23"DBH with a poorly conditioned understory of Amur Maple and dense bush honeysuckle. The northern boundary consists of small Mulberry and Bush Honeysuckle with an overhanging canopy from the Hwy 40 Right-of-Way.

There are two stands of White Pine and Norway Spruce ranging in size of 8 to 12"DBH, along the southern property line and the northeast corner. Along Chesterfield Airport Road at the east entrance to the site there is a small stand of multi-stemmed Cornelian Cherry Dogwood. These are multi-stemmed at about ground level with and 6"DBH.

The interior of the site consists of overgrown grasses and forbs, and sparsely populated with 1-3" caliper Pear, Boxelder, and Mulberry trees.

The Hwy 40 R.O.W. has grown into patches of dense bush honeysuckle and volunteer Mulberry ranging in size from 1" to 9"DBH and willow shrubs. There is a slope planted in juniper shrubs. There are groupings of good conditioned Bald Cypress, poor conditioned Weeping Willow, and Crabapple.

Tree Condition Rating

- 0-Dead
- 1-In Decline
- 2-Poor
- 3-Fair
- 4-Good
- 5-Excellent

Total Canopy = 12,411 sq. ft. or 0.28 Ac.

Note: Trees located in existing Easement areas are not included in the total canopy.

Tree Inventory

Existing Tree List - Chesterfield Airport Rd: Arnold Consulting						
	Species	DBH	Condition	Canopy Diam.	Canopy Sq. Ft.	Comments
1	Amur Maple	13	2	15	0	Easement area
2	Amur Maple	10	2	15	0	Easement area
3	Amur Maple	10	2	15	177	Multi-stem
4	Amur Maple	10	2	15	177	Multi-stem
5	Amur Maple	10	2	15	177	Multi-stem
6	Pin Oak	22	4	50	1963	
7	Pin Oak	18	3	50	0	Easement area
8	Pin Oak	23	4	50	1963	
9	Ash	6	0	0	0	Dead
10	Crabapple	12	3	20	314	Easement area
11	Crabapple	12	3	20	314	Easement area
12	Swamp White Oak	18	4	28	0	Easement area
13	Swamp White Oak	20	4	28	0	Easement area
14	Swamp White Oak	18	4	28	616	
15	White Pine	14	4	20	314	
16	Norway Spruce	12	4	18	0	Easement area
17	White Pine	12	4	20	314	
18	White Pine	12	4	20	314	
19	River Birch	10	3	15	177	
24	Hornbeam	12	4	10	79	
25	Hornbeam	12	4	10	79	
26	Norway Spruce	16	4	18	254	
28	Norway Spruce	12	4	18	254	
29	White Pine	8	0	0	0	Dead
30	White Pine	3	5	4	13	
32	Mulberry	9	3	25	491	
33	Mulberry	3	3	10	79	
34	Juniper	1.5	3	4	13	B&B
35	Arborvitae	2	4	4	13	B&B
36	Mulberry	6	3	10	79	
37	Mulberry	8	3	10	79	
38	Mulberry	6	10	10	79	
39	Willow	30	2	60	2827	
40	Willow	30	1	50	1963	

Tree Inventory

	Species	DBH	Condition	Canopy Diam.	Canopy Sq. Ft.	Comments
41	Bald Cypress	32	4	50	1963	Monarch
42	Mulberry	6	3	10	79	
43	Bald Cypress	20	4	40	1257	
44	Mulberry	5	3	10	79	
46	Red Oak	23	3	50	1963	Galls
47	Red Oak	23	3	50	1963	Galls
48	Amur Maple	8	3	14	154	Multi-stem
49	Amur Maple	8	1	14	154	Multi-stem
50	Amur Maple	8	1	14	154	Multi-stem
51	Amur Maple	8	3	14	154	Multi-stem
52	Amur Maple	8	3	14	154	Multi-stem
53	Amur Maple	8	3	14	154	Multi-stem
54	Mulberry	5	3	10	79	
55	Ash	8	0	0	0	Dead
56	Mulberry	6	3	15	177	

R.O.W. Trees

	Species	DBH	Condition	Canopy	Area- Sq. Ft.	Comments
27	Norway Spruce	12	4	20	314	
31	Mulberry	10	3	10	79	Twin
45	Mulberry	5	3	10	79	
57	Mulberry	6	3	20	314	
58	Mulberry	4	3	12	113	
59	Mulberry	8	3	20	314	
60	Mulberry	6	4	20	314	
61	Willow	28	1	50	1963	Broken limbs, deadwood
62	Mulberry	6	4	15	177	
63	Pear	4	4	10	79	
64	Mulberry	4	3	15	177	
65	Bald Cypress	28	4	50	1963	
66	Bald Cypress	28	4	50	1963	
67	Bald Cypress	20	4	40	1257	
68	Bald Cypress	23	4	40	1257	
69	Bald Cypress	23	4	40	1257	
70	Crabapple	12	3	25	491	
71	Crabapple	12	3	25	491	
72	Crabapple	14	3	25	491	
73	Crabapple	14	3	25	491	
74	Willow	28	0	0	0	Dead
75	Willow	28	0	0	0	Dead
76	Willow	28	1	50	1963	Broken limbs, deadwood
77	Willow	28	1	50	1963	Broken limbs, deadwood

KEY

- Existing Individual Tree
- Existing Individual Tree in Easement Area
- Existing Individual Tree in R.O.W. (Offsite)
- Existing Tree (Dead)

Revisions:

Date	Description	No.
2-1-16	Added off-site	1
5-24-17	Tree Inventory	3
8-18-17	Plan Changes	4
9-11-17	Plan Changes	5
3-21-18	City Comments	8
8-22-18	City Comments	10
12-4-18	Mylar	11
12-9-21	Tree Inventory	12

Drawn: BB
Checked: JS



Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	9/24/15
Job #:	968.001

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

B. Bage

Loomis Associates Inc. Missouri State Certificate of Authority #: LAC #000019

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning *JW*

Date: September 19, 2022

RE: **Chesterfield Commons, Lot 14 (Schnucks) AAE:** Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8 acre tract of land, zoned "C8" Planned Commercial District located at the south of THF Boulevard

Summary

BRR Architecture, on behalf of Schnucks, has submitted Amended Architectural Elevations for a 30,624 square-foot anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to exterior updates to the front façade of an anchor tenant space.

The initial changes included staining of the front façade brick to match the modern gray color and addition of string lights under the canopy.

The project was reviewed by the Architectural Review Board on June 09, 2022. At that time, the Board made a motion to forward the Amended Architectural Elevations and Lighting Plan to the Planning Commission with a recommendation to approve as presented with conditions (vote 5-1).

The petition was reviewed by the Planning Commission on August 08, 2022. At that time, the Commission recommended approval of the request as submitted by a vote of 7-0, along with a recommendation of Power of Review by City Council. The City Council has called for Power of Review under Section 405.02.200 of the City Code.

The petition was reviewed by the Planning and Public Works Committee on August 18, 2022. There was a discussion at the meeting on the proposed brick stain. Since that time, the applicant has elected to remove the brick staining from their request. As such, the only remaining change includes installing string lights under the canopy.

The petition was reviewed by the Planning and Public Works Committee on September 8, 2022. A motion was made to forward the proposed lighting for Chesterfield Commons, Lot 14 (Schnucks) to City Council with a recommendation to approve. The motion failed by vote of 1-2.

Attachments: August 8, 2022 Planning Commission Staff Report
Lighting Plan



Figure 1: Subject Site Aerial

Planning Commission Staff Report

Project type:	Amended Architectural Elevations
Meeting Date:	August 08, 2022
From:	Shilpi Bharti, Planner
Location:	220 THF Boulevard
Description:	<u>Chesterfield Commons, Lot 14 (Schnucks) AAE:</u> Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8 acre tract of land, zoned “C8” Planned Commercial District located at the south of THF Boulevard.

PROPOSAL SUMMARY

BRR Architecture, on behalf of Schnucks, has submitted Amended Architectural Elevations for a 30,624 square-foot anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to exterior updates to the front façade of an anchor tenant space.

HISTORY OF SUBJECT SITE

The Site Development Plan for the Chesterfield Commons Subdivision was approved in 1999 which has a site specific design package.



Figure 1: Subject Site Aerial Photo

The architectural features highlighted in the Chesterfield Commons design package include:

- Create uniformity in the overall design while respecting and providing for each tenant’s identity and trade dress.
- Utilize high quality materials to create and preserve a design of high quality and maintainability

STAFF ANALYSIS

The proposed changes include a metal coping roof, aluminum plank, and EIFS cornice tan brick stained at the front elevation. The proposed changes are intended to blend with the existing Chesterfield Commons architectural design. Below, (Figures 2 and 3) are images of the existing building followed by the proposed elevation.

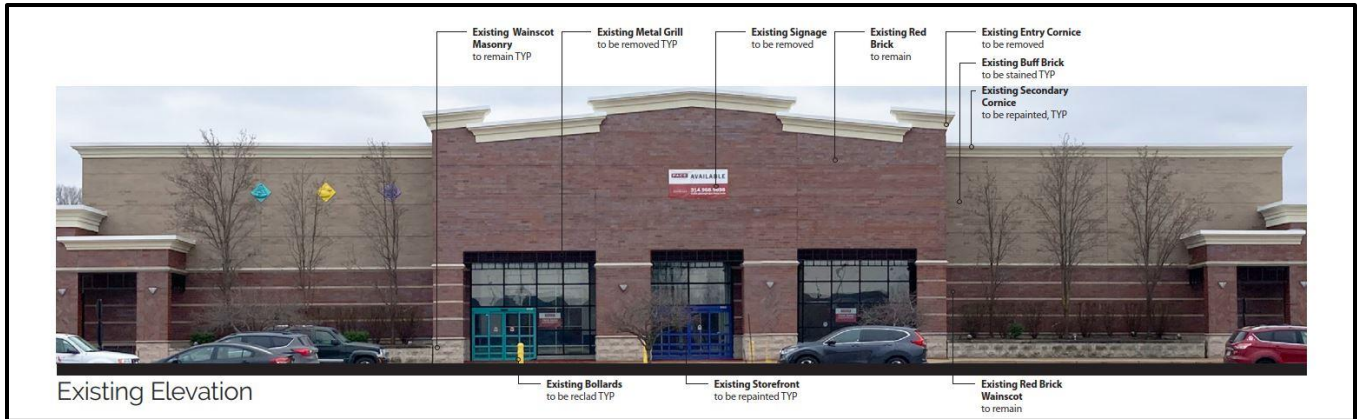


Figure 2: Existing Building



Figure 3: Proposed Elevation

Although Chesterfield Commons originally developed as one entity, in recent history some of the anchor stores of Chesterfield Commons have made updates to their front façade.

In 2019, an anchor tenant introduced blue accents and darker grays into the facades. Below (Figure 4) is an image that identifies areas in which the updates were introduced to the Walmart tenant space.



Figure 4: 2019 Update to the Walmart Anchor

In 2021, the Target anchor tenant space undertook a large interior renovation. Also incorporated into the renovation was a modest update to the exterior façade. The most noticeable addition was an EIFS element on the front façade applied in a similar fashion as the subject site's proposed elevations. Below is an image of the updates to the Target building.



Figure 5: Recent Update to the Target Anchor

Landscape Plan:

It should be noted, earlier in 2022, the same applicant received approval for an amended Landscape Plan. This update included the replacement of existing plantings with 4 deciduous ornamental trees (Sweetbay magnolia) and 30 new shrubs in front of the building in the existing planters.

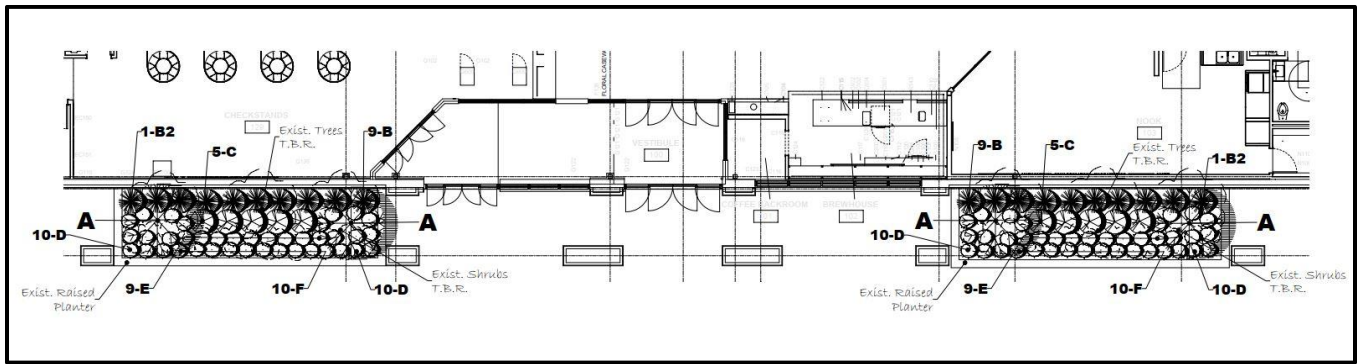


Figure 6: Landscape Plan

Lighting Plan:

The applicant is proposing festoon lighting under the existing entry canopy. The proposed light is black polymer plastic fixtures with frosted white bulbs of warm white color. The light will remain static. The light fixture is proposed under the canopy but will be visible from outside.

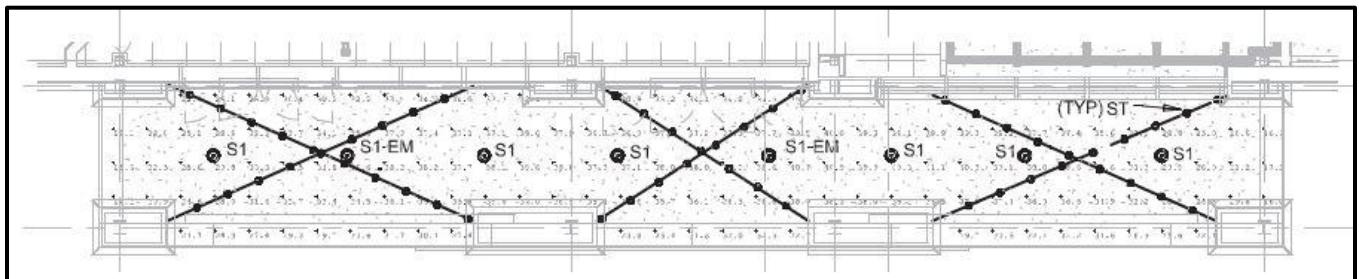


Figure 7: Lighting Plan

Rendering:

Below is a rendering incorporating the changes with the updated landscaping.



Figure 8: Rendering

ARB Meeting Report

The project was reviewed by the Architectural Review Board on June 9th, 2022. At that time, the Board made a motion to forward the Landscape Plan, Lighting Plan, Amended Architectural Elevations and Architect’s Statement of Design to the Planning Commission with a recommendation to approve as presented with the following conditions:

1. Confirm that the staining of the masonry accurately matches the color sample provided vs. the rendered image.
2. Material samples of the north elevation including but not limited to, the branding wall, green paint sample, and best example of existing brick shall be made available to the Board.
3. A copy of the updated Landscape Plan shall be made available to the Board.

Since then, applicant has addressed all the conditions.

DEPARTMENTAL INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City’s Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time. Staff has no further comment, Planning Commission may vote on this tonight.

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 Architectural Elevations and Lighting fixture for Chesterfield Commons, Lot 14 (Schnucks) as presented."
- 2) "I move to approve the Amended Architectural Elevations and Lighting fixture for Chesterfield Commons, Lot 14 (Schnucks) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments

1. Planning Commission Review Packet Submittal



CALIFORNIA
ACCENT
LIGHTING
INC

ML2000 | STRING LIGHTS

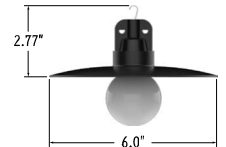
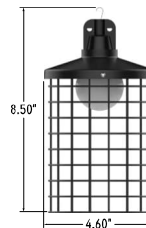
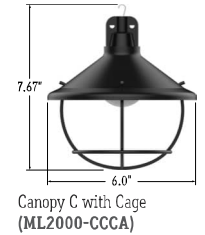
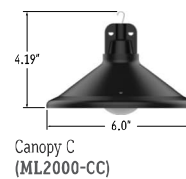
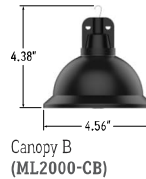
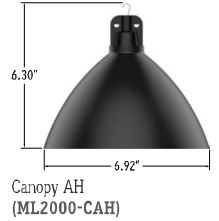
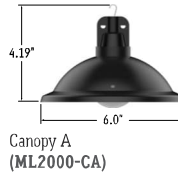
PROJECT

TYPE



SERIES OPTIONS

Click image to view individual submittal



Canopy M (ML2000-CM)

Canopy MH (ML2000-CMH)

Canopy W (ML2000-CW)

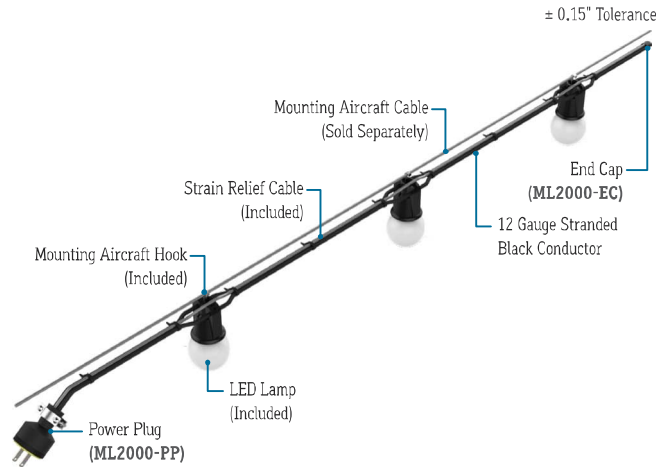
ACCESSORIES (Sold Separately)



Power Plug (ML2000-PP)



End Cap (ML2000-EC)



FEATURES

APPLICATIONS	Indoor and Outdoor
LAMP	LED Lamp (Included)
LED LAMP LIFE	20,000 Hours
LENGTH	Built to Order
FINISH	Black
FEED	Standard 6' Power Lead
STRAIN RELIEF	Cable (Included, Not for Mounting)
MOUNTING	Mounting Aircraft Cable (Sold Separately)
LISTING	Dry or Wet Location ANSI/UL1598, CSA 22.2 No. 250.0-04, 2nd Edition UL2108, CSA C22.2#9
OPTIONS	Mesh, Canopies, or Cages
UV RATING	Sun Light Resistance
INSTALLATION	Link to Installation Instructions
ELECTRICAL	
DIMMING	Forward Phase
MAXIMUM RUN	250' Without Canopies, 100' With Canopies
VOLTAGE	120V
SYSTEM	20 Amps (12 Gauge Wire)
WATTS	1W or 3W Lamps

LAMP SPECIFICATIONS

LAMP NUMBER	CORRELATED COLOR TEMPERATURE	COMPATIBLE SHAPES
2.4K	2400K Incandescent White	GSFL
2.7K	2700K Warm White	GSF, GSFL, SSF, SSC
3.0K	3000K Warm White	GSFL
5.0K	5000K Cool White	GSF, GSFL, SSF, SSC
A	Amber	SSC, GSF
R	Red	SSC, GSF
G	Green	SSC, GSF
B	Blue	SSC, GSF

SERIES	SPACING	LAMP	DIMMING	LISTING	FIXTURE LENGTH
ML2000	- 18"	- 2.7K-GSF	-	- WET	-
ML2000	12" O/C (12")	2.7K-GSF	5.0K-GSFL	Forward Phase	Specify Length in Feet Example: 100'
ML2000-CA*1	18" O/C (18")	5.0K-GSF	2.7K-SSF	(DM)	
ML2000-CACA*1	24" O/C (24")	A-GSF	5.0K-SSF	Leave Blank for Non-Dimming	
ML2000-CAH*1	36" O/C (36")	R-GSF	2.7K-SSC		
ML2000-CB*1	48" O/C (48")	G-GSF	5.0K-SSC		
ML2000-CC*1	60" O/C (60")	B-GSF	A-SSC		
ML2000-CCCA*1		2.4K-GSFL	R-SSC		
ML2000-CM*1		2.7K-GSFL	G-SSC		
ML2000-CMH*1		3.0K-GSFL	B-SSC		
ML2000-CW*1					

*1 Standard Canopy Inside / Outside Finish is Black (BK). See individual submittal for other finish options.

CALIFORNIA ACCENT LIGHTING, INC.


2820 E. Gretta Lane, Anaheim, CA 92806
ph. 800.921.CALI (2254) | fx. 714.535.7902 | info@calilighting.com | calilighting.com

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marketLITE™
Manufactured in the U.S.A.



LAMP OPTIONS




Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K

G Shape (GSF)




Material: Glass
Appearance: Clear
Lamp Watts: 3W
Lamp Life: 25,000 hrs.
Lamp Type: Filament LED
Lumens: 256
Beam Angle: 360°
Temperatures: 2.4K, 2.7K, 3.0K, 5.0K

Filament G Shape (GSFL)



Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K

S Shape (SSF)



Material: Polymer Plastic
Appearance: Clear, Textured
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K, A, R, G, B

S Shape (SSC)

MOUNTING ACCESSORIES

(Sold Separately - Click on Image to View Cut Sheet, If Applicable)



PART NUMBER	MATERIAL	SPECIFY LENGTH	SPECIFY QUANTITY	UNIT
ML2000-EC	Vinyl Plastic (75A Durometer)	N/A		Each
ML2000-PP	Rubber	N/A		Each
ML2000-MP	Stainless Steel	N/A		Each
ML2000-CL-1/8"	Zinc	N/A		Each
ML2000-AC-1/8"-X	302/304 Stainless Steel			Each

INSTALLATION RECOMMENDATIONS

- Determine weight of marketLITE that will be used.
- Determine length of marketLITE and multiply by weight.
- An engineer must choose the proper aircraft cable to handle the tension, based on length and weight to prevent product from sagging.
- An engineer must determine the strength of the structure where the cable will attach, based on tension calculation from previous step.
- If installing on a pole, check with pole manufacturer to confirm the pole can handle the tension.
- marketLITE is hung to the above aircraft cable using the hooks. Secure hooks to aircraft cable by crimping or using stainless steel tie wraps.
- The supplied aircraft cable is designed to prevent strain on the wire. An additional aircraft cable is required to hang marketLITE.

DESIGN GUIDELINES

Straight Run

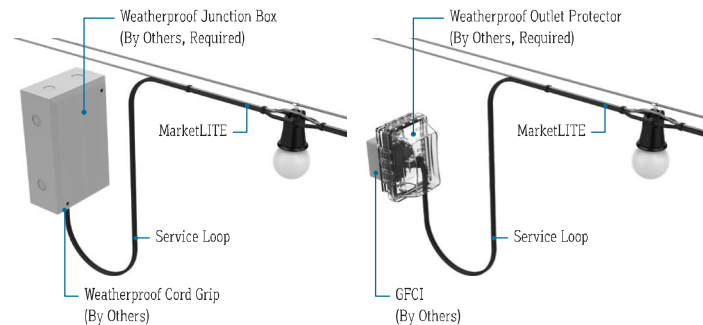


Swayed Run



HARDWARE INSTALLATION

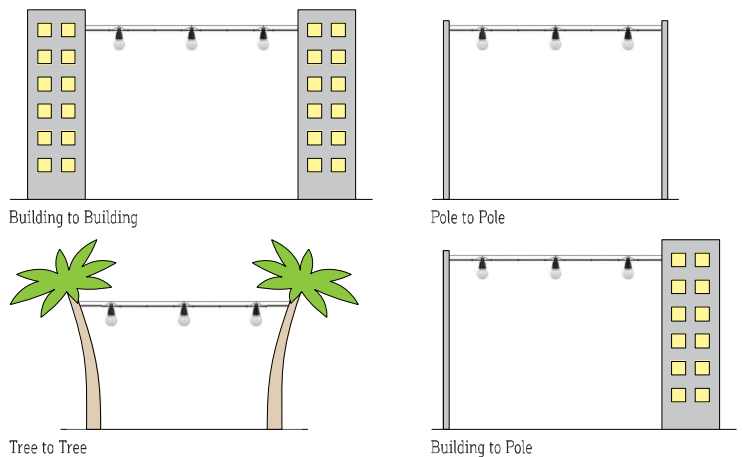
(Wet Location)



POWER PLUG

(Wet Location)

INSTALLATION OPTIONS



WEIGHT PER FOOT

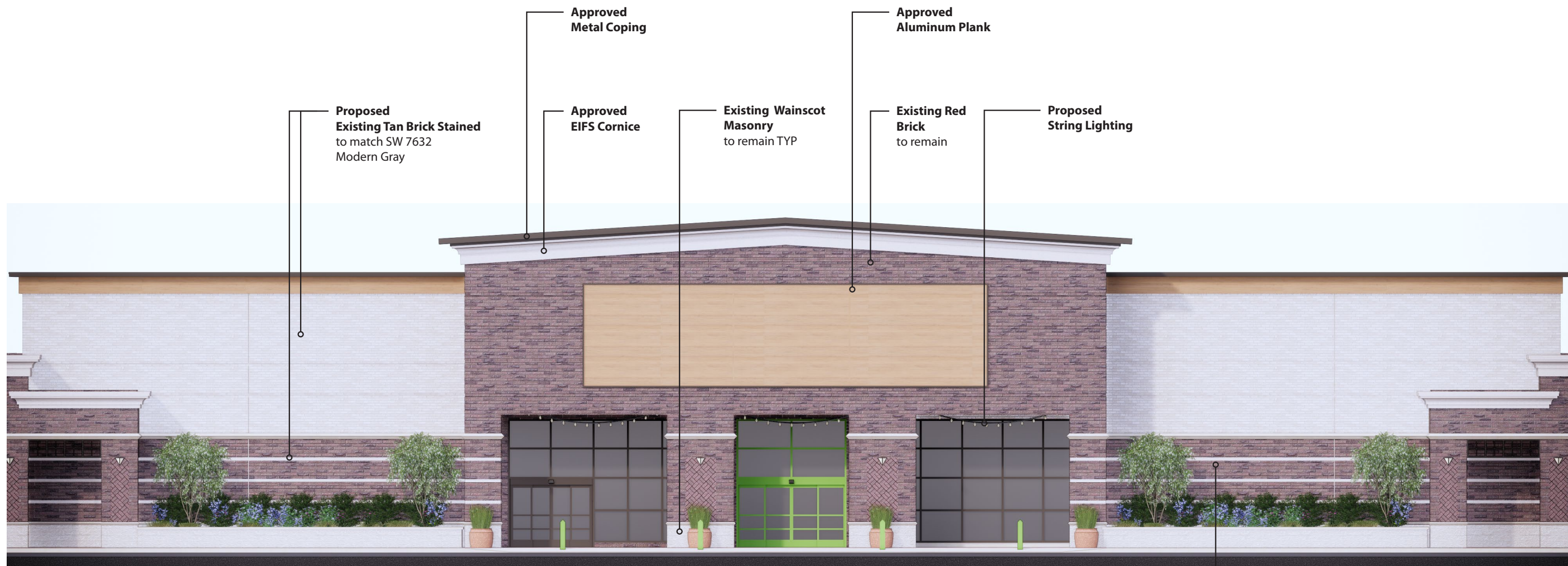
SERIES	SPACING	WEIGHT
ML2000	12" O/C	0.3 lbs per foot
	18" O/C	0.24 lbs per foot
	24" O/C	0.21 lbs per foot
	36" O/C	0.18 lbs per foot
	48" O/C	0.17 lbs per foot
	60" O/C	0.16 lbs per foot

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Front Elevation

Existing Red Brick Wainscot to remain

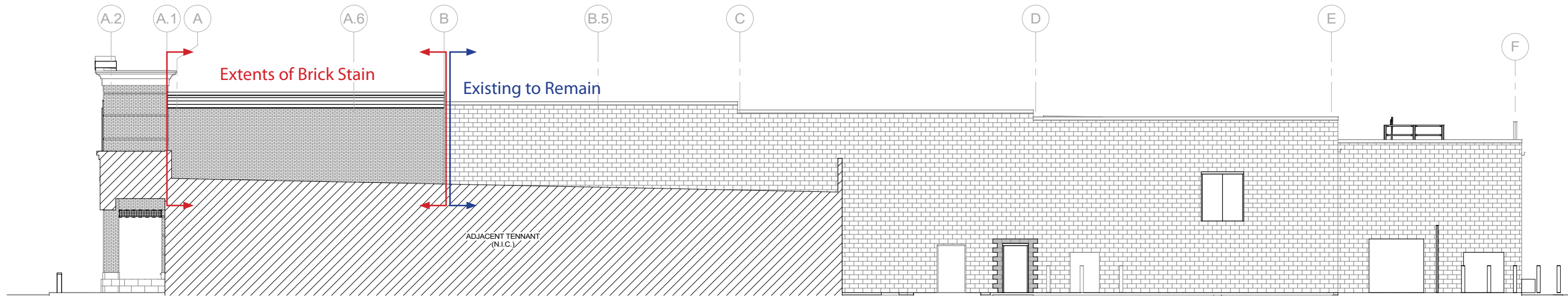


A Store by Schnucks Front Elevation

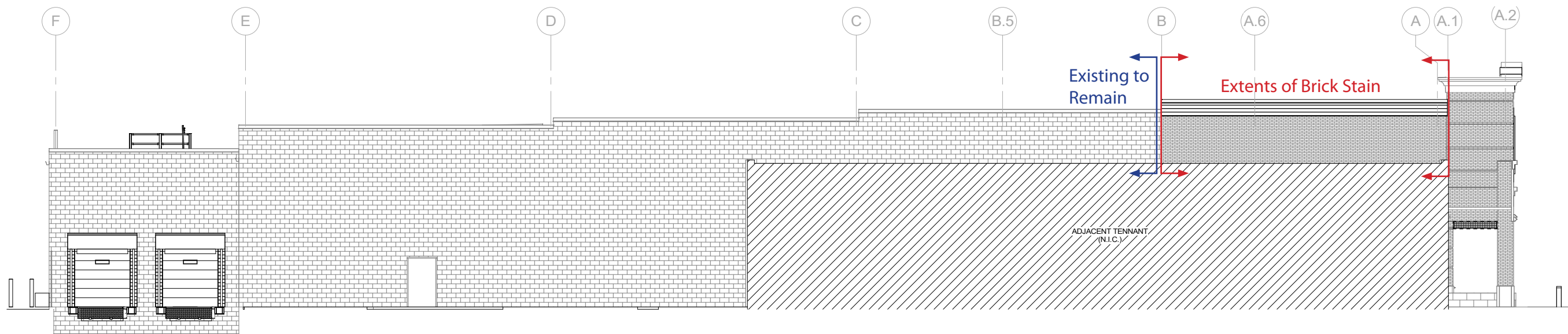
BOONES CROSSING

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Right Elevation



Left Elevation



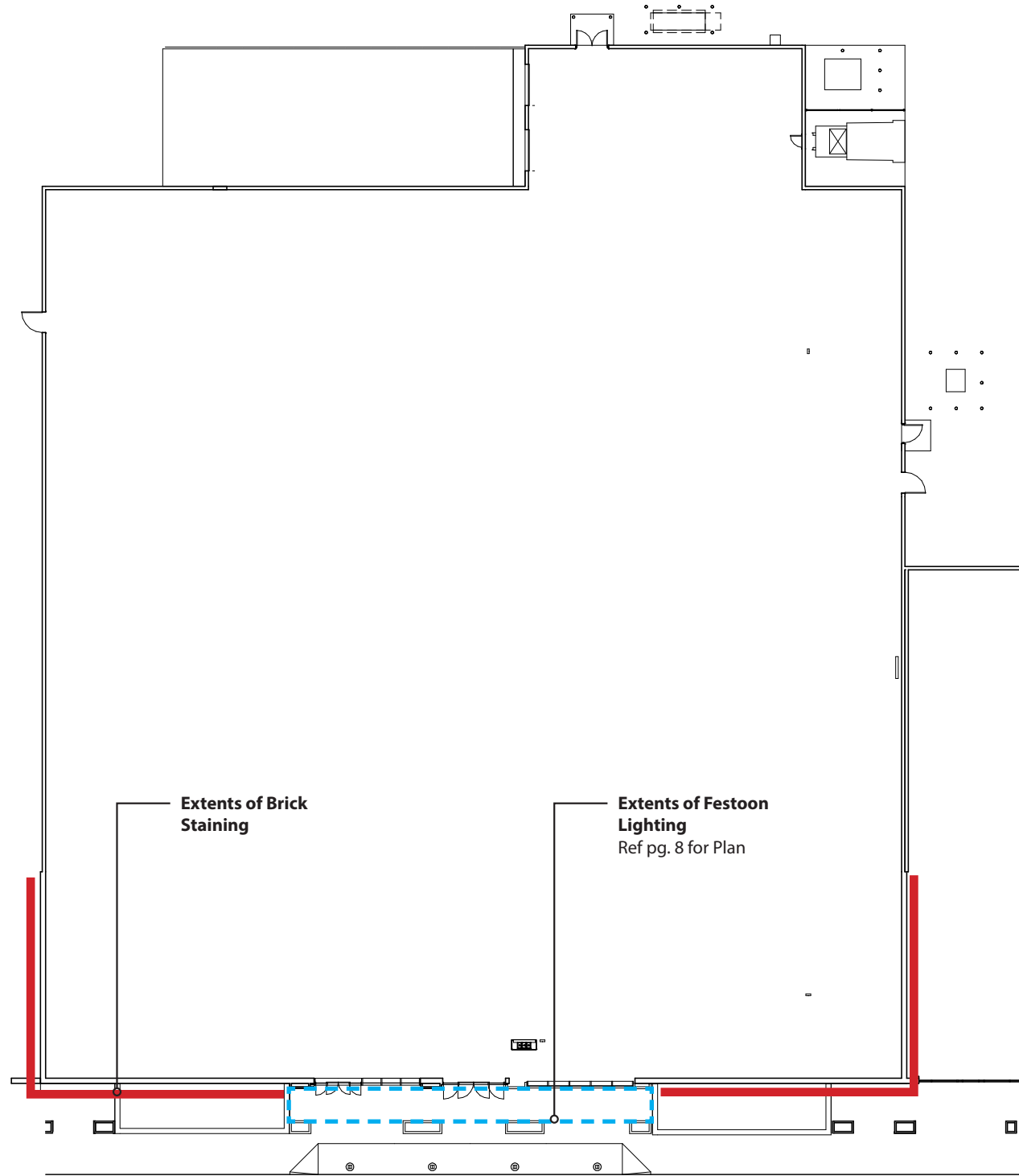
A Store by Schnucks Side Elevations
BOONES CROSSING

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Narrative:

The design started with the goal of a fresh, welcoming, modern store. On the front façade, the proposed brick stain will maintain the texture used throughout the shopping center but be a brighter color. This lighter color will be used on either side of the main entry covering the existing tan-colored brick, which wraps around the corner of the building. Using the secondary color will add a bit of contrast to the burgundy brick, which will remain. This slight change from the adjacent buildings will help it be identifiable as different yet complementary; a clean, fresh, & welcoming place.



No changes to Site





A Store by Schnucks Exterior Perspective

BOONES CROSSING

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01

08/01/2022



Proposed Tenant Exterior Perspective

BOONES CROSSING

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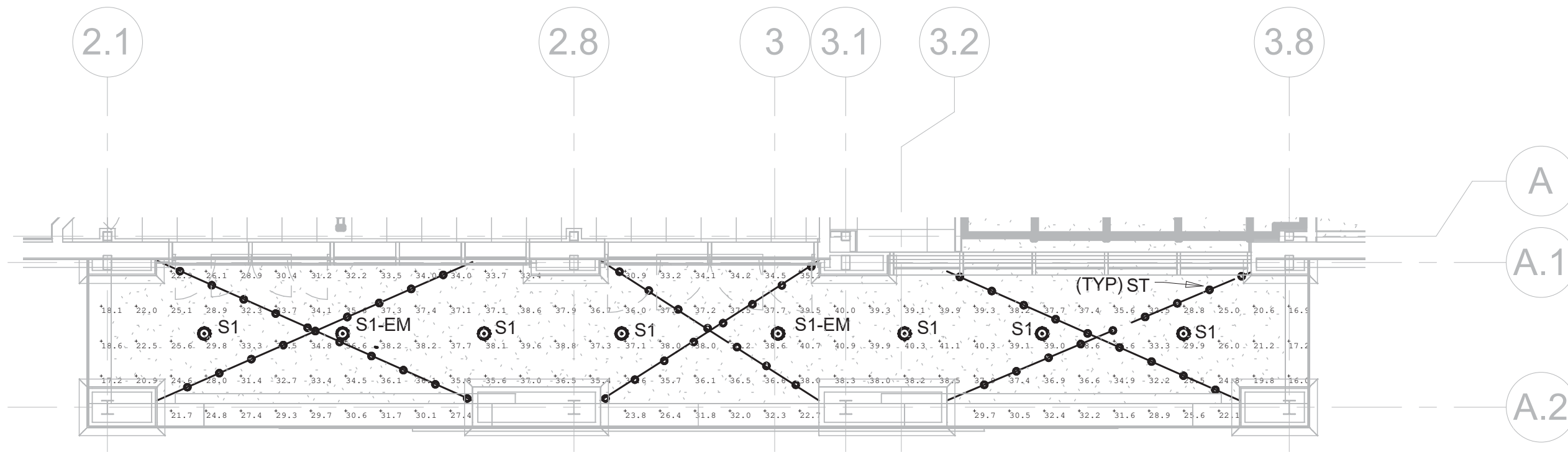
The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

01

04/22/2022

Narrative:

Our client is requesting the approval of festoon lighting under the existing entry canopy. They want to create a welcoming and lively atmosphere for the entry of the currently vacant space at 220 THF Boulevard to attract and retain customers to the development. The warmth and shape of the festoon lights will help compliment the already neutral color pallet of the existing development. We are proposing 4.43" H x 1.93" W black polymer plastic light fixtures with frosted white bulbs. They will be located at varying heights underneath the entry canopy and will be connected to the building signage illumination timer, so they only operate when the building store signage is in use. The lights will remain static when in use. Their illumination levels are 32.78 Foot Candles, the color temperature is 2700K also called Warm White.



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	8	S1	SINGLE	0.850	LITHONIA LIGHTING - LDN8 35_60 LW8AR LD	5339
	52	ST	SINGLE	0.850	CELESTIAL LIGHTING - HYDRA-STL-GF/CG-12	100

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy_Workplane	Illuminance	Fc	32.78	41.1	16.0	2.05	2.57



HENDERSON ENGINEERS
 8345 LENEXA DRIVE, SUITE 300
 LENEXA, KS 66214
 TEL 913.742.5000 FAX 913.742.5001
 WWW.HENDERSONENGINEERS.COM
 2150002999
 MO. CORPORATE NO: E-556D
 EXPIRES 12/31/2022

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A Store by Schnucks Canopy Lighting

BOONES CROSSING

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning 

Date: September 19, 2022

RE: POWER OF REVIEW – 17017 N. Outer 40. (The District) Sign Package:
An Amended Sign Package for a 48.15-acre tract of land zoned “PC” – Planned Commercial District located north of N. Outer 40 and east of Boone’s Crossing.



Summary

TSG Chesterfield Lifestyle, LLC, has submitted a request to amend an existing sign package for the development known as “The District”. This request includes additional signage on the north elevation, an update to the sign criteria for the south elevation and an additional freestanding sign along N. Outer 40.

On August 8, 2022, this project was reviewed by Planning Commission who made a motion to approve the sign package as a whole including an image display duration of ten (10) seconds for the Electronic Message Center by a vote of 7-0.

On August 11, 2022, Power of Review was called in accordance to Section 405.05.200 of the Unified Development Code.

On August 18, 2022, Planning and Public Works Committee motioned to approve the applicant’s request no action be taken.

On September 8, 2022 Planning and Public Works Committee motioned to forward the project to City Council with the recommendation for approval with amendments to the maximum number of signs for the buildings that did not previously have a set quantity, by a vote of 3-0. This project will now proceed to the next City Council meeting on September 19, 2022 for Council’s consideration.

A full description of the applicant’s request, site history, and staff analysis pertaining to the Sign Package may be found in the August 8, 2022 Planning Commission report attached to this document.

Attachments: August 8, 2022 Staff Report
Revised Sign Package
Exhibit A



Figure 1: Subject Site Aerial

The District Comprehensive Sign Package

All signage within the development shall be in conformance with the Comprehensive Sign Package.

All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease/sale.

Any signage not specifically identified in the Comprehensive Sign Package shall conform to the City of Chesterfield Sign Code.

This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of the document.

I. ATTACHED WALL SIGNS

A. BUILDINGS H & K AS DEPICTED ON THE EXHIBIT A

1. Solely permitted for tenants with a public entrance facing I-64
 - a. In addition, all elevations of the corner tower end caps of Buildings H&K shall be allowed signs regardless of a public entrance
2. The outline area of signs for Buildings H&K shall not exceed 7.5% of the overall wall area
3. No individual wall sign shall exceed 300 square feet
4. ~~No maximum number of signs~~
One (1) sign per tenant with a maximum of five (5) signs per building.
5. No wall sign shall be mounted above 45' from finished floor

B. BUILDINGS C, F, L, M, N & P AS DEPICTED ON THE EXHIBIT A

1. Permitted wall signs on east, south, and west elevations
 - a. The outline area of wall signs shall not exceed 7.5% of the overall wall area of the building they are on
 - b. No individual wall sign shall exceed 300 square feet
 - c. ~~No maximum number of signs~~
Maximum of five (5) signs per building
 - d. No wall sign shall be mounted above 45' from finished floor
2. Permitted wall signs on the north elevation
 - a. Permitted one (1) wall sign adjacent to each entrance of an exterior public corridor as depicted on the Exhibit A
 - b. Solely permitted within ten (10) feet of the said entrance of an exterior public corridor
 - c. No individual wall sign shall exceed 100 square feet
 - d. The outline area of wall signs shall not exceed 7.5% of the overall wall area of the building they are on

3. Building C is permitted a blade sign in addition to wall signs. The blade sign is permitted an outline area of 315 square feet and the top of the blade sign shall not exceed 50' tall

C. THE HUB AS DEPICTED ON THE EXHIBIT A

1. Permitted nine (9) rooftop signs
 - a. Each individual rooftop sign not to exceed 35 square feet in outline area
2. Permitted one (1) wall sign
 - a. Outline area of wall sign not to exceed 7.5% of the outline area of the south wall
 - b. No individual wall sign shall exceed 300 square feet

D. INTERIOR PEDESTRIAN AREAS

1. All signage for the interior pedestrian areas will be treated similarly to interior signage found in shopping areas of the traditional enclosed mall. All signage that is interior to the development – not visible from the public realm such as parking lots and streets – is to be solely reviewed and approved by owner/landlord.

E. NEW BUILDINGS TO BE CONSTRUCTED OR MODIFICATIONS TO EXISTING

1. Any new building to be constructed or modifications made to existing buildings that vary from what is shown on EXHIBIT A shall follow the wall signage criteria of Buildings C, F, L, M, N & P as depicted on the EXHIBIT A

II. FREESTANDING SIGNS

A. FREESTANDING BUSINESS SIGN

1. Permitted two (2) freestanding business signs to be generally located as depicted as "1" and "2" on the EXHIBIT A
 - a. The maximum height of each sign shall not exceed 8'5" tall
 - b. The maximum outline area of each sign shall not exceed 210 square feet
2. Permitted one (1) freestanding business sign to be generally located as depicted as "3" on the EXHIBIT A
 - a. The maximum height of sign shall not exceed 10'-0" tall
 - b. The maximum outline area of sign shall not exceed 100 square feet.

B. PROJECT IDENTIFICATION SIGN

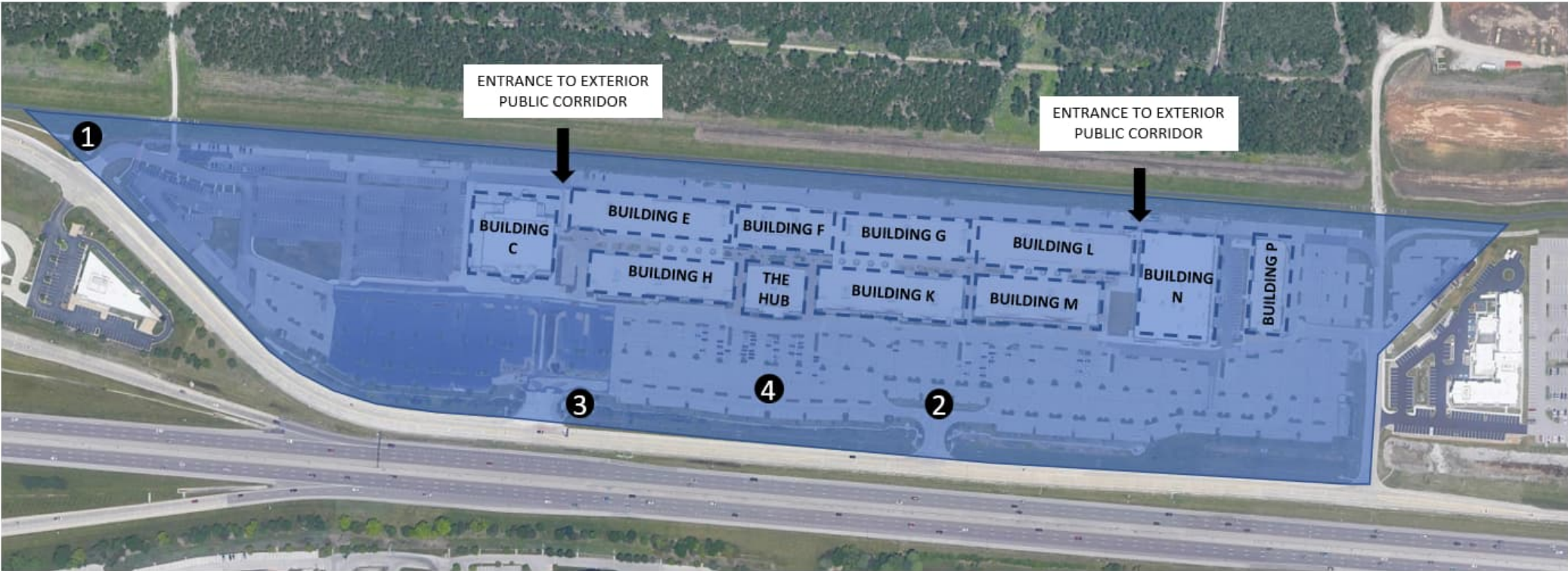
1. Permitted one (1) project identification sign to be generally located as depicted as "4" on the Exhibit A
2. Maximum height shall not exceed 45' tall
3. Two signage areas are permitted within the Project Identification Sign
 - a. Signage Area 1
 - a) Maximum height shall not exceed 39'6" tall
 - b) Outline area of the signage shall not exceed 256 square feet

- b. Signage Area 2
 - a) Maximum height shall not exceed 28' tall
 - b) Outline area of the signage shall not exceed 240 square feet
 - (i) In addition, Signage Area 2 is permitted the use of an Electronic Message Center that shall comply with the following:
 1. Duration of image display. Each image shall have a minimum duration of 10 seconds.
 2. Presentation. The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, twirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.
 3. Transition. When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous re-pixelization.
 4. Dimmer Control. The electronic message center shall be equipped with an automatic dimmer control to automatically produce a distinct illumination change from a higher illumination level to a lower level according to ambient light conditions and for the time period between sundown and sunrise.
 5. Brightness. The electronic message center shall not exceed a maximum of seven thousand (7,000) nits (candelas per square meter) during daylight hours and a maximum illumination of six hundred (600) nits (candelas per square meter) between sundown and sunrise measured from the sign's face at maximum brightness.
 6. Fluctuating Or Flashing Illumination. No portion of the electronic message center may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.
 7. Malfunction And Non-Compliance. In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one (1) position.
 8. Resolution And Pixel Spacing. The electronic message center shall not have a pixel pitch larger than sixteen (16) millimeters (mm).
 9. Angle. When the interior angle formed by the faces of a V-shaped sign is less than one hundred eighty degrees (180°), both faces of the sign must display the same image.

Building	UDC #	UD OA	Existing #	Existing OA	Proposed #	Proposed OA
C	2	600 SF	Unlimited	1545 SF	5	2328.75 SF
H	1 per tenant space	5%	1 per tenant space	7.50%	1 per tenant space with a maximum of 5	7.50%
K	1 per tenant space	5%	1 per tenant space	7.50%	1 per tenant space with a maximum of 5	7.50%
L/M	2	5%	1 per tenant space	7.50%	5	7.50%
N	2	600 SF	Unlimited	1563.8 SF	5	1807.5 SF
P	2	405 SF	1	7.50%	5	7.50%

*** Table is for reference only. Sign Criteria is contained in the Attachment A

EXHIBIT A



- Subject Site
- General Building Location
- 1, 2, 3: Freestanding Sign Location
- 4: Project Identification Sign Location

THE

Environmental Graphics
DISTRICT

A T C H E S T E R F I E L D

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

Exterior Signage

18 September 2019

Revised: 23 September 2019

Revised: 26 September 2019

Revised: 16, October 2019

Revised: 20, April 2022

D E V E L O P E R

P R E P A R E D B Y



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St. Louis, Missouri 63110 - (314).909.1905
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Statement of Intent: The District is an "Entertainment Mall" without a roof. As such, all the signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall. All signage that is "interior" to the project, meaning the signage that does not face the "public realm" (such as parking lots, streets, and trails) will be handle and approved solely by the ownership / landlord.

TSG Chesterfield Lifestyle, LLC (“TSG”) is requesting a sign package for the property located at 17057 North Outer 40 Road (the “Property”). TSG is planning to redevelop and reposition the Property into a regional entertainment district known as The District (the “Project”). The Project will include, among other things, dining, retail, entertainment uses, and an indoor live music venue.

The details of the proposed signs, including outline areas where signs will be permitted, are included in the renderings submitted with this Narrative Statement. No business wall sign shall exceed three hundred (300) square feet in outline area. No wall sign shall be mounted above forty five (45) feet from finished floor.

Additionally, wall signs on the building facade of the in-line retail buildings facing I-64 shall only be permitted for tenants with public entrance facing I-64. This change will reduce the number of wall signs, eliminate sign clutter along the I-64 facing façade, and improve the architectural character of the Project by allowing installation of architectural features on the façade. These features will replace the current monotony of the I-64 facing façade and make the façade an inviting entrance to the Project. Despite removal of tenant signs on the I-64 facing façade, tenants will still have appropriate signage and advertising on-site with the Identification Sign (defined below).

The corner tower end caps at the retail buildings “H” & “K” shall be allowed signs on the building facade of all sides even without a public entrance.

Free standing anchor buildings, (Buildings “C”, “LM”, “N” and “P”) that are not attached to the in-line retail buildings shall be allowed signs on the building facade of all sides even without a public entrance. No business wall sign shall exceed three hundred (300) square feet in outline area. No wall sign shall be mounted above forty-five (45) feet from finished floor.

In order to complete the Project, the requested sign package must include the following signs:

- One project and tenant identification sign (“Identification Sign”) with an electronic message center (“EMC”). It is intended that the EMC will provide advertisements for acts performing at the indoor live musical venue and tenants at the Project, as well as public service announcements. The Identification Sign shall be located at the specific location identified on the Site Development Plan submitted with this Narrative Statement. The height and size of the Identification Sign is necessary for visibility and readability, given the Project’s location in Chesterfield Valley, elevation change and distance between the Project and I-64, and the large scale of the Project.

- A sign that will read “THE DISTRICT” in individual letters will be located on top of the new facade wall for the new open air “HUB” area. The sign will serve as the “welcome” sign to the project and will be an architectural feature that sets the tone for the design theme.

- A wall sign for the “HUB” area will be on the new facade wall for identification of “THE HUB STL” area of the project, formerly building “J”. The wall sign shall not exceed three hundred (300) square feet in the outline area.

- A projecting sign (“blade sign”), to be located on the southern façade of “Building C”. This blade sign will be three hundred fifteen (300) square feet and identify the live music venue.

The unique, superior quality and character of the Project justifies the requested amendments in this circumstance. The Project is the first of its kind in the St. Louis area. It adds another significant entertainment amenity that continues the growth of the North Outer 40 corridor into a regional entertainment district. Additionally, all of the signs and architectural features will be designed in accordance with the “retro-industrial” design theme of the Project and will promote superior architectural design and quality.

The Project will include an indoor music facility that will attract regional and national acts. Such a facility does not presently exist anywhere in West St. Louis County. The indoor music facility will hold approximately 150 concerts and events per year. The Identification Sign with EMC is required to advertise those events.

This sign package will not have a substantial negative physical impact on any neighboring properties and will conform with the requirements of the City’s lighting code, permit the efficient navigation of traffic visiting the Property for concerts and other events, and mitigate excess signs on the Property by removing the majority of the tenant wall signs facing I-64. The landscaping around the monument signs shall be in conformance with the approved Landscape Plan for the Property.

Understanding the sensitivity with respect to the EMC, the following additional factors are submitted as justification of one such display board in the unique circumstances surrounding this Project:

- The Project is located along the I-64 corridor in Chesterfield Valley;
- The Project is abutted by the Monarch levee and undevelopable floodplain;
- The Project is entirely fronted by public right-of-way;
- The Project has approximately 3,363 feet of roadway frontage;
- The Project is adjacent to the TopGolf subdivision;
- The Project is over 40 acres in size;
- The Project is in excess of 300,000 square feet;
- The Project is not located near any residential development;
- The Project will be the only regional entertainment district in the City;
- The Project will include the only large indoor live music venue in the City; and
- There are no other EMCs near the Project.

Furthermore, the EMC will be subject to the following restrictions:

- **Distance.** The EMC shall not be permitted within two thousand (2,000) feet of any property with a land use designation that permits residential uses as determined by the Comprehensive Land Use Plan.
- **Distance.** The EMC shall not be permitted within one thousand (1,000) feet from the center point of two intersecting arterial roadways as designated within the City of Chesterfield Street Classification Map.
- **Duration of image display.** Each image displayed shall have a minimum duration of ten (10) seconds.
- **Presentation.** The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, swirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.
- **Transition.** When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous repixelization.
- **Dimmer control.** The EMC shall be equipped with an automatic dimmer control to automatically produce a distinct illumination change from a higher illumination level to a lower level according to ambient light conditions and for the time period between sundown and sunrise.
- **Brightness.** The EMC shall not exceed a maximum of seven thousand (7,000) nits (candelas per square meter) during daylight hours and a maximum illumination of six hundred (600) nits candelas per square meter) between sundown and sunrise measured from the sign's face at maximum brightness.
- **Fluctuating or flashing illumination.** No portion of the EMC may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.
- **Malfunction and noncompliance.** In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one position.
- **Resolution and pixel spacing.** The EMC shall not have a pixel pitch larger than sixteen (16) millimeters (mm).
- **Angle.** If the interior angle formed by the faces of a V-shaped sign is less than one hundred eighty (180) degrees, both faces of the sign will display the same image.

Any signage not specifically identified in the Comprehensive Sign Package shall conform to Section 04-05 of the Unified Development Code.

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon. Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

Narrative to the Comprehensive Sign package, including purpose, scope, design, and consistency with the development's architectural themes. The narrative addresses how the comprehensive sign package promotes superior design, quality and character

The District is a redevelopment of the former Taubman Prestige Outlets Chesterfield (TPOC) on North Outer Rd 40, just east of the intersection of Boone's Crossing & Interstate 64/Highway 40.

The sign package for The District was designed and tailored to integrate both into the surrounding environment and the architectural design of the project. The materials & colors from the architectural palette have been integrated directly into the sign program.

All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership/ landlord.

Sign lighting in all instances complies with City of Chesterfield requirements. LED lighting is integrated within all illuminated sign types and in no instances is light projected directly into the dark sky. Brightness levels will be controlled to fit within the City of Chesterfield requirements.

"All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease/sale."

"All signage within the development shall be in conformance with the Comprehensive Sign Package."

Wall Signs / Tenant Identity

The proposed sign area outlined in the Sign Package is for the center as a whole and tenant placement within these areas is subject to developer/ landlord approval.

No building mounted signs are proposed in the Sign Package facing the North Parking Area/ Levee Trail.

Existing cumulative area for all four exterior facades is 133,429 SQ. FT. Exterior facing wall-mounted signage will not exceed a total area of 10,007 SQ. FT. total.

As of April 2022 submittal, the new cumulative area for all 4 exterior facades is 207,850 SQ. FT. Exterior facing wall-mounted signage will not exceed a total area of 15,588.75 SQ. FT. total.

Proposed Allowable Wall Signage Area

existing buildings - to remain

Building H - south elevation	8,675 S.F.
Building H - west elevation	2,200 S.F.
Building H - east elevation	2,400 S.F.
Building K - south elevation	8,675 S.F.
Building K - west elevation	2,400 S.F.
Building K - east elevation	2,200 S.F.
Building P - south elevation	2,200 S.F.
Building P - east elevation	5,900 S.F.
Building P - west elevation	5,900 S.F.

proposed buildings - phase I

Building C - south elevation	10,150 S.F.
Building C - east elevation	10,450 S.F.
Building C - west elevation	10,450 S.F.
Building N - south elevation	6,300 S.F.
Building N - west elevation	8,900 S.F.
Building N - east elevation	8,900 S.F.

proposed buildings - phase II

Building B 1 - south elevation	1,000 S.F.
Building B 1 - west elevation	800 S.F.
Building B 1 - east elevation	800 S.F.
Building B2 - south elevation	2,100 S.F.
Building B2 - west elevation	1,200 S.F.
Building B2 - east elevation	1,200 S.F.
The Hub - south elevation	2,150 S.F.
Building F - south elevation	4,000 S.F.
Building L/M - south elevation	5,800 S.F. +- TBD
Building L/M - west elevation	6,500 S.F. +- TBD
Building L/M - east elevation	6,500 S.F. +- TBD

total north elevation 23,700 S.F.

existing buildings 64,150 S.F.

total north elevation 25,300 S.F.

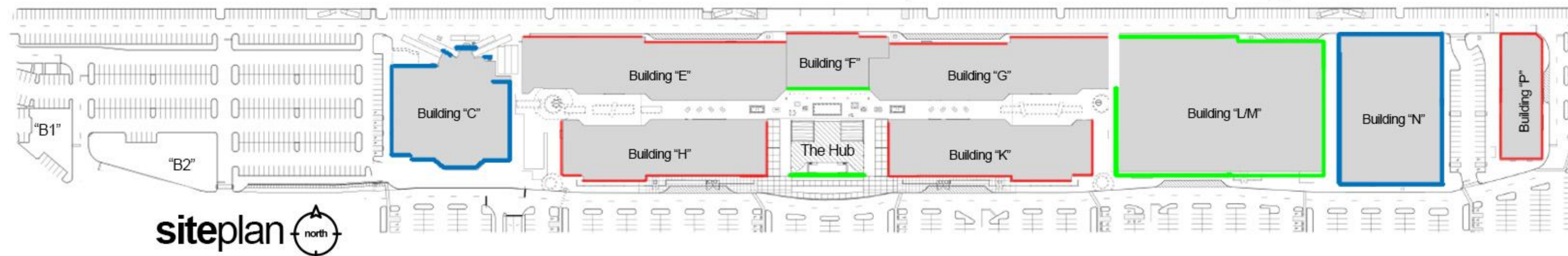
proposed phase I 80,450 S.F.

total north elevation 31,200 S.F.

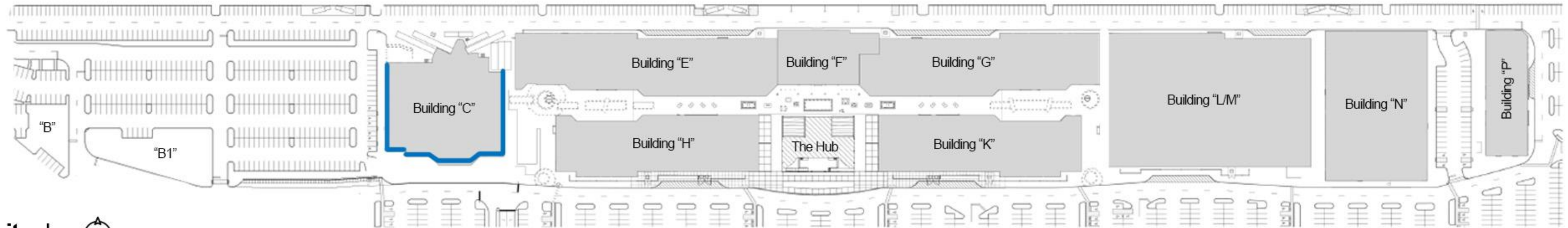
proposed phase II 63,250 S.F.

total wall area = 207,850 S.F. x 0.075 = 15,588.75 S.F. total allowable sign area

The Phase 2 signage is allowed 7.5% of the wall on which the sign is located on, only one (1) sign per tenant, per elevation with a maximum of 300 sq ft per sign allowed



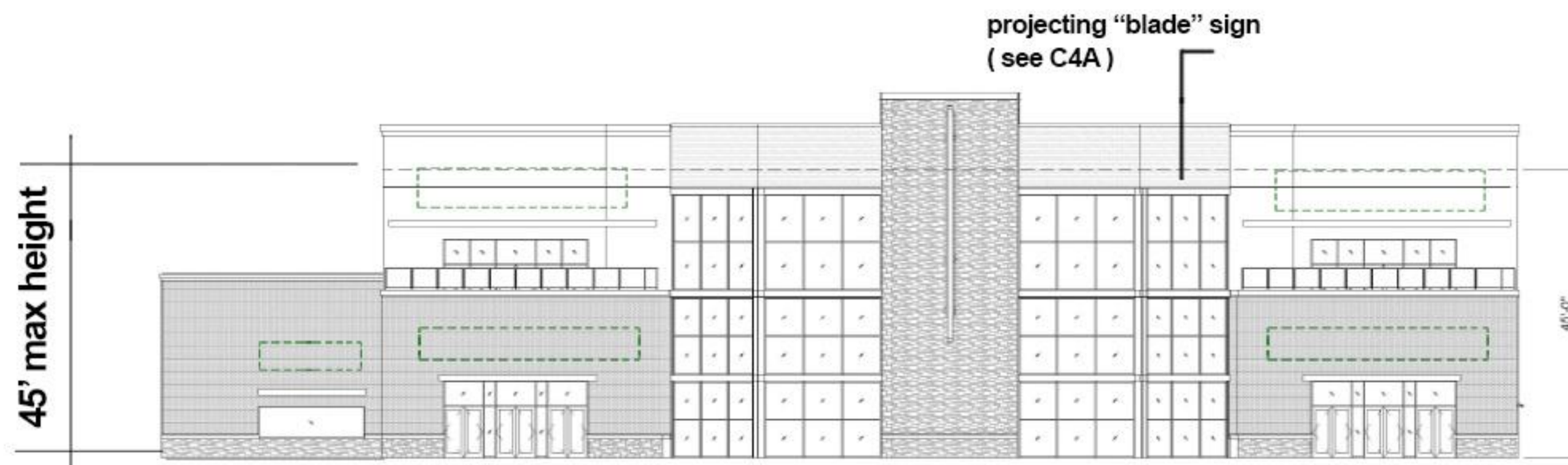
Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon. Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



siteplan



center southelevation



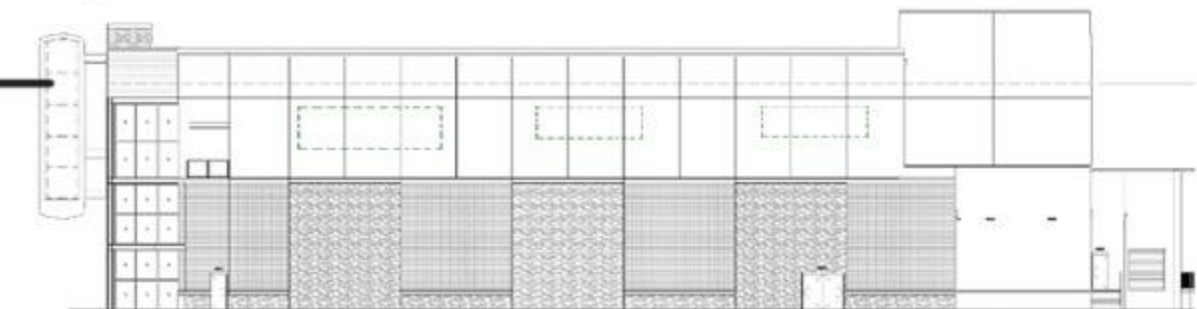
southelevation
scale: N.T.S.

*dashed areas are "possible" areas for signage
building C signage calculations for south elevation
total elevation area = 10,150 s.f. x 0.075 = 761.25 allowable signage
(-40% for any window graphics)

NOTE:
NO WALL SIGNAGE MOUNTED
ABOVE 45' FROM FINISH FLOOR

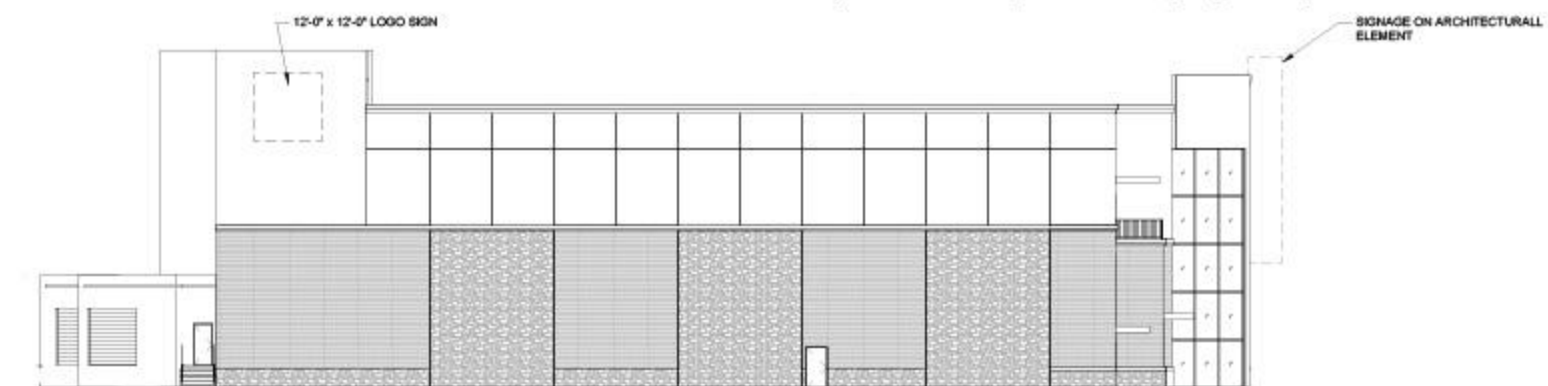
building C - south wall = 10,150 s.f. x 0.075 = 761.25 s.f. allowed
building C - east wall = 10,450 s.f. x 0.075 = 783.75 s.f. allowed
building C - west wall = 10,450 s.f. x 0.075 = 783.75 s.f. allowed
total wall area s.f. = 31,050 s.f. x 0.075 = 2,328.75 s.f. allowed

projecting "blade" sign
(see C4A)



eastelevation
scale: N.T.S.

*dashed areas are "possible" areas for signage
building C signage calculations for east elevation
total elevation area = 10,450 s.f. x 0.075 = 783.75 allowable signage
(-40% for any window graphics)



westelevation
scale: N.T.S.

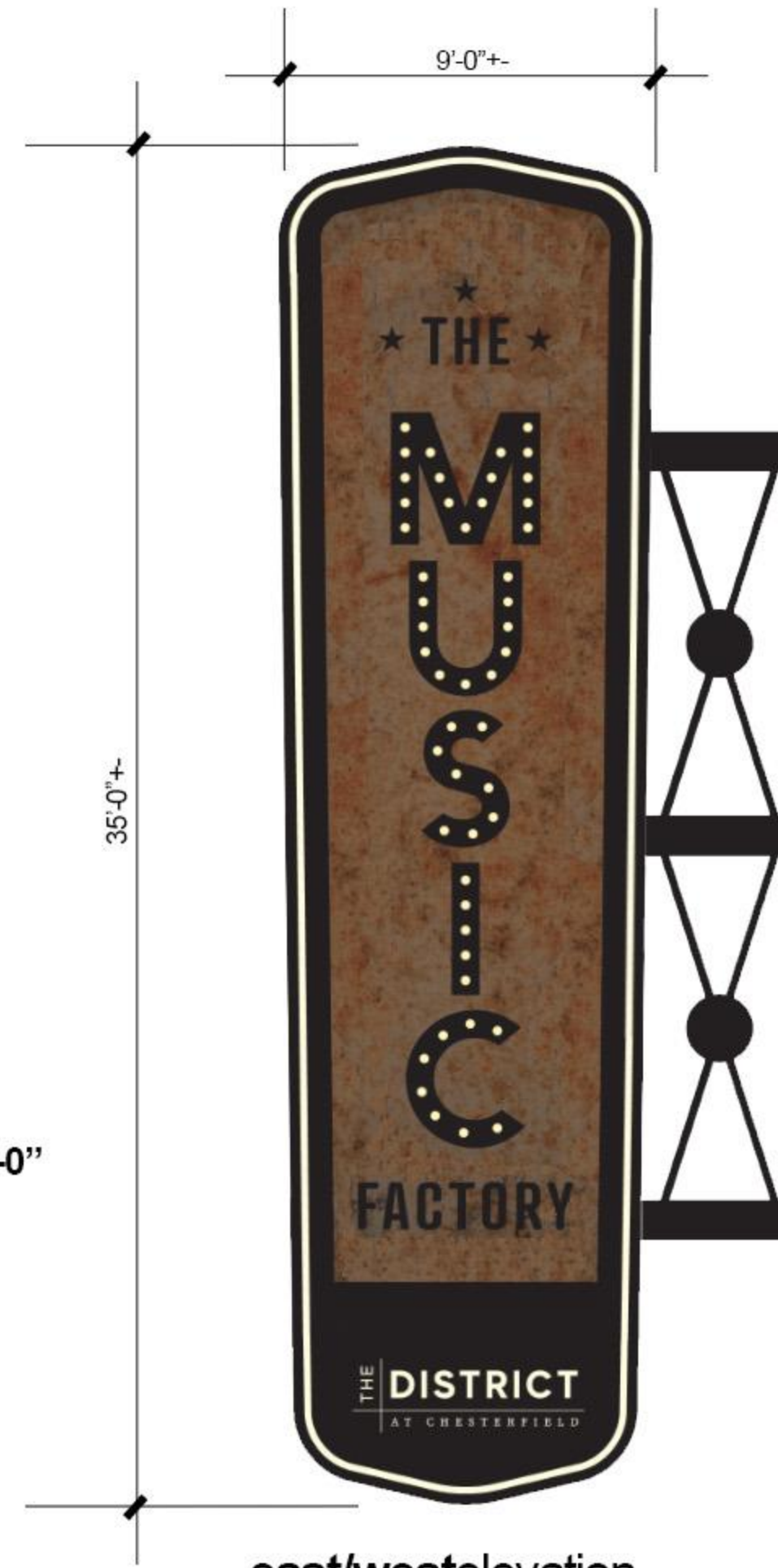
*dashed areas are "possible" areas for signage
building C signage calculations for east elevation
total elevation area = 10,450 s.f. x 0.075 = 783.75 allowable signage
(-40% for any window graphics)

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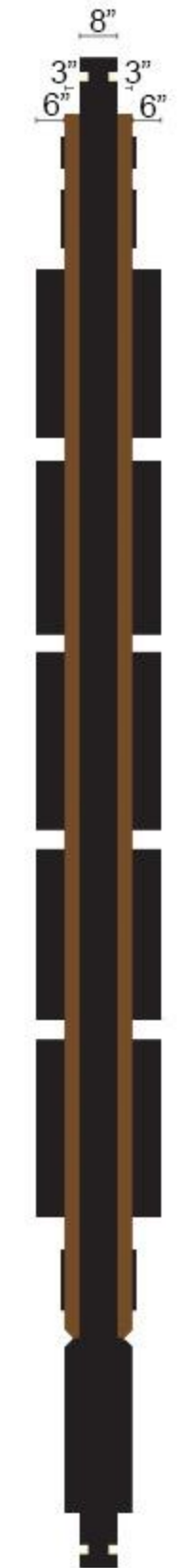


eastelevation
scale: N.T.S.

top of blade signage = 50'-0"
sign area of face = 315'-0"

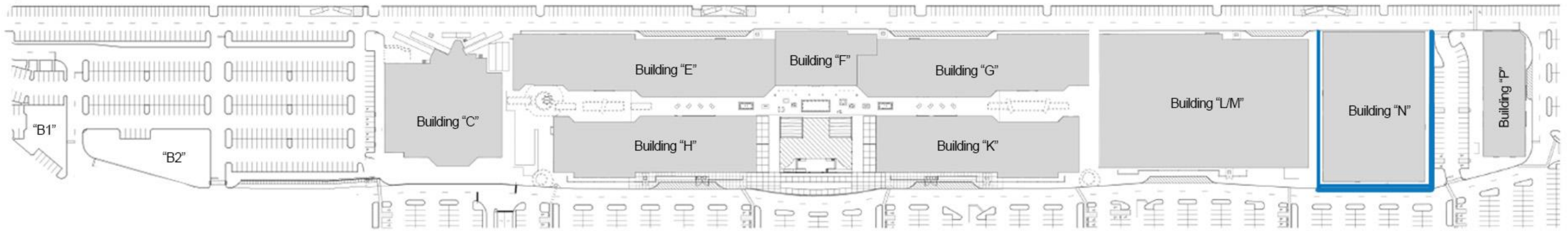


east/west elevation
scale: N.T.S.



southelevation
scale: N.T.S.

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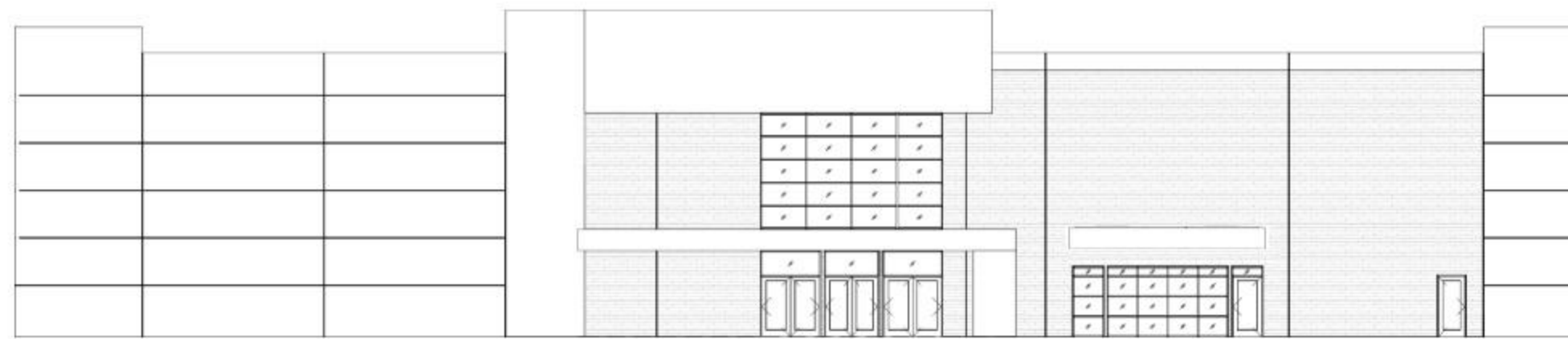


siteplan



center southelevation

“No business sign shall exceed three hundred (300) square feet in outline area”

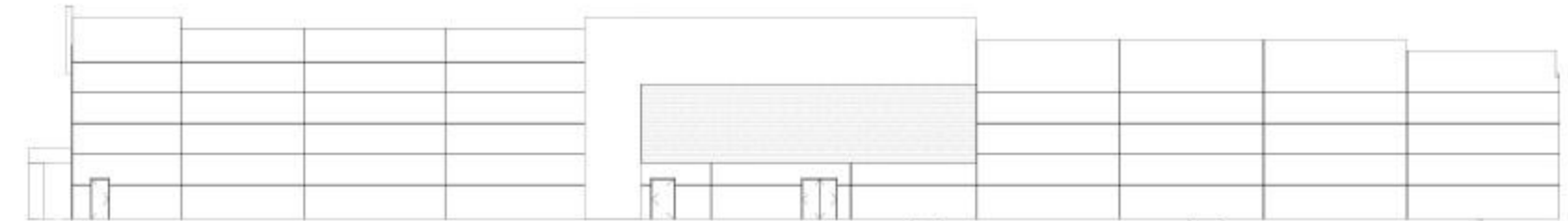


southelevation
scale: N.T.S.

building N signage calculations for south elevation
total elevation area = 6,300 s.f. x 0.075 = 472.5 allowable signage
(-40% for any window graphics)

*dashed areas are “possible” areas for signage

building N - south wall = 6,300 s.f x 0.075 = 472.5 s.f allowed
building N - east wall = 8,900 s.f x 0.075 = 667.5 s.f allowed
building N - west wall = 8,900 s.f x 0.075 = 667.5 s.f allowed
total wall area s.f. = 24,100 s.f. x 0.075 = 1,807.5 s.f. allowed



eastelevation
scale: N.T.S.

*dashed areas are “possible” areas for signage

building N signage calculations for east elevation
total elevation area = 8,900 s.f. x 0.075 = 667.5 allowable signage
(-40% for any window graphics)

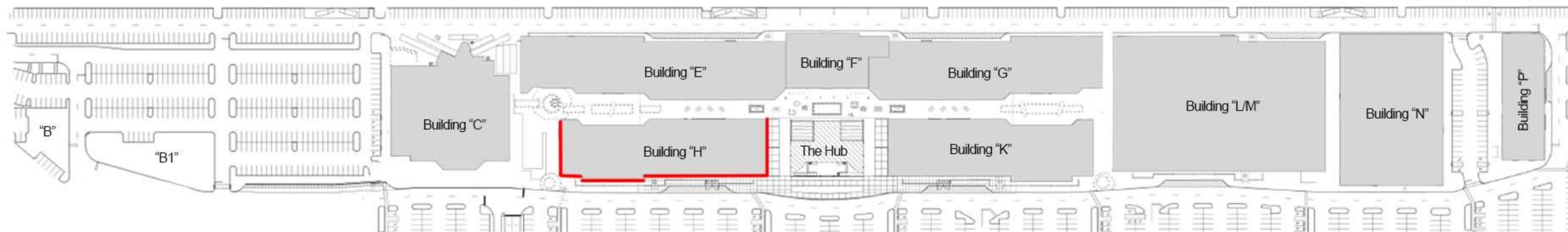


westelevation
scale: N.T.S.

*dashed areas are “possible” areas for signage

building N signage calculations for east elevation
total elevation area = 8,900 s.f. x 0.075 = 667.5 allowable signage
(-40% for any window graphics)

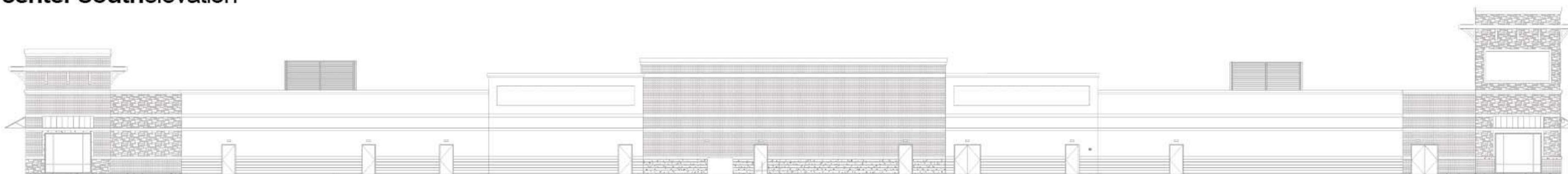
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siteplan 

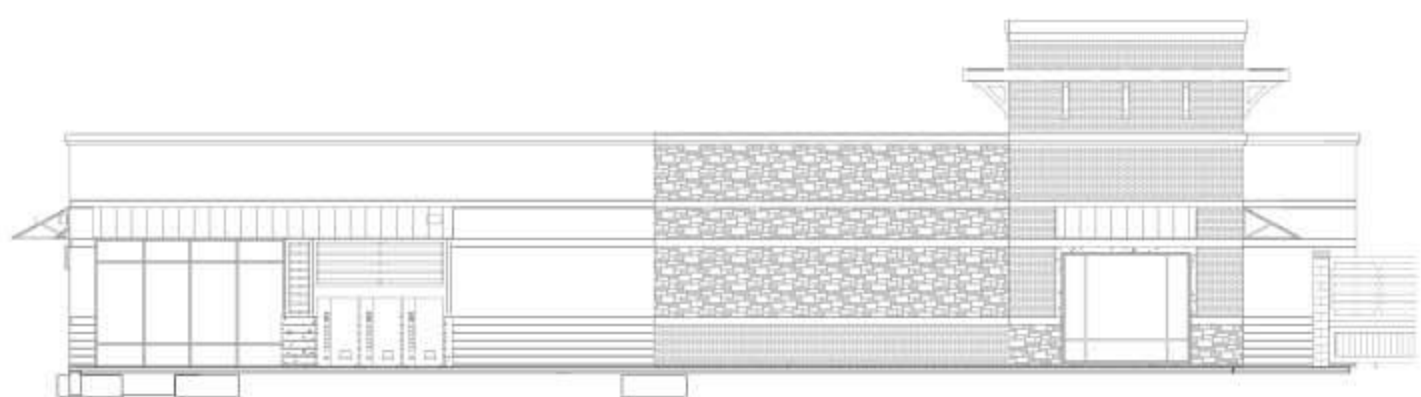


center southelevation



building H southelevation (proposed signage s.f. = 645 s.f.+/- of sign area)
scale: N.T.S.

*dashed areas are "possible" areas for signage



westelevation
scale: N.T.S.

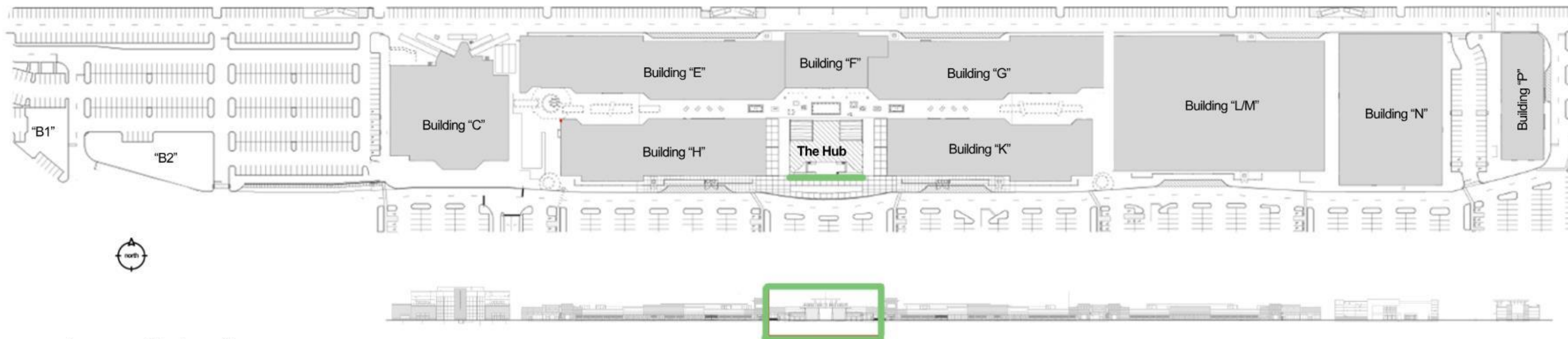
wall signs for in-line retail buildings the wall signs on the building facade facing I-64 shall only be permitted for tenants with public entrance facing I-64.

building H - south wall = 8,675 s.f x 0.075 = 650.5 s.f allowed
 building H - west wall = 2,200 s.f x 0.075 = 165 s.f allowed
 building H - east wall = 2,400 s.f x 0.075 = 180 s.f allowed
 total wall area s.f. = 13,275 s.f. x 0.075 = 995.6 s.f. allowed

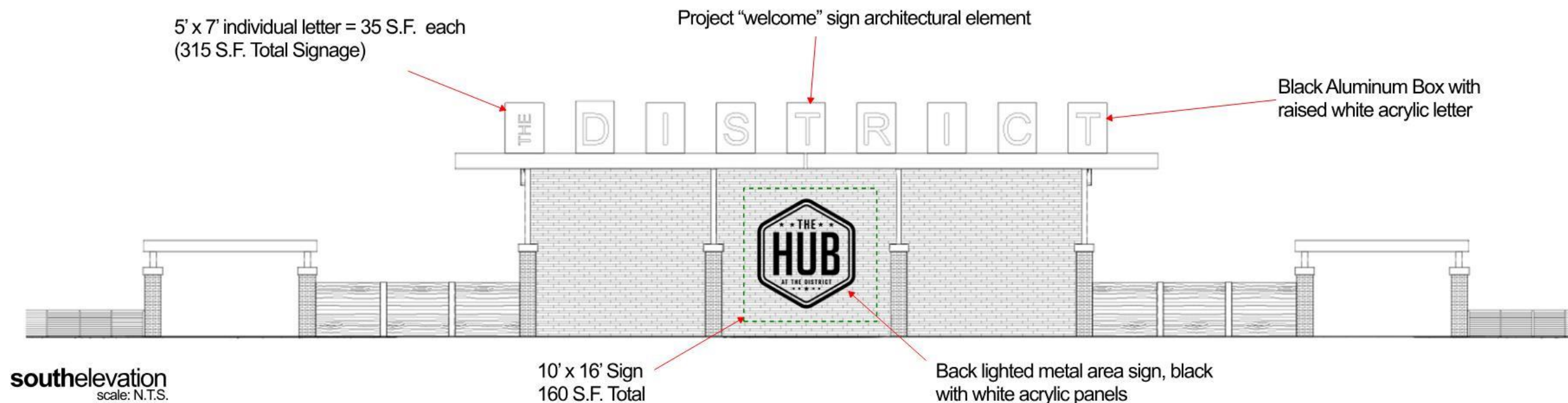


eastelevation
scale: N.T.S.

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center south elevation



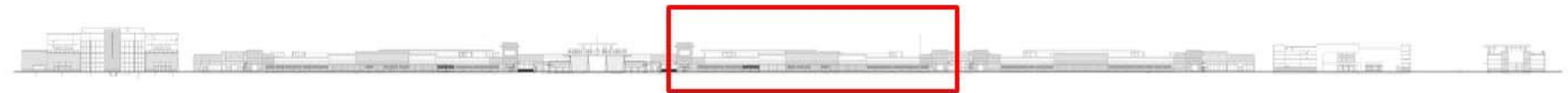
south elevation
scale: N.T.S.

building J "HUB" - south wall = 2,150 s.f x 0.075 = 161.25 s.f allowed

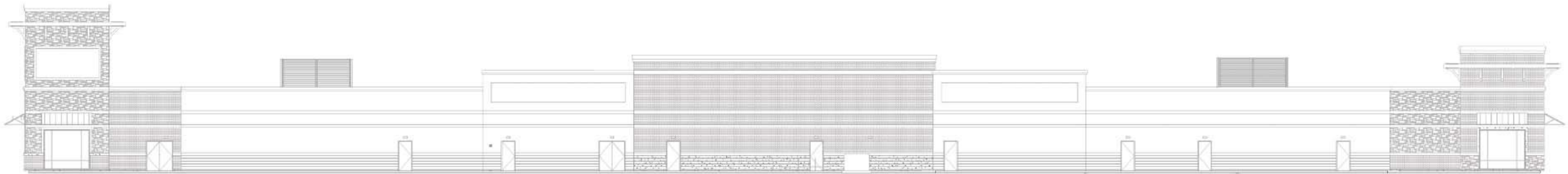
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siteplan 



center southelevation

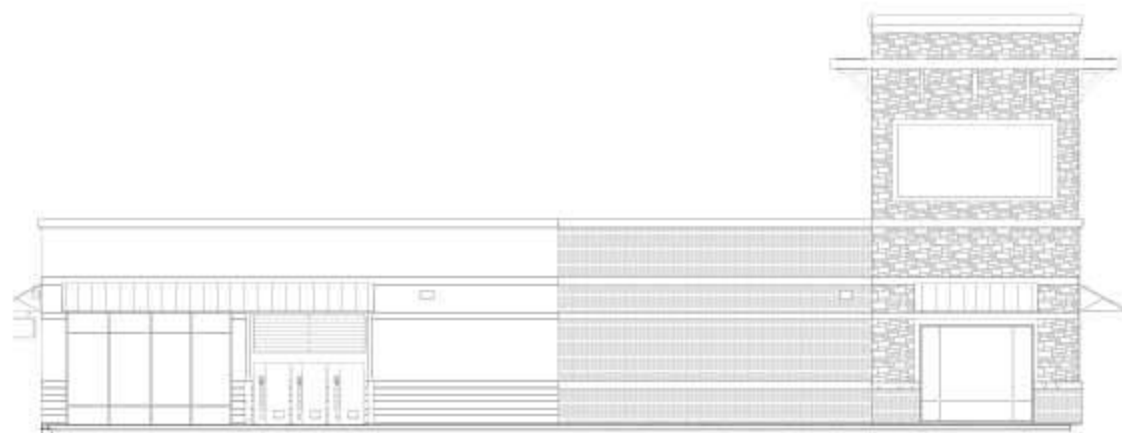


building K southelevation (proposed signage s.f. = 645 s.f.+/- of sign area)
scale: N.T.S.

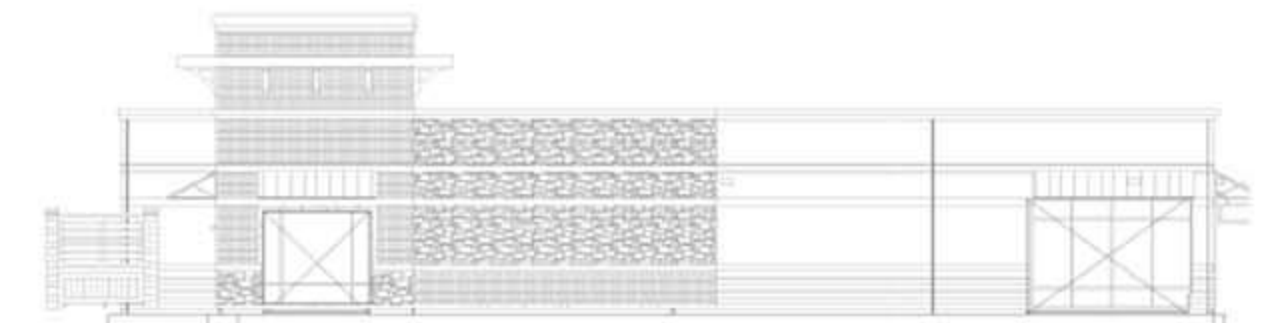
*dashed areas are "possible" areas for signage

wall signs for in-line retail buildings located on the building facade facing I-64 shall only be permitted for tenants with public entrance facing I-64.

building K - south wall = 8,675 s.f x 0.075 = 650.6 s.f allowed
 building K - west wall = 2,400 s.f x 0.075 = 180.0 s.f allowed
 building K - east wall = 2,200 s.f x 0.075 = 165.0 s.f allowed
 total wall area s.f. = 13,275 s.f. x 0.075 = 995.6 s.f. allowed

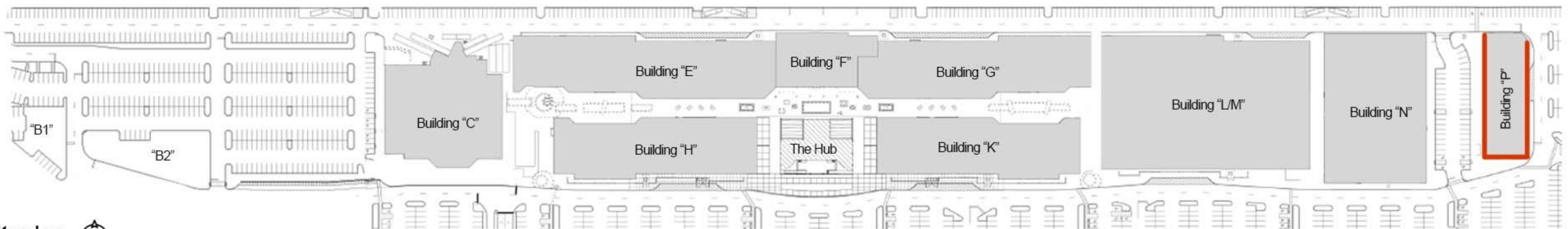


west elevation
scale: N.T.S.



east elevation
scale: N.T.S.

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siteplan



center southelevation

*dashed areas are "possible" areas for signage



building P southelevation

scale: N.T.S.

building P signage calculations for south elevation
total elevation area = 2205 s.f. x 0.075 = 165.37 allowable signage
(-40% for any window graphics)

building P - south wall = 2,205 s.f x 0.075 = 165.37 s.f allowed
building P - east wall = 5,900 s.f x 0.075 = 442.5 s.f allowed
building P - west wall = 5,900 s.f x 0.075 = 442.5 s.f allowed
total wall area s.f. = 14,005 s.f. x 0.075 = 1,050.37 s.f. allowed



building P eastelevation

scale: N.T.S.

building P signage calculations for east elevation
total elevation area = 5,900 s.f. x 0.075 = 442.5 allowable signage
(-40% for any window graphics)

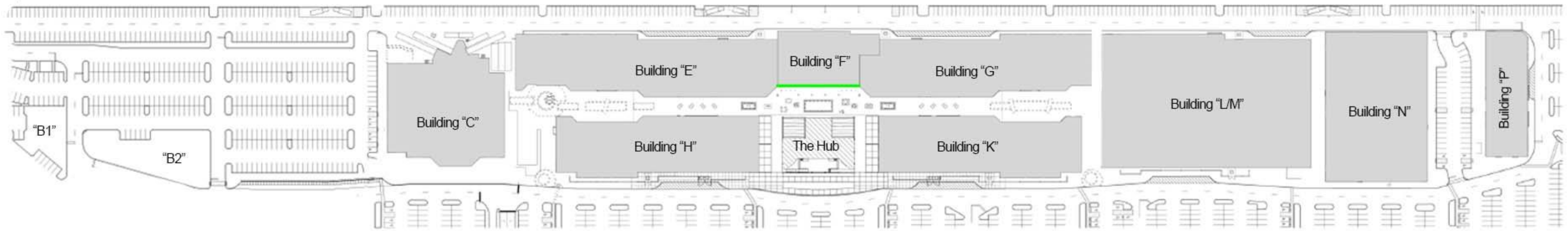


building P westelevation

scale: N.T.S.

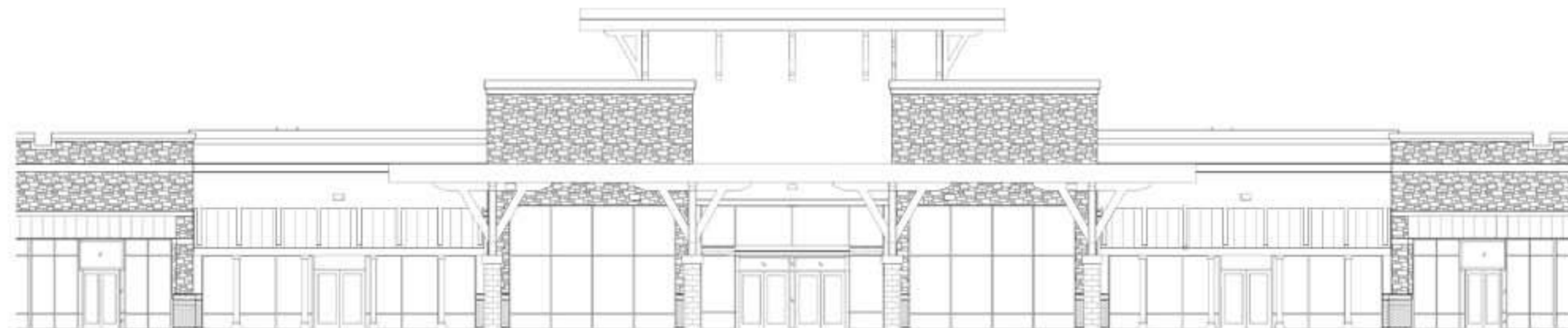
building P signage calculations for West elevation
total elevation area = 5,900 s.f. x 0.075 = 442.5 allowable signage
(-40% for any window graphics)

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siteplan 

center southelevation

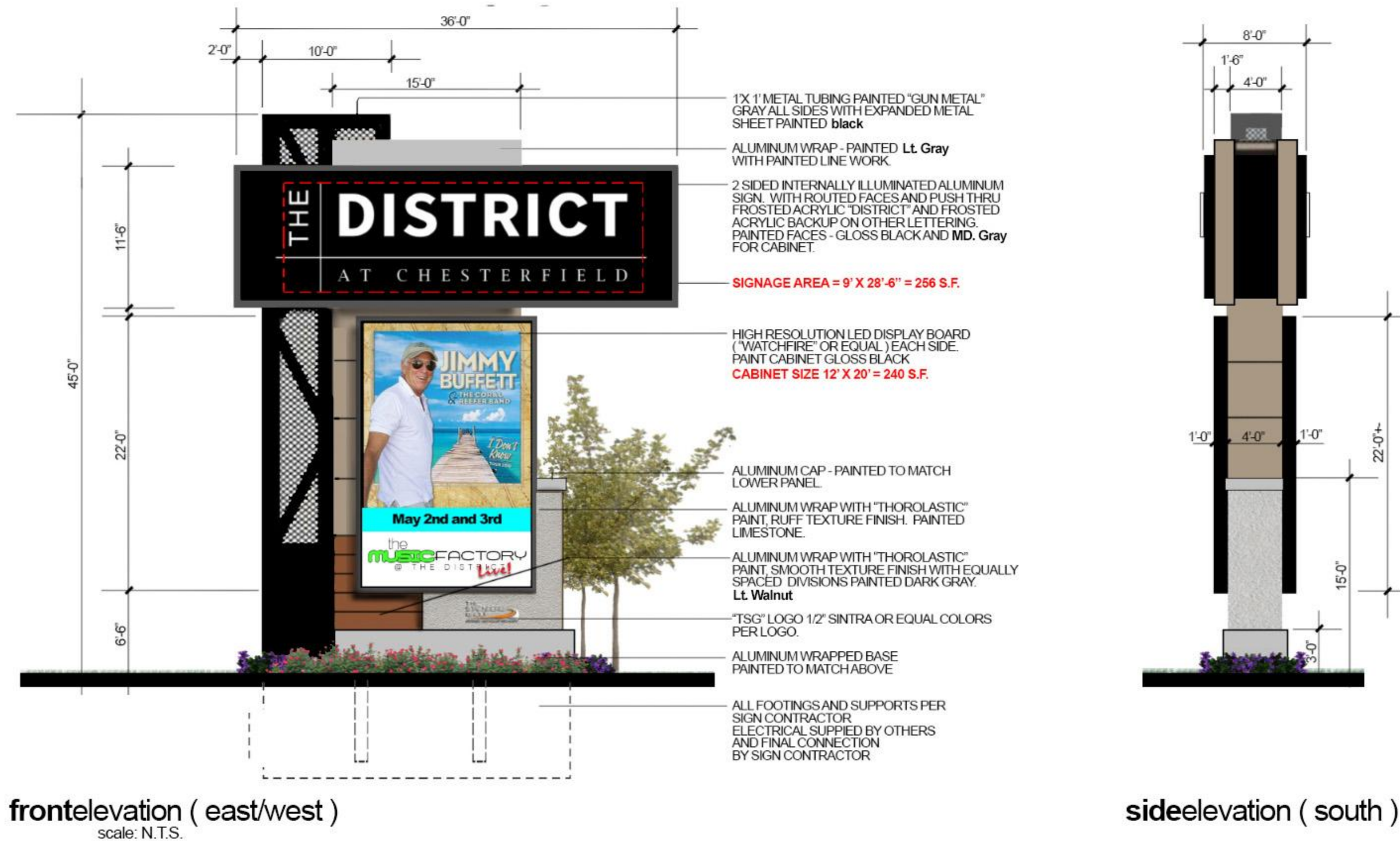


southelevation
scale: N.T.S.

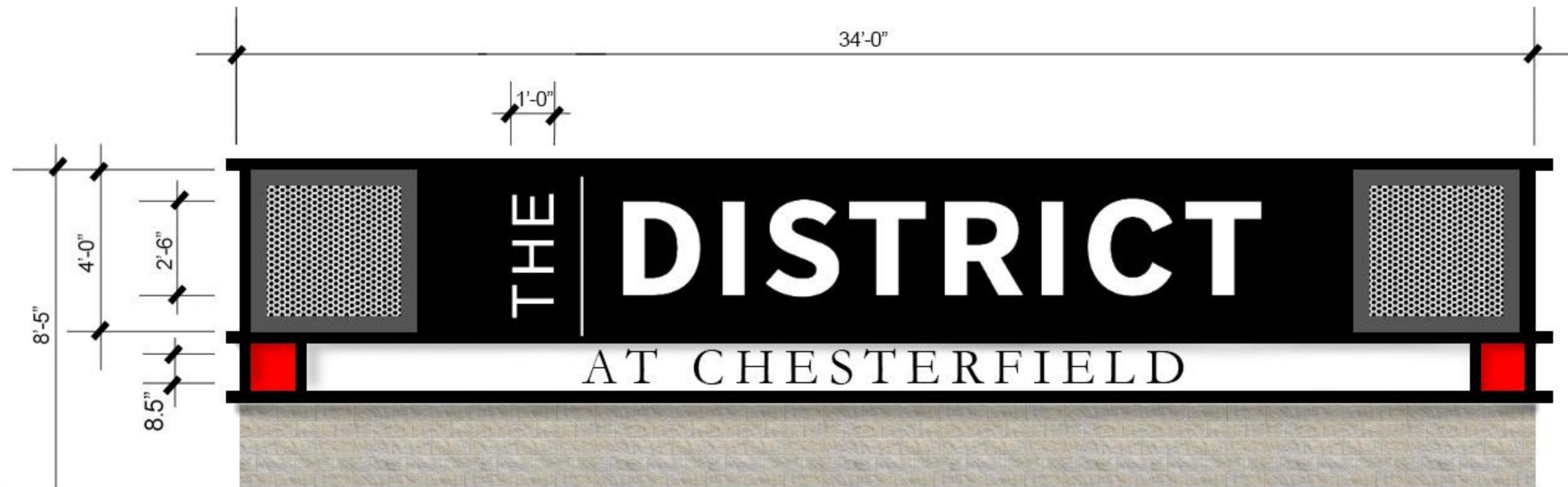
building F signage calculations for south elevation
total elevation area = 4,000 s.f. x 0.075 = 300 allowable signage
(-40% for any window graphics)

Building F = 4,000 s.f x 0.075 = 300 s.f allowed

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frontelevation
scale: N.T.S.

EXISTING LETTERING TO BE REMOVED.
EXISTING SIGN TO BE PATCHED AND REPAIRED AS NEED.
EXISTING SIGN TO BE REPAINTED - GLOSS BLACK AND
WHITE WITH RED SQUARES.

1"x1" METAL TUBING INSERTS.
PAINTED "GUN METAL" GRAY - ALL SIDES
WITH PERFORATED METAL PANEL - PAINTED SAME.

1/2" SINTRA OR EQUAL LETTER APP. TO FACE.
PAINTED GLOSS WHITE "THE DISTRICT" AND
GLOSS BLACK "CHESTERFIELD"

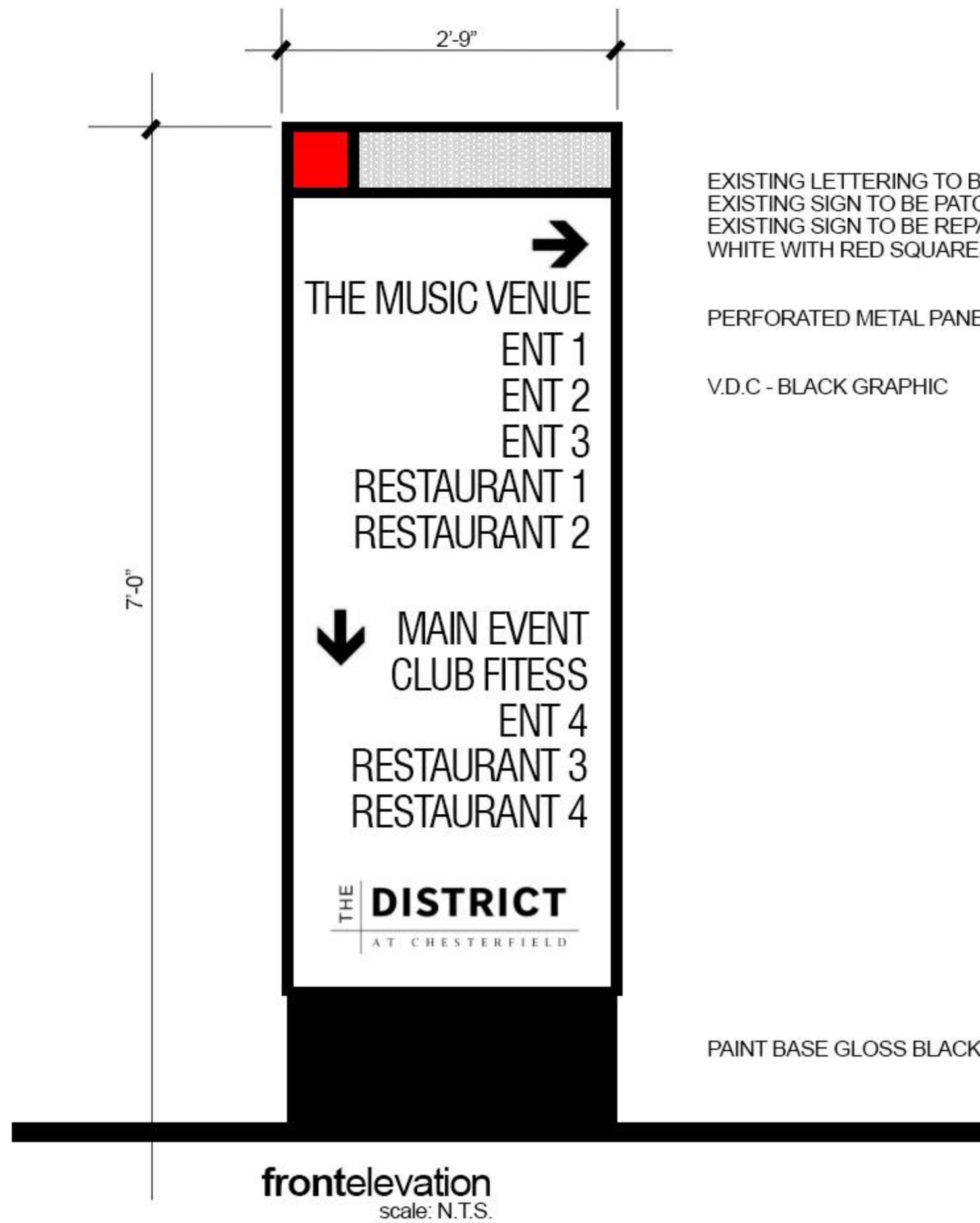
EXISTING LANDSCAPE TO TOREMAIN



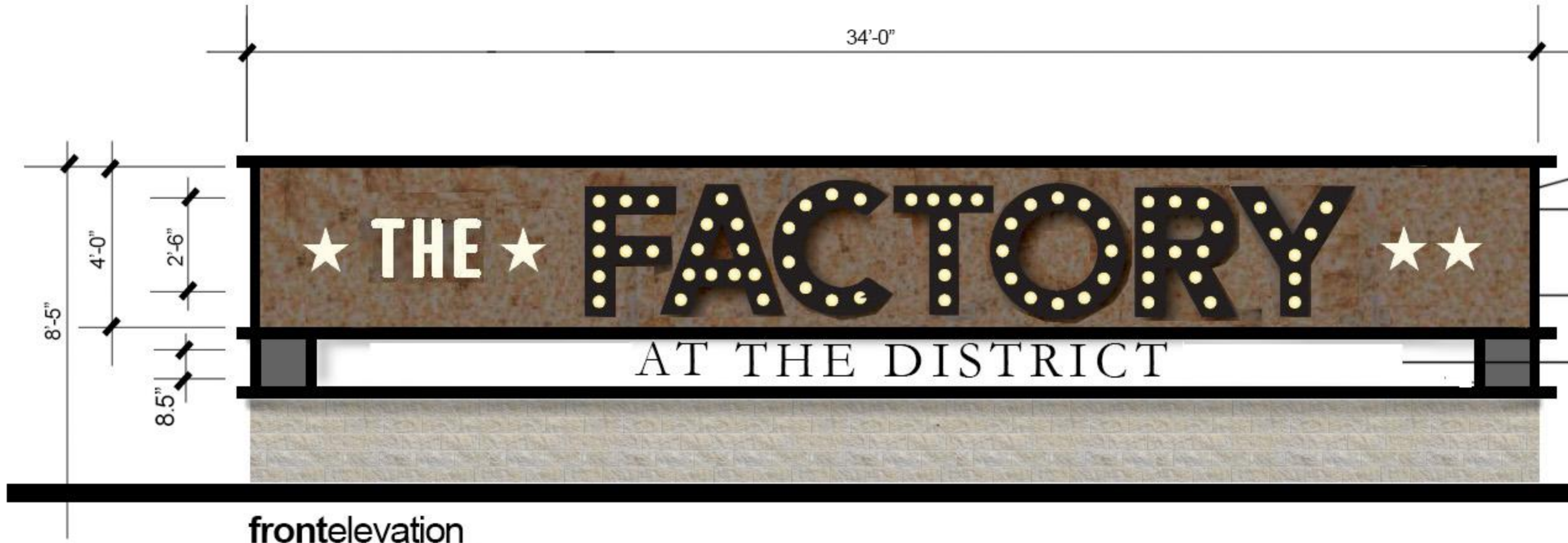
existing frontelevation
scale: N.T.S.



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frontelevation
scale: N.T.S.

EXISTING LETTERING TO BE REMOVED.
EXISTING SIGN TO BE PATCHED AND REPAIRED AS NEEDED.
EXISTING SIGN TO BE REPAINTED - GLOSS BLACK WITH
WHITE BAR AND GREY SQUARE PMS# 8402

AGED METAL LIGHTER/RUSTIER IN COLOR

"MUSIC" - BLACK CHANNEL LETTERS WITH V.D.C. DOT (PMS#)
att: REV CHANNEL LETTERS WITH INDIVIDUAL BULBS - SIZED
OF BULBS TO FIT. ACRYLIC PANEL FRONT

FLAT METAL LETTERS / STARS (PMS#)
att: ROUTED FACE WITH ACRYLIC BACKUP

1/2" SINTRA OR EQUAL LETTERS APPLIED TO FACE
PAINTED GLOSS BLACK

EXISTING LANDSCAPE TO REMAIN

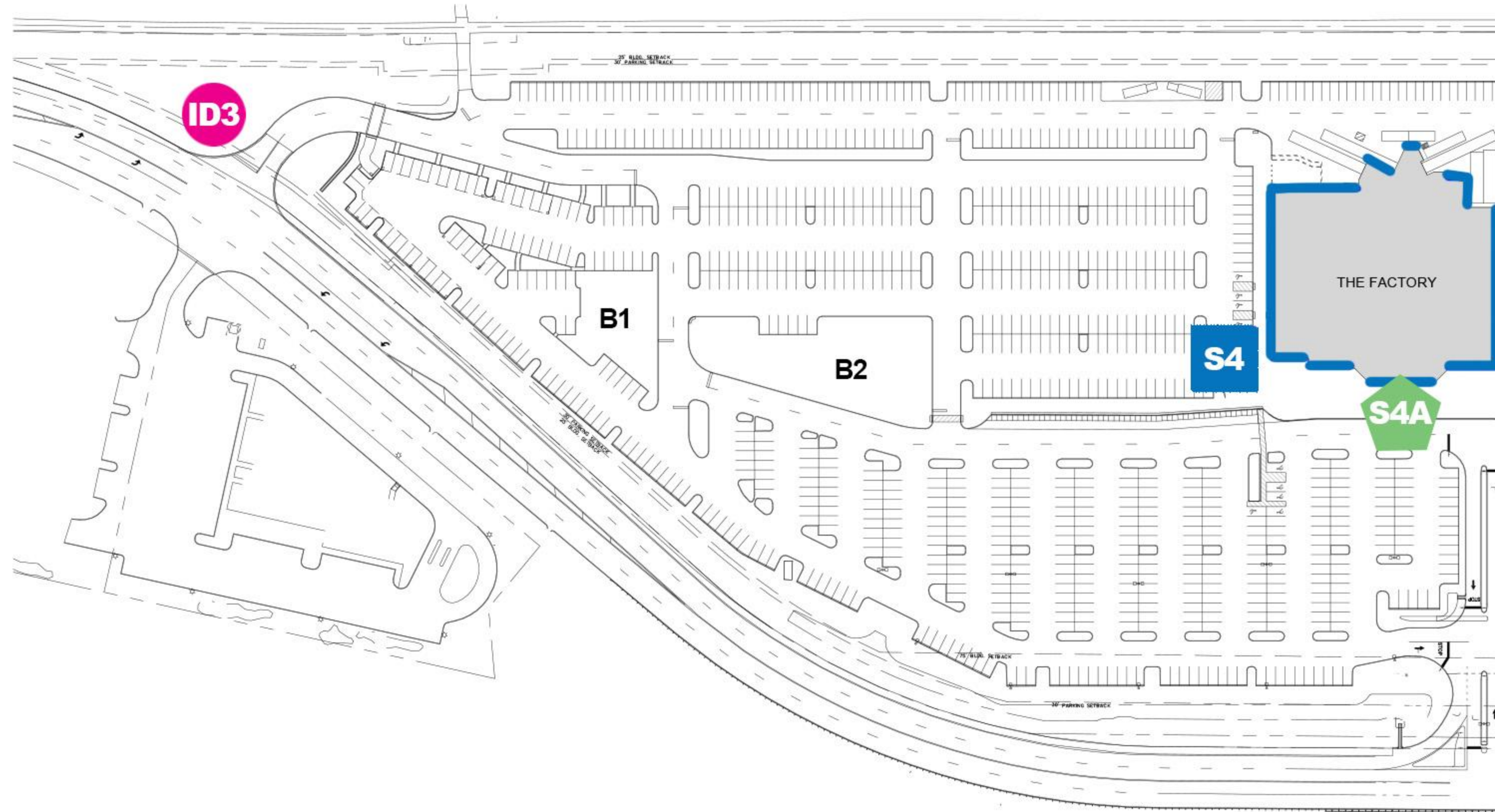
att: LED INTERNALLY ILLUMINATED - POWER SUPPLIED
FROM EXISTING GROUND LIGHTING. SUPPLY / J BOX LOCATION TO
REAR OF SIGN



existing frontelevation
scale: N.T.S.

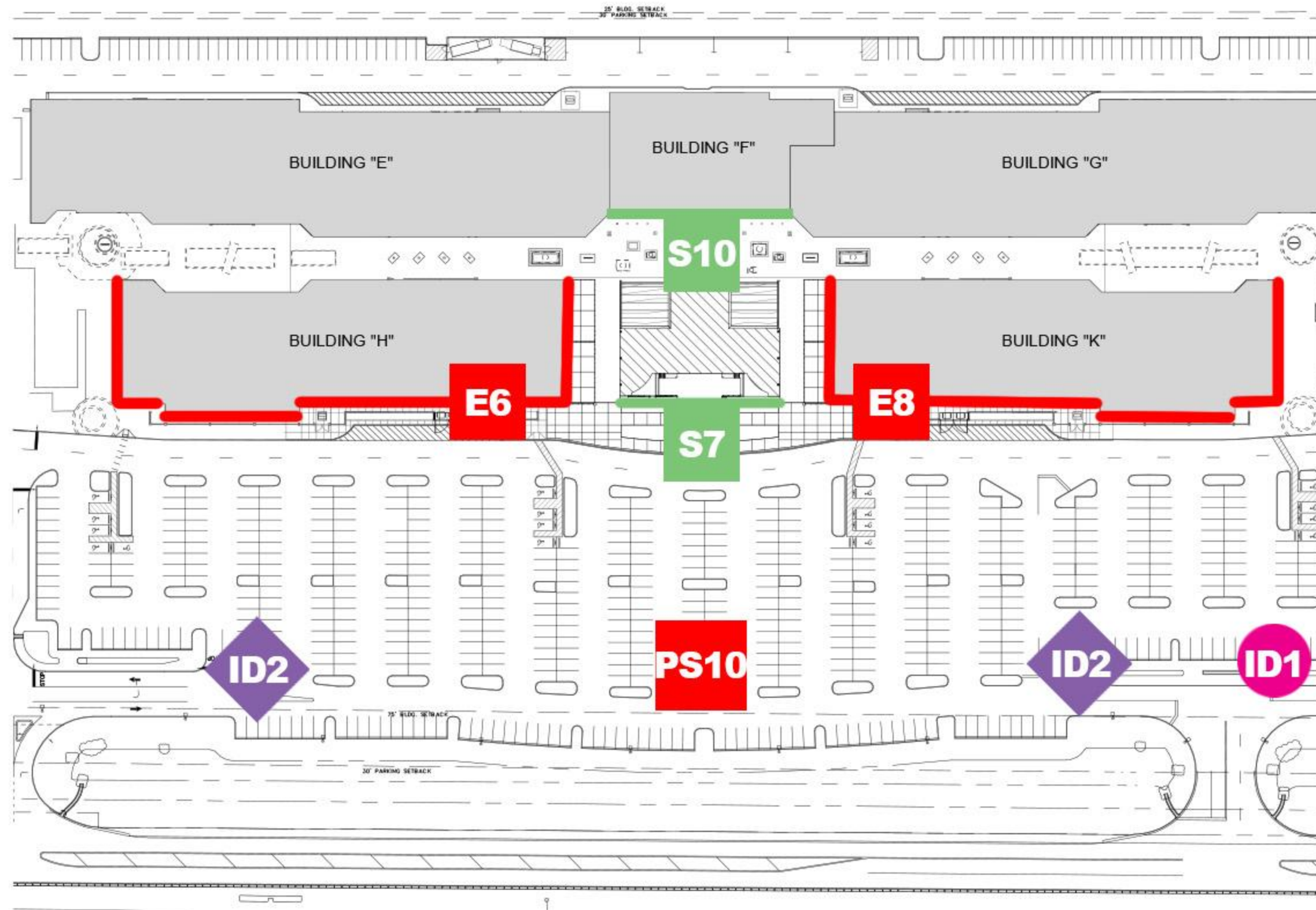


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April 20, 2022



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April 20, 2022

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

There are no Finance and Administration items scheduled for actions at tonight's meeting.

NEXT MEETING

The next meeting will be the Committee of The Whole which is scheduled for Monday, October 10th, 2022, at 5:30 pm.

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly or me prior to Tuesday's meeting.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Budoor

Vice Chair: Councilmember Moore

There are no Parks, Recreation and Arts Committee items scheduled for actions at tonight's meeting.

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Parks, Recreation and Arts Director Thomas McCarthy or me prior to Tuesday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Aaron Wahl

Vice Chair: Councilmember Merrell Hansen

There are no Public Health and Safety Committee items scheduled for actions at tonight's meeting.

NEXT MEETING

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior Tuesday's meeting.

**REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS
REQUIRING ACTION BY CITY COUNCIL**

There are no action items for this meeting from the City Administrator's office.

OTHER LEGISLATION

There are no “Other Legislation” action items scheduled for this meeting.

UNFINISHED BUSINESS

There is no “Unfinished Business” scheduled for action at this meeting.

NEW BUSINESS