



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, October 03, 2022
6:15 PM**

I. Appointments – Mayor Bob Nation

A. Reappointments – Police Personnel Board

1. Robert Puyear
2. Laura Houck

II. Council Committee Reports

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

- 1. Proposed Bill No. 3402 - P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC)** – An ordinance repealing City of Chesterfield Ordinance Number 2105 and changing the boundaries of the “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 22.78-acre tract of land located on the north side of Outer 40 Road [P.Z. 05-2022 Gateway Golf Center. **(First Reading) Planning Commission recommends approval with the requested setback modifications. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee.**
- 2. Proposed Bill No. 3403 - P.Z. 06-2022 17733 N. Outer Forty Road (Gateway Studios, LLC)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “M3” Planned Industrial District to a “PC” Planned Commercial District for a 34.02-acre tract of land located on the north side of Outer 40 Road. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee.**
- 3. Proposed Bill No. 3404 - P.Z. 08-2022 TSG Chesterfield Airport Road (Stock & Associates Consulting Engineers Inc.)** – 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 13.02-acre tract of land located on the south side of Interstate 64, north of Chesterfield Airport Road and east of Long Road. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

- 4. Proposed Bill No. 3405 - Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision** – An ordinance amending City of Chesterfield Ordinance 3015 to authorize replacement construction and maintenance deposit agreements and sureties for the Alexander Woods Subdivision. **(First & Second Readings) Planning & Public Works Committee recommends approval.**
- 5. Proposed Bill No. 3406 - Traffic Generation Assessment (TGA) Trust Funds** – An ordinance establishing five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri. **(First Reading) Planning & Public Works Committee recommends approval.**
- 6. Proposed Bill No. 3407 - Traffic Generation Assessment (TGA) Trust Fund Rate Schedule** – An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri. **(First Reading) Planning & Public Works Committee recommends approval.**
- 7. Next Meeting – Thursday, October 06, 2022 (5:30pm)**

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

- 1. Next Meeting – Committee of The Whole – Monday, October 10, 2022 (5:00pm)**

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

- A. Liquor License Request** – Bradley Fuel & Repair (14298 Ladue Rd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor in original package not to be consumed on premise. **(Voice Vote)**

**Action on liquor license request was held at the September 06, 2022
City Council Meeting.**

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, October 03, 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 19, 2022

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, October 06, 2022 – Planning & Public Works (5:30pm)**
 - B. Monday, October 10, 2022 – F&A Committee of The Whole (5:00pm)**
 - C. Tuesday, October 18, 2022 – City Council Meeting (7:00pm)**

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

- VIII. APPOINTMENTS** – Mayor Bob Nation
 - A. Reappointments – Police Personnel Board**
 - 1. Robert Puyear
 - 2. Laura Houck

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Proposed Bill No. 3402 - P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC)** – An ordinance repealing City of Chesterfield Ordinance Number 2105 and changing the boundaries of the “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 22.78-acre tract of land located on the north side of Outer 40 Road [P.Z. 05-2022 Gateway Golf Center. **(First Reading) Planning Commission recommends approval with the requested setback modifications. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee.**
- 2. Proposed Bill No. 3403 - P.Z. 06-2022 17733 N. Outer Forty Road (Gateway Studios, LLC)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “M3” Planned Industrial District to a “PC” Planned Commercial District for a 34.02-acre tract of land located on the north side of Outer 40 Road. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee.**
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- 4. Proposed Bill No. 3405 - Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision** – An ordinance amending City of Chesterfield Ordinance 3015 to authorize replacement construction and maintenance deposit agreements and sureties for the Alexander Woods Subdivision. **(First & Second Readings) Planning & Public Works Committee recommends approval.**
- 5. Proposed Bill No. 3406 - Traffic Generation Assessment (TGA) Trust Funds** – An ordinance establishing five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

(First Reading) Planning & Public Works Committee recommends approval.

- 6. Proposed Bill No. 3407 - Traffic Generation Assessment (TGA) Trust Fund Rate Schedule** – An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri. **(First Reading) Planning & Public Works Committee recommends approval.**

7. Next Meeting – Thursday, October 06, 2022 (5:30pm)

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

- 1. Next Meeting – Committee of The Whole – Monday, October 10, 2022 (5:00pm)**

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

- A. Liquor License Request** – Bradley Fuel & Repair (14298 Ladue Rd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor in original package not to be consumed on premise. **(Voice Vote) Action on liquor license request was held at the September 06, 2022 City Council Meeting.**

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. 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.*

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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, OCTOBER 03, 2022 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 PM, on Monday, October 03, 2022.**

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

UPCOMING MEETINGS/EVENTS

- A. Thursday, October 06, 2022 – Planning & Public Works (5:30pm)**
- B. Monday, October 10, 2022 – F&A Committee of The Whole (5:00pm)**
- C. Tuesday, October 18, 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 two re-appointments scheduled for tonight's meeting for the Police Personnel Board.

- 1) Robert Puyear
- 2) Laura Houck



RECORD OF PROCEEDING

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

SEPTEMBER 19, 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

ABSENT

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

APPROVAL OF MINUTES

The minutes of the September 6, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the September 6, 2022 City Council minutes. A voice vote was taken with an affirmative result (Councilmember Mastorakos abstained) and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, October 3, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Bob Siemer, 74 Conway Cove Drive, spoke in opposition to Bill No. 3398 (P.Z. 07-2021 15201 Conway Road [Chabad at Chesterfield]).

Ms. Ann Earley, 74 Conway Cove Drive, spoke in opposition to Bill No. 3398 (P.Z. 07-2021 15201 Conway Road [Chabad at Chesterfield]).

Ms. Beth Bresnahan, 70 Conway Cove, spoke in opposition to Bill No. 3398 (P.Z. 07-2021 15201 Conway Road [Chabad at Chesterfield]).

Mr. Tim Lowe, 2127 Innerbelt Business Center, was available to answer questions about The District, Sign Package.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

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. Action on Bill #3398 was held at both the August 1, 2022 and September 6, 2022 City Council meetings**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3398. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3398 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3398 with the following results: Ayes – None. Nays – Mastorakos, Moore, Hurt, McGuinness, Monachella, Wahl, Hansen and Budoor. Whereupon Mayor Nation declared Bill No. 3398 failed.

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) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the second 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 second time. A roll call vote was taken for the passage and approval of Bill No. 3401 with the following results: Ayes – Moore, Hurt, Mastorakos, Budoor, Hansen, Wahl, McGuinness and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3401 approved, passed it and it became **ORDINANCE NO. 3202.**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to approve the amended architectural elevations and lighting plan for Chesterfield Commons, Lot 14. A roll call vote was taken with the following results: Ayes – Hurt and Wahl. Nays – Moore, Mastorakos, McGuinness, Monachella, Hansen and Budoor. Mayor Nation declared the motion failed.

Councilmember Hurt made a motion, seconded by Councilmember Hansen, to approve the amended sign package for The District, as amended; with the image display duration restricted to not more than ten seconds, and the Planning/Public Works amendments limiting the number of signs on individual buildings. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, September 22, 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 is scheduled for Monday, October 10, at 5:00 p.m., as a Committee of the Whole.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that there were no action items from the City Administrator on the agenda for this meeting.

OTHER LEGISLATION

There was no “Other Legislation” scheduled for this meeting.

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 7:24 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____



DATE: September 23, 2022
TO: Michael O. Geisel, City Administrator
FROM: Vickie McGownd, City Clerk *mgownd*
SUBJECT: Statutory Committee Re-Appointments

Mayor Nation intends to nominate the following individuals for re-appointment at the October 3, 2022 City Council meeting:

Police Personnel Board

Robert Puyear
226 River Valley Drive
Chesterfield, MO 63017
314-878-3796 - h
rbpuyear@swbell.net
Ward I
New term expires 10/4/25

Laura Houck
15861 Cedarmill Drive
Chesterfield, MO 63017
636-537-2026 - h
314-520-3171 - c
l.j.houck@hotmail.com
Ward III
New term expires 10/5/25

Please add these re-appointments to the October 3 City Council agenda.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Hurt

Vice-Chair: Councilmember Monachella

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NEXT MEETING

The next Planning and Public Works Committee is scheduled for Thursday, October 6th, 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 22, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 22, 2022 in Conference Room 101.

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

Also in attendance were: Councilmember Aaron Wahl (Ward II); Justin Wyse, Director of Planning; Shilpi Bharti, Planner; Alyssa Ahner, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 8, 2022 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of September 8, 2022. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 3-0 with Councilmember Mastorakos abstaining.

II. UNFINISHED BUSINESS - None

III. NEW BUSINESS

- A. **P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC)**: A request for a zoning map amendment from the "PC" Planned Commercial District to a new "PC" Planned Commercial District for 22.78 acres located on the north side of Outer 40 Road (17V630059). (Ward 4)

STAFF PRESENTATION

Shilpi Bharti, Planner, presented the request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District to allow for an additional 24 permitted uses and a modification to the building and parking setbacks on the western boundary.

Ms. Bharti presented the Preliminary Development Plan and stated that the Applicant will be developing 18.1 acres of land concentrated on the southern portion of the site. The remaining 4.68 acres will remain undeveloped. There is a 25' ingress/egress easement on the western

border and the levee trail runs north of the subject site. There are two proposed buildings with access points from an existing private road.

A Public Hearing was held on July 25, 2022, during which the Planning Commission raised multiple issues regarding the permitted uses and cross access easement.

At the September 12, 2022 Planning Commission meeting, the Applicant's response to each issue and the modification requests were discussed. The petition was unanimously approved by the Planning Commission.

DISCUSSION

The following topics were discussed at length.

Setbacks

In response to Councilmember Monachella's concern regarding the proposed 25' setback along the western boundary versus a required 35' setback next to park land, Justin Wyse, Director of Planning, explained that the Chesterfield Valley Athletic Complex (CVAC) currently has an easement that runs north through the middle of the baseball fields. The City is working with the Applicant to relocate this access drive so it would provide cross access for the CVAC, the Gateway Studios site, and to the parcel to the north of Gateway Studios, as well as the parcel north of the CVAC. The City would then be able to vacate the easement that runs through the middle of the CVAC. The purpose of the proposed reduction is not necessarily for the parking, but for the drive lane that would serve all four places.

Hours of Operation

Councilmember Monachella expressed concern that the hours are open-ended and several of the requested uses would normally have restricted hours. Councilmember Hansen stated that the film industry works all hours of the day and they have to provide food service for the people working there. So these services would be considered ancillary. However, if a future owner wanted to add a public restaurant, then they would be restricted to the hours of 6 a.m. to 11 p.m. which is typical for retail uses.

Zoning

Chair Hurt expressed his concern with the requested zoning district. Based upon the proposed use, he feels that a "PI" Planned Industrial District will be sufficient to meet the Applicant's needs. He questioned as to what can be done within a "PC" District that is not already permitted in a "PI" district. He noted that there are some limitations in a "PI" but those same limitations may also pertain to a "PC" district. He questioned whether the Applicant chose the correct zoning district.

Ms. Bharti replied that the Comprehensive Plan designates the subject site as a Regional Commercial Land Use, which is defined as serving regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and drawing visitors from both Chesterfield and the surrounding areas. Therefore, the Applicant is requesting Planned Commercial as they will be serving regional commercial needs. In addition, several of the requested uses are not permitted in the PI District.

Chair Hurt stated that there might be some confusion as to what is permitted in a "PC" which is not permitted in a "PI" - such as Art Studio and Art Gallery. The typical definition of an art gallery and art studio is not what Gateway Studios is proposing. This will be a production facility, not a retail operation. Office buildings are allowed in both "PC" and "PI" so they can both be considered Regional Commercial. A "PI" zoning does not rule out what they are trying to accomplish. He is

primarily concerned about the potential for future commercial use, therefore, he would prefer a “PI” district. Their primary function is a production facility. They can add a bar, bakery and coffee shop inside their facility for their employees and clients. These uses would not be intended for the general public but they would be considered ancillary to the primary function and not a primary function. However, if there is a change in ownership, then those uses could become a primary function, unless those uses are removed or the property can simply be rezoned to “PI” and then those uses become an ancillary use. Mr. Wyse stated that Art Studio is the primary use and it is not allowed in a “PI” District.

Mr. Stock stated that Gateway’s campus on the south side of Interstate 40 is zoned Regional Commercial and they see this site as a similar campus. Of the 109 permitted uses, they have already whittled the uses down to 24 uses. Primarily, this will be for film production. The south site is music production. Originally the former jail site was going encompass both music and film, but now the south site will only be for music production with a hotel and spa. Thus, this site will be for film production only. Every parcel from the Sports Complex to the east is Regional Commercial. The industrial designation is all on the south side. There is not any industrial on the north other than “M3”. Mr. Stock also pointed out that Art Studio is a broad category. The performers are considered artists.

Mr. Wyse stated that the main issue with a “PI” designation is that the Art Studio is the primary use and it is not allowed in a “PI” district.

Requested Uses

Councilmember Monachella expressed concerned with the Auditorium and Theater uses. She would not want that traffic to interfere with activities being held at the CVAC. Mr. Wyse indicated that these uses are intended for the studio and not open to the public.

Councilmember Wahl expressed his concern with the Bakery, Bar, Brewpub, Coffee Shop, Restaurants and Retail Sales uses as those uses are intended for The District.

Councilmember Mastorakos inquired as to which five uses were removed. Ms. Bharti provided the following information:

- Arena and Stadium
- Grocery- Community
- Grocery- Neighborhood
- Financial Institution, Drive-Thru
- Restaurant- Fast Food, Drive-Thru

Councilmember Hansen questioned the need for the Film Drop-Off and Pick Up Stations and the Film Processing Plant uses as with the current digital technology, film processing has become obsolete. Representing the Applicant, George Stock, Stock & Associates, stated that he will discuss this with the owner but they specifically requested these uses.

Councilmember Mastorakos expressed her concern regarding the uses of Bar and Brewpub especially in close proximity to the CVAC.

Councilmember Monachella made a motion to modify the hours of operation to restrict public retail uses between the hours of 6 a.m. and 11 p.m. The motion was seconded by Chair Hurt.

Discussion after the Motion

Councilmember Monachella inquired if the subject site would be fully enclosed with fencing. Mr. Wyse stated that it would be fully enclosed. The site will be a private facility that is not open to the general public. The restricted hours would only pertain to future public uses.

The above motion **passed** by a voice vote of 4-0.

Councilmember Mastorakos made a motion to designate Bar and Brewpub uses as ancillary uses only. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

Councilmember Hansen made a motion to forward P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning and Public Works Committee, will be needed for the October 3, 2022 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC.)]

B. P.Z. 06-2022 17733 N. Outer Forty Road (Gateway Studios, LLC): A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for 34.02 acres located on the north side of Outer 40 Road (16V320056). (Ward 4)

Councilmember Monachella made a motion to forward P.Z. 06-2022 Gateway Golf Center (Gateway Studios, LLC) to City Council with a recommendation to approve with the following amendments: (1) modify the hours of operation to restrict public retail uses between the hours of 6 a.m. and 11 p.m., and (2) designate Bar and Brewpub uses as ancillary uses only. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning and Public Works Committee, will be needed for the October 3, 2022 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 06-2022 17733 N. Outer Forty Road (Gateway Studios, LLC.)]

At the request of Councilmember Wahl, item D was moved before item III.C.

D. Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision: An ordinance amending City of Chesterfield Ordinance 3015 to authorize replacement construction and maintenance deposit agreements and sureties for the Alexander Woods Subdivision. (Ward 2)

STAFF PRESENTATION

Justin Wyse, Director of Planning, stated that Alexander Woods is a single-family subdivision that is located on Nardin Drive off of Swingley Ridge Road. Construction has been ongoing and the development team is now requesting to replace the original construction and maintenance agreements and sureties.

In accordance with the UDC, the replacement construction and maintenance escrows and agreements are being presented to the Planning & Public Works Committee for review and recommendation prior to proceeding to City Council. After reviewing the request and the existing construction activities, Staff has no concerns with the replacement.

DISCUSSION

In response to Councilmember Wahl's questions, Mr. Wyse explained that there is an existing subdivision adjacent to this new section. He further explained the purpose of maintaining construction and maintenance deposit agreements and sureties and the disbursement process.

Councilmember Mastorakos made a motion to forward Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision.]

- C. P.Z. 08-2022 TSG Chesterfield Airport Road (Stock & Associates Consulting Engineers Inc.):** A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 13 acres located north of Chesterfield Airport Road. (Ward 4)

STAFF PRESENTATION

Alyssa Ahner, Planner, presented the request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District to allow for one additional permitted use and to revise the open space language.

There are three aspects to this request:

- Add "car wash" as a permitted use.
- Clarify the open space language from a minimum of 35% for development, to a minimum of 35% for each lot.
- Staff recommends removal of the public art requirement. In the most recent Comprehensive Plan update, incorporating public art into new construction and re-development projects is focused within the City Center Land Use Designation. However, this requirement is not included in the Regional Commercial Land Use designation which encompasses the entire subject site.

A Public Hearing was held for this petition on August 22, 2022. At that time the Planning Commission requested that the Applicant review the existing permitted uses to determine if any could be removed.

At the September 12, 2022 Planning Commission meeting, the Applicant requested that 12 permitted uses be removed and the Planning Commission unanimously approved the petition as presented.

DISCUSSION

Chair Hurt asked if any changes were made to the access. Mr. Wyse, Director of Planning, explained that there is one minor shift in access. Originally, the north-south road that runs along

the western edge of this site was to be removed whenever Arnage was extended. This has been revised and it will be removed once Arnage is extended to Caprice Drive.

Councilmember Hansen made a motion to forward P.Z. 08-2022 TSG Chesterfield Airport Road (Stock & Associates Consulting Engineers, Inc) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the October 3, 2022 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 08-2022 TSG Chesterfield Airport Road (Stock & Associates Consulting Engineers, Inc).]

- E. Traffic Generation Assessment (TGA) Trust Funds:** An ordinance establishing five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.
- F. Traffic Generation Assessment (TGA) Trust Fund Rate Schedule:** An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

STAFF PRESENTATION

TGA Trust Funds

Justin Wyse, Director of Planning, stated that the City utilizes Traffic Generation Assessment (TGA) trust funds. Typically, a site specific ordinance within a planned district embodies the trust fund contribution requirement. The developer of a proposed development is required to contribute to a TGA to a specific trust fund that is defined in the Saint Louis County and Public Works Design Criteria Manual.

The first proposed ordinance continues to utilize the TGA, but establishes five specific trust funds authorized and embodied with a City Ordinance.

The trust funds are delineated by City limits, the major roadways of Interstate 64 and Olive Boulevard/Clarkson Road, and the Chesterfield Valley. The five Trust Fund accounts and their limits are described as follows:

TGA Trust Fund Area A – Eastern boundary of Olive Boulevard, southern boundary of Interstate 64, western and northern boundary of the Chesterfield Valley.

TGA Trust Fund Area B – Eastern boundary of the City limit, southern boundary of Interstate 64, western and northern boundary of Olive Boulevard.

TGA Trust Fund Area C – Eastern and southern boundary of the City limit, western boundary of Clarkson Road, and northern boundary of Interstate 64.

TGA Trust Fund Area D – Eastern boundary of Clarkson Road, southern boundary of the City limit, western boundary of the Chesterfield Valley, and northern boundary of the Chesterfield Valley and Interstate 64.

TGA Trust Fund Area E – Encompasses the entire Chesterfield Valley.

TGA Rate Schedule

Mr. Wyse continued to explain that the TGA rate is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City's Unified Development Code (UDC) and the rate is defined in the Saint Louis County Transportation and Public Works Design Criteria Manual.

Saint Louis County annually reviews the TGA rates to determine if the rates need to be increased or decreased to account for changes in construction costs.

The second proposed ordinance establishes the rate schedule within a City ordinance.

DISCUSSION

There was some general discussion regarding the origination of the TGA and how the rates are calculated.

Councilmember Mastorakos made a motion to forward to City Council an ordinance establishing five Traffic Generation Assessment (TGA) Trust Funds and an ordinance to establish a Traffic Generation Assessment Trust Fund Rate Schedule. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4-0.

Note: Two bills, as recommended by the Planning & Public Works Committee, will be needed for the October 3, 2022 City Council Meeting. See Bill # and #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on the TGA Ordinances.]

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:45 p.m.

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: October 03, 2022

RE: **P.Z. 05-2022 Gateway Golf Center (Gateway Studios, LLC)**: A request for a zoning map amendment from the “PC” Planned Commercial District to a new “PC” Planned Commercial District for 22.78 acres located on the north side of Outer 40 Road (17V630059)

Summary

Gateway Studios, LLC has submitted a request for a zoning map amendment from a “PC” Planned Commercial District to a new “PC” Planned Commercial District. The petitioner is requesting to rezone the property in order to have additional uses. Applicant has requested a modification request to have a 25’ building setback and 0’ parking setback from the west PC District boundary. The submittal includes a Preliminary Development Plan, narrative statement, and outboundary survey.

A Public Hearing was held on July 25, 2022 for this petition, during which the City of Chesterfield Planning Commission raised multiple issues regarding:

- Permitted uses.
- Cross Access Easement.

The applicant’s response to each issue and modification request were discussed at the September 12, 2022 Planning Commission meeting. Planning Commission voted to approve the modification request and this petition as presented by a vote of 9-0.

On September 22, 2022, the petition was brought before the Planning & Public Works Committee. A motion was made to approve with two conditions:

- Restriction to hours of operation for Public Retail uses
- Bar and Brewpub to be considered as ancillary uses.

Modifications are attached as a Greensheet Amendment. The motion to approve the petition as amended was passed by a vote of 4-0.

Attachments: Greensheet Amendment
Legislation
Draft Attachment A
Attachment B – Preliminary Development Plan



Figure 1: Subject Site Aerial

BILL NO. 3402

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2105 AND CHANGING THE BOUNDARIES OF THE “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 22.78 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OUTER 40 ROAD [P.Z. 05-2022 GATEWAY GOLF CENTER (GATEWAY STUDIOS), 17V630059].

WHEREAS, the petitioner, Gateway Studios, LLC, has requested a change in zoning from the “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 22.78 acre tract of land located on the north side of Outer 40 Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on July 25, 2022; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 9-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning, with amendments, to the “PC” Planned Commercial 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 a “PC” Planned Commercial District designation for a 22.78 acre tract of land located on the north side of Outer 40 Road as described as follows:

A TRACT OF LAND IN U.S. SURVEY 102, 150, AND 419, BEING A PORTION OF LOTS 1, 2, AND 3 OF THE SUBDIVISION OF THE SPENCER TYLER ESTATE, LOTS 1 AND 2 ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 25 OF THE ST. LOUIS COUNTY (FORMER CITY) RECORDS, AND LOT 3

ACCORDING TO PLAT MADE BY FERN AND CUMMINS IN U.S. SURVEY 102, THE PLAT OF WHICH IS NOT OF RECORD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE EAST LINE OF LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF NEW U.S. HIGHWAY 40; THENCE NORTH 84 DEGREES 10 MINUTES 55 SECONDS WEST ALONG SAID RIGHT-OF-WAY 495.01 FEET TO AN IRON PIPE IN THE EAST LINE OF LOT 2; THENCE NORTH 12 DEGREES WEST ALONG THE EAST LINE OF LOT 2, 290.79 FEET TO AN IRON PIPE (SAID PIPE BEING DISTANT NORTH 12 DEGREES WEST, 2063.36 FEET FROM THE NORTH LINE OF OLD U.S. HIGHWAY 40, T.R., PER DEED); THENCE SOUTH 78 DEGREES WEST 668.78 FEET TO AN OLD IRON PIPE; THENCE NORTH 12 DEGREES WEST 2007.66 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 49 MINUTES 57 SECONDS EAST 1162.33 FEET TO AN IRON PIPE IN THE EAST LINE OF LOT 1; THENCE SOUTH 12 DEGREES 05 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF LOT 1, 2204.94 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY EXECUTED BY FAWCETT VOGT ASSOCIATES IN OCTOBER 1973, EXCEPTING THEREFROM THAT PART CONVEYED BY DEED RECORDED IN BOOK 7194 PAGE 181.

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 Gateway Studios, LLC, in P.Z. 05-2022, 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 the 25th day of July, 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: 10/03/2022

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 1: (Page 2 of 14)

Section I. Specific Criteria, A

Add the Hours of Restriction for retail uses:

2. Hours of Operation.
 - a. Uses “m” and “n” listed above will be subjected to hours of operation for the public from 6:00 AM to 11:00 PM.

AMENDMENT 2: (Page 2 of 14)

Section I. Specific Criteria, A

Add the Ancillary uses:

3. Ancillary uses for the above referenced permitted uses shall be as follows:
 - a. Bar
 - b. Brewpub

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 District shall be:
 - a. Auditorium
 - b. Art Gallery; Art Studio
 - c. Banquet Facility
 - d. Recreational Facility
 - e. Office- Dental
 - f. Office – General
 - g. Office - Medical
 - h. Bakery
 - i. Bar
 - j. Brewpub
 - k. Coffee Shop
 - l. Restaurant-Sit Down
 - m. Restaurant -Fast Food, No Drive-Thru
 - n. Restaurant – Take Out
 - o. Retail Sales Establishment – Community
 - p. Retail Sales Establishment - Neighborhood
 - q. Film drop-off and pick up stations
 - r. Film processing plant

- s. Financial Institution, No Drive-Thru;
 - t. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
 - u. Professional and technical service facility
 - v. Theatre, indoor
 - w. Theatre, Outdoor
2. Hours of Operation.
- a. Hours of operation for this "PC" District shall not be restricted.

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

1. Height
- a. The maximum height of the building, structures, and screening of roof mechanical units shall not exceed sixty-five (65.0) feet.
2. Building Requirements
- a. A minimum of thirty-five percent (35%) openspace is required for this PC District.
 - b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. Structure Setbacks
- No building or structure, other than: a freestanding project identification sign, light standards, flag poles or fences will be located within the following setbacks:
- a. Fifty (50) feet from the right-of-way of N. Outer Forty Road on the South boundary of the Planned Commercial (PC) District.
 - b. The south line of the Seepage Berm Easement as recorded in DB. 13144, Pg. 1876
 - c. Twenty-five (25) feet from the east and west 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. Fifty (50) feet from the right-of-way of N. Outer Forty Road.
- b. The south line of the Levee Easement as recorded in DB. 10080, Pg. 937.
- c. Zero (0) feet from the east and west boundary of this Planned Commercial 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 or on any existing roadways. All construction related parking shall be confined to the development.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

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. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations 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

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

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. 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.
3. Cross access shall be provided to the adjoining properties as directed by the City of Chesterfield.
4. Access to St. Louis County road right-of-way and improvements within County road right-of-way (N. Outer 40 Road) shall be as directed by St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. 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 Highways and Traffic. No gate installation will be permitted on public right-of-way.
2. 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.
3. 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, and roadway improvements.
4. 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

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, 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 N. Outer 40 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

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than Seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

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. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

3. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.
4. 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.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence

- may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner.
 10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
 11. The developer shall reimburse the Chesterfield Valley Mitigation Bank Program for any jurisdictional wetlands that have been identified on this site. The reimbursement is required prior to approval of a Grading Permit, Improvement Plans, or issuance of any Building Permits. The reimbursement amount is based on the total acres delineated on the site requiring mitigation and will be the proportionate share of the cost of establishment of the mitigation area.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

O. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

3. 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.
4. The City has a line of sight communication system between City Hall and the Parks Department Administration building located at 17891 N. Outer 40 Road. The development of the subject site may impact this communication system. In order for communication between the two City facilities to be maintained, a 20 foot wide clear zone is needed along the alignment shown on the aerial attached to this ordinance. Anything located within that 20 foot wide clear zone would need to be under 30 feet in height. Development of the subject site must be coordinated with the City such that the communication system is maintained.
5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood 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. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Chapter 405, Article 5 of Chesterfield City Code for specific requirements.

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

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire

development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic generation assessment contributions shall be deposited with City of Chesterfield/St. Louis County prior to the issuance of building permits. 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 issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The 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

General Office

\$825.90/parking space

(Parking spaces as required by the City of Chesterfield Code.)

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

If a portion of the developments 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 Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint 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.

The amount of these required contributions for the 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.

Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition where mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the 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 or Concept 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.

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

VI. RECORDING

Within 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.

VII. 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.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOOK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOORPLAN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SITE DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

LEGAL DESCRIPTION

A TRACT OF LAND CONVEYED TO THE SUCCESSFUL INVESTORS, BY DEED BOOK 11060 PAGE 195 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. 419 IN TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID THE SUCCESSFUL INVESTORS TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ON ENTERPRISES LLC, BY DEED BOOK 21458 PAGE 2420 OF SAID RECORDS, BEING ON THE NORTH RIGHT OF WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH, THENCE ALONG THE NORTH RIGHT OF SAID NORTH OUTER 40 ROAD, NORTH 83 DEGREES 03 MINUTES 25 SECONDS WEST, 416.23 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF CHESTERFIELD, BY DEED BOOK 12561 PAGE 953, OF SAID RECORDS; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF SAID CITY OF CHESTERFIELD TRACT: NORTH 10 DEGREES 52 MINUTES 29 SECONDS WEST, 414.90 FEET; SOUTH 79 DEGREES 07 MINUTES 31 SECONDS WEST, 75.00 FEET; AND NORTH 10 DEGREES 52 MINUTES 29 SECONDS WEST, 1,163.46 FEET, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO BROWNSTONE FARMS LLC, BY DEED BOOK 15466 PAGE 346, OF SAID RECORDS; THENCE SOUTH 88 DEGREES 42 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BROWNSTONE FARMS LLC TRACT, 478.19 FEET, TO THE EAST LINE OF U.S. SURVEY 419; THENCE SOUTH 10 DEGREES 58 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF U.S. SURVEY 419, A DISTANCE OF 2,204.93 FEET TO THE POINT OF BEGINNING, CONTAINING 992,550 SQUARE FEET OR 22.786 ACRES, MORE OR LESS. ACCORDING TO CALCULATIONS PERFORMED BY STOOK AND ASSOCIATES IN JULY 2022.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12357 NAVD88 Elev = 461.00
Standard 1/2" aluminum disk stamped S-384 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 40 feet south of the centerline of Chesterfield Airport Road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY, SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

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

PREPARED FOR:

J2 MANAGEMENT GROUP, LLC C/O
GATEWAY STUDIOS & PRODUCTION SERVICES
MR. JERRY KERR VICE CHAIRMAN
PHONE: (855) 332-4777

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 43 AND 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

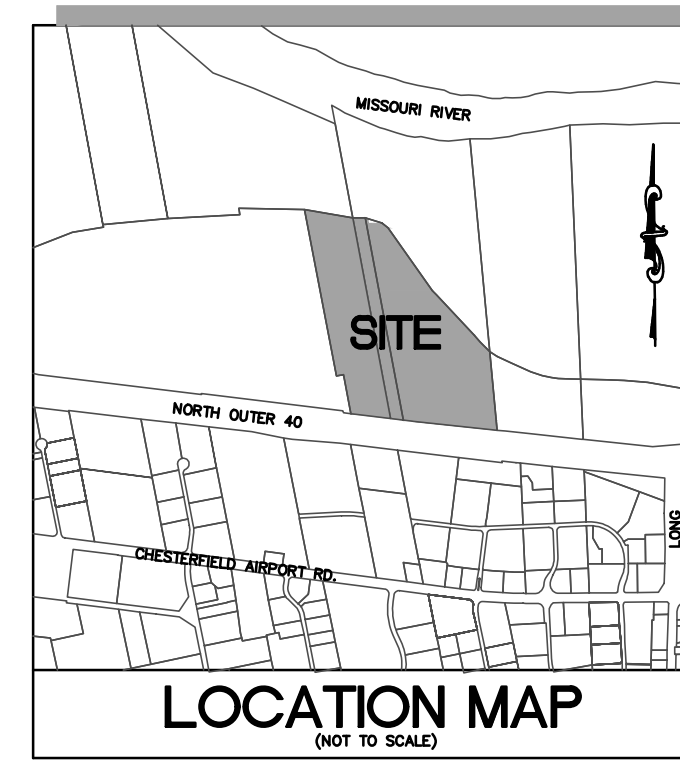
F.A.R. CALCULATION
MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:
MINIMUM 35.0% OPEN SPACE

HEIGHT:
A MAXIMUM HEIGHT OF 65.0' FEET

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:**
- FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE SEEPAGE BERM EASEMENT AS RECORDED IN DB. 13144, PG. 1876
 - TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- PARKING SETBACKS:**
- FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE LEVEE EASEMENT AS RECORDED IN DB. 10080, PG. 937
 - ZERO (0) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT



ABBREVIATIONS

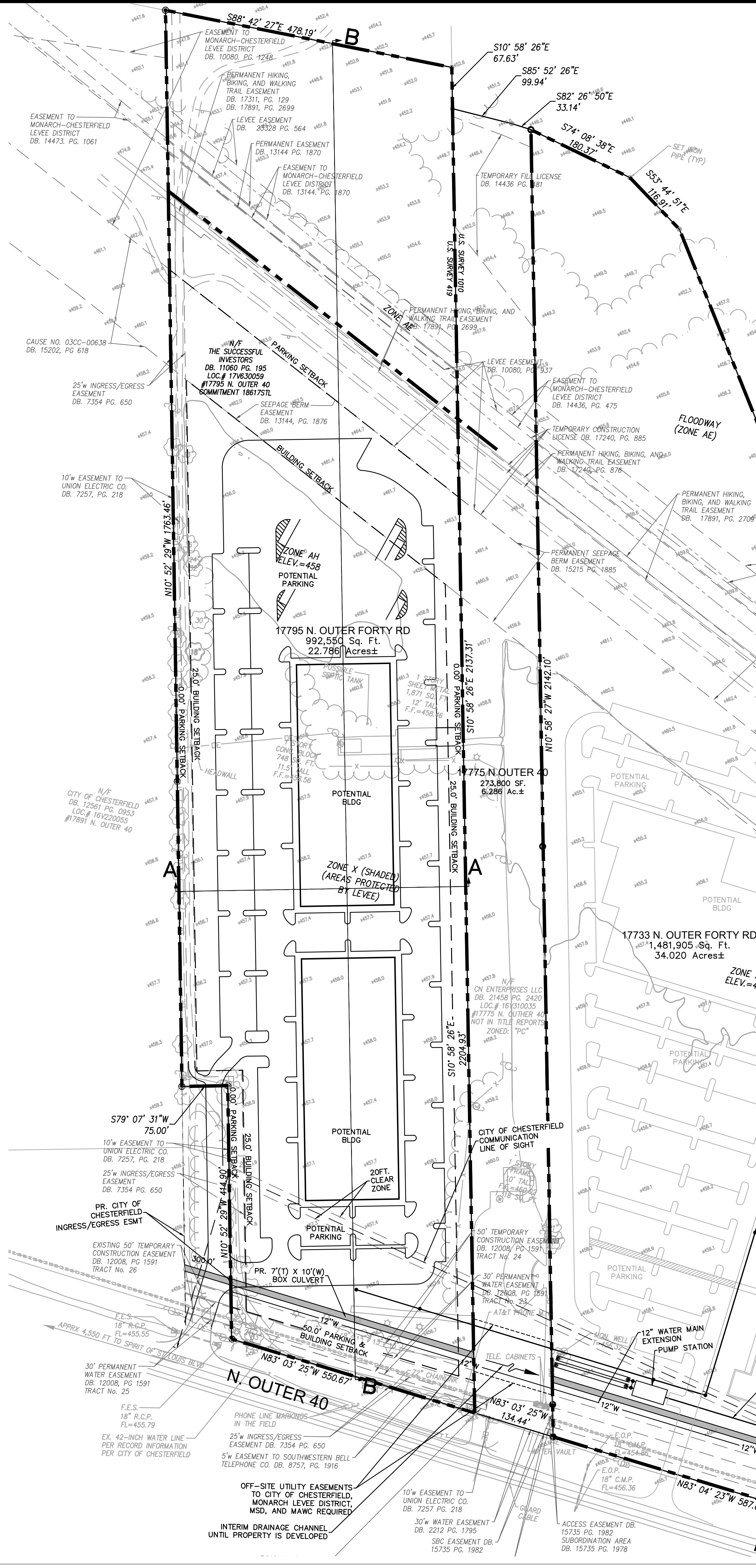
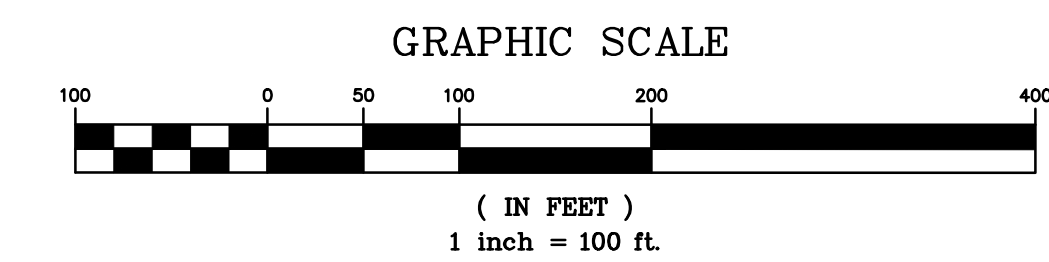
- AT&T - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LF. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.O.W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- UL.F. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

SITE INFORMATION

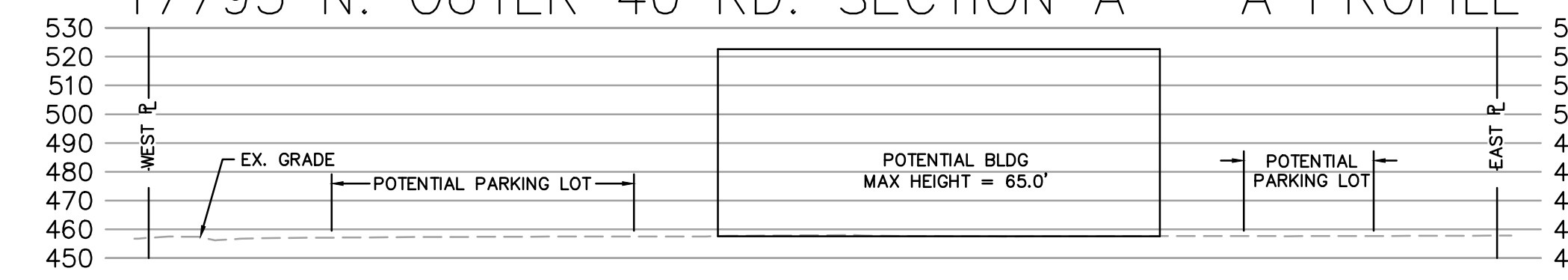
OWNER: THE SUCCESSFUL INVESTORS, LLC
OWNER (UNDER CONTRACT): J2 MANAGEMENT GROUP, LLC
ADDRESS: 17795 NORTH OUTER FORTY RD CHESTERFIELD, MO 63005
EXISTING ZONING: "PC"
PROPOSED ZONING: "PC" PLANNED COMMERCIAL
LOCATOR NO: 17V630059
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

LEGEND

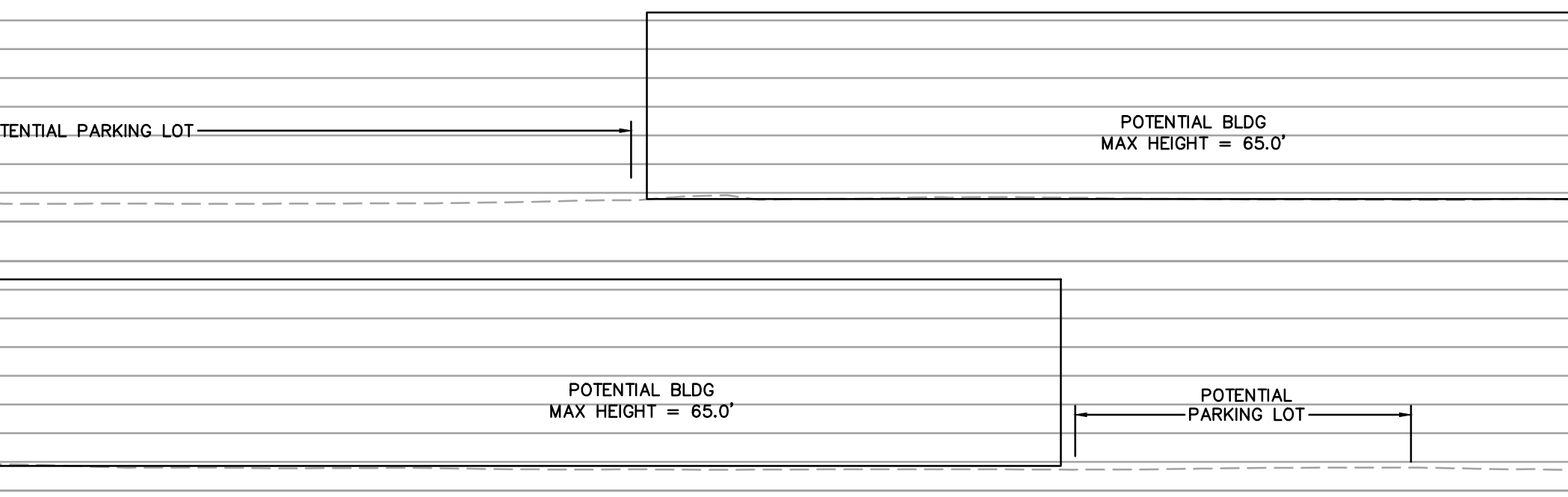
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- ACCESSIBLE PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY



17795 N. OUTER 40 RD. SECTION A - A PROFILE



17795 N. OUTER 40 RD. SECTION B - B PROFILE



SECTIONS

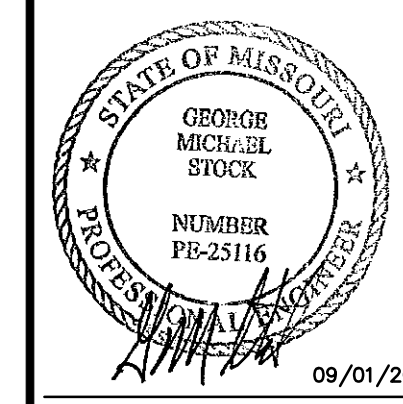
SCALE: HORIZ: 1"=50', VERT: 1"=50'

PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR: 17795 N. OUTER FORTY ROAD

CHESTERFIELD, MISSOURI 63005

DATE:



GEORGE M. STOOK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

09/01/2022

REVISIONS:

- 2022-07-05 CITY
- 2022-08-16 CITY
- 2022-09-01 CITY

DRAW BY: K.S.G. CHECKED BY: G.M.S.

DATE: 06/09/2022 JOB NO: 2022-7165

SCALE: 1"=50'

DATE: 06/09/2022

SCALE: 1"=50'

DATE: 06/09/2022

SCALE: 1"=50'

DATE: 06/09/2022

SCALE: 1"=50'

DATE: 06/09/2022

SCALE: 1"=50'

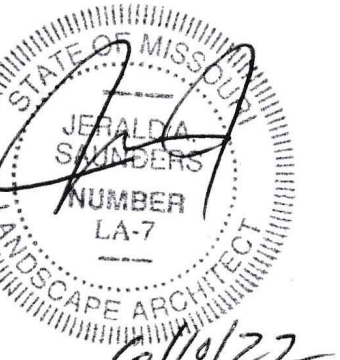
DATE: 06/09/2022

SCALE: 1"=50'

PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:

PDP-1.0

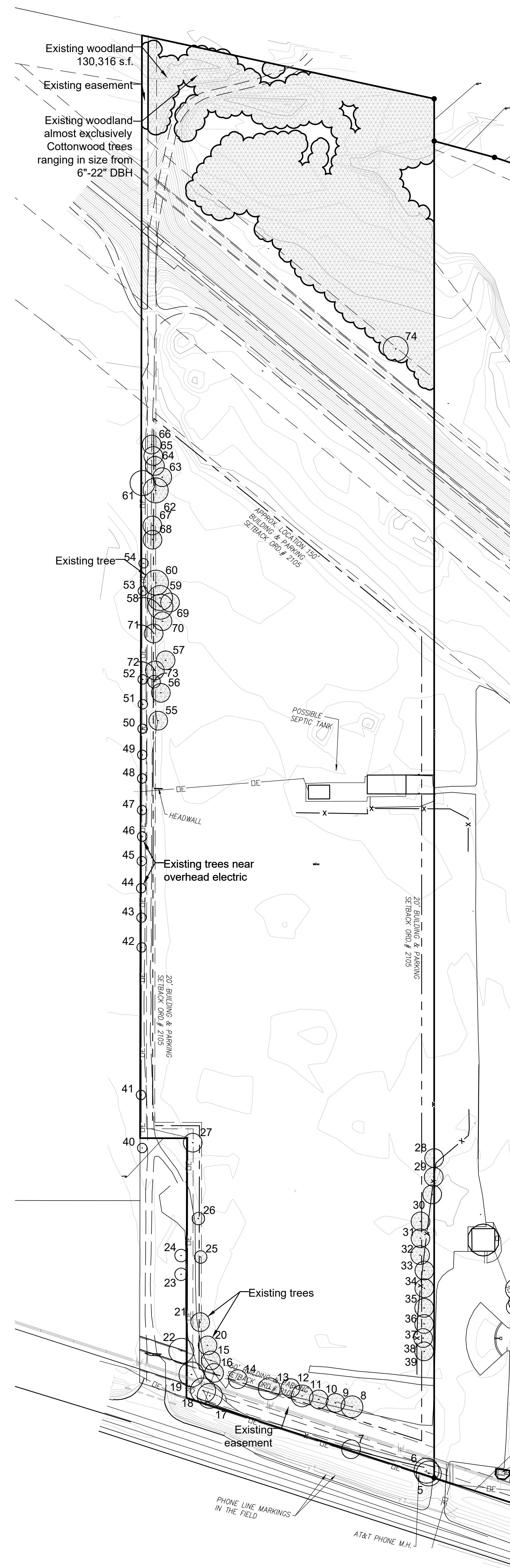


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

17795 North Outer Forty Road

Chesterfield, Missouri 63005



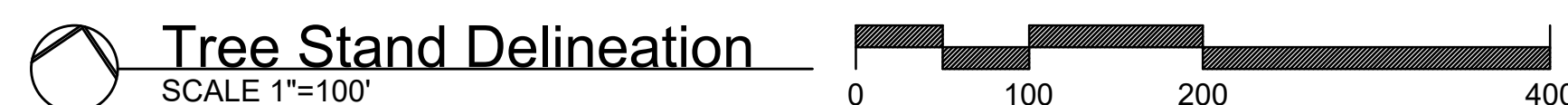
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
5	Cottonwood	31	40	2	
6	Cottonwood	36	40	2	Easement
7	Bradford Pear	6	30	1	Easement
8	Ash	13	35	1	Half dead
9	Ash	13	30	1	Half dead
10	Ash	13	30	1	Half dead
11	Ash	18	35	1	Half dead
12	Ash	15	30	1	Half dead
13	Ash	15	35	1	Half dead
14	Mulberry	6	30	1	
15	Bradford Pear	14	30	2	
16	Bradford Pear	7	30	2	
17	Cottonwood	33	40	2	Easement
18	Cottonwood	24	40	2	Easement
19	Cottonwood	36	40	2	Easement
20	Bald Cypress	26	30	3	
21	Bald Cypress	24	30	3	
22	Bradford Pear	7	40	2	Offsite
23	Bradford Pear	6	20	1	Offsite
24	Bradford Pear	6	20	1	Offsite
25	Bradford Pear	6	20	1	
26	Bradford Pear	8	20	2	
27	Red Maple	11	30	3	Easement
28	Mulberry	8	30	2	
29	Mulberry	12	30	1	In fence
30	Mulberry	8	30	1	In fence
31	Mulberry	10	30	1	In fence
32	Mulberry	6	30	1	In fence
33	Mulberry	8	30	1	In fence
34	Mulberry	10	30	1	In fence
35	Mulberry	12	30	1	In fence
36	Mulberry	8	30	1	In fence
37	Mulberry	12	30	1	In fence
38	Mulberry	6	30	1	In fence
39	Mulberry	8	30	1	In fence
40	Crabapple	7	15	1	Offsite
41	Crabapple	6	15	1	Easement
42	Crabapple	6	15	1	Easement
43	Crabapple	6	15	1	Easement
44	Crabapple	7	15	1	Easement
45	Crabapple	6	15	1	Easement
46	Crabapple	7	15	1	Easement
47	Crabapple	7	15	1	Easement
48	Crabapple	6	15	1	Easement
49	Crabapple	6	15	1	Easement
50	Crabapple	3	15	1	Easement
51	Crabapple	7	15	2	Easement
52	Crabapple	6	15	2	Easement
53	Crabapple	7	15	2	Easement
54	Crabapple	5	15	2	Easement
55	Mulberry	22	30	2	
56	Mulberry	18	30	2	
57	Mulberry	30	30	2	
58	Cottonwood	32	40	2	
59	Cottonwood	24	40	2	
60	Cottonwood	36	40	2	
61	Cottonwood	28	40	2	Quad 20x18x18x16. easement
62	Cottonwood	28	40	2	Quad 20x18x18x16
63	Willow	12	30	1	Clump 12x12x12
64	Cottonwood	12	30	2	
65	Elm	6	30	2	
66	Honeylocust	10	30	2	
67	Willow	12	30	1	Clump 12x12x12
68	Willow	12	30	1	Clump 12x12x12
69	Mulberry	8	30	1	
70	Mulberry	9	30	1	
71	Mulberry	10	30	1	
72	Mulberry	10	30	1	
73	Boxelder	8	20	1	
74	Cottonwood	28	40	5	In woodland

Tree Condition Rating:
 Excellent 4
 Good 3
 Fair 2
 Poor 1
 Dead 0

Tree Stand Delineation Narrative
 This project site comprises a total of 22 acres and has a total of 156,024 s.f. of tree canopy which excludes permanent easement areas and offsite tree canopy area.

The Tree Stand Delineation map was completed by field inspection. There are no Monarch, state champion, or rare trees found onsite.

- Total Site Area = 992,550 s.f. (22.78 acres)
- Woodland Tree Canopy Area = 130,316 s.f. (2.99 acres)
- Individual Tree Canopy Area = 25,708 s.f. (0.59 acres)
- Total Existing Tree Canopy Area = 156,024 s.f. (3.58 acres)



Revisions:

Date	Description	No.

Drawn: KP
 Checked: RS

LOOMIS ASSOCIATES
 landscape architects + planners
 790 spain 40 park drive, chesterfield, missouri 63005
 t. 636.519.8668
 www.loomis-associates.com

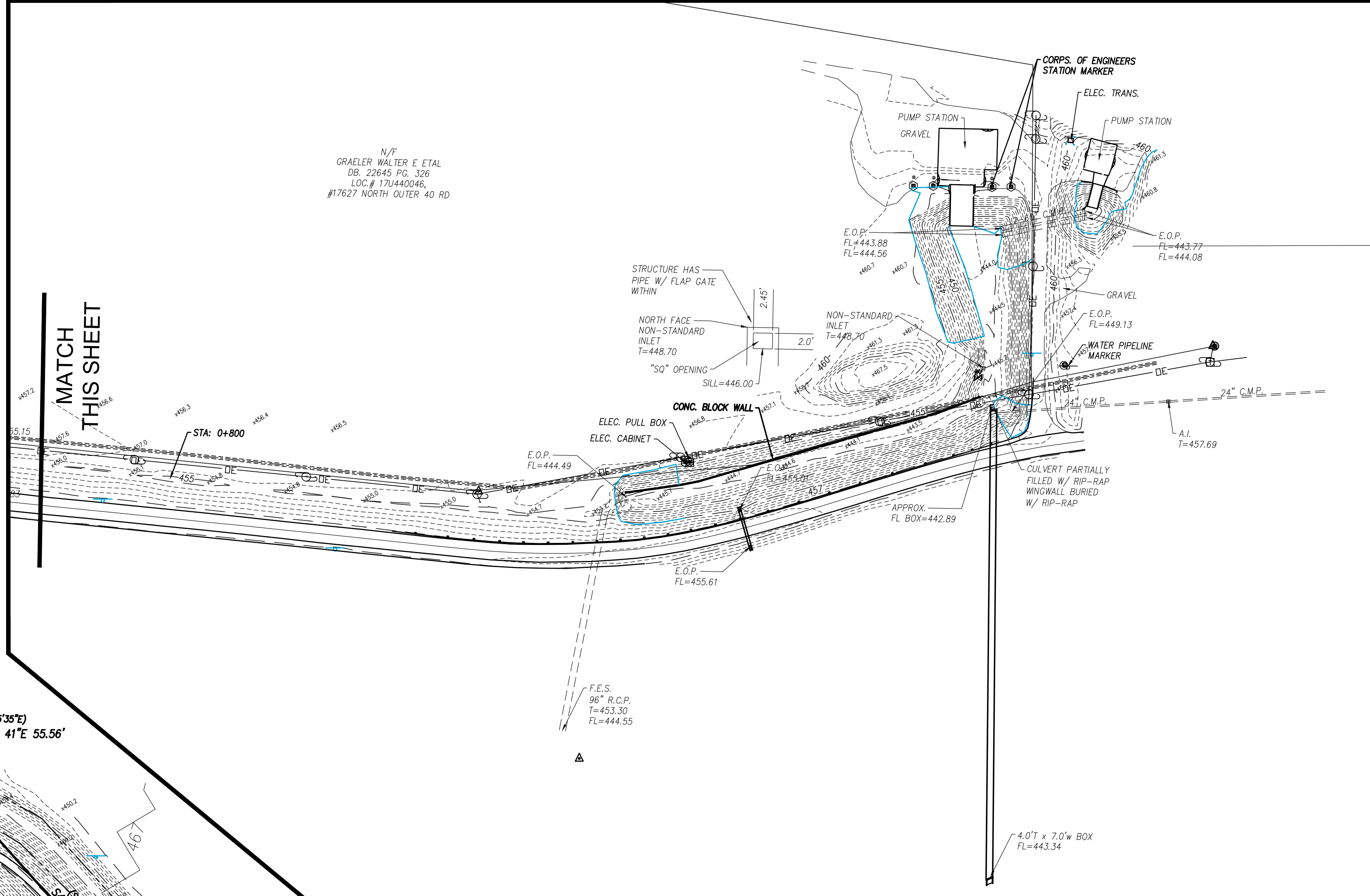
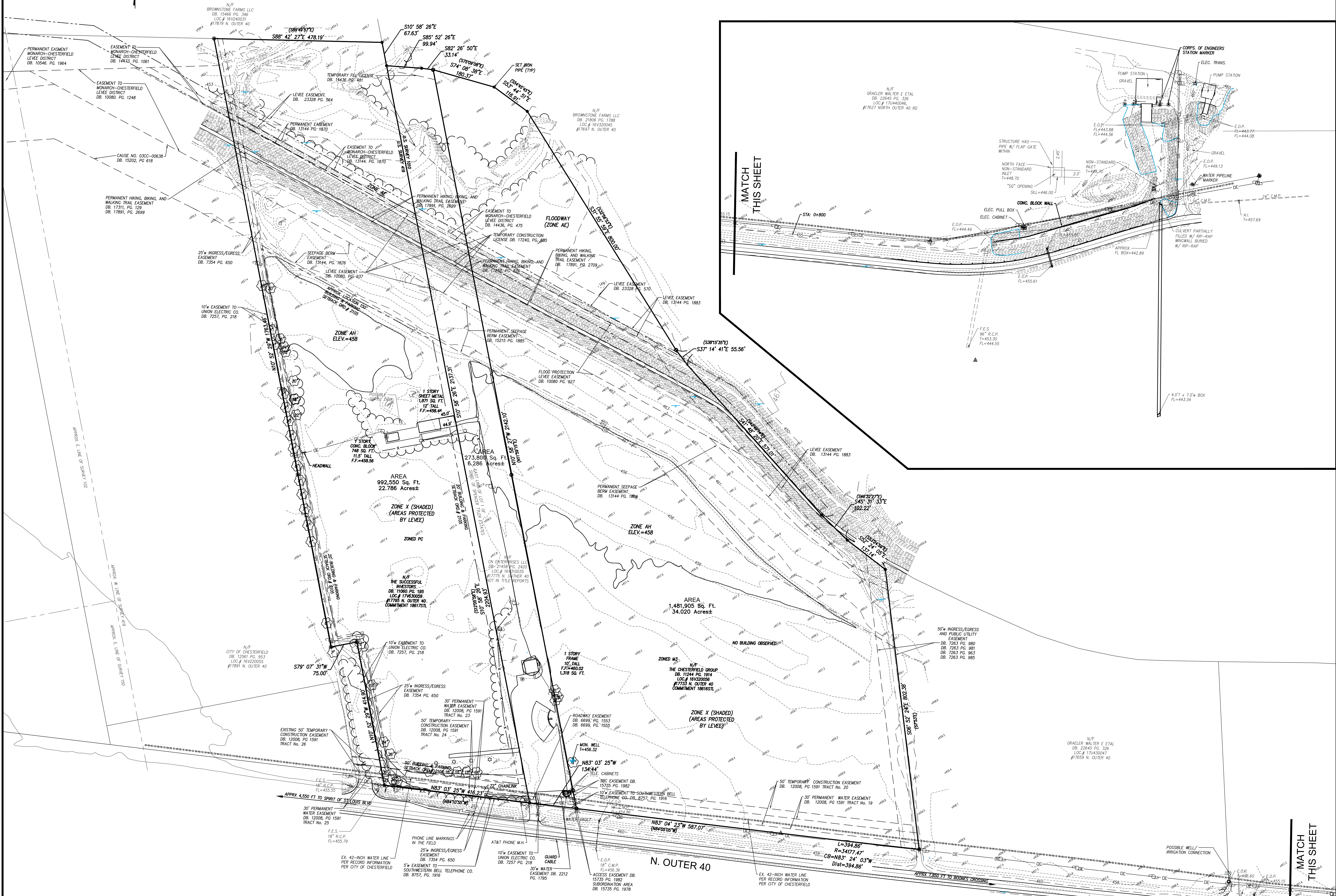
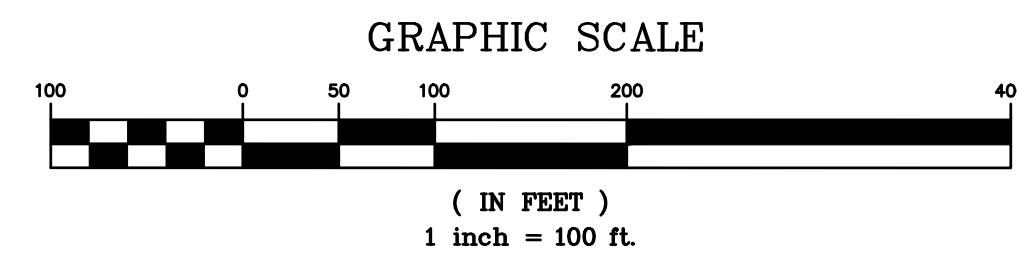
Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC #000019

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	6/10/22
Job #:	813.099

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

ALTA/NSPS LAND TITLE SURVEY

TRACTS OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PREPARED FOR
GATEWAY STUDIOS & PRODUCTION SERVICES
C/O MR. JERRY KERR
VICE CHAIRMAN
PHONE: (855) 332-4777

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/NSPS LAND TITLE SURVEY
N. OUTER 40
17733, 17775 & 17795 NORTH OUTER 40
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO.

REVISIONS:	
1	00/00/0000-

DRAWN BY:	CHECKED BY:
JLK	WJF
DATE:	JOB NO.:
3/21/22	222-7165
M.S.D. #	BASE MAP #
SLC MAT #	MAT SUP. #
M.D.N.R. #	

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:
SHEET #1

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLUMINE
FT	FEET
FND.	FOUND
C	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VERTICED CLAY PIPE
W	WATER
(86W)	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12357 NAVD88 Elev = 461.00
Standard DWM aluminum disk stamped 31-384 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

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

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 18616STL, with an effective date of March 15, 2022, at 8:00 AM for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

The Chesterfield Group, LLC, formerly The Chesterfield Group,
a Dissolved Missouri Limited Partnership

(3) Title Commitment No. 18616STL with Schedule B-Section 2 exceptions:

Item No. 7 Subject to Reservation of an easement 50 feet wide for the purpose of ingress and egress and for public utilities according to instruments recorded in Book 7263 page 980, Book 7263 page 981, Book 7263 page 983 and Book 7263 page 985. "SHOWN"

Item No. 8 Subject to Flood Protection Levee Easement Deed granted to Monarch Chesterfield Levee District by instrument recorded in Book 10080 page 927. "SHOWN"

Item No. 9 Subject to Permanent Water Easement granted to Public Water Supply District No. 2 of St. Charles, Missouri in Cause No. 98CC-2709 of the St. Louis County Circuit Court, a certified copy of the Report of Commissioners is recorded in Book 12008 page 1591. "SHOWN"

Item No. 10 Subject to Permanent Seepage Berm Easement and Maintenance Conditions recorded in Book 13144 page 1864. "SHOWN"

Item No. 11 Subject to Permanent Easement(s) granted to Monarch-Chesterfield Levee District by instrument recorded in Book 13144 page 1883. "SHOWN"

Item No. 12 Subject to Permanent Hiking, Biking and Walking Trail Easement Agreement granted to the City of Chesterfield according to instrument recorded in Book 17891 page 2709. "SHOWN"

Item No. 13 Temporary Irrevocable License Agreement with the City of Chesterfield according to instrument recorded in Book 17891 page 2748. "NOT SHOWN" Expired.

Item No. 14 Subject to Permanent Levee Easement granted to The Monarch-Chesterfield Levee District by instrument recorded in Book 23328 page 570. "SHOWN"

Item No. 15 NOTE: The Company finds that document entitled Deed of Easement Release dated December 18, 2018 and recorded December 28, 2018 in Book 23336 page 1025. The recorded Deed of Easement Release makes no reference as to the recording information of the document intended for release. Therefore the Company makes no assertion as to the easement intended for release. "NOT SHOWN" Not a survey related item.

Commitment No. 18616STL

EXHIBIT "A"

A tract of land in U.S. Survey 1010, Township 45 and 46 North, Range 3 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the Southeast corner of a tract of land conveyed to Chesterfield Community Association, Inc., by deed recorded in Book 7236 page 934 of the St. Louis County Records, said point being also a point in the North line of New Missouri State Highway 40, 240 feet wide; thence Northwardly along the East line of said Chesterfield Community Association, Inc., property North 11 degrees 59 minutes 15 seconds West 2,142.10 feet to the Northeast corner thereof, said point being in the "Levee Line" of the Monarch Chesterfield Levee District, thence in a Southeastwardly direction along said "Levee Line" the following courses and distances: South 75 degrees 09 minutes 08 seconds East 180.37 feet, South 54 degrees 45 minutes 45 seconds East 116.91 feet, South 32 degrees 56 minutes 53 seconds East 800 feet, South 38 degrees 15 minutes 35 seconds East 55.56 feet, South 42 degrees 49 minutes 14 seconds East 571.01 feet, South 46 degrees 32 minutes 27 seconds East 102.22 feet and South 53 degrees 24 minutes 59 seconds East 137.14 feet to a point in the West line of property conveyed to Clarence E. Graefer, et al, by deed recorded in Book 6380 page 1032 of the St. Louis County Records, thence Southwardly along said West line of the Graefer property South 7 degrees 53 minutes East 802.39 feet to its intersection with the aforesaid North line of New Missouri State Highway 40; thence Westwardly along said North line along a curve to the right whose radius point bears North 05 degrees 15 minutes 12 seconds East 34,177.47 feet from the last mentioned point, a distance of 394.86 feet and North 84 degrees 05 minutes 05 seconds West 587.07 feet to the point of beginning.

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 18617STL, Revision No. 1, with an effective date of March 11, 2022, at 8:00 AM for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

The Successful Investors, a Limited Partnership

(3) Title Commitment No. 18617STL, Revision No. 1 with Schedule B-Section 2 exceptions:

Item No. 8 Subject To Reservation as to Private Road Easement recorded November 14, 1973, in Book 6699 page 1553, and as amended by Agreement recorded in Book 6699 page 1555. "SHOWN"

Item No. 9 Subject to Easement granted to Union Electric Company, by instrument recorded in Book 7257 page 218. "SHOWN"

Item No. 10 "SHOWN" Easement for ingress, egress and roadway purposes granted to Joseph J. Duerver, III, by instrument recorded in Book 7354 page 650. "SHOWN"

Item No. 11 Subject to Easement granted to Southwestern Bell Telephone Company, by instrument recorded in Book 8757 page 1916. "SHOWN"

Item No. 12 Subject to Easement granted to Monarch-Chesterfield Levee District, according to instrument recorded in Book 10080 page 937. "SHOWN"

Item No. 13 Subject to Declaration of restrictions recorded in Book 11083 page 491 and First Amendment thereto recorded in Book 21306 page 1370. "NOT SHOWN" Not Subject property (affects 17775 North Outer 40)

Item No. 14 Subject to Permanent easement granted to Monarch Chesterfield Levee District, according to instrument recorded in Book 13144 page 1870. "SHOWN"

Item No. 15 Subject to Permanent Seepage Berm Easement granted to the Monarch-Chesterfield Levee District, according to instrument recorded in Book 13144 page 1876. "SHOWN"

Item No. 16 Subject to Permanent Hiking, Biking and Walking Trail Easement granted to City of Chesterfield, according to instrument recorded in Book 17311 Page 129 and Book 17891 page 2699. "SHOWN"

Item No. 17 Subject to Amended Site Development Plan recorded in Plat Book 354 Pages 442, 443, 444 and 445. "NOT SHOWN" Not a survey related item.

Item No. 18 Terms and Provisions of Temporary Irrevocable License Agreement with the City of Chesterfield, Missouri dated March 5, 2007 and recorded May 16, 2008 in Book 17891 page 2740. "NOT SHOWN" Expired.

Item No. 19 Subject to Permanent Levee Easement granted to the Monarch-Chesterfield Levee District by instrument recorded in Book 23328 page 564. "SHOWN"

Item No. 20 Subject to Easements condemned to Public Water Supply District No. 2 under Cause No. 98CC-27093 in the Circuit Court of St. Louis County, Missouri. A certified copy of the Report of Commissioners on same being recorded in Book 12008 page 1591. "SHOWN"

Item No. 21 NOTE: The Company finds that document entitled Deed of Easement Release dated December 18, 2018 and recorded December 28, 2018 in Book 23336 page 134. The recorded Deed of Easement Release makes no reference as to the recording information of the document intended for release. Therefore the Company makes no assertion as to the easement intended for release. "NOT SHOWN" Not a survey related item.

Commitment No. 18617STL

EXHIBIT "A"

A tract of land in U.S. Survey 102, 150, and 419, being a portion of Lots 1, 2, and 3 of the Subdivision of the Spencer Tyler Estate, Lots 1 and 2 according to plat thereof recorded in Plat Book 7 page 25 of the St. Louis County (former City) Records, and Lot 3 according to plat made by Fern and Cummins in U.S. Survey 102, the plat of which is not of record, and more particularly described as follows: Beginning at an iron pipe at the intersection of the East line of Lot 1 and the North right-of-way line of New U.S. Highway 40; thence North 84 degrees 10 minutes 55 seconds West along said right-of-way 495.01 feet to an iron pipe in the East line of Lot 2; thence North 12 degrees West along the East line of Lot 2, 290.79 feet to an iron pipe (said pipe being distant North 12 degrees West, 2063.36 feet from the North line of Old U.S. Highway 40, T.R., per deed); thence South 78 degrees West 668.78 feet to an old iron pipe; thence North 12 degrees West 2007.66 feet to an iron pipe; thence South 89 degrees 49 minutes 57 seconds East 1162.33 feet to an iron pipe in the East line of Lot 1; thence South 12 degrees 05 minutes 58 seconds East along the East line of Lot 1, 2204.94 feet to the point of beginning, according to survey executed by Fawcett Vogt Associates in October 1973, EXCEPTING THEREFROM that part conveyed by deed recorded in Book 7194 page 181.

GENERAL NOTES:

- Subject property is Zoned PC and M3
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone X (SHADED) (Area of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood), Flood Zone AH (Base Rate Elev = 458), and Floodway according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015. Plotted Graphically
- There are no parking stalls shown.
- Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.
- The subject property(ies) described in the above commitment are contiguous the adjoining properties, without any gaps, gores or overlaps.
- Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.
- Basis of Bearings Missouri State Plane Grid North.
- There was no evidence of any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right of way lines
- There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Certificate of Professional liability insurance to be furnished upon request

Surveyors Certification

This is to certify to:
Gateway Studios & Production Services
Old Republic National Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed during March 2020.

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

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

PREPARED BY:



ALTA/NSPS LAND TITLE SURVEY

N. OUTER 40

17733, 17775 & 17785 NORTH OUTER 40
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO.

WALTER J. PFLERGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1 00/00/0000-

DATE:	BY:	CHECKED BY:
3/21/22	J.K.	W.J.P.
M.S.D. #		JOB NO.
SLC. MAT #		222-7165
		BASE MAP #
		MAT SUP. #
M.D.N.R. #		

SHEET TITLE
ALTA/NSPS LAND
TITLE SURVEY

SHEET NO:
SHEET #2

PREPARED FOR: GATEWAY STUDIOS & PRODUCTION SERVICES
 C/O MR. JERRY KERR
 VICE CHAIRMAN
 PHONE: (855) 332-4777

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning *JW*

Date: October 03, 2022

RE: **P.Z. 06-2022 17733 N. Outer Forty Road (Gateway Studios, LLC):** A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for 34.02 acres located on the north side of Outer 40 Road (16V320056).

Summary

Gateway Studios, LLC has submitted a request for a zoning map amendment from a “M3” Planned Industrial District to “PC” Planned Commercial District. The petitioner is requesting to rezone the property in order to have 24 permitted uses. The submittal includes a Preliminary Development Plan, narrative statement, and outboundary survey.

A Public Hearing was held on July 25, 2022 for this petition, during which the City of Chesterfield Planning Commission raised multiple issues regarding:

- Permitted uses.
- Cross Access Easement.

These issues and the applicant’s response to each issue were discussed at the September 12, 2022 Planning Commission meeting. Planning Commission voted to approve this petition as presented by a vote of 9-0.

On September 22, 2022, the petition was brought before the Planning & Public Works Committee. A motion was made to approve with two conditions:

- Restriction to hours of operation for Public Retail use
- Bar and Brewpub to be considered as ancillary uses.

Modifications are attached as a Greensheet Amendment. The motion to approve the petition as amended was passed by a vote of 4-0.

Attachments: Greensheet Amendment
Legislation
Draft Attachment A
Attachment B – Preliminary Development Plan



Figure 1: Subject Site Aerial

BILL NO. 3403

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 34.02 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OUTER 40 ROAD [P.Z. 06-2022 17733 N. OUTER FORTY ROAD (GATEWAY STUDIOS, LLC), 16V320056].

WHEREAS, the petitioner, Gateway Studios, LLC, has requested a change in zoning from the “M3” Planned Industrial District to “PC” Planned Commercial District for a 34.02 acre tract of land located on the north side of Outer 40 Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on July 25, 2022; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 9-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning, with amendments, to the “PC” Planned Commercial 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 a “PC” Planned Commercial District designation for a 34.02 acre tract of land located on the north side of Outer 40 Road as described as follows:

A PART OF A TRACT OF LAND CONVEYED TO THE CHESTERFIELD GROUP, BY DEED BOOK 11244 PAGE 1914 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. 1010 IN TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD,

ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO THE CHESTERFIELD GROUP AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CN ENTERPRISES LLC, BY DEED BOOK 21458 PAGE 2420 OF SAID RECORDS, BEING ON THE NORTH RIGHT OF WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE NORTH 10 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID CN ENTERPRISES LLC TRACT, 2142.10 FEET TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO BROWNSTONE FARMS LLC, BY DEED BOOK 21806 PAGE 1788, OF SAID RECORDS; THENCE ALONG THE SOUTHWESTERN LINE OF SAID BROWNSTONE FARMS LLC THE FOLLOWING COURSES AND DISTANCE: SOUTH 74 DEGREES 08 MINUTES 38 SECONDS EAST, 180.37 FEET; SOUTH 53 DEGREES 44 MINUTES 51 SECONDS EAST, 116.91 FEET; SOUTH 31 DEGREES 55 MINUTES 59 SECONDS EAST, 800.00 FEET; SOUTH 37 DEGREES 14 MINUTES 41 SECONDS EAST, 55.56 FEET; SOUTH 41 DEGREES 48 MINUTES 20 SECONDS EAST, 571.01 FEET; SOUTH 45 DEGREES 31 MINUTES 33 SECONDS EAST, 102.22 FEET; AND SOUTH 52 DEGREES 24 MINUTES 05 SECONDS EAST, 137.14 FEET, TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WALTER E. GRAELER, BY DEED BOOK 22645 PAGE 326 OF SAID RECORDS; THENCE SOUTH 06 DEGREES 52 MINUTES 24 SECONDS EAST, ALONG THE WEST LINE OF SAID GRAELER TRACT, 802.38 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 34,177.47 FEET, BEING ON THE NORTH RIGHT OF WAY LINE OF ABOVE SAID NORTH OUTER 40 ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, WITH SAID CURVE AN ARC DISTANCE OF 394.86 FEET AND A CHORD WHICH BEARS NORTH 83 DEGREES 24 MINUTES 03 SECONDS WEST, 394.86 FEET; AND NORTH 83 DEGREES 04 MINUTES 23 SECONDS WEST, 587.07 FEET TO THE POINT OF BEGINNING. CONTAINING 1,481,905 SQUARE FEET OR 34.020 ACRES, MORE OR LESS. ACCORDING TO CALCULATIONS PERFORMED BY STOCK AND ASSOCIATES IN JULY 2022.

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 Gateway Studios, LLC, in P.Z. 06-2022, 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 the 25th day of July, 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: 10/03/2022

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 1: (Page 2 of 14)

Section I. Specific Criteria, A

Add the Hours of Restriction for retail uses:

2. Hours of Operation.
 - a. Uses “m” and “n” listed above will be subjected to hours of operation for the public from 6:00 AM to 11:00 PM.

AMENDMENT 2: (Page 2 of 14)

Section I. Specific Criteria, A

Add the Ancillary uses:

3. Ancillary uses for the above referenced permitted uses shall be as follows:
 - a. Bar
 - b. Brewpub

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 District shall be:
 - a. Auditorium
 - b. Art Gallery; Art Studio
 - c. Banquet Facility
 - d. Recreational Facility
 - e. Office- Dental
 - f. Office – General
 - g. Office - Medical
 - h. Bakery
 - i. Bar
 - j. Brewpub
 - k. Coffee Shop
 - l. Restaurant-Sit Down
 - m. Restaurant -Fast Food, No Drive-Thru
 - n. Restaurant – Take Out
 - o. Retail Sales Establishment – Community
 - p. Retail Sales Establishment - Neighborhood
 - q. Film drop-off and pick up stations
 - r. Film processing plant

- s. Financial Institution, No Drive-Thru;
 - t. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
 - u. Professional and technical service facility
 - v. Theatre, indoor
 - w. Theatre, Outdoor
2. Hours of Operation.
- a. Hours of operation for this "PC" District shall not be restricted.

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

1. Height
- a. The maximum height of the building, structures, and screening of roof mechanical units shall not exceed sixty-five (65.0) feet.
2. Building Requirements
- a. A minimum of thirty-five percent (35%) openspace is required for this PC District.
 - b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. Structure Setbacks
- No building or structure, other than: a freestanding project identification sign, light standards, flag poles or fences will be located within the following setbacks:
- a. Fifty (50) feet from the right-of-way of N. Outer Forty Road on the South boundary of the Planned Commercial (PC) District.
 - b. The south line of the Seepage Berm Easement as recorded in DB. 13144, Pg. 1876
 - c. Twenty-five (25) feet from the east and west 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. Fifty (50) feet from the right-of-way of N. Outer Forty Road.
- b. The south line of the Levee Easement as recorded in DB. 10080, Pg. 937.
- c. Zero (0) feet from the east and west boundary of this Planned Commercial 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 or on any existing roadways. All construction related parking shall be confined to the development.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

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. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations 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

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

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. 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.
3. Cross access shall be provided to the adjoining properties as directed by the City of Chesterfield.
4. Access to St. Louis County road right-of-way and improvements within County road right-of-way (N. Outer 40 Road) shall be as directed by St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. 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 Highways and Traffic. No gate installation will be permitted on public right-of-way.
2. 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.
3. 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, and roadway improvements.
4. 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

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, 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 N. Outer 40 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

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than Seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

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. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

3. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of stormwater management facilities shall be identified on all Site Development Plans.
4. 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.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence

- may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner.
 10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
 11. The developer shall reimburse the Chesterfield Valley Mitigation Bank Program for any jurisdictional wetlands that have been identified on this site. The reimbursement is required prior to approval of a Grading Permit, Improvement Plans, or issuance of any Building Permits. The reimbursement amount is based on the total acres delineated on the site requiring mitigation and will be the proportionate share of the cost of establishment of the mitigation area.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District

O. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

3. 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.
4. The City has a line of sight communication system between City Hall and the Parks Department Administration building located at 17891 N. Outer 40 Road. The development of the subject site may impact this communication system. In order for communication between the two City facilities to be maintained, a 20 foot wide clear zone is needed along the alignment shown on the aerial attached to this ordinance. Anything located within that 20 foot wide clear zone would need to be under 30 feet in height. Development of the subject site must be coordinated with the City such that the communication system is maintained.
5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood 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. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Chapter 405, Article 5 of Chesterfield City Code for specific requirements.

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

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire

development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic generation assessment contributions shall be deposited with City of Chesterfield/St. Louis County prior to the issuance of building permits. 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 issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The 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

General Office

\$825.90/parking space

(Parking spaces as required by the City of Chesterfield Code.)

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

If a portion of the developments 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 Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint 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.

The amount of these required contributions for the 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.

Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition where mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be the 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 or Concept 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.

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

VI. RECORDING

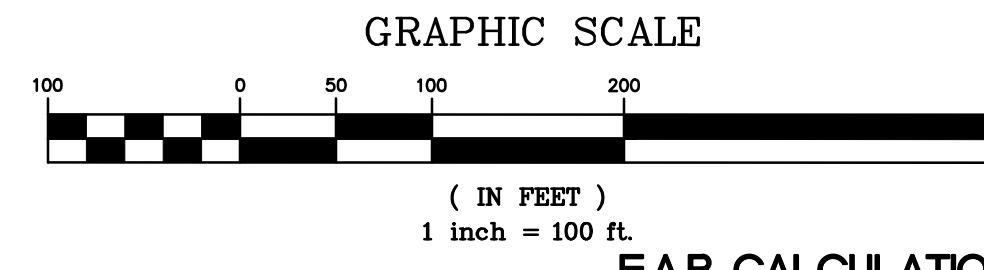
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. 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.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 43 AND 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



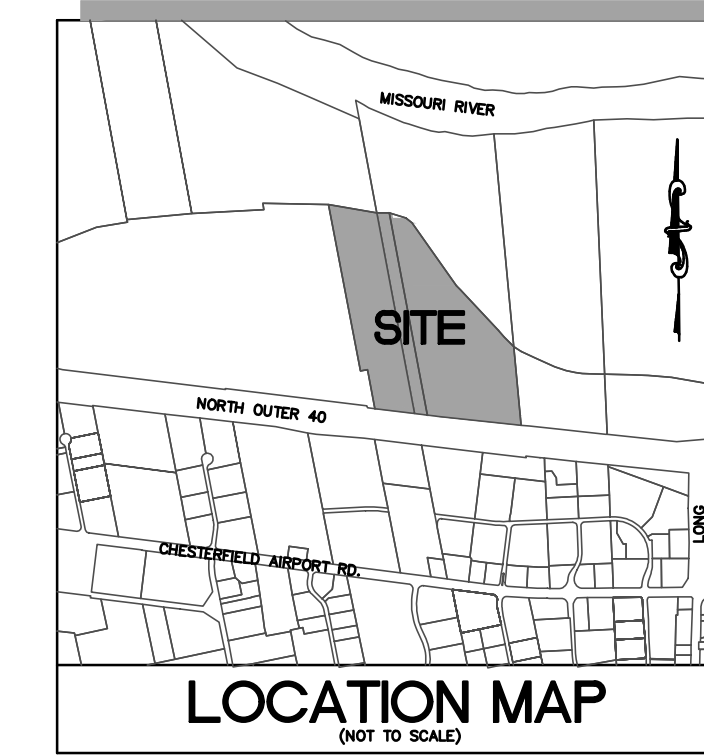
F.A.R. CALCULATION
MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:
MINIMUM 35.0% OPEN SPACE

HEIGHT:
A MAXIMUM HEIGHT OF 65.0' FEET

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:**
- FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE PERMANENT SEEPAGE EASEMENT AS RECORDED IN DB. 13144, PG. 1864.
 - TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- PARKING SETBACKS:**
- FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE LEVEE EASEMENT AS RECORDED IN DB. 13144, PG. 1863
 - ZERO (0) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT



ABBREVIATIONS

ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
F.L.	FLOWLINE
FT.	FEET
F.ND.	FOUND
G.	GAS
H.W.	HIGH WATER
LFB	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL.	PLAT BOOK
P.C.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SQ.	SQUARE
T.	TELEPHONE CABLE
T.A.B.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.I.P.	USE IN PLACE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH

SITE INFORMATION

OWNER: CHESTERFIELD GROUP, LLC
OWNER UNDER CONTRACT: J2 MANAGEMENT GROUP, LLC
ADDRESS: 17733 NORTH OUTER FORTY RD CHESTERFIELD, MO 63005
EXISTING ZONING: "M3"
PROPOSED ZONING: "PC" PLANNED COMMERCIAL
LOCATOR NO: 18V320056
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
MISSOURI RIVER
2918900145K
AMEREN UE
SPIRE INC.
AT&T
MISSOURI AMERICAN WATER COMPANY

LEGEND

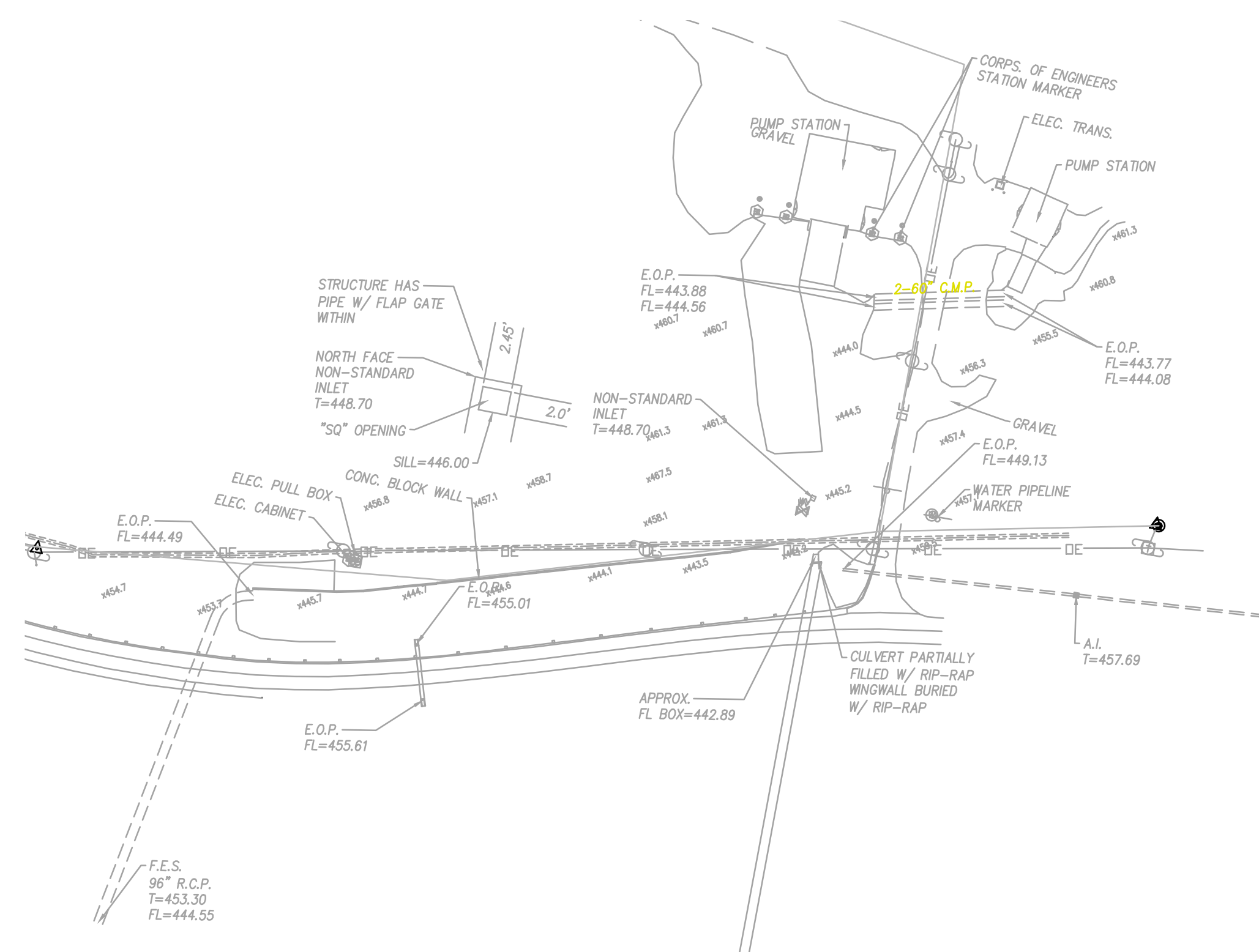
EXISTING SANITARY SEWER	EXISTING STORM SEWER	EXISTING TREE	EXISTING BUILDING	EXISTING CONTOUR	SPOT ELEVATION	EXISTING UTILITIES	FOUND 1/2" IRON PIPE	SET IRON PIPE	FOUND CROSS	FOUND STONE	FIRE HYDRANT	LIGHT STANDARD	BUSH	SIGN	NOTES PARKING SPACES	GUY WIRE	POWER POLE	WATER VALVE	IDENTIES RECORD INFORMATION	ACCESSIBLE PARKING	PROPOSED CONTOUR	PROPOSED SPOT	PROPOSED STORM	PROPOSED SANITARY
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GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.



ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12357 NAV1098 Elev = 461.00
Standard DNR aluminum disk stamped SL-364 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 49 feet south of the centerline of Chesterfield Airport Road, 76 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northeast corner of the subdivision entrance monument for Chesterfield Industrial Park.

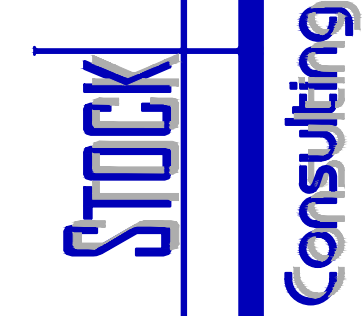
CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

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

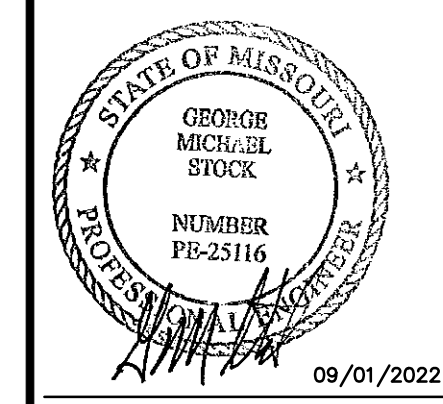
PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR:

17733 N. OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

DATE:



GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996
09/01/2022

REVISIONS:

1.	2022-07-05	CITY
2.	2022-08-16	CITY
3.	2022-09-01	CITY

DRAWN BY: K.S.G. CHECKED BY: G.M.S.

DATE: 06/09/2022 JOB NO: 2022-7165

SCALE: 1" = 16V'

DATE: 06/09/2022

SCALE: 1" = 16V'

DATE: 06/09/2022

SCALE: 1" = 16V'

DATE: 06/09/2022

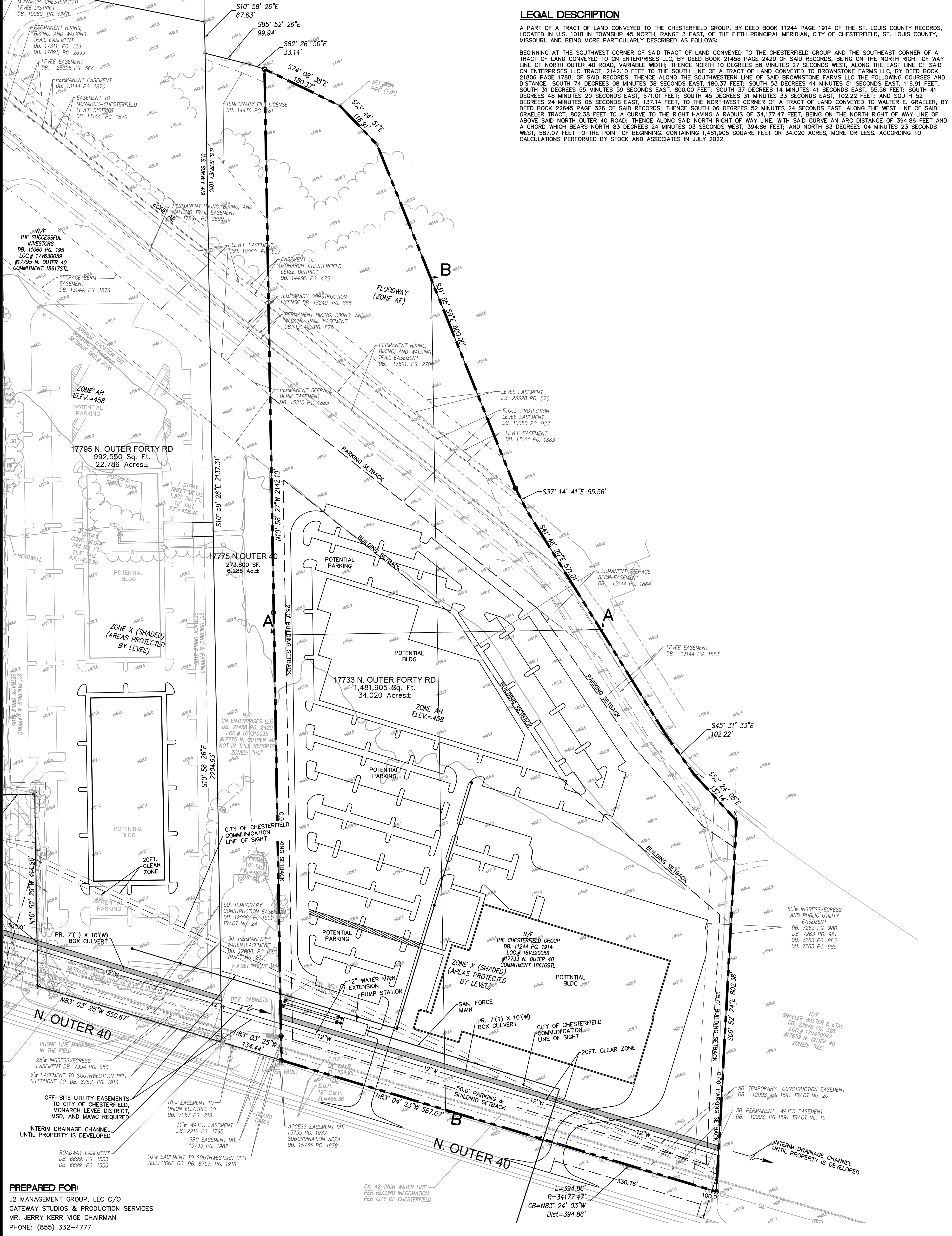
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DATE: 06/09/2022

SCALE: 1" = 16V'

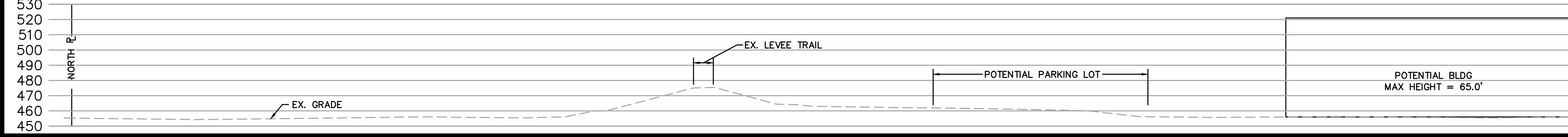
DATE: 06/09/2022

SCALE: 1" = 16V'

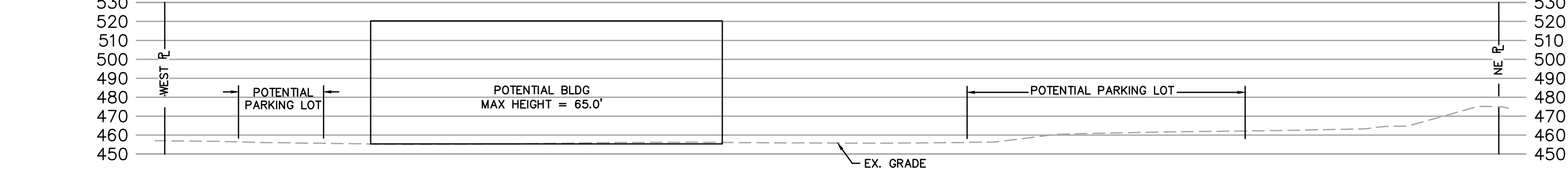


PREPARED FOR:
J2 MANAGEMENT GROUP, LLC C/O
GATEWAY STUDIOS & PRODUCTION SERVICES
MR. JERRY KEHR VICE CHAIRMAN
PHONE: (855) 332-4777

17733 N. OUTER 40 RD. SECTION B - B PROFILE



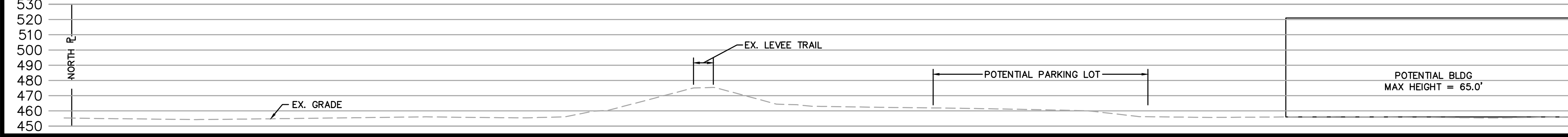
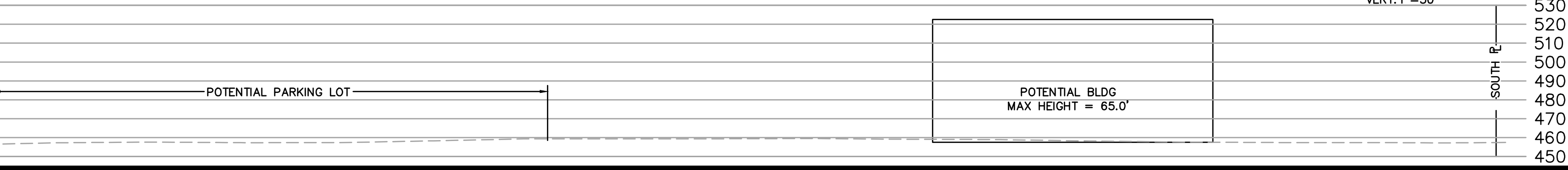
17733 N. OUTER 40 RD. SECTION A - A PROFILE



SECTIONS

SCALE: HORZ: 1"=50'

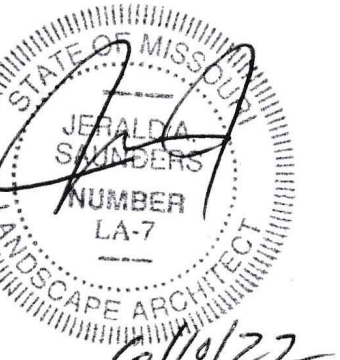
VERT: 1"=50'



PRELIMINARY DEVELOPMENT PLAN

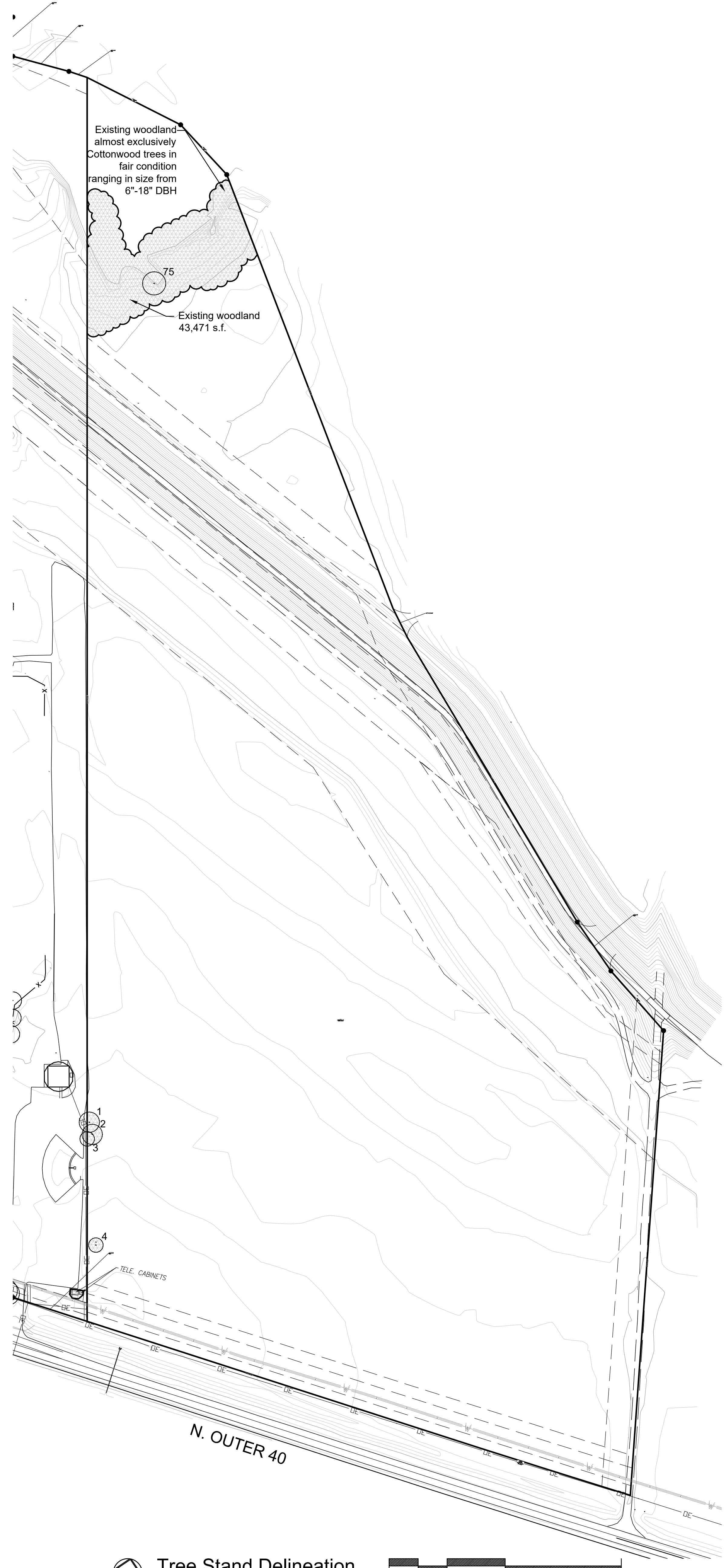
SHEET NO.:

PDP-1.0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:



Existing woodland almost exclusively Cottonwood trees in fair condition ranging in size from 6"-18" DBH

Existing woodland 43,471 s.f.

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	White Pine	23	35	3	
2	White Pine	16	35	2	Twin 16x12
3	White Pine	19	25	3	
4	Cottonwood	11	25	2	
75	Cottonwood	25	40	2	In woodland

Tree Condition Rating:
 Excellent 4
 Good 3
 Fair 2
 Poor 1
 Dead 0

Tree Stand Delineation Narrative
 This project site comprises a total of 34 acres and has a total of 45,159 s.f. of tree canopy which excludes permanent easement areas and offsite tree canopy area.

The Tree Stand Delineation map was completed by field inspection. There are no Monarch, state champion, or rare trees found onsite.

- Total Site Area = 1,481,905 s.f. (34.02 acres)
- Woodland Tree Canopy Area = 43,471 s.f. (0.99 acres)
- Individual Tree Canopy Area = 1,688 s.f. (0.04 acres)
- Total Existing Tree Canopy Area = 45,159 s.f. (1.03 acres)



Revisions:

Date	Description	No.

Drawn: KP
 Checked: RS

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

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

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	6/10/22
Job #:	813.099

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

17733 North Outer Forty Road
 Chesterfield, Missouri 63005

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS	
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLUMINE
FT.	FEET
FND.	FOUND
C.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PB.	PLAT BOOK
PG.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SG.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERTICED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12357 NAVD88 Elev = 461.00
Standard DWM aluminum disk stamped 31-384 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

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

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 18616STL, with an effective date of March 15, 2022, at 8:00 AM for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

The Chesterfield Group, LLC, formerly The Chesterfield Group,
a Dissolved Missouri Limited Partnership

(3) Title Commitment No. 18616STL with Schedule B-Section 2 exceptions:

Item No. 7 Subject to Reservation of an easement 50 feet wide for the purpose of ingress and egress and for public utilities according to instruments recorded in Book 7263 page 980, Book 7263 page 981, Book 7263 page 983 and Book 7263 page 985. "SHOWN"

Item No. 8 Subject to Flood Protection Levee Easement Deed granted to Monarch Chesterfield Levee District by instrument recorded in Book 10080 page 927. "SHOWN"

Item No. 9 Subject to Permanent Water Easement granted to Public Water Supply District No. 2 of St. Charles, Missouri in Cause No. 98CC-2709 of the St. Louis County Circuit Court, a certified copy of the Report of Commissioners is recorded in Book 12008 page 1591. "SHOWN"

Item No. 10 Subject to Permanent Seepage Berm Easement and Maintenance Conditions recorded in Book 13144 page 1864. "SHOWN"

Item No. 11 Subject to Permanent Easement(s) granted to Monarch-Chesterfield Levee District by instrument recorded in Book 13144 page 1883. "SHOWN"

Item No. 12 Subject to Permanent Hiking, Biking and Walking Trail Easement Agreement granted to the City of Chesterfield according to instrument recorded in Book 17891 page 2709. "SHOWN"

Item No. 13 Temporary Irrevocable License Agreement with the City of Chesterfield according to instrument recorded in Book 17891 page 2748. "NOT SHOWN" Expired.

Item No. 14 Subject to Permanent Levee Easement granted to The Monarch-Chesterfield Levee District by instrument recorded in Book 23328 page 570. "SHOWN"

Item No. 15 NOTE: The Company finds that document entitled Deed of Easement Release dated December 18, 2018 and recorded December 28, 2018 in Book 23336 page 1025. The recorded Deed of Easement Release makes no reference as to the recording information of the document intended for release. Therefore the Company makes no assertion as to the easement intended for release. "NOT SHOWN" Not a survey related item.

Commitment No. 18616STL

EXHIBIT "A"

A tract of land in U.S. Survey 1010, Township 45 and 46 North, Range 3 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the Southeast corner of a tract of land conveyed to Chesterfield Community Association, Inc., by deed recorded in Book 7236 page 934 of the St. Louis County Records, said point being also a point in the North line of New Missouri State Highway 40, 240 feet wide; thence Northwardly along the East line of said Chesterfield Community Association, Inc., property North 11 degrees 59 minutes 15 seconds West 2,142.10 feet to the Northeast corner thereof, said point being in the "Levee Line" of the Monarch Chesterfield Levee District, thence in a Southeastwardly direction along said "Levee Line" the following courses and distances: South 75 degrees 09 minutes 08 seconds East 180.37 feet, South 54 degrees 45 minutes 45 seconds East 116.91 feet, South 32 degrees 56 minutes 53 seconds East 800 feet, South 38 degrees 15 minutes 35 seconds East 55.56 feet, South 42 degrees 49 minutes 14 seconds East 571.01 feet, South 46 degrees 32 minutes 27 seconds East 102.22 feet and South 53 degrees 24 minutes 59 seconds East 137.14 feet to a point in the West line of property conveyed to Clarence E. Graefer, et al, by deed recorded in Book 6380 page 1032 of the St. Louis County Records; thence Southwardly along said West line of the Graefer property South 7 degrees 53 minutes East 802.39 feet to its intersection with the aforesaid North line of New Missouri State Highway 40; thence Westwardly along said North line along a curve to the right whose radius point bears North 05 degrees 15 minutes 12 seconds East 34,177.47 feet from the last mentioned point, a distance of 394.86 feet and North 84 degrees 05 minutes 05 seconds West 587.07 feet to the point of beginning.

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 18617STL, Revision No. 1, with an effective date of March 11, 2022, at 8:00 AM for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

The Successful Investors, a Limited Partnership

(3) Title Commitment No. 18617STL, Revision No. 1 with Schedule B-Section 2 exceptions:

Item No. 8 Subject To Reservation as to Private Road Easement recorded November 14, 1973, in Book 6699 page 1553, and as amended by Agreement recorded in Book 6699 page 1555. "SHOWN"

Item No. 9 Subject to Easement granted to Union Electric Company, by instrument recorded in Book 7257 page 218. "SHOWN"

Item No. 10 "SHOWN" Easement for ingress, egress and roadway purposes granted to Joseph J. Duerver, III, by instrument recorded in Book 7354 page 650. "SHOWN"

Item No. 11 Subject to Easement granted to Southwestern Bell Telephone Company, by instrument recorded in Book 8757 page 1916. "SHOWN"

Item No. 12 Subject to Easement granted to Monarch-Chesterfield Levee District, according to instrument recorded in Book 10080 page 937. "SHOWN"

Item No. 13 Subject to Declaration of restrictions recorded in Book 11083 page 491 and First Amendment thereto recorded in Book 21306 page 1370. "NOT SHOWN" Not Subject property (affects 17775 North Outer 40)

Item No. 14 Subject to Permanent easement granted to Monarch Chesterfield Levee District, according to instrument recorded in Book 13144 page 1870. "SHOWN"

Item No. 15 Subject to Permanent Seepage Berm Easement granted to the Monarch-Chesterfield Levee District, according to instrument recorded in Book 13144 page 1876. "SHOWN"

Item No. 16 Subject to Permanent Hiking, Biking and Walking Trail Easement granted to City of Chesterfield, according to instrument recorded in Book 17311 Page 129 and Book 17891 page 2699. "SHOWN"

Item No. 17 Subject to Amended Site Development Plan recorded in Plat Book 354 Pages 442, 443, 444 and 445. "NOT SHOWN" Not a survey related item.

Item No. 18 Terms and Provisions of Temporary Irrevocable License Agreement with the City of Chesterfield, Missouri dated March 5, 2007 and recorded May 16, 2008 in Book 17891 page 2740. "NOT SHOWN" Expired.

Item No. 19 Subject to Permanent Levee Easement granted to the Monarch-Chesterfield Levee District by instrument recorded in Book 23328 page 564. "SHOWN"

Item No. 20 Subject to Easements condemned to Public Water Supply District No. 2 under Cause No. 98CC-27093 in the Circuit Court of St. Louis County, Missouri. A certified copy of the Report of Commissioners on same being recorded in Book 12008 page 1591. "SHOWN"

Item No. 21 NOTE: The Company finds that document entitled Deed of Easement Release dated December 18, 2018 and recorded December 28, 2018 in Book 23336 page 134. The recorded Deed of Easement Release makes no reference as to the recording information of the document intended for release. Therefore the Company makes no assertion as to the easement intended for release. "NOT SHOWN" Not a survey related item.

Commitment No. 18617STL

EXHIBIT "A"

A tract of land in U.S. Survey 102, 150, and 419, being a portion of Lots 1, 2, and 3 of the Subdivision of the Spencer Tyler Estate, Lots 1 and 2 according to plat thereof recorded in Plat Book 7 page 25 of the St. Louis County (former City) Records, and Lot 3 according to plat made by Fern and Cummins in U.S. Survey 102, the plat of which is not of record, and more particularly described as follows: Beginning at an iron pipe at the intersection of the East line of Lot 1 and the North right-of-way line of New U.S. Highway 40; thence North 84 degrees 10 minutes 55 seconds West along said right-of-way 495.01 feet to an iron pipe in the East line of Lot 2; thence North 12 degrees West along the East line of Lot 2, 290.79 feet to an iron pipe (said pipe being distant North 12 degrees West, 2063.36 feet from the North line of Old U.S. Highway 40, T.R., per deed); thence South 78 degrees West 668.78 feet to an old iron pipe; thence North 12 degrees West 2007.66 feet to an iron pipe; thence South 89 degrees 49 minutes 57 seconds East 1162.33 feet to an iron pipe in the East line of Lot 1; thence South 12 degrees 05 minutes 58 seconds East along the East line of Lot 1, 2204.94 feet to the point of beginning according to survey executed by Fawcett Vogt Associates in October 1973, EXCEPTING THEREFROM that part conveyed by deed recorded in Book 7194 page 181.

GENERAL NOTES:

1) Subject property is Zoned PC and M3
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (SHADED) (Area of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood), Flood Zone AH (Base Rate Elev = 458), and Floodway according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015. Plotted Graphically

3) There are no parking stalls shown.

4) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

5) The subject property(ies) described in the above commitment are contiguous the adjoining properties, without any gaps, gores or overlaps.

6) Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.

7) Basis of Bearings Missouri State Plane Grid North.

8) There was no evidence of any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

9) There are no known proposed changes in street right of way lines

10) There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

11) Certificate of Professional liability insurance to be furnished upon request

Surveyors Certification

This is to certify to:
Gateway Studios & Production Services
Old Republic National Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed during March 2020.

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

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

PREPARED BY:



ALTA/NSPS LAND TITLE SURVEY

N. OUTER 40

17733, 17775 & 17785 NORTH OUTER 40
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO.

WALTER J. PFELEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1 00/00/0000-

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 3/2/22	JOB NO. 222-7165
M.S.D. #	BASE MAP #
S.L.C. MAT #	MAT SUP. #
M.D.N.R. #	

SHEET TITLE
ALTA/NSPS LAND
TITLE SURVEY

SHEET NO.:
SHEET #2

PREPARED FOR: GATEWAY STUDIOS & PRODUCTION SERVICES
 C/O MR. JERRY KERR
 VICE CHAIRMAN
 PHONE: (855) 332-4777

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: October 03, 2022



RE: P.Z. 08-2022 TSG Chesterfield Airport Road (Stock & Associates Consulting Engineers, Inc.): An ordinance amending the Unified Development Code by changing the boundaries of an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for a 13.02-acre tract of land located on the south side of Interstate 64, north of Chesterfield Airport Road, east of Long Road (17U230397, 17U230403, 17U230412, 17U230386, 17U510116).

Summary

Stock & Associates Consulting Engineers Inc., on behalf of TSG Chesterfield Airport Road LLC & Tifton Car Wash LLC, has submitted a request for a zoning map amendment from an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District. The petitioner is requesting the property to have one additional use in addition to revising the open space language.

A Public Hearing was held for this petition on August 22nd, 2022; there was one request made by the Planning Commission.

- 1) Review the list of existing permitted uses and determine if any could be removed.

The petitioner requested twelve (12) permitted uses be removed. The petition was reviewed by the Planning Commission on September 12th, 2022. At that time, the Planning Commission made a motion to approve as presented. The motion passed by a vote 9-0.

The petition was reviewed by the Planning and Public Works Committee on September 22, 2022. The Committee made a motion to forward the petition to the City Council with a recommendation to approve as presented. The motion passed by a vote of 4-0.

Attached to the legislation, please find a copy of the Attachment A and Preliminary Development Plan marked as Attachment B.

Attachments: Legislation
Attachment A
Attachment B - Preliminary Development Plan

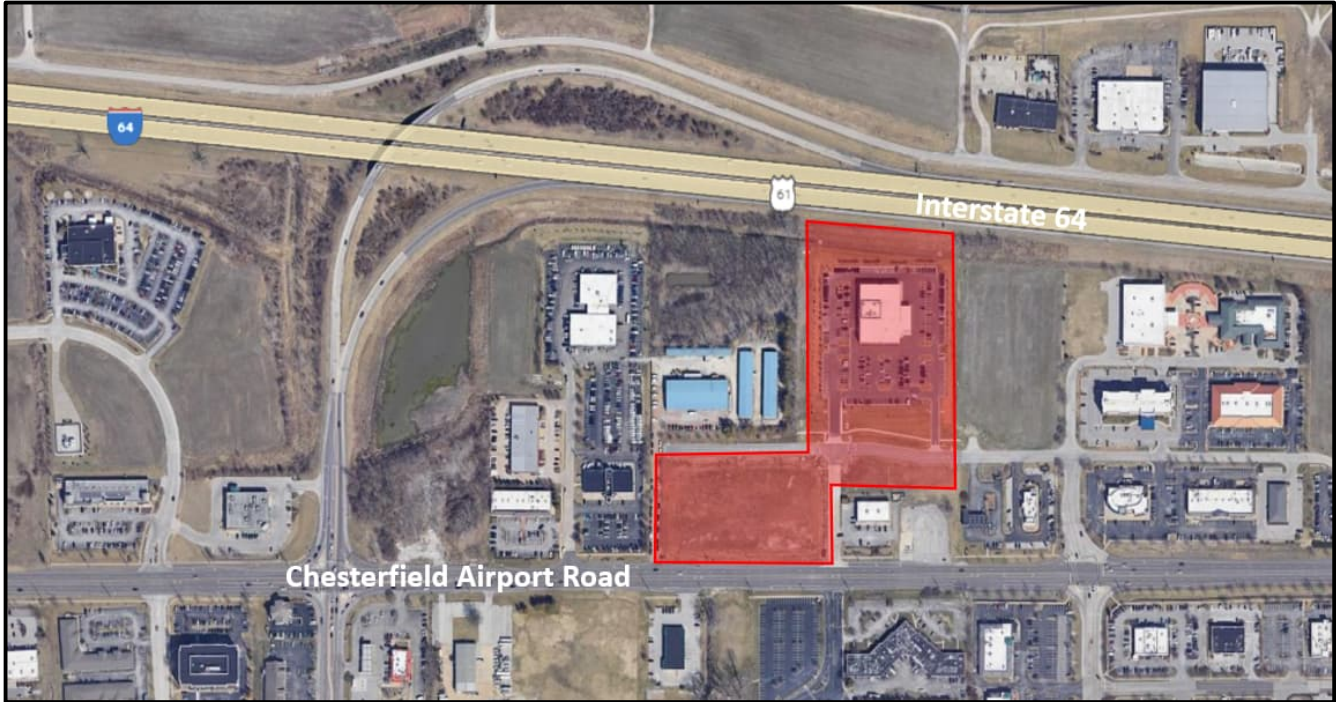


Figure 1: Subject Site Aerial

3404

BILL NO. _____

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 13.02 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF INTERSTATE 64, NORTH OF CHESTERFIELD AIRPORT ROAD, AND EAST OF LONG ROAD (P.Z. 08-2022 TSG CHESTERFIELD AIRPORT ROAD [STOCK & ASSOCIATES CONSULTING ENGINEERS, INC] - 17U230397, 17U230403, 17U230412, 17U230386, 17U510116).

WHEREAS, the petitioner, Stock & Associates Consulting Engineers, Inc., has requested a change in zoning from an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for 13.02 acres located south of Interstate 64, north of Chesterfield Airport Road, and east of Long Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 22, 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 13.02 acres located south of Interstate 64, north of Chesterfield Airport Road, and east of Long Road and as described as follows:

A tract of land being all of TSG Chesterfield Airport Road, a subdivision according to the plat thereof as recorded in Plat Book 368 Page 313 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of Chesterfield Airport Road 17505 as recorded in Plat Book 365 Page 150 of the St. Louis County records, said point being on the north right of way line of Chesterfield Airport Road, 100 feet wide; thence South 89 degrees 31 minutes 27 seconds West, along the north right of way line of said Airport Road, 520.40 feet, to the southeast corner of Lot 1 of above said 84 Lumber Subdivision; thence the following courses and distance along the east and south lines of Lot 1 of said 84 Lumber Subdivision: North 00 degrees 49 minutes 46 seconds East, 367.38 feet; North 89 degrees 31 minutes 24 seconds East, 406.95 feet; and North 00 degrees 45 minutes 19 seconds East, 641.93 feet, to the south right of way line of Interstate 64, variable width; thence South 84 degrees 19 minutes 27 seconds East, along the south line of said Interstate 64, 505.66 feet, to the west line of Chesterfield Commons Seven as recorded in Plat Book 359 Page 156 of the St. Louis County records; thence South 00 degrees 28 minutes 53 seconds West, along the west line of said Chesterfield Commons Seven, 754.45 feet; thence South 89 degrees 31 minutes 27 seconds West, along the north line of Outparcel 2 of said Chesterfield Commons Seven, and the north line of said Chesterfield Airport Road 17505, 395.35 feet, to the northwest corner of said Chesterfield Airport Road 17505.; thence South 00 degrees 31 minutes 19 seconds West, along the West line of said Chesterfield Airport Road 17505, 200.56 feet; to the POINT OF BEGINNING. Containing 567,264 square feet or 13.023 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 3rd 2019.

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 Stock & Associates Consulting Engineers, Inc. in P.Z. 08-2022, 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 August 22, 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: <u>10/03/2022</u>

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. Animal grooming service
 - b. Automobile dealership
 - c. Automotive retail supply
 - d. Bakery
 - e. Bar
 - f. Barber or beauty shop
 - g. Brewpub
 - h. Car wash
 - i. Coffee shop
 - j. Coffee shop, drive-through
 - k. Day-care center
 - l. Drugstore and pharmacy
 - m. Drugstore and pharmacy, with drive-through
 - n. Financial institution, no drive-through
 - o. Financial institution, with drive-through
 - p. Grocery, community
 - q. Grocery, neighborhood
 - r. Laundromat
 - s. Office-dental
 - t. Office-general
 - u. Office-medical
 - v. Oil change facility
 - w. Recreation facility

- x. Restaurant-fast-food
- y. Restaurant-sit-down
- z. Restaurant-take-out
- aa. Retail sales establishment-community
- bb. Retail sales establishment-neighborhood
- cc. Vehicle repair and service facility

2. Outdoor Storage and Sales Activity

- a. All outdoor storage shall be prohibited within this development, with the exception of automotive vehicles in conjunction with an “Automobile Dealership”. Outdoor storage for the use “Automobile Dealership” shall be as approved on the Site Development Plan.
- b. All outdoor sales activity shall be limited to patio and pedestrian areas located adjacent to the storefronts of retail users, with the exception of an “Automobile Dealership”. Outdoor sales and/or displays for the use “Automobile Dealership” shall be as approved on the Site Development Plan.

3. Hours of Operation

- a. Uses “c”, “l”, “m”, “p”, “q”, “aa”, and “bb” above shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
- 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. Floor Area

- a. The total building floor area of any single building within this development shall not exceed 50,000 square feet.

2. Height

- a. The maximum height including parapets and rooftop equipment of all buildings shall not exceed forty-two (42) feet.
- b. All buildings within this development shall be limited to two (2) story construction.

3. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for each lot.
 - 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, public art installation, or flag poles will be located within the following setbacks:

- a. Thirty (30) feet from the southern boundary of this district that fronts on Chesterfield Airport Road.
- b. Fifty-five (55) feet from the northern boundary of this district that fronts on I-64/US 40.
- c. Ten (10) feet from all other boundary lines within this district.

2. Parking Setbacks

No parking stall or 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 southern boundary of this district that fronts on Chesterfield Airport Road.
- b. Fifty-five (55) feet from the northern boundary of this district that fronts on I-64/US 40.
- c. Zero (0) feet from all other boundary lines within this district.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. 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 developer shall adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the planned district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.
2. Installation of 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 Transportation, for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Unified Development Code.
2. Street lights shall be provided along Chesterfield Airport Road in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Airport Road shall be limited to one (1) commercial entrance located opposite Valley Center Drive to be shared with the adjacent AutoZone property to the east as shown on the Preliminary Plan. The entrance shall be built to St. Louis County Standards, as directed by the St. Louis County Department of Transportation and shall be located to provide adequate sight distance, as directed by the St. Louis County Department of Transportation.
2. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Transportation.

3. Construct an eight (8) foot wide full depth shoulder along the frontage on Chesterfield Airport Road, as directed by the St. Louis County Department of Transportation.
4. Access to this development from Arnage Road shall be via a roadway extension as shown on the Preliminary Plan.
5. Provide ingress/egress and cross access easements and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between parcels in this development and the public and to ensure access rights to Chesterfield Airport Road, the new portion of Arnage Road, and the new access road for all parcels in the development as directed by the St. Louis County Department of Transportation and the City of Chesterfield.
6. Provide cross access easements and temporary slope construction license or other appropriate legal instruments or agreements guaranteeing permanent access between this site and all adjacent properties as directed by the St. Louis County Department of Transportation and the City of Chesterfield.
7. Access to lots A, B, C, D, and E shall substantially conform to the preliminary development plan.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Construct an extension to Arnage Road that will connect to the existing portion of Arnage Road and extended approximately 910 feet to the west of the existing terminus. The western terminus of Arnage Road shall be aligned to allow for a future connection to the west to Caprice Drive through 17519 Chesterfield Airport Road and 17525 Chesterfield Airport Road.
2. All new roadways proposed as part of this development shall be privately maintained.
3. The new north/south access road and Arnage Road shall be constructed prior to or concurrently with construction and in any case shall be completed prior to issuance of occupancy permits. The portion of Arnage Road west of the new north/south access road may be constructed in phases in conjunction with construction on Lots D, C, and B, as approved by the City of Chesterfield. Each phased terminus shall provide a suitable turn around and end of pavement signage/stub street signage.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Chesterfield Airport Road, Arnage Road, and the western side of the new north/south access road as shown on the Preliminary Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. 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.

5. Internal sidewalks shall be provided to each lot from the sidewalks along the adjacent roadways creating accessible pedestrian paths to the proposed buildings. Internal sidewalks and curb ramps shall conform to ADA standards.
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, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by St. Louis County Department of Transportation and the City of Chesterfield.
8. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
9. Any work within MoDOT's right of way will require a MoDOT permit.
10. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.
12. 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.
13. Due to the close proximity to Interstate 64, any sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.
14. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special 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.

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

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

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 an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
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. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
7. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate

required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
11. The developer shall reimburse the Chesterfield Valley Mitigation Bank Program for any jurisdictional wetlands that have been identified on this site. The reimbursement is required prior to approval of a Grading Permit, Improvement Plans, or issuance of any Building Permits. The

reimbursement amount is based on the total acres delineated on the site requiring mitigation and will be the proportionate share of the cost of establishment of the mitigation area.

12. Formal MSD review, approval, and permits are required prior to construction.
13. Post construction water quality Best Management Practices (BMPs) are required to treat the extents of the project's disturbed area. A Water Quality Area is depicted on Lot A which would appear to service the development area in one common location. MSD would be amenable to this under the following conditions:
 - a. A subdivision trusteeship would need to be established. The water quality area would need to be located within a common ground or easement dedicated to the trusteeship. A standard MSD maintenance agreement would need to be recorded on the property.
 - b. The water quality area would need to service a drainage area limited to the confines of the proposed commercial subdivision. Offsite flows from beyond this proposed development area would need to be diverted around the water quality feature.
 - c. Tributary acreage to a facility would need to be limited to less than 5 acres in order to ensure the basin's performance and longevity. Given the size of Lot A, a separate facility(ies) may need to be broken out and configured to serve that particular property.
 - d. If the arrangements noted above cannot be met, individualized BMPs to serve each lot and the access road will need to be integrated into the layout.
14. Approval from the City of Chesterfield and the Monarch Chesterfield Levee District indicating that the final plans conform to their master stormwater conveyance plan will be required prior to formal MSD plan approval.

N. SANITARY SEWER

1. Public sanitary sewers shall be extended to serve each lot.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
3. The sanitary lift station (as depicted south of Lot E on the Preliminary Plan) is the nearest sanitary sewer location. The lift station must obtain construction approval from MSD prior to the District concurring with occupancy for this development.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the 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. Prior to redevelopment of this property, provide detailed plans to MoDOT for review and approval.
3. Street lights shall be required along public right-of-way frontage.
4. 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.
5. An opportunity for recycling will be provided.
6. 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, MoDOT, and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
7. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
8. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation

depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

9. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood 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. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
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. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. 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.
13. 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.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. 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.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis County Department of Transportation, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

- A. 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	\$2,319.85/parking space
General Office	\$773.24/parking space

(Parking Space as required by the site-specific ordinance).

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.

- B. As this development is located within a trust fund area established by Saint 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.
- C. Road Improvement Traffic Generation Assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no S.U.P. is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.
- D. The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2022, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.

E. WATER MAIN

1. The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$933.02 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.
2. The primary water line contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to Treasurer, St. Louis County.

F. STORM WATER

1. The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,960.28 per acre for the total area as approved on the Site Development Plan.
2. The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. 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, St. Louis County.

G. SANITARY SEWER

1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

VI. RECORDING

1. 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.

VII. 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.

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING ALL OF TSG CHESTERFIELD AIRPORT ROAD, A SUBDIVISION ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 368, PAGE 313, BEING PART OF U.S. SURVEYS 125 AND 126 IN, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ATTACHMENT B

ABBREVIATIONS

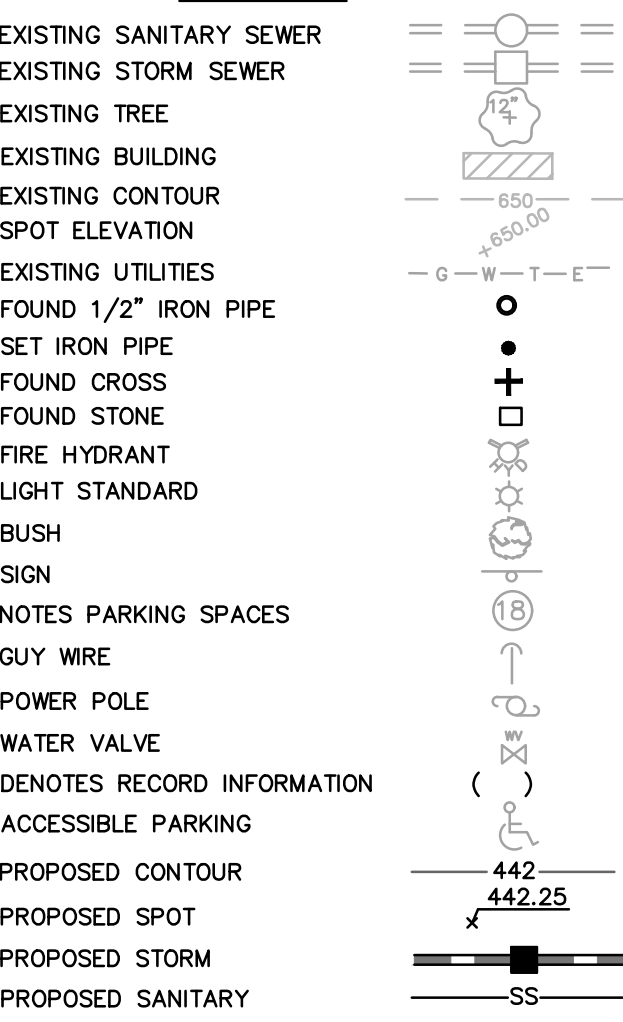
ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL.	FLOWLINE
FD.	FEET
FND.	FOUND
G.	GAS
H.W.	HIGH WATER
LFB.	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PL.	PLAT BOOK
PG.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W.	RIGHT-OF-WAY
SO.	SQUARE
T.	TELEPHONE CABLE
T.B.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.I.P.	USE IN PLACE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
(66"W)	RIGHT-OF-WAY WIDTH



PERTINENT DATA

OWNER:	GREENBAY PROPERTIES CHESTERFIELD LLC
OWNER UNDER CONTRACT:	J2 MANAGEMENT GROUP, LLC
ADDRESS:	30, 34, 38, & 42 ARNAGE ROAD AND 1 JAGUAR LAND ROVER WAY, CHESTERFIELD, MO 63005
EXISTING ZONING:	"PC" PLANNED COMMERCIAL (ORD. 3082)
LOCATOR NO.:	17U230397, 17U230403, 17U230412, 17U230386, & 17U510116
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	ROCKWOOD
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	291890105K
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPRIE INC.
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

LEGEND



BUILDING REQUIREMENTS

- A MINIMUM OF THIRTY-FIVE (35%) OPENSPACE FOR EACH LOT
- A MAXIMUM F.A.R. OF 0.55 FOR THIS PC DISTRICT
- "HOTEL AND MOTEL" AND "HOTEL AND MOTEL EXTENDED STAY" ARE RESTRICTED TO A MAXIMUM OF 120 ROOMS.

HEIGHT:

- MAX HEIGHT INCLUDING PARAPETS AND ROOFTOP EQUIPMENT OF ALL BUILDINGS SHALL NOT EXCEED FORTY-TWO (42) FEET.
- ALL BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE LIMITED TO TWO (2) STORY CONSTRUCTION, ONLY WITH THE EXCEPTION OF A HOTEL.

STRUCTURE SETBACKS:

- THIRTY (30) FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
- FIFTY-FIVE (55) FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
- TEN (10) FEET FROM ALL OTHER BOUNDARY LINES WITHIN THIS PC DISTRICT

PARKING SETBACKS:

- THIRTY (30) FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
- FIFTY-FIVE (55) FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
- ZERO (0) FEET FROM ALL OTHER BOUNDARY LINES WITHIN THIS PC DISTRICT

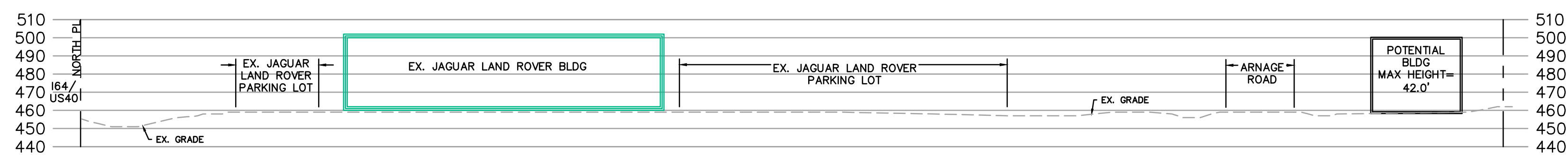
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MDDOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

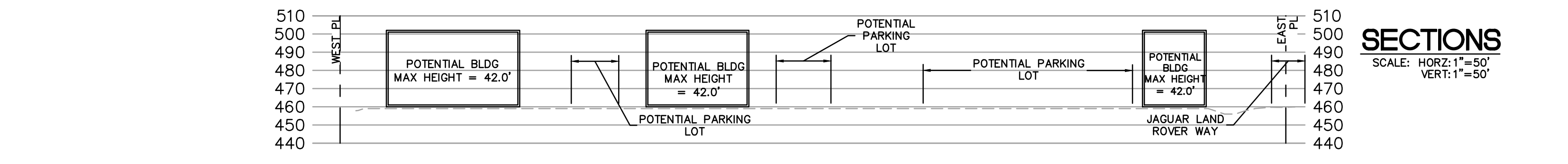
ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS SHALL BE ASSESSED WITH EACH SITE DEVELOPMENT SECTION PLAN SUBMITTAL.

SECTION A - A PROFILE



SECTION B - B PROFILE



LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL TSG CHESTERFIELD AIRPORT ROAD, A SUBDIVISION ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 368 PAGE 313 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD 17505 AS RECORDED IN PLAT BOOK 365 PAGE 150 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, THENCE SOUTH 89 DEGREES 31 MINUTES 27 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID AIRPORT ROAD, 520.40 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF ABOVE SAID 84 LUMBER SUBDIVISION; THENCE THE FOLLOWING COURSES AND DISTANCE ALONG THE EAST AND SOUTH LINES OF LOT 1 OF SAID 84 LUMBER SUBDIVISION: NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST, 367.38 FEET; NORTH 89 DEGREES 31 MINUTES 24 SECONDS EAST, 406.95 FEET; AND NORTH 00 DEGREES 45 MINUTES 19 SECONDS EAST, 641.93 FEET, TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 64, VARIABLE WIDTH; THENCE SOUTH 84 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID INTERSTATE 64, 505.66 FEET, TO THE WEST LINE OF CHESTERFIELD COMMONS SEVEN AS RECORDED IN PLAT BOOK 359 PAGE 156 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 28 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID CHESTERFIELD COMMONS SEVEN, 754.45 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF OUTPARCEL 2 OF SAID CHESTERFIELD COMMONS SEVEN, AND THE NORTH LINE OF SAID CHESTERFIELD AIRPORT ROAD 17505, 395.35 FEET, TO THE NORTHWEST CORNER OF SAID CHESTERFIELD AIRPORT ROAD 17505; THENCE SOUTH 00 DEGREES 31 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID CHESTERFIELD AIRPORT ROAD 17505, 200.56 FEET; TO THE POINT OF BEGINNING, CONTAINING 567,264 SQUARE FEET OR 13.023 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY STOK & ASSOCIATES CONSULTING ENGINEERS, INC. ON MAY 3RD 2019.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

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

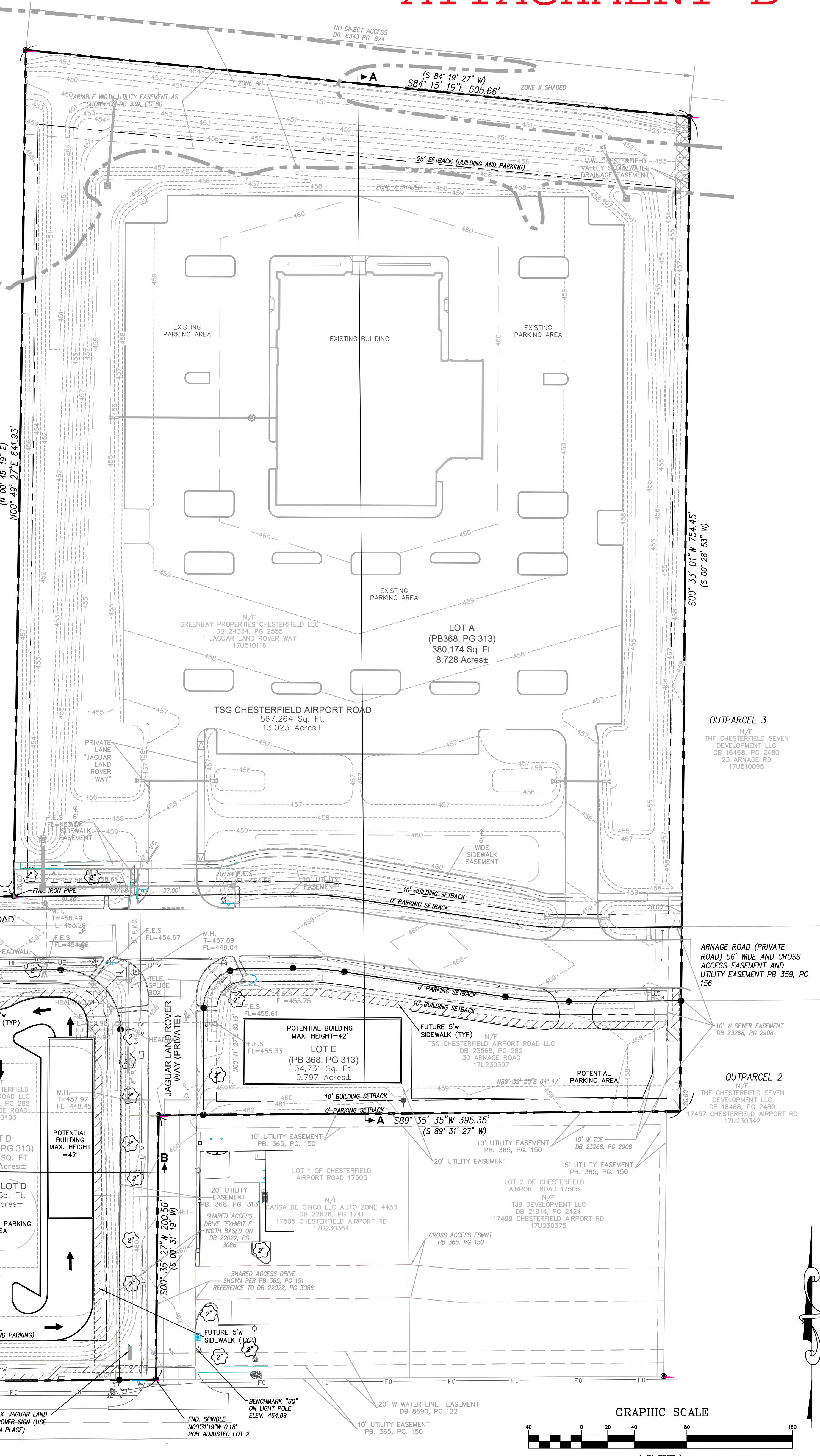
M.S.D. + ST.LCO BENCHMARK

BENCHMARK 1271 NVD29 Elev = 460.06 Ft US Standard DTM aluminum disk stamped 3L-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road, roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 89 feet east of a fire hydrant.

SITE BENCHMARK

BENCHMARK "50" ON LIGHT POLE at the Southwest corner of 17505 Chesterfield Airport Road. ELEV: 464.89

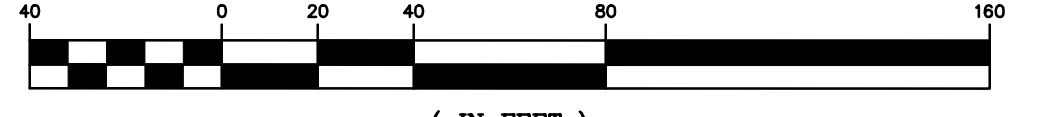
PREPARED FOR:
TSG CHESTERFIELD AIRPORT ROAD, LLC & TIFTON CAR WASH, LLC
2127 INNERBELT BUSINESS CENTER DR., P.O. BOX 7726
SUITE 200 TIFTON, GA 31793
ST. LOUIS MO 63114 ATTN: MR. TODD BUCKNER



SECTIONS

SCALE: HORIZ: 1"=50'
VERT: 1"=50'

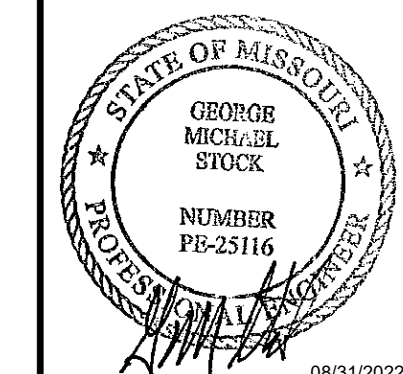
GRAPHIC SCALE



257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9000
500-9000 FAX: (636) 530-9000
e-mail: general@stok.com
Web: www.stok.com

PREPARED BY:
STOK & ASSOCIATES
Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN FOR:
TSG CHESTERFIELD AIRPORT ROAD
17511 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI



REVISIONS:

1.	2022-07-29	CITY
2.	2022-08-09	CITY
3.	2022-08-16	CITY
4.	2022-08-31	CITY

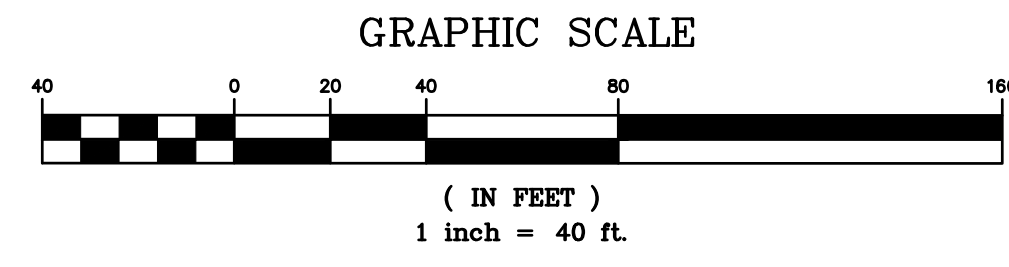
DRAWN BY:	CKG	CHECKED BY:	CKG
DATE:	05/14/2022	JOB NO.:	2022-7730
M.S.D. #		BASE MAP #	
S.L.C. MAP #		HAT SUP. #	
M.D.N.R. #			
SHEET TITLE:	PRELIMINARY DEVELOPMENT PLAN		
SHEET NO.:	C1.0		

OUTBOUNDARY

OF TSG CHESTERFIELD AIRPORT ROAD PER PLAT BOOK 368, PAGE 313,
LOCATED IN U.S. SURVEYS 125 AND 126, IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF
THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

DB	- DEED BOOK
FT	- FEET
FND	- FOUND
N/F	- NOW OR FORMERLY
PL	- PLAT BOOK
PG	- PAGE
R.B.	- RADIAL BEARING
SQ	- SQUARE
(S&W)	- RIGHT-OF-WAY WIDTH
(XXX)	- STREET ADDRESS



LEGEND

⊙	- BENCH MARK
○	- FOUND IRON ROD
○	- FOUND IRON PIPE
△	- RIGHT OF WAY MARKER

M.S.D. BENCHMARK

BENCHMARK 1271 NVD29 Elev = 460.06 FT US Standard DMR aluminum disk stamped S-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Coprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road, roughly 58 feet west of the centerline of Coprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.

SITE BENCHMARK

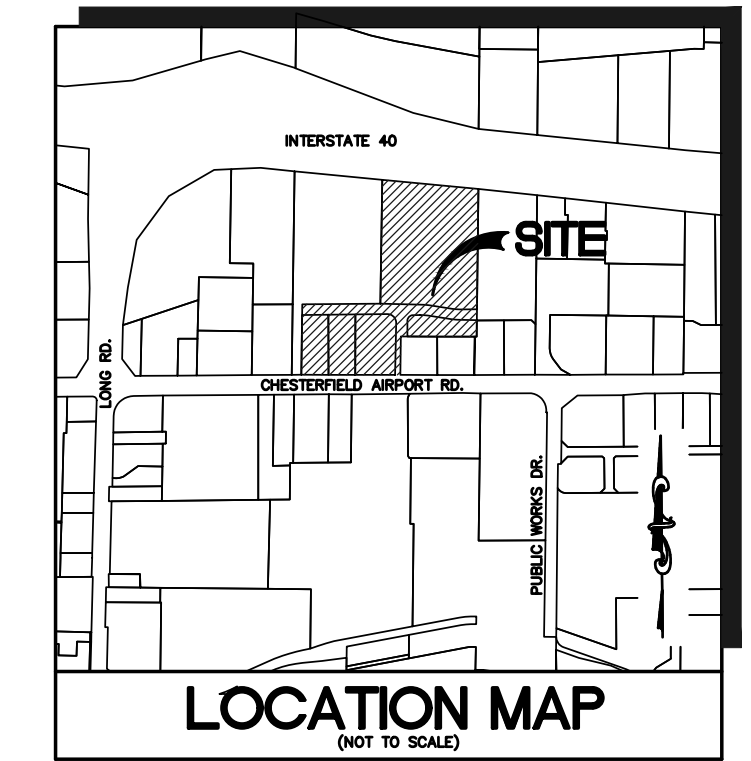
BENCHMARK "S0" ON LIGHT POLE of the Southwest corner of 17505 Chesterfield Airport Road
ELEV: 464.89

TOTAL TRACT

A tract of land being all of TSG Chesterfield Airport Road, a subdivision according to the plat thereof as recorded in Plat Book 368 Page 313 of the St. Louis County Records, located in U.S. Survey 125, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of Chesterfield Airport Road 17505 as recorded in Plat Book 365 Page 150 of the St. Louis County records, said point being on the north right of way line of Chesterfield Airport Road, 100 feet wide; thence South 89 degrees 31 minutes 27 seconds West, along the north right of way line of said Airport Road, 520.40 feet, to the southeast corner of Lot 1 of above said 84 Lumber Subdivision; thence the following courses and distance along the east and south lines of Lot 1 of said 84 Lumber Subdivision: North 00 degrees 49 minutes 46 seconds East, 367.38 feet; North 89 degrees 31 minutes 24 seconds East, 406.95 feet; and North 00 degrees 45 minutes 19 seconds East, 641.93 feet, to the south right of way line of Interstate 64, variable width; thence South 84 degrees 19 minutes 27 seconds East, along the south line of said Interstate 64, 505.66 feet, to the west line of Chesterfield Commons Seven as recorded in Plat Book 359 Page 156 of the St. Louis County records; thence South 00 degrees 28 minutes 53 seconds West, along the west line of said Chesterfield Commons Seven, 754.45 feet; thence South 89 degrees 31 minutes 27 seconds West, along the north line of Outparcel 2 of said Chesterfield Commons Seven, 17505, 595.35 feet, to the northwest corner of said Chesterfield Airport Road 17505; thence South 00 degrees 31 minutes 19 seconds West, along the West line of said Chesterfield Airport Road 17505, 200.56 feet, to the POINT OF BEGINNING.

Containing 567,264 square feet or 13.023 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 3rd 2019.

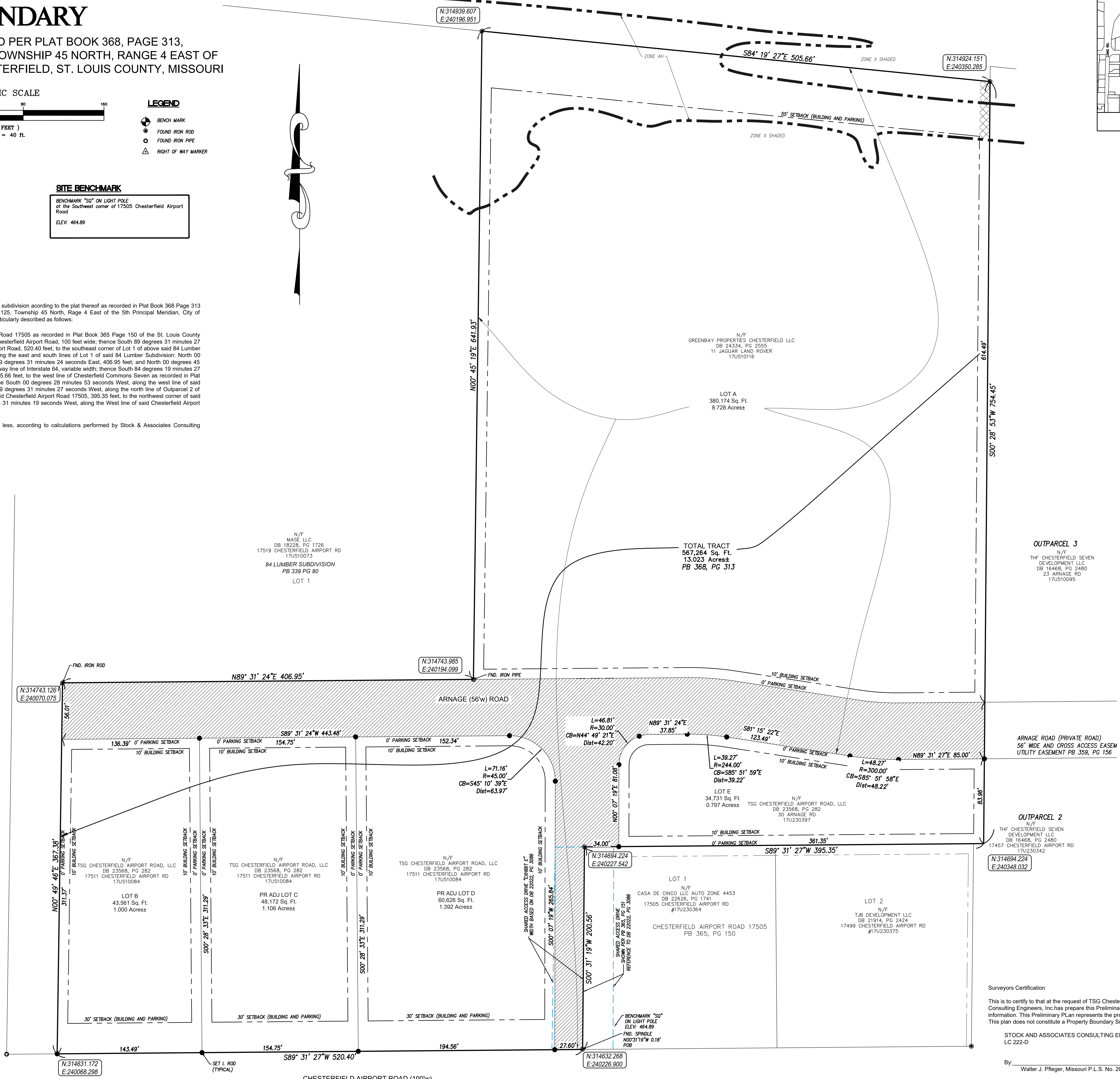


PREPARED BY:
Stock & Associates
Consulting Engineers, Inc.

OUTBOUNDARY FOR:
TSG CHESTERFIELD AIRPORT ROAD
17511 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI

GENERAL NOTES:

- Subject property is Zoned PC Planned Commercial (Ordinance #3082)
Height shall not exceed 42 feet.
Setback
a.) Thirty (30) feet from the southern boundary of this district that fronts on Chesterfield Airport Road.
b.) Fifty-five (55) feet from the northern boundary of this district that fronts on I-64/US 40.
c.) Ten (10) feet from all other boundary lines within this district.
- Subject property lies within Flood Zones X shaded "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and Zone AH "Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined, according to the National Flood Insurance Rate Map Number 29189C0165K with and effective date of 2-4-2015. Shown Graphically
- Basis of Bearing: West line of Lot 2 of 84 Lumber Subdivision as recorded in Plat Book 339 Page 80 of the St. Louis County records being North 00 degrees 49 minutes 46 seconds East.



Surveyors Certification

This is to certify that at the request of TSG Chesterfield Airport Road, LLC, Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual field survey and record information. This Preliminary Plan represents the proposed Boundary Adjustment Plat. This plan does not constitute a Property Boundary Survey.

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

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

PREPARED FOR:
TSG Chesterfield Airport Road, LLC
c/o Stoenberg Group, Inc.
2127 Innerbelt Business Center Dr,
Suite 200
St. Louis MO 63114

REVISIONS:	
DATE:	JOB NO.:
M.S.D. P. #	BASE MAP #
S.L.C. HAT #	HAT SUP. #
M.D.N.R. #	
SHEET TITLE:	
OUTBOUNDARY	
SHEET NO.:	
SHEET #1	

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: October 03, 2022



RE: **Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision:** An ordinance amending City of Chesterfield Ordinance 3015 to authorize replacement construction and maintenance deposit agreements and sureties for the Alexander Woods Subdivision.

Summary

On August 6th, 2018 the City of Chesterfield City Council approved Ordinance 3015. This ordinance provided the approval of the Record Plat, construction and maintenance deposit agreements and the associated sureties to guarantee the agreements for Alexander Woods Subdivision.

Construction has been ongoing and the development team is now requesting to replace the original construction and maintenance agreements and sureties.

At the September 22, 2022 Planning and Public Works Committee meeting, a motion to forward the Replacement Construction and Maintenance Deposit Agreements and Sureties for the Alexander Woods Subdivision to City Council with a recommendation of approval passed by a vote of 4-0.

Attached, please find a copy of the Subdivision Improvement Construction and Maintenance Deposit Agreements, along with a copy of the check.

Attachments: Legislation
Subdivision Improvement Construction Deposit Agreement
Subdivision Improvement Maintenance Deposit Agreement



Figure 1: Subject Site Aerial

BILL NO. 3405

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 3015 TO AUTHORIZE REPLACEMENT CONSTRUCTION AND MAINTENANCE DEPOSIT AGREEMENTS AND SURETIES FOR THE ALEXANDER WOODS SUBDIVISION.

WHEREAS, Payne Family Homes, LLC has submitted for review and approval replacement construction and maintenance agreements and sureties for the Alexander Woods subdivision; and

WHEREAS, Payne Family Homes, LLC has agreed to assume the remaining responsibilities with the construction and maintenance for the Record Plat of the Alexander Woods subdivision; and

WHEREAS, at the September 22, 2022 Planning and Public Works Committee meeting, a motion to forward the replacement construction and maintenance deposit agreements and sureties for the Alexander Woods Subdivision to City Council with a recommendation of approval passed by a voice vote of 4-0.

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

Section 1. The Department of Planning and the Department of Public Works have reviewed the request by Payne Family Homes, LLC for the replacement of construction and maintenance agreements and sureties for the Record Plat of the Alexander Woods subdivision in accordance with the established procedures as set out by the Unified Development Code of the City of Chesterfield, which dictate that the developer must establish escrow agreements, which are hereby amended to require that the construction surety be Three Hundred Ninety Four Thousand One Hundred Fifty Five and 44/100 dollars (\$394,155.44) as shown as Exhibit A and maintenance surety be One Hundred Thirteen Thousand Nine Hundred Fifty Seven and 35/100 dollars (\$113,957.35) as shown as Exhibit B.

Section 2. The letters of credit submitted as the construction and maintenance sureties for the Alexander Woods subdivision by Payne Family Homes, LLC be released.

Section 3. Said replacement construction and maintenance deposit agreements and sureties are hereby approved by the City of Chesterfield subject to be disbursed on the direction and the order of the Director of Planning for the City of Chesterfield.

Section 4. 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 10/03/2022



SUBDIVISION IMPROVEMENT CONSTRUCTION DEPOSIT AGREEMENT

THIS CONSTRUCTION DEPOSIT AGREEMENT made and entered into by
Payne Family Homes, LLC
_____, herein called DEVELOPER,
XX
_____, ~~herein called ESCROW~~
~~HOLDER (strike through this part if cash deposited with City) and the City of Chesterfield,~~
~~Missouri, herein called CITY.~~

WITNESSETH:

WHEREAS, the DEVELOPER has submitted plans, information and data to the CITY
for the creation and development of a subdivision to be known as
Alexander Woods
_____ in accordance with
Ordinance No. 3015, the governing ordinance for the subdivision, and the Subdivision
Regulations of the City of Chesterfield, and has requested approval of same; and

WHEREAS, the subdivision plans have been approved and the CITY has reasonably
estimated and determined that the cost of construction, installation and completion of said
improvements, all in accordance with the provisions of said governing ordinance and
Subdivision Regulations, as amended, will be in the sum of
Three Hundred Ninety Four Thousand One Hundred Fifty Five and 44/100
_____ DOLLARS
(\$ 394,155.44), lawful money of the United States of America; and

WHEREAS, the DEVELOPER is seeking approval from the CITY of the record plat of
the aforesaid subdivision as the same is provided in said governing ordinance and Subdivision
Regulations; and

WHEREAS, the Subdivision Regulations provide inter alias that the commencement of
said subdivision may be approved by the CITY upon the DEVELOPER submitting satisfactory
construction and maintenance deposit agreements guaranteeing the construction and maintenance

of the subdivision improvements in accordance with the approved plans, said governing ordinance and Subdivision Regulations.

NOW, THEREFORE, in consideration of the covenants, promises and agreement herein provided;

IT IS HEREBY MUTUALLY AGREED:

1. That the DEVELOPER has established a CONSTRUCTION DEPOSIT in the amount of Three Hundred Ninety Four Thousand One Hundred Fifty Five and 44/100, DOLLARS (\$ 394,155.44) lawful money of the United States of America by: (check one)

- Depositing cash with the City.
- Submitting a Letter of Credit in the form required by the CITY and issued by the ESCROW HOLDER.
- Submitting a _____ (*type of readily negotiable instrument acceptable to the CITY*) endorsed to the City and issued by the ESCROW HOLDER.

Said deposit guarantees the construction, installation and completion of the required subdivision improvements in Alexander Woods Subdivision, all in accordance with the approved plans, the governing ordinance for the subdivision and the Subdivision Regulations of the City of Chesterfield, which are by reference made a part hereof, and in accordance with all ordinances of the CITY regulating same. A cost estimate thereof is attached hereto as "Exhibit A".

2. That the CONSTRUCTION DEPOSIT will be held in escrow by the CITY or the ESCROW HOLDER, as applicable, until such time as releases are authorized by the Department of Planning. The CONSTRUCTION DEPOSIT may be subject to special audit of the CITY from time to time.

3. That the CONSTRUCTION DEPOSIT guarantees the construction, installation and completion of the improvements in the aforesaid subdivision in accordance with the plans and specifications for the said subdivision which have been filed with the CITY, which are made a part hereof by reference as if set forth herein word for word.

4. Pursuant to Revised Statutes of Missouri, 89.410, the amounts set out on Exhibit "A" are identified by separate line item and are subject to release of ninety five percent (95%) of said estimated costs within thirty (30) days of the completion of said specific component of work by DEVELOPER. The Developer shall notify CITY in writing when they consider the specific component ready for release of funds. Accordingly, the CITY may not allow for the reallocation of escrowed funds from one line item to another, without specific written agreement between the DEVELOPER and CITY indicating what specific component or components are being modified. ESCROW HOLDER shall not modify or expend funds from other than the identified line item component without written approval from CITY. Completion is when the particular item has had all documentation and certification filed in a complete and acceptable form and the specific items have been inspected and all identified deficiencies have been corrected and the work has been approved by the City.

5. That in the event the CITY should determine that the ESCROW SUM or any line item thereon as herein provided, is insufficient to complete the said Subdivision Improvements, or the specific line item, the CITY will so notify the DEVELOPER who shall deposit within thirty (30) days of said notice with the ESCROW HOLDER that additional sum of lawful money of the United States of America that will be required to complete the said specific component of the improvement and said additional sum will be subject to the terms of this Escrow Agreement. Failure to provide said sum shall cause for immediate cessation of all work on said subdivision until the additional amount is paid.

6. That the DEVELOPER guarantees that all required utilities and improvements will be installed, constructed and completed within two (2) years from the date of the approval of the said Subdivision Plat and the DEVELOPER shall certify the completion of all said improvements, along with the filing of all documentation and certification, all as provided in the governing ordinance for this subdivision and the Subdivision Regulations of the CITY.

7. That the ESCROW HOLDER, in accordance with paragraph 4 above, shall only release or disburse the ESCROW SUM, or portion thereof, upon receipt and in the amount set forth in a written authorization from the Department of Planning addressed to the ESCROW HOLDER, which authorization may be for the payment of labor and materials used in the construction, installation and completion of the said improvements, as the work progresses, as provided in the Subdivision Regulations or governing ordinance for this subdivision.

8. That in the event the DEVELOPER shall abandon the subdivision or fail to complete the subdivision improvements within two (2) years, from the date of the CITY'S approval of the said subdivision plat or subsequent extension period granted to this DEPOSIT AGREEMENT, whichever shall first occur, the CITY shall present to the ESCROW HOLDER a certified statement from the City Engineer estimating the cost for the completion of the subdivision improvements and require the ESCROW HOLDER to immediately perform on this agreement for completion of the specific components of the project or disburse said funds identified by the City Engineer's estimates directly to the CITY. The CITY may complete, or have completed by outside resources, the said improvements. The ESCROW HOLDER having disbursed the escrow sums therefore as ordered and directed by the CITY, and upon such disbursement shall be relieved of all liability under the terms of this agreement.

9. That in the event of any legal actions taken by the CITY against DEVELOPER or ESCROW HOLDER to enforce the provision of this agreement, the parties agree to pay a reasonable attorney's fee in addition to any other sums due under this agreement

10. That there shall be no assignment by DEVELOPER or ESCROW HOLDER under the terms of this agreement without written approval of the CITY.

11. That if DEVELOPER is unable to meet its obligation hereunder or to provide additional sums to complete the Subdivision improvements as may be determined by the CITY or if the DEVELOPER or ESCROW HOLDER shall go into receivership or file for bankruptcy protection, then in any such event the CITY may declare the DEVELOPER or ESCROW HOLDER (as the case may be) in default and may immediately order the payment of all remaining sums held by ESCROW HOLDER to be paid to the CITY without further legal process, to be used to complete the subdivision improvements as set out under the terms hereof.

12. That the ESCROW HOLDER will immediately inform the City of any changes of address for ESCROW HOLDER or DEVELOPER (known to ESCROW HOLDER) during the period of this Agreement. Failure to do so shall result in a breach of this Agreement and the CITY may declare the DEVELOPER or ESCROW HOLDER (as the case may be) in default and may immediately order the payment of all remaining sums held by ESCROW HOLDER to be paid to the CITY without further legal process, to be used to complete the subdivision improvements as set out under the terms hereof.

13. That no forbearance on the part of the CITY in enforcing any of its rights under this agreement, nor any extension thereof by CITY, shall constitute a waiver of any terms of this Agreement or a forfeiture of any such rights.

14. That the CITY hereby accepts this agreement as a satisfactory ESCROW AGREEMENT under the provisions and requirements of the governing ordinance for this

subdivision and any amendments or revisions thereto and the Subdivision Regulations of the CITY.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the 13th day of September, 2022.

ATTEST: (SEAL)

DEVELOPER: Payne Family Homes

William R. Allen
Type Name: William R. Allen
Title: VP of Land

BY: Joel D. Pottebaum
Type Name: Joel D. Pottebaum
Title: CFO

Firm Address:
10411 Baur Blvd.
St. Louis, MO 63132

~~ATTEST (SEAL)~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~ESCROW HOLDER: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~BY: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~Type Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~Title: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~Firm Address:~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

CITY OF CHESTERFIELD, MISSOURI

BY _____
Director of Planning

ATTEST: (SEAL)

APPROVED:

City Clerk

Mayor

NB: The signatures of the DEVELOPER and CREDIT HOLDER are to be acknowledged before a Notary Public. In the case of a partnership, all partners must sign. In the case of a corporation, the affidavits of the corporation act must be attached.

EXHIBIT A

Attach: Subdivision Deposit Spreadsheet

CONSTRUCTION DEPOSIT

SUBDIVISION: ALEXANDER WOODS
 PLAT:
 SUBDIVISION CODE: 83
 NO. LOTS: 37
 DATE OF PLAT APPROVAL: 12/2/2019

DEVELOPER: PAYNE FAMILY HOMES, LLC

CATEGORY	DATE OF RELEASE	% RELEASE	ORIGINAL BALANCE	TOTAL RELEASED	TOTAL % RELEASED	CURRENT BALANCE	% REMAINING
STREETS	10/01/20	50	\$364,121.05	\$182,060.53 \$0.00	50	\$182,060.53	50
SIDEWALKS			\$18,704.02	\$0.00 \$0.00	0	\$18,704.02	100
STREET SIGNS	01/25/22	95	\$3,993.00	\$3,793.35 \$0.00	95	\$199.65	5
SANITARY SEWER AND PUMP STATIONS	10/01/20 01/25/22	50 45	\$133,835.03	\$66,917.52 \$60,225.76	95	\$6,691.75	5
STORM SEWER	10/01/20 01/25/22	50 45	\$284,469.67	\$142,234.83 \$128,011.35	95	\$14,223.48	5
GRADING	10/01/20	50	\$256,310.45	\$128,155.23 \$0.00	50	\$128,155.23	50
DETENTION AND WATER QUALITY	10/01/20	50	\$44,903.78	\$22,451.89 \$0.00	50	\$22,451.89	50
EROSION CONTROL	10/01/20	50	\$8,252.20	\$4,126.10 \$0.00	50	\$4,126.10	50
SILTATION CONTROL	10/01/20	50	\$4,579.30	\$2,289.65 \$0.00	50	\$2,289.65	50
COMMON GROUND SEED AND ISLAND SODDING			\$4,356.00	\$0.00 \$0.00	0	\$4,356.00	100
MONUMENTATION	01/25/22	95	\$5,423.00	\$5,151.85 \$0.00	95	\$271.15	5
RETAINING WALLS			\$9,108.00	\$0.00 \$0.00	0	\$9,108.00	100
STREET LIGHTS	01/25/22	100	\$11,880.00	\$11,880.00 \$0.00	100	\$0.00	0
WATER MAINS	10/01/20 01/25/22	50 50	\$82,684.67	\$41,342.33 \$41,342.33	100	\$0.00	0
FENCE			\$1,518.00	\$0.00 \$0.00	0	\$1,518.00	100
TOTALS			\$1,234,138.16	\$839,982.72	68	\$394,155.44	32

Commerce Bank
18-1/1010

069990

PAYNE FAMILY HOMES, LLC
10407 BAUR BLVD, STE B
ST. LOUIS, MO 63132

September 13, 2022

PAY TO THE ORDER OF City of Chesterfield

\$ \$394,155.44

Pay: *****394* thousand *155* dollars and 44 cents DOLLARS

City of Chesterfield
690 Chesterfield Pkwy West
Chesterfield, MO 63017-0760



[Handwritten Signature]
AUTHORIZED SIGNATURE

MP

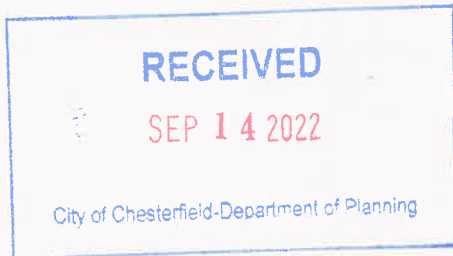
MEMO

⑈069990⑈ ⑆101000019⑆ 450490665⑈

PAYNE FAMILY HOMES, LLC
CITCHE City of Chesterfield

069990

9-13-22 cons dep AXW construction escrow 394155.44



9-13-22 69990 394155.44 .00 394155.44



SUBDIVISION IMPROVEMENT MAINTENANCE DEPOSIT AGREEMENT

THIS MAINTENANCE DEPOSIT AGREEMENT made and entered into by
Payne Family Homes, LLC
_____, herein called DEVELOPER,
XX
_____, ~~herein called CREDIT~~
~~HOLDER (to be through this party if cash deposited with City)~~ and the City of Chesterfield,
Missouri, herein called CITY.

WITNESSETH:

WHEREAS, the DEVELOPER has submitted plans, information and data to the CITY
for the creation and development of a subdivision to be known as
Alexander Woods
_____ in accordance with
Ordinance No. 3015, the governing ordinance for the subdivision, and the Subdivision
Regulations of the City of Chesterfield, and has requested approval of same; and

WHEREAS, the subdivision plans have been approved and the CITY has reasonably
estimated and determined that the cost of maintenance of the required improvements, based on
the cost of construction of said improvements, all in accordance with the provisions of said
subdivision governing ordinance and Subdivision Regulations, as amended, will be in the sum
of One Hundred Thirteen Thousand Nine Hundred Fifty Seven and 35/100 DOLLARS
(\$ 113,957.35), lawful money of the United States of America; and

WHEREAS, the DEVELOPER is seeking approval from the CITY of the record plat of
the aforesaid subdivision as the same is provided in said governing ordinance and Subdivision
Regulations; and

WHEREAS, the Subdivision Regulations provide inter alias that the commencement of said subdivision may be approved by the CITY upon the DEVELOPER submitting satisfactory construction and maintenance deposit agreements guaranteeing the construction and maintenance of the subdivision improvements in accordance with the approved plans, said governing ordinance and Subdivision Regulations.

NOW, THEREFORE, in consideration of the covenants, promises and agreement herein provided;

IT IS HEREBY MUTUALLY AGREED:

1. That the DEVELOPER has established a MAINTENANCE DEPOSIT in the amount of One Hundred Thirteen Thousand Nine Hundred Fifty Seven and 35/100

DOLLARS (\$ 113,957.35), lawful money of the United States of America by:

(check one)

Depositing cash with the City.

Submitting a Letter of Credit in the form required by the CITY and issued by the CREDIT HOLDER.

Submitting a _____ (type of readily negotiable instrument acceptable to the CITY) endorsed to the City.

Said deposit guarantees the DEVELOPER will perform his maintenance obligations regarding subdivision improvements, including, but not limited to; lots, streets, sidewalks, trees, common ground areas, erosion and siltation control, and storm drainage facilities, in Alexander Woods Subdivision, all in accordance with the approved plans, the governing ordinance for the subdivision and the Subdivision Regulations of

the City of Chesterfield, which by reference are made a part hereof, and in accordance with all ordinances of the CITY regulating same.

2. That the MAINTENANCE DEPOSIT will be held in escrow by the CITY or the CREDIT HOLDER, as applicable, until such time as releases are authorized by the Department of Planning.

3. That the DEVELOPER shall be responsible for, and hereby guarantees, the maintenance of the subdivision improvements, including, but not limited to, lots, streets, sidewalks, trees, common ground areas, erosion and siltation control, and storm and drainage facilities, until (1) expiration of twelve (12) months after occupancy permits have been issued on eighty percent (80%) of all of the lots in the subdivision plat(s), or (2) twelve (12) months after completion of the subdivision and acceptance / approval of all required improvements by the CITY, whichever is longer. In the case of landscaping, the maintenance period shall be twenty-four (24) months after installation is approved by the CITY. Maintenance shall include repair or replacement of all defects, deficiencies and damage to the improvements that may exist or arise, abatement of nuisances caused by such improvements, removal of mud and debris from construction, erosion control, grass cutting, removal of construction materials (except materials to be used for construction on the lot or as permitted by site plan), and snow removal. All repairs and replacement shall comply with CITY specifications and standards. Any maintenance of improvements accepted by the CITY for public dedication shall be completed under the supervision of and with the prior written approval of the Director of Planning. The maintenance obligation for required improvements to existing public roads or other existing public infrastructure already maintained by a public governmental entity shall terminate on and after the date such improvements have been inspected and accepted by the

appropriate governmental entity and the deposit for same shall be released. Irrespective of other continuing obligations, the developer's snow removal obligations shall terminate on the date a street is accepted by the CITY for public maintenance.

4. That the maintenance deposit shall be retained by the CITY OR CREDIT HOLDER to guarantee maintenance of the required improvements and, in addition to being subject to the remedies of Section 02-12.G of the Unified Development Code and other remedies of the City Code, shall be subject to the immediate order of the Director of Planning to defray or reimburse any cost to the CITY of maintenance or repair of improvements related to the subdivision which the developer fails or refuses to perform. Except in emergency circumstances or where action is otherwise required before written notice can be provided, the Director of Planning shall provide the developer with a written demand and opportunity to perform the maintenance before having such maintenance performed by the CITY, or its agents. The Director of Planning shall have the authority to require the maintenance deposit to be replaced or replenished by the developer, in any form permitted for an original deposit, where the amount remaining is determined to be insufficient or where the maintenance deposit was drawn upon by the CITY for maintenance.

5. That in determining the amount of MAINTENANCE DEPOSIT that shall continue to be held, portions of the deposit amount that were attributable to improvements that have been accepted by any third-party governmental entity or utility legally responsible for the maintenance of the improvement may be released upon such acceptance of the improvement by the entity. The Director of Planning may approve such further releases if it is determined in his or her discretion, after inspection of the improvements, that the total maintenance amount

retained is clearly in excess of the amount necessary for completion of the maintenance obligation, after all reasonable contingencies are considered.

6. That in the event the CITY should determine that the MAINTENANCE DEPOSIT, or any line item thereon as herein provided, is insufficient, the CITY will so notify the DEVELOPER who shall, within thirty (30) days of said notice, deposit additional sums with the CITY or have the amount of the letter of credit or other banking instrument increased as will be required to maintain the said specific component of the improvement and said additional sum will be subject to the terms of this MAINTENANCE DEPOSIT AGREEMENT. Failure to provide said sum shall be cause for immediate cessation of all work on said subdivision until the additional amount is paid.

7. That the CREDIT HOLDER, in accordance with paragraphs 2, 4 and 5 above, shall only release or disburse the MAINTENANCE DEPOSIT, or portion thereof, upon receipt and in the amount set forth in a written authorization from the said Department of Planning addressed to the Credit Holder, which authorization may be for payment, as provided in the Subdivision Regulations or governing ordinance for this subdivision.

8. That upon expiration of the maintenance obligations established herein, the Director of Planning shall cause a final inspection to be made of the required improvements. Funds shall then be released if there are no defects or deficiencies found and all other obligations including payment of all sums due, are shown to be satisfied on inspection thereof, or at such time thereafter as any defects or deficiencies are cured with the permission of, and within the time allowed by, the Director of Planning. This release shall in no way be construed to indemnify or release any person from any civil liability that may exist for defects or damages

caused by any construction, improvement or development for which any deposit has been released.

9. That there shall be no assignment by DEVELOPER or CREDIT HOLDER under the terms of this agreement without written approval of the CITY.

10. That if DEVELOPER is unable to meet its obligation hereunder or to provide additional sums to guarantee maintenance of the Subdivision improvements as may be determined by the CITY or if the DEVELOPER shall abandon the subdivision or go into receivership or file for bankruptcy protection, then in any such event the CITY may declare the DEVELOPER in default and may immediately order the payment of all remaining sums held in the MAINTENANCE DEPOSIT to be paid to the CITY without further legal process, to be used to complete and maintain the subdivision improvements as set out under the terms hereof.

11. That the CREDIT HOLDER will immediately inform the City of any changes of address for CREDIT HOLDER or DEVELOPER (known to CREDIT HOLDER) during the period of this Agreement. Failure to do so shall result in a breach of this Agreement and the CITY may declare the DEVELOPER or CREDIT HOLDER (as the case may be) in default and may immediately order the payment of all remaining sums held by CREDIT HOLDER to be paid to the CITY without further legal process, to be used to maintain the subdivision improvements as set out under the terms hereof.

12. That no forbearance on the part of the CITY in enforcing any of its rights under this agreement, nor any extension thereof by CITY, shall constitute a waiver of any terms of this Agreement or a forfeiture of any such rights.

13. That the CITY hereby accepts this agreement as a satisfactory MAINTENANCE DEPOSIT AGREEMENT under the provisions and requirements of the governing ordinance

MAINTENANCE DEPOSIT

SUBDIVISION: ALEXANDER WOODS

PLAT:

SUB CODE: 83

DEVELOPER: PAYNE FAMILY HOMES, LLC

NOTE: Deposit is adjusted to account for 10% of entire sewer costs, and 0% of LOMR/Elev. Cert's, if any)

CATEGORY	ORIGINAL BALANCE	DATE OF RELEASE	AMOUNT RELEASED	CURRENT BALANCE
STREETS	\$36,412.11			\$36,412.11
SIDEWALKS	\$1,870.40			\$1,870.40
STREET SIGNS	\$399.30			\$399.30
SAN. SEWER	\$13,383.50			\$13,383.50
STORM SEWER	\$28,446.97			\$28,446.97
GRADING	\$25,631.05			\$25,631.05
DETENTION AND WQ	\$4,490.38			\$4,490.38
EROSION CONTROL	\$825.22			\$825.22
SILTATION CONTROL	\$457.93			\$457.93
COMMON GR. SEED	\$435.60			\$435.60
MONUMENTATION	\$542.30			\$542.30
RETAINING WALL	\$910.80			\$910.80
STREET LIGHTS	\$1,188.00	1/25/2022	\$1,188.00	\$0.00
WATER MAINS	\$8,268.47	1/25/2022	\$8,268.47	\$0.00
FENCE	\$151.80			\$151.80
TOTALS	\$123,413.82		\$9,456.47	\$113,957.35

Commerce Bank
18-1/1010

069989

PAYNE FAMILY HOMES, LLC
10407 BAUR BLVD, STE B
ST. LOUIS, MO 63132

September 13, 2022

PAY TO THE ORDER OF City of Chesterfield

\$ \$113,957.35

Pay: *****113* thousand *957* dollars and 35 cents DOLLARS

City of Chesterfield
690 Chesterfield Pkwy West
Chesterfield, MO 63017-0760



AUTHORIZED SIGNATURE

MP

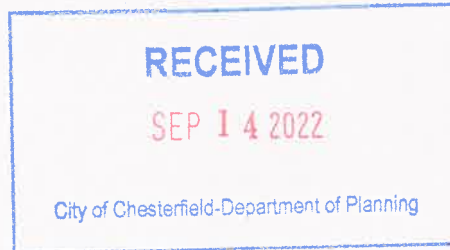
MEMO

⑈069989⑈ ⑆101000019⑆ 450490665⑈

PAYNE FAMILY HOMES, LLC
CITCHE City of Chesterfield

069989

9-13-22 maint escrow AXW maint escrow 113957.35



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Security Features Included Details on back

Memorandum

Department of Planning

To: Planning and Public Works Committee
From: Justin Wyse, Director of Planning *JW*
Date: September 22, 2022



RE: **Traffic Generation Assessment (TGA) Trust Funds:** An ordinance establishing five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

Summary

The City of Chesterfield utilizes Traffic Generation Assessment (TGA) trust funds. Most often a site specific ordinance within a planned district embodies the trust fund contribution requirement. The developer of a proposed development is required to contribute a TGA to a specific trust fund that is defined in the Saint Louis County Transportation and Public Works Design Criteria Manual.

The proposed ordinance continues to utilize the Traffic Generation Assessment, but establishes five specific trust funds authorized and embodied within a City of Chesterfield Ordinance.

The five TGA Trust Fund accounts are labeled, "TGA Trust Fund Area A", "TGA Trust Fund Area B", "TGA Trust Fund Area C", "TGA Trust Fund Area D", and "TGA Trust Fund Area E".

The trust funds are delineated by city limits, the major roadways of Interstate 64 and Olive Blvd./Clarkson Road, and the Chesterfield Valley. The limits are described below and referenced within Figure 1 on the following page.

TGA Trust Fund Area A has an eastern boundary of Olive Boulevard, southern boundary of Interstate 64, western and northern boundary of the Chesterfield Valley.

TGA Trust Fund Area B has an eastern boundary of the City limit, southern boundary of Interstate 64, western and northern boundary of Olive Boulevard.

TGA Trust Fund Area C has an eastern and southern boundary of the City limit, western boundary of Clarkson Road, and northern boundary of Interstate 64.

TGA Trust Fund Area D has an eastern boundary of Clarkson Road, southern boundary of the City limit, western boundary of the Chesterfield Valley, and northern boundary of the Chesterfield Valley and Interstate 64.

Trust Fund Area E encompasses the entire Chesterfield Valley.

Attached is a copy of the draft ordinance establishing the five Traffic Generation Assessment Trust Fund Areas.

Attachments: TGA Trust Fund Ordinance

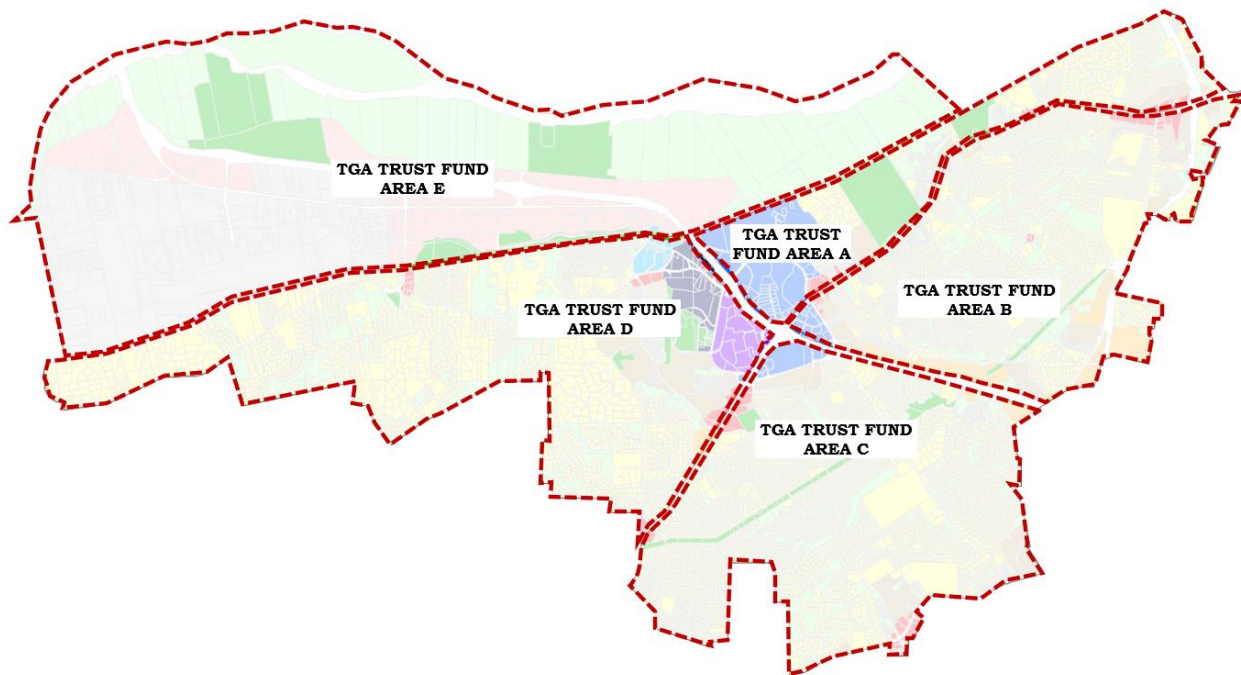


Figure 1: TGA Trust Fund Locations

BILL NO. 3406

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING FIVE TRAFFIC GENERATION ASSESSMENT (“TGA”) TRUST FUNDS OF THE CITY OF CHESTERFIELD, MISSOURI.

WHEREAS, the City of Chesterfield, Missouri (the “City”) continues to receive development applications including but not limited to residential, commercial and industrial developments across the City; and,

WHEREAS, as part of said development applications, the City has reviewed numerous traffic studies which have been prepared to show the impact of various levels of development on the volume to capacity ratios of roadways and the level of service at intersections as a result of said development; and,

WHEREAS, these traffic studies along with evaluations by City Staff, have indicated there are measures available to the City which will lessen the impact of additional vehicles while also providing for additional active transportation opportunities to reduce the need for additional vehicles; and,

WHEREAS, the City recognizes that significant impacts on the transportation system are frequently caused by the collective development of a given area of the City and not necessarily by one individual development; and,

WHEREAS, in order to accommodate continued development, the City has estimated costs and considered ways in which to pay for the costs to implement necessary improvements caused by overall development so that the costs are not disproportionately borne by any individual development; and,

WHEREAS, the City has defined five (5) Traffic Generation Assessment Trust Fund Areas throughout the city as established by the attached plan area as designated on Exhibit “A”; and,

WHEREAS, the City of Chesterfield has considered the positions of the Missouri Department of Transportation and St. Louis County, relative to the use of traffic generation assessment funds to make needed improvements; and

WHEREAS, the City of Chesterfield City Council concludes that it is in the best interest of the City and its residents to establish a mechanism whereby future improvements to both the vehicular and active transportation networks,

which could include the construction, grading, paving, and other maintenance activities, can be accommodated.

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

Section 1. The City hereby establishes five (5) trust accounts to be known as, "TGA Trust Fund Area A", "TGA Trust Fund Area B", "TGA Trust Fund Area C", "TGA Trust Fund Area D", and "TGA Trust Fund Area E", to be held by the City's Director of Finance (the "Trustee") for the improvement, engineering, right-of-way acquisition and construction of storm sewers, paving, sidewalks, pathways, grading, clearing, and other necessary transportation network improvements in the areas designated in Exhibit "A". The five (5) trust fund areas shall be the areas designated on Exhibit "A", subject to further additions or deletions by the City Council in consideration of any particular planned district, rezoning or special procedure permit request in the future or specifically described in the City of Chesterfield Unified Development Code and which may have impact on other transportation areas.

Section 2. All sums received shall be deposited in the trust fund in accordance with the terms of each planned district, or as established in the Unified Development Code as approved by the City Council for each individual development. Said zoning conditions may or may not spell out specifically what infrastructure transportation improvements are to be accomplished with the funds being contributed by the individual project. Where no specific improvement is required in a planned district, improvements will be provided pursuant to the City of Chesterfield Unified Development Code.

Section 3. The City shall in conjunction with its review of each request for development, rezoning or planned district zoning, or special procedure permits, determine whether the proposed development will need to make specific improvements to the identified transportation project needs as contemplated in the plan, which includes the multi-modal improvements consisting of but not limited to the re-signalization of traffic lights, roadway capacity improvements, and pedestrian capacity improvements as directed by the Department of Planning and the Department of Public Works.

Section 4. It is the determination of the City of Chesterfield City Council that the transportation improvements noted above shall be necessitated by the development of the area within the specific trust fund area.

Section 5. Additional properties may be made subject to the terms of this trust by appropriate provision.

Section 6. As used herein, “Director of Finance”, and like designations means and includes the legal successors to the pertinent functions of such officers.

Section 7. 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

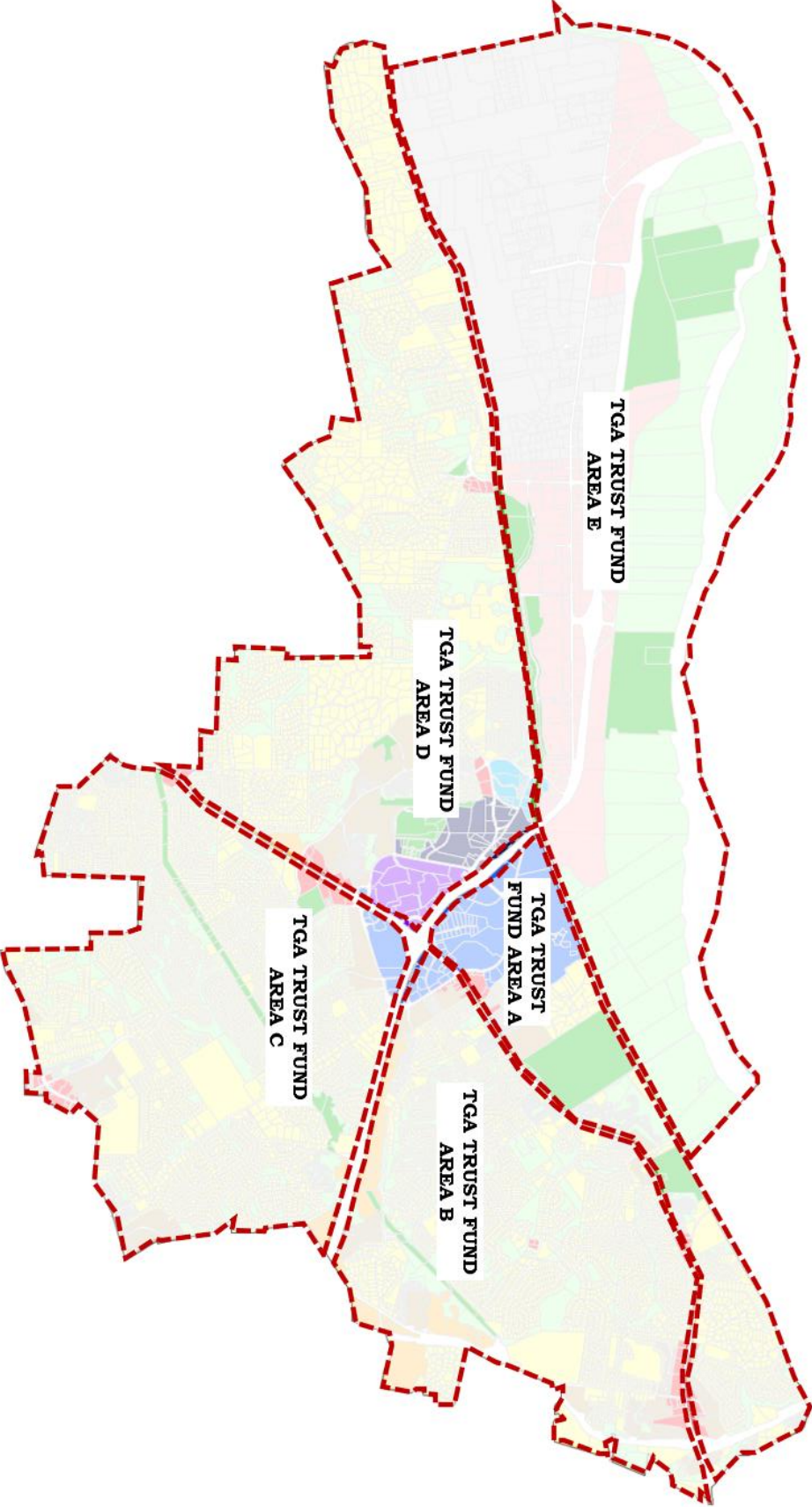
Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: __0x/0x/2022____

Exhibit A – “TGA” Trust Fund Areas



Memorandum

Department of Planning

To: Planning and Public Works Committee
From: Justin Wyse, Director of Planning *JW*
Date: September 22, 2022



RE: **Traffic Generation Assessment (TGA) Trust Fund Rate Schedule:**
An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

Summary

The City of Chesterfield utilizes Traffic Generation Assessment (TGA) trust funds. The traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC).

The Traffic Generation Assessment rate is defined in the Saint Louis County Transportation and Public Works Design Criteria Manual.

On January 1 of each year, the traffic generation assessment rates are increased or decreased to account for changes in construction costs. The St. Louis County Department of Transportation uses the percent change for the construction cost index for the St. Louis area, from December of a given year to December of the following year, as published in the Engineering News Record, to determine the rate of increase or decrease.

The proposed ordinance continues to utilize the same Traffic Generation Assessment rate calculation, but establishes the rate schedule within a City of Chesterfield Ordinance.

Attached to this memo find the draft legislation and rate schedule.

Attachments: TGA Trust Fund Ordinance

BILL NO. 3407

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A TRAFFIC GENERATION ASSESSMENT (“TGA”) TRUST FUND RATE SCHEDULE OF THE CITY OF CHESTERFIELD, MISSOURI.

WHEREAS, the City has defined five (5) Traffic Generation Assessment Trust Fund Areas throughout the city as established by City ordinance; and,

WHEREAS, five (5) trust accounts are known as, "TGA Trust Fund Area A", "TGA Trust Fund Area B", "TGA Trust Fund Area C", "TGA Trust Fund Area D", and "TGA Trust Fund Area E", and are held by the City’s Director of Finance (the “Trustee”); and,

WHEREAS, the traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC); and,

WHEREAS, in order to maintain uniformity and equity from development to development, the traffic generation assessment rates are established by the City of Chesterfield.

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

Section 1. The City of Chesterfield hereby adopts an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

Section 2. The traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC).

Section 3. On January 1 of each year, the traffic generation assessment rates are increased or decreased to account for changes in construction costs. The St. Louis County Department of Transportation uses the percent change for the construction cost index for the St. Louis area, from December of a given year

to December of the following year, as published in the Engineering News Record, to determine the rate of increase or decrease.

Section 4. The rates per measurable unit are defined as follows:

Land Use	As of 1/1/2022 Rate Per Parking Space*
S.F. Dwelling	\$1,351.57
Apartments	\$540.63
Retirement Community	
Condominiums	
General Office	\$825.90
Quality Restaurant	
Research Center	
Motel	\$1,651.96
Hotel	
General Retail	\$2,477.85
Medical Offices	
Shopping Centers	
Nursing Homes	
High Turn-over Sit Down Restaurant	
Hospital	\$4,955.88
Bank	
Drive-In Fast Food Restaurant	
Convenience Store	\$16,519.13
Gas Station	
Manufacturing	\$660.74
Warehouse	\$1,156.36
Recreational Uses	\$570.76
Mini-Warehouse	\$0.54/SF
Car Wash	\$82,623.40/AC
Loading Space	\$4,054.68

* Except as noted

Section 5. Contributions to the Traffic Generation Assessment Trust Funds shall be made prior to the approval of the first Municipal Zoning Approval application in conjunction with the development that requires contribution.

Section 6. 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: __0x/0x/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 5:00 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**

Liquor License Request – Bradley Fuel & Repair (14298 Ladue Rd) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor in original package not to be consumed on premise. **(Voice Vote) Action on liquor license request was held at the September 06, 2022 City Council Meeting.**



MEMORANDUM

DATE: August 26, 2022

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: LIQUOR LICENSE REQUEST – BRADLEY FUEL & REPAIR

BRADLEY FUEL & REPAIR – 14298 LADUE RD (former location of Green Trails Mobil) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor in original package not to be consumed on premise.

Mr. Thomas Bradley is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Tuesday, September 6, 2022 city council meeting, I will immediately issue this license.

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