



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, August 21, 2023
6:15 PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

A. Planning and Public Works Committee – Chairperson Merrell Hansen,
Ward IV

- 1. Propose Proposed Bill No. 3463 - P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC) –**
A request to rezone an existing C-8 Planned Commercial District to “PC&R” – Planned Commercial and Residential District for 96.017 acres located west of Clarkson Road / MO 340, south of S Outer 40 Road, east and north of Chesterfield Parkway. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments. Petitioner requests postponement.**
- 2. Proposed Bill No. 3464 - Chesterfield Pkwy Temporary Slope Construction License** – An ordinance authorizing waiver of compensation and dedicating temporary slope construction licenses in connection with St. Louis County project number AR-1768, Chesterfield Parkway West (South) resurfacing in the City of Chesterfield. **(First Reading) Planning & Public Works Committee recommends approval.**
- 3. Next Meeting – Thursday, August 24, 2023 (5:30pm)**

B. Finance and Administration Committee – Chairperson Michael Moore,
Ward III

- 1. Next Meeting – September 25, 2023 (Committee of the Whole) – (5:30pm)**

C. Parks, Recreation and Arts Committee – Chairperson Mary Monachella,
Ward I

- 1. Proposed Resolution No. 488 Municipal Parks Grant Round 24 – Miracle Field Renovations** – Authorization to apply for the MUNI Grant Round 24, in the amount of \$546,250 with a minimum 5%

City match of \$28,750 and to approve the required resolution as required by the Municipal Parks Commission. **(Roll Call Vote) Parks, Recreation and Arts Committee recommends approval**

2. CVAC Pickleball Court Fencing – Recommendation to approve the use of \$40,000 of the existing budgeted ARPA pickleball funds to install fencing and windscreens around the existing four courts at CVAC. **(Roll Call Vote) Parks, Recreation and Arts Committee recommends approval.**

3. Pickleball – Budget Earmark – Recognizing that ARPA funds allocated to pickleball facilities will be re-programmed due to calendar restrictions, the parks, recreation and arts committee unanimously recommended that City Council initially “ earmark” \$500,0000 of funds from excess General Fund – Fund Reserves over the 40% reserve policy requirement, for the future construction of pickleball facilities, with the understanding that additional funding will be required for construction. This earmark was intended to not only set aside funding for the facilities, but also to reflect the City’s commitment to provide these facilities. Although this “ earmark” will not legally restrict the use of the funds set aside, action is required by the Council to segregate this funding. **(Roll Call Vote is required) Parks, Recreation and Arts Committee unanimously recommends approval.**

4. Next Meeting – not yet scheduled

D. Public Health and Safety Committee – Chairperson Mary Ann Mastorakos, Ward II

1. Next Meeting – Not yet scheduled

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

A. Bid Recommendation - 2023 Asphalt Mill and Overlay Project – Authorization to enter into an agreement with Ford Asphalt to provide construction services for the 2023 Asphalt Overlay Project in an amount not to exceed \$420,000. **(Roll Call Vote)**

B. Liquor License – 4 Hands Brewing Company (17081 N Outer 40 Rd, #17073) – has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. **(Voice Vote) Application has been reviewed by the Police Department and the Planning Department. There are no known outstanding municipal violations**

C. 2023-2024 Municipal League Dues – As directed by City Council, I've forwarded the annual dues invoice for membership in the St. Louis County Metro Municipal League, \$7,100, for approval by St. Louis County. This is a budgeted expense in the approved 2023 budget, but requires direct approval by City Council prior to processing for payment. **(Roll Call Vote Required). City Administrator recommends approval.**

IV. Other Legislation

A. Proposed Bill No. 3462 - An Ordinance of the City of Chesterfield, Missouri, re-adopting the procedure established in ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials. **(Second Reading)**

B. Proposed Bill No. 3465 – Council Rules of Procedure – An ordinance amending Section 110.380 of the City Code related to the City Council's rules of procedure. City Attorney Graville has recommended adoption of the proposed bill which provides for three changes: 1) eliminates current rule #4 which requires all motions and amendments made from the floor be put in writing and provided to the City Clerk. City Council has simply not followed this procedure historically, and 2) Adds a statutory reference to an elected official violating the confidentiality of a closed session, and 3) Provides a new rule allowing for a procedural postponement which creates an alternative to either postpone to a date certain, or postpone indefinitely. **(First Reading) City Attorney recommends approval.**

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, August 21, 2023
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** – August 07, 2023
 - B. Special Council Work Session Minutes** – August 07, 2023

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, August 24, 2023 – Planning & Public Works (5:30pm)**
 - B. Monday, August 28, 2023 – Planning Commission (7:00pm)**
 - C. Monday, September 04, 2023 – Labor Day - CITY HALL CLOSED**
 - D. Tuesday, September 05, 2023 – City Council (7:00pm)**

- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Chief's Commendation**
 - 1. Ofc. Brewer & Ofc. Hartman**

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Merrell Hansen, Ward IV

- 1. Proposed Bill No. 3463 - P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC)** – A request to rezone an existing C-8 Planned Commercial District to “PC&R” – Planned Commercial and Residential District for 96.017 acres located west of Clarkson Road / MO 340, south of S Outer 40 Road, east and north of Chesterfield Parkway. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments. Petitioner requests postponement.**
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fencing and windscreens around the existing four courts at CVAC. **(Roll Call Vote) Parks, Recreation and Arts Committee recommends approval.**

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4. Next Meeting – not yet scheduled

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1. Next Meeting – not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Bid Recommendation - 2023 Asphalt Mill and Overlay Project -

authorization to enter into an agreement with Ford Asphalt to provide construction services for the 2023 Asphalt Overlay Project in an amount not to exceed \$420,000. **(Roll Call Vote)**

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XI. OTHER LEGISLATION

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XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

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AGENDA REVIEW – MONDAY, AUGUST 21, 2023 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 PM, on Monday, August 21, 2023.**

Please let me know, ASAP, if you will be unable to attend these meetings.

UPCOMING MEETINGS/EVENTS

- A. Thursday, August 24, 2023 – Planning & Public Works (5:30pm)**
- B. Monday, August 28, 2023 – Planning Commission (7:00pm)**
- C. Monday, September 04, 2023 – Labor Day - CITY HALL CLOSED**
- D. Tuesday, September 05, 2023 – City Council (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.

CHIEF'S COMMENDATION: Chief Johnson will present Officer Brewer and Officer Hartman with the Chief's Commendation Award.

APPOINTMENTS

There are no appointments scheduled for tonight's meeting.



RECORD OF PROCEEDING

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

AUGUST 7, 2023

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 July 17, 2023 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the July 17, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the July 17, 2023 Executive Session were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Moore, to approve the July 17, 2023 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation presented a proclamation to Mr. John Walters in recognition of 25 years of service on the Police Personnel Board.

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, August 21, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. John Gazzoli, representing Dillard's, submitted correspondence for the record and requested that City Council postpone action on Bill Nos. 3457 and 3458 (Chapter 353) until the next scheduled City Council meeting.

The following individuals spoke in support of the proposed redevelopment of downtown Chesterfield:

- Mr. Maurice Hirsch, 354 Willow Weald Path
- Ms. Wendy Geckeler, 26 Chesterfield Lakes Road
- Ms. Mary Brown, 62 Chesterfield Lakes Road
- Mr. William Matson, 17649 Bridgeway Drive
- Mr. Clayton Larue, 31 Chesterfield Lakes Road
- Mr. Robert Menendez and Carrie Menendez (daughter), 1208 Turnberry Ridge Court
- Mr. Rob Rodermund, 17134 Surrey View Drive

Ms. Kelli Unnerstall, 14649 Summer Blossom Lane, representing Citizens for Developing Downtown Chesterfield, spoke in support of the proposed redevelopment of downtown Chesterfield, with modifications.

Ms. Jeanne Tevlin, 16705 Chesterfield Farms Drive, spoke in support of the proposed redevelopment of downtown Chesterfield, with modifications.

Ms. Patricia Tocco, 14720 Whitebrook Drive, shared comments about Chapter 353 and provided a historical summary and timeline of the Chesterfield Mall property.

Mr. John Nations, 8 Baxter Lane, spoke in support of Bill Nos. 3457 and 3458 (Chapter 353) and stated that there is no tax abatement and no tax exemption of any kind requested.

Mr. Ronald Cawood, 16992 Riverdale Drive, submitted written comments for the record requesting the citizens of Chesterfield be permitted to vote on the proposed redevelopment of downtown Chesterfield.

APPOINTMENTS

Mayor Nation nominated Mr. Doug DeLong for re-appointment to the Architectural Review Board. Councilmember Moore made a motion, seconded by Councilmember Hurt, to re-appoint Mr. Doug DeLong to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mayor Nation nominated Mr. John Lavrich for appointment to the Architectural Review Board. Councilmember Hansen made a motion, seconded by Councilmember Wahl, to appoint Mr. John Lavrich to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3453 Pertains to the acceptance of Silver Buck Lane in Bur Oaks as a public street in the City of Chesterfield **(Second Reading) Planning & Public Works Committee Recommends Approval**

Bill No. 3454 Pertains to the acceptance of Lakeside Ridge, Woodchuck Place, Edgewood Hill, Helens Woods Ct, Barn Owl Lane, Gooseberry Lane, and portions of Patchwork Fields in Fienup Farms as public streets in the City of Chesterfield **(Second Reading) Planning & Public Works Committee Recommends Approval**

Bill No. 3455 Authorizes the City Administrator to execute a transportation alternative funds program agreement with the Missouri Highways and Transportation Commission for construction of the Schoettler sidewalk from Windsor Valley Court to Greenleaf Valley Drive **(Second Reading) Planning & Public Works Committee Recommends Approval**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Budoor, for the second reading of Bill Nos. 3453, 3454 and 3455. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3453, 3454 and 3455 were read for the second time.

A roll call vote was taken for the passage and approval of Bill No. 3453 with the following results: Ayes – Hansen, Wahl, Hurt, Monachella, McGuinness, Budoor, Mastorakos and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3453 approved, passed it and it became **ORDINANCE NO. 3246.**

A roll call vote was taken for the passage and approval of Bill No. 3454 with the following results: Ayes – Mastorakos, Moore, Budoor, McGuinness, Hansen, Monachella, Hurt and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3453 approved, passed it and it became **ORDINANCE NO. 3247.**

A roll call vote was taken for the passage and approval of Bill No. 3455 with the following results: Ayes – Budoor, Hurt, Wahl, Hansen, Moore, Mastorakos, McGuinness and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3453 approved, passed it and it became **ORDINANCE NO. 3248.**

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, August 10, at 5:30 p.m.

Finance & Administration Committee

Bill No. 3456 Amends section 110.730 of the City of Chesterfield City Code regarding the appointment of the City Clerk (**Second Reading**)
Finance & Administration Committee Recommends Approval

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3456. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3456 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3456 with the following results: Ayes – Monachella, Moore, Budoor, Wahl, Hansen, McGuinness, Mastorakos and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3456 approved, passed it and it became **ORDINANCE NO. 3249.**

Parks, Recreation & Arts Committee

Councilmember Mary Monachella, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Tuesday, August 8, at 5:30 p.m.

Public Health & Safety Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is scheduled for Monday, August 21, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve and authorize the City Administrator to execute an agreement with Gamble & Schlemeier, LTD, for governmental relations services, in the amount of \$40,000, funded by a transfer from General Fund – Fund Reserves. A roll call vote was taken with the following results: Ayes – Hansen, Wahl, Monachella, McGuinness, Moore, Hurt, Budoor and Mastorakos. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3457 Finds and declares a certain area in the City a blighted area under Chapter 353 of the Revised Statutes of Missouri, as amended; approving the Chesterfield Regional 353 Development Plan & Project submitted for the re-development of such area; and authorizes further actions in connection therewith **(Second Reading)**

Councilmember Moore made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3457. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3457 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3457 with the following results: Ayes – McGuinness, Mastorakos, Budoor, Hurt, Wahl, Monachella, Moore and Hansen. Nays – None. Whereupon Mayor Nation declared Bill No. 3457 approved, passed it and it became **ORDINANCE NO. 3250.**

Bill No. 3458 Authorizes the Mayor of the City to enter into a redevelopment agreement and authorizes further actions in connection therewith **(Second Reading)**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3458. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3458 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3458 with the following results: Ayes – Hansen, McGuinness, Wahl, Budoor, Moore, Mastorakos, Hurt and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3458 approved, passed it and it became **ORDINANCE NO. 3251.**

Bill No. 3460 Approves the installation of twenty-eight (28) fire hydrants at The Legends at Schoettler Point, Schaffer’s Grove, Wild Horse Bluffs, Gateway Studios, and Spirit Valley Business Park Phase II within the City of Chesterfield **(First and Second Reading)**

Councilmember Budoor made a motion, seconded by Councilmember Monachella, for the first and second readings of Bill No. 3460. A voice vote was taken with a unanimous

affirmative result and the motion was declared passed. Bill No. 3460 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3460 with the following results: Ayes – Monachella, Mastorakos, McGuinness, Hurt, Hansen, Moore, Budoor and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3460 approved, passed it and it became **ORDINANCE NO. 3252**.

Bill No. 3461 Provides for the approval of a Boundary Adjustment Plat for a 7.54-acre tract of land located South of Fick Farm Road (18W310322, 18W310311) **(First and Second Reading)**

Councilmember Hansen made a motion, seconded by Councilmember Wahl, for the first and second readings of Bill No. 3461. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3461 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3461 with the following results: Ayes – Moore, Budoor, Hurt, Monachella, Hansen, Wahl, Mastorakos and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3461 approved, passed it and it became **ORDINANCE NO. 3253**.

Bill No. 3462 Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials **(First Reading)**

Councilmember Hansen made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3462. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3462 was read for the first time.

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 8:19 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____



RECORD OF PROCEEDING

SPECIAL MEETING CITY COUNCIL WORK SESSION AT 690 CHESTERFIELD PARKWAY WEST

AUGUST 7, 2023

Mayor Bob Nation called the meeting to order at 4 p.m.

The following Councilmembers were in attendance:

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

Those also in attendance included: City Administrator Mike Geisel, City Attorney Chris Graville, Director of Planning Justin Wyse, Director of Finance Jeannette Kelly, Director of Information Technology Matt Haug, Chief Ray Johnson, City Clerk Vickie McGownd and approximately 20 other attendees.

SOUTHWEST QUADRANT

City Administrator Mike Geisel gave a brief presentation (attached) addressing questions pertaining to the Planned Commercial and Residential (PC&R) District.

City Attorney Chris Graville indicated that the PC&R District is a more traditional zoning district; whereby, the City is not obligated to allow a specific amount of density. It provides opportunities for control throughout the process when reviewing development plans as they are submitted.

Mr. Graville stated that a recent Supreme Court ruling involving the City of Creve Coeur and QuikTrip gives cities the ability to say no to certain things. He suggested including an affirmation statement within the ordinance clearly stating:

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

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

This makes it explicit in the new zoning district, that the City has reserved their full authority to deny requests if the project is no longer contributing to promote the City’s objectives.

Mr. Geisel continued by providing a comparison of the Tax Increment Financing (TIF) District to the recently submitted zoning petition. He also discussed the financial impacts of density on the TIF itself.

In response to a question raised by several elected officials about the financial impact of reducing the density from the TIF boundaries, Mr. Geisel provided an example of reducing residential units by 200. He explained that a working model was created by PGAV Planners, LLC to allow calculations for estimated bonding capacity with changing variables. With no other changes, the reduction of 200 residential units lowered the estimated bonding capacity by approximately \$11 million. He re-iterated that this was simply one example, but the end result of an \$11 million reduction in bonding capacity would result in a loss of \$11 million worth of infrastructure improvement projects.

Various questions were asked and deliberated, resulting in robust conversation.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 5:30 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

Planned Commercial and Residential District PC&R

The PC&R District is procedurally different from any other planned district.

Purpose.

The PC&R District is intended to provide development in the area of the City comprising a minimum of seventy (70) acres in size and located only in the area bounded on the east by State Route 340, on the west by Baxter Road, on the north by State Route 40/I-64, and on the south by Lydia Hill Drive/August Hill Drive. A PC&R District development is intended to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. By definition, "downtown development" is mixed use, and usually follows one (1) of two (2) patterns (or an adaptation of both). First, as a vertical mix on a given parcel, land uses change from floor to floor within the same building. Typically, this pattern is residential above commercial (retail, professional services or office). The second pattern occurs when buildings or spaces of a single use are combined with those of other single uses. Examples are a street of residential buildings with commercial buildings occupying the corners or a commercial Main Street combined with residential side streets.

Planned Commercial and Residential District PC&R

Performance standards for the PC&R District are provided in the UDC for the PC (Commercial) and R (Residential) land uses. Conflicts between the commercial and residential performance standards shall be resolved in the planned district ordinance for the PC&R District, site development plan, site development concept plan, or site development section plan.

Specific performance standards may be provided in the planned district ordinance for the PC&R District or provided on the site development plan, site development concept plan, or site development section plan.

Except where specifically stated otherwise in this Section, performance standards established in the planned district ordinance for the PC&R District or provided on the site development plan, site development concept plan, or site development section plan for a PC&R development shall supersede any performance standards required by any other district regulation or UDC.

Planned Commercial and Residential District PC&R

Specific performance standards may be provided in the planned district ordinance for the PC&R District or provided on the site development plan, site development concept plan, or site development section plan.

Performance standards may include, but are not limited to, addressing one or more of the following:

- (a) Density.
- (b) Maximum height of buildings and structures.
- (c) Setbacks.
- (d) Open space.
- (e) Parking.
- (f) Signage.
- (g) Architectural standards.

ATTACHMENT A

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

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

I. SPECIFIC CRITERIA FOR ALL DEVELOPMENT

Residential and commercial uses may be combined in the same building, combined on the same lot in separate buildings or on separate lots within the development.

Concerns were raised that there was not enough specificity in defining and requiring certain mixed use. There was concern that the lack of specificity could lead to development not envisioned in the Comprehensive Plan.

Applicant Response: The PC&R District was specifically defined for a “downtown concept” and reflects the challenges of developing a mixed-use downtown. Because of the size, complexity and longevity of the development flexibility within the proposed zoning ordinance is preferable. By providing broad parameters (in areas of density, setbacks, building heights, open space, parking) and deferring specific performance standards to the Site Development Concept Plan and Site Development Section Plans the risk associated with multiple projects is reduced. At this stage, fixed standards such as formulaic mixtures of uses and set locations are arbitrary and would likely result in multiple amendments to site specific zoning ordinance, which in turn would have a chilling effect on the developer and end project user because of the risk and time involved.

POTENTIAL ADDITION TO ATTACHMENT A

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

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

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

PROJECT NARRATIVE

SUBMITTED BY PETITIONER

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

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

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

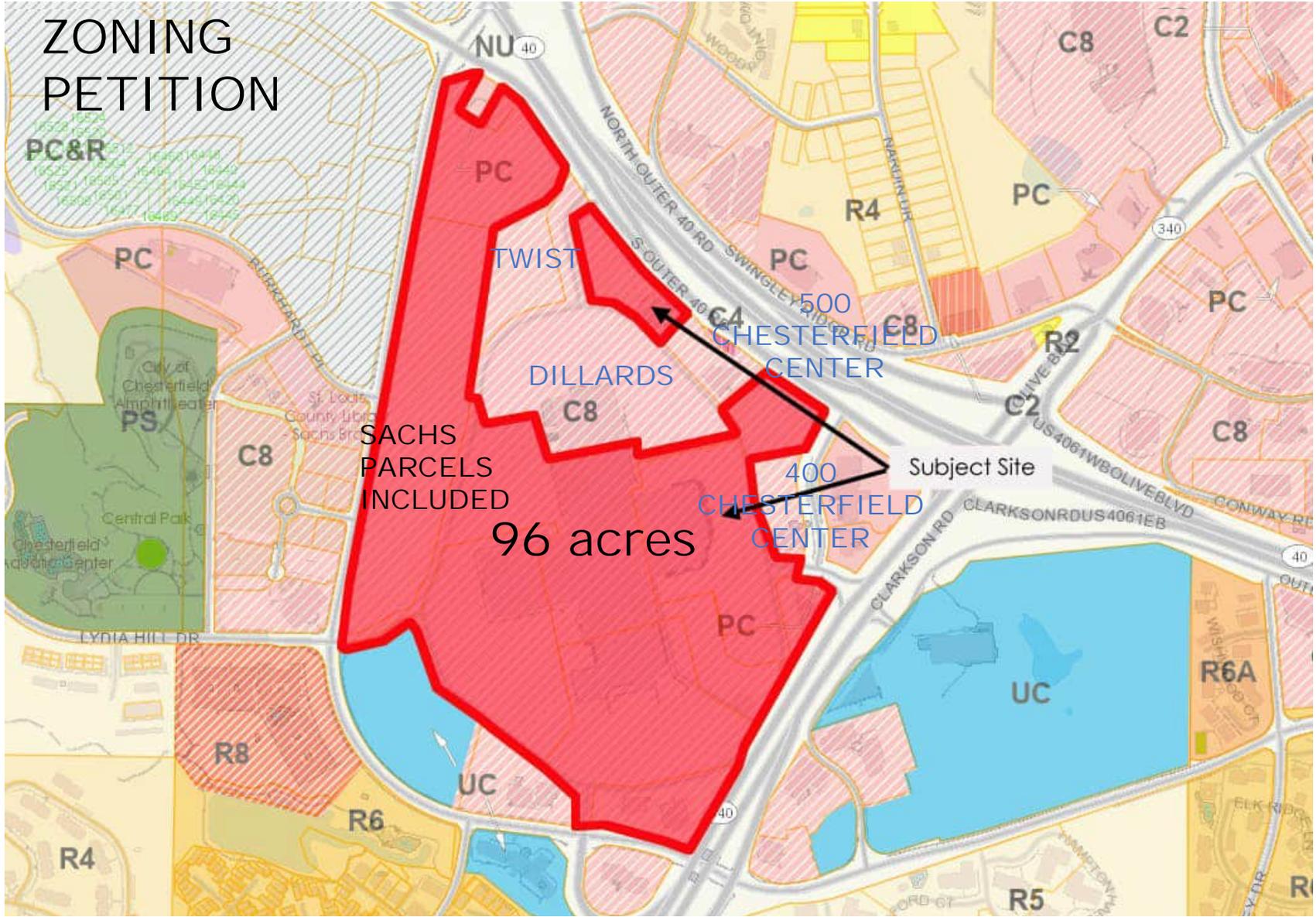
COMPARISON

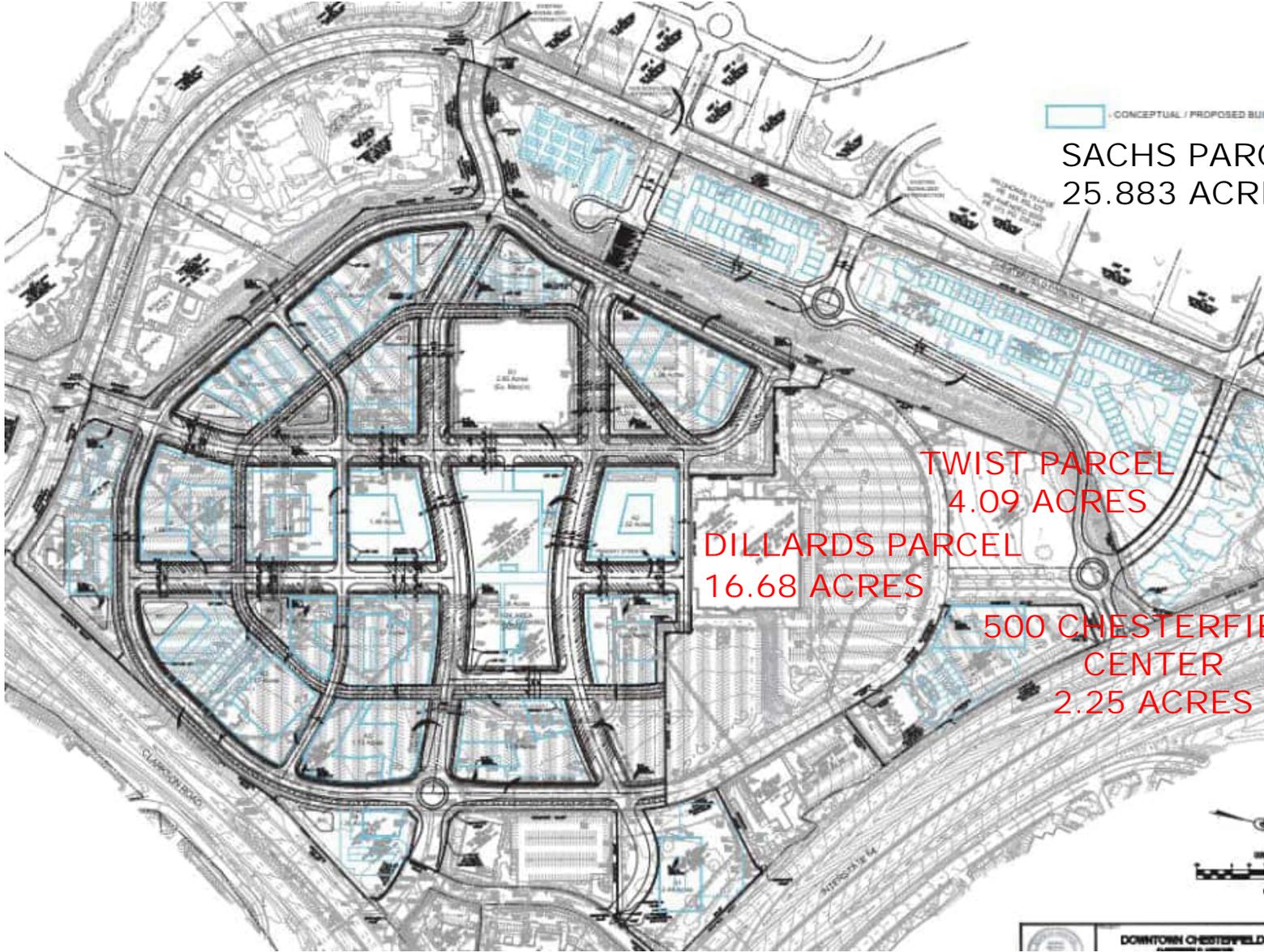
CHESTERFIELD REGIONAL TIF
RPA - 1

-VS-

TSG ZONING PETITION

ZONING PETITION





CONCEPTUAL / PROPOSED BUI

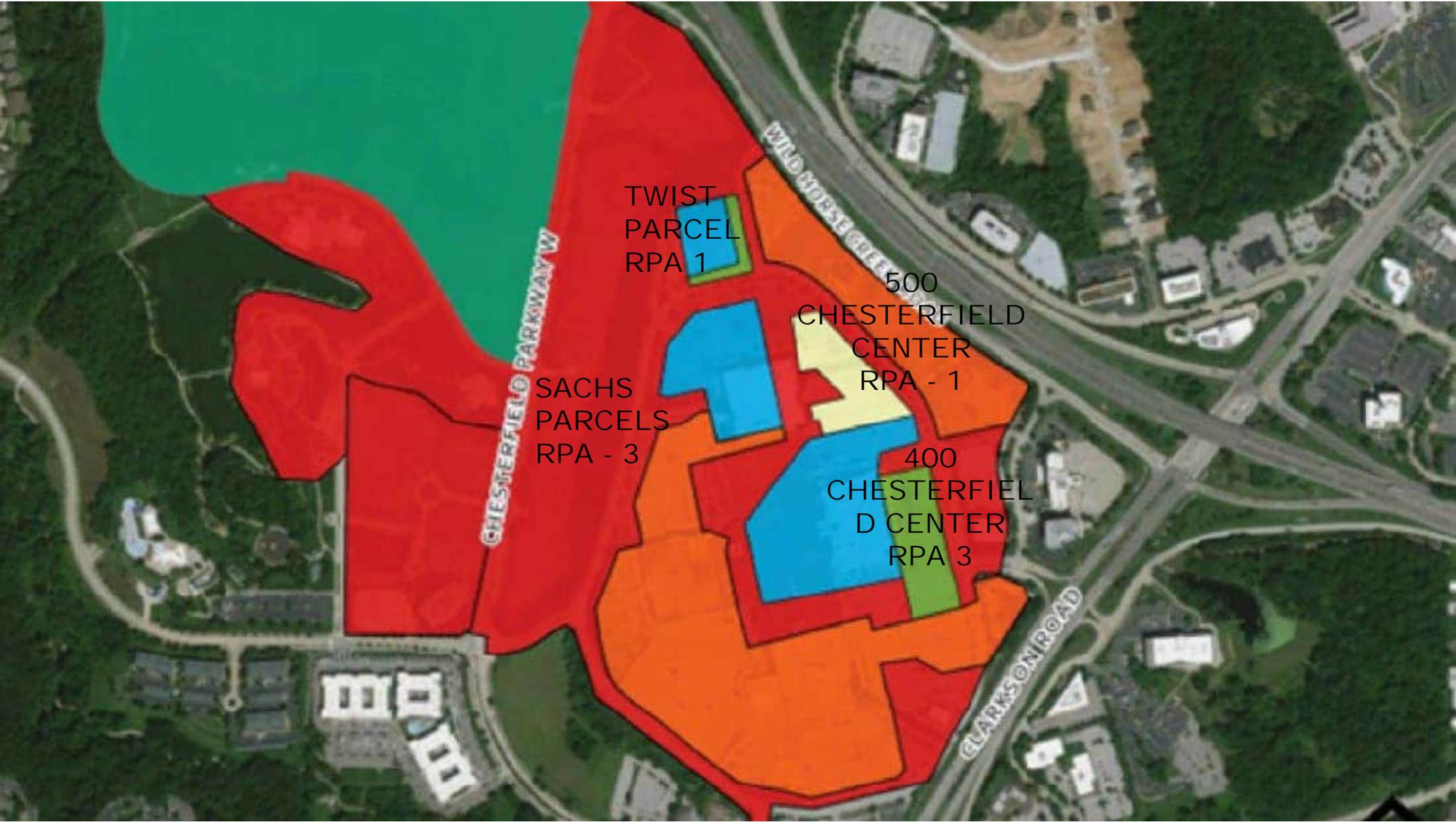
SACHS PARCEL
25.883 ACRES

TWIST PARCEL
4.09 ACRES

DILLARDS PARCEL
16.68 ACRES

500 CHESTERFIELD
CENTER
2.25 ACRES

DOWNTOWN CHESTERFIELD



TWIST
PARCEL
RPA 1

SACHS
PARCELS
RPA - 3

500
CHESTERFIELD
CENTER
RPA - 1

400
CHESTERFIELD
D CENTER
RPA 3

CHESTERFIELD PARKWAY

CLARKSON ROAD

WILD HORSE CREEK

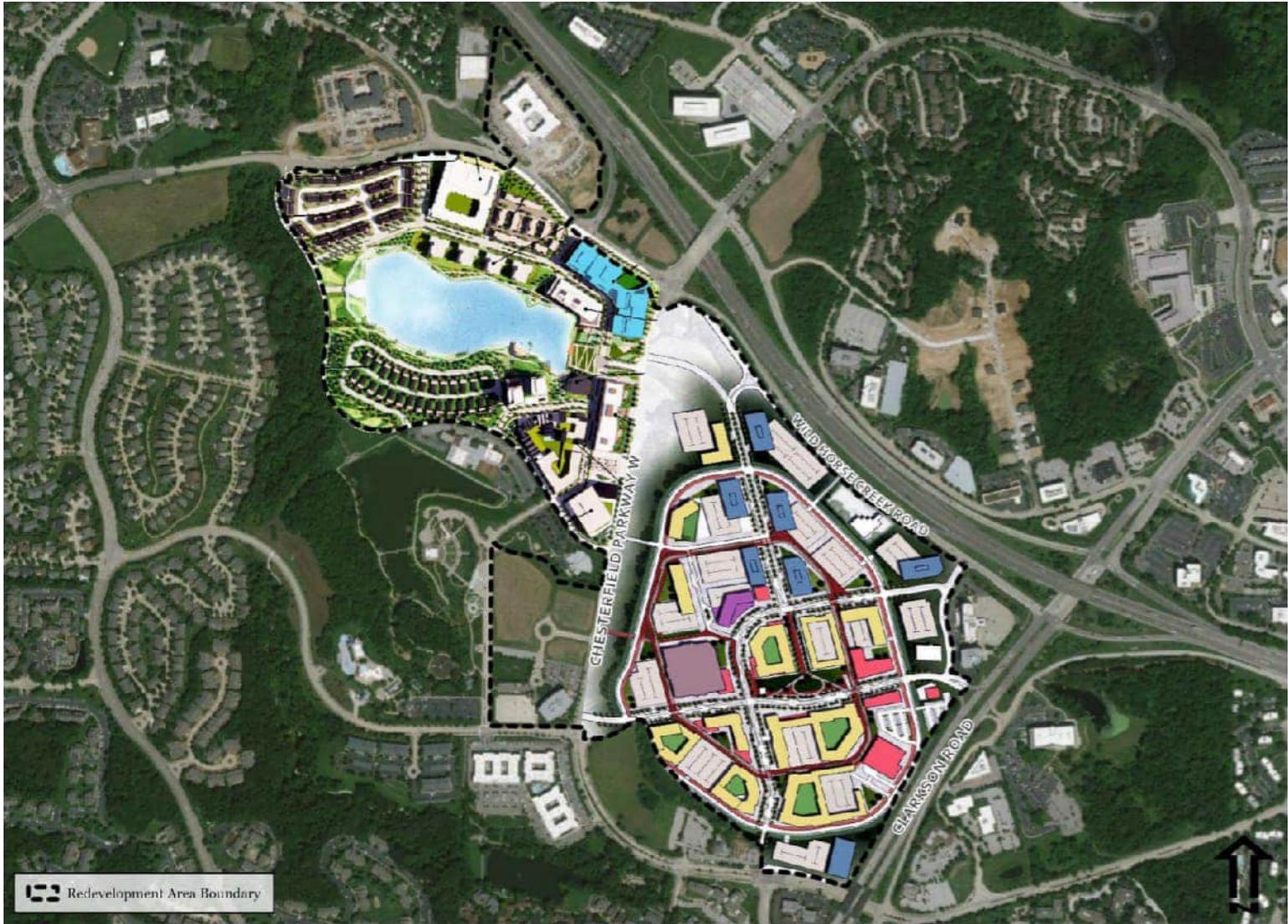


PLATE 3 - REDEVELOPMENT PROGRAM COMPONENTS

CHESTERFIELD REGIONAL TIF REDEVELOPMENT AREA

0.3 Miles
 PG&V PLANNERS

CHESTERFIELD REGIONAL TIF 241 Acres

Development Program
Table 1: Anticipated Development by RPA

RPA	Res Units	Res SF	Retail SF	Office SF	Hotel SF	Parking SF
RPA 1A	1,468	1,736,800	480,000	272,000	-	1,739,172
RPA 1B	895	1,053,000	31,500	464,000	314,800	1,239,880
RPA 1C	362	425,600	-	747,200	-	1,058,750
RPA 1D	-	-	5,000	688,000	-	717,120
RPA 2	641	1,410,000	147,500	610,000	-	1,080,000
Total	3,366	4,625,400	664,000	2,781,200	314,800	5,834,922

THE COST-BENEFIT ANALYSIS OF
THE APPROVED TIF
(currently on the City's website)
estimated 2,725 residential units
within RPA - 1
The Mall Property

RPA-1 Mall re-development, DID NOT
INCLUDE THE 26 acres between the
Mall and Chesterfield Parkway (Sachs
properties) AND DID NOT INCLUDE
400 CHESTERFIELD CENTER

The Sachs properties were within RPA
- 3 and the TIF did not include any
development of those parcels



PROPERTIES IN ZONING PETITION, BUT NOT IN RPA – 1

SACHS PARCEL 25.883 ACRES

RPA 1 ROADWAYS AND CARVE-OUTS 5 ACRES *ESTIMATED*

PROPERTIES IN RPA – 1, BUT NOT IN ZONING PETITION

TWIST PARCEL 4.09 ACRES

DILLARDS PARCEL 16.68 ACRES

500 CHESTERFIELD CENTER 2.25 ACRES

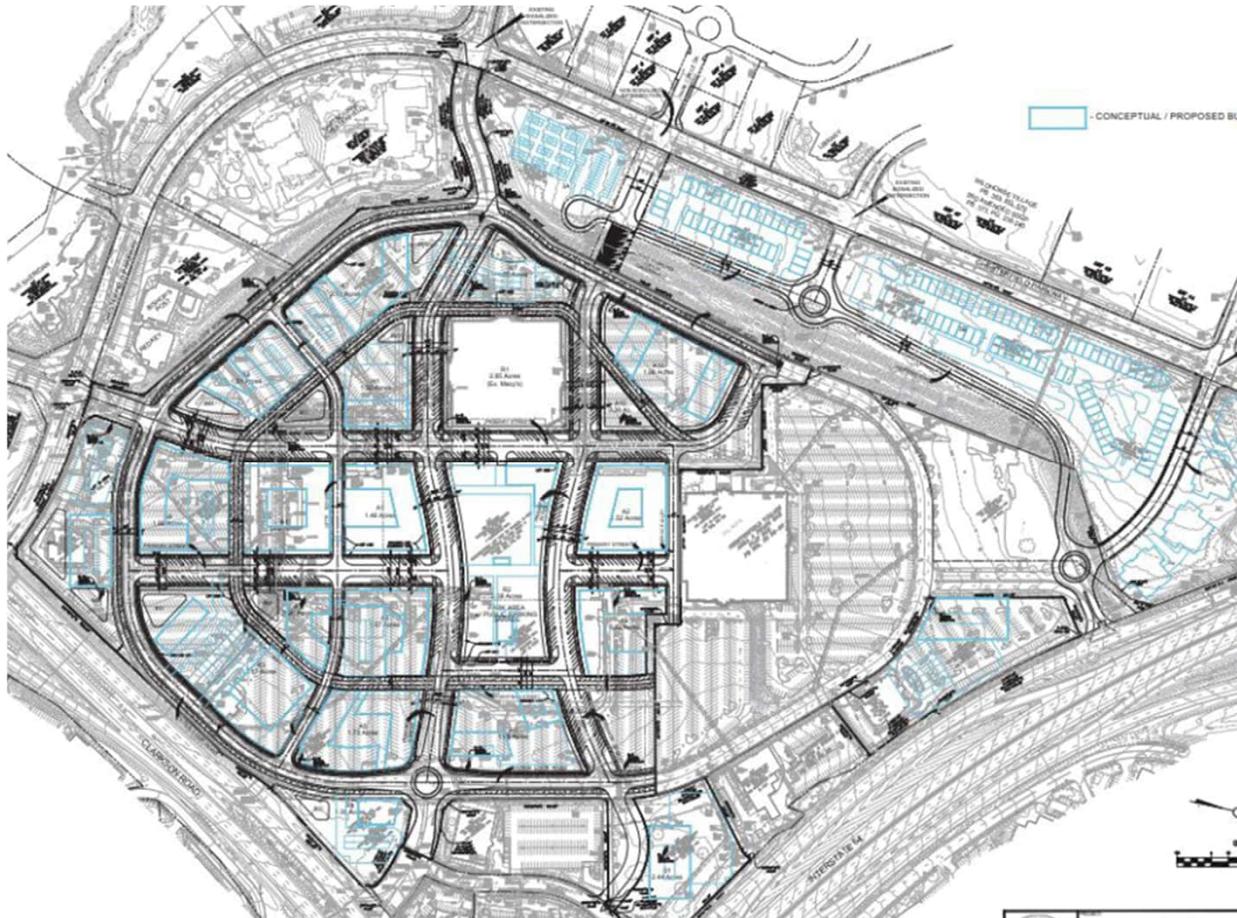
TOTAL 23.63 ACRES

ZONING PETITION ACREAGE ROUGHLY 7 ACRES

LARGER THAN TIF RPA-1

The Projects

TIF PLAN
RPA-1 (A thru D)
2,725 units



ZONING PETITION
ZONING ACREAGE IS 7 ACRES
LARGER AND REQUEST IS FOR
2,880 DENSITY

7 ACRES AT 30 UNITS/ACRES
YIELDS 210 ADDITIONAL,
 $2,725 + 210 = 2,935$ UNITS

AN
OVER-SIMPLIFICATION
ANALYSIS OF THE IMPACTS
ON
TIF BONDING CAPACITY

RPA 1A AMORTIZATION SCHEDULE

Available Incremental Revenues	Bond Amortization Schedule							Calendar Year
Total PILOTs + EATs	Total PILOTs + EATs Net of Coverage	Interest Payments	Principal Payments	Estimated Debt Service Payments	Outstanding Principal Balance	Debt Reserve Fund (months of interest)	Excess Revenues (Coverage)	
	1.30	5.50%	Proposed Par Amount (\$ received):			\$96,100,000		
	30% Coverage	Interest	Principal	Princ & Interest		18		
\$1,173,795	\$902,920	On principal			\$105,189,250	\$7,928,250		2027
\$2,683,906	\$2,967,463	(\$5,785,409)	\$2,817,946	(\$2,967,463)	\$108,007,196	\$7,928,250	(\$5,919,449)	2028
\$4,267,862	\$3,282,971	(\$5,940,396)	\$2,657,425	(\$3,282,971)	\$110,664,621	\$7,928,250	\$984,891	2029
\$5,802,587	\$4,463,529	(\$6,086,554)	\$1,623,025	(\$4,463,529)	\$112,287,647	\$7,928,250	\$1,339,059	2030
\$7,464,081	\$5,741,601	(\$6,175,821)	\$434,220	(\$5,741,601)	\$112,721,867	\$7,928,250	\$1,722,480	2031
\$9,026,424	\$6,943,403	(\$6,199,703)	(\$743,701)	(\$6,943,403)	\$111,978,166	\$7,928,250	\$2,083,021	2032
\$10,771,702	\$8,285,925	(\$6,158,799)	(\$2,127,126)	(\$8,285,925)	\$109,851,040	\$7,928,250	\$2,485,777	2033
\$12,400,220	\$9,538,631	(\$6,041,807)	(\$3,496,824)	(\$9,538,631)	\$106,354,216	\$7,928,250	\$2,861,589	2034
\$12,648,416	\$9,729,550	(\$5,849,482)	(\$3,880,069)	(\$9,729,550)	\$102,474,148	\$7,928,250	\$2,918,865	2035
\$12,681,325	\$9,754,865	(\$5,636,078)	(\$4,118,787)	(\$9,754,865)	\$98,355,361	\$7,928,250	\$2,926,460	2036
\$12,936,665	\$9,951,281	(\$5,409,545)	(\$4,541,736)	(\$9,951,281)	\$93,813,625	\$7,928,250	\$2,985,384	2037
\$12,970,258	\$9,977,121	(\$5,159,749)	(\$4,817,372)	(\$9,977,121)	\$88,996,252	\$7,928,250	\$2,993,136	2038
\$13,232,951	\$10,179,193	(\$4,894,794)	(\$5,284,400)	(\$10,179,193)	\$83,711,853	\$7,928,250	\$3,053,758	2039
\$13,267,242	\$10,205,571	(\$4,604,152)	(\$5,601,419)	(\$10,205,571)	\$78,110,434	\$7,928,250	\$3,061,671	2040
\$13,537,504	\$10,413,465	(\$4,296,074)	(\$6,117,391)	(\$10,413,465)	\$71,993,043	\$7,928,250	\$3,124,039	2041
\$13,572,508	\$10,440,391	(\$3,959,617)	(\$6,480,773)	(\$10,440,391)	\$65,512,270	\$7,928,250	\$3,132,117	2042
\$13,850,559	\$10,654,276	(\$3,603,175)	(\$7,051,101)	(\$10,654,276)	\$58,461,168	\$7,928,250	\$3,196,283	2043
\$13,886,291	\$10,681,762	(\$3,215,364)	(\$7,466,398)	(\$10,681,762)	\$50,994,770	\$7,928,250	\$3,204,529	2044
\$14,172,358	\$10,901,814	(\$2,804,712)	(\$8,097,102)	(\$10,901,814)	\$42,897,669	\$7,928,250	\$3,270,544	2045
\$14,208,835	\$10,929,873	(\$2,359,372)	(\$8,570,501)	(\$10,929,873)	\$34,327,168	\$7,928,250	\$3,278,962	2046
\$14,503,153	\$11,156,271	(\$1,887,994)	(\$9,268,277)	(\$11,156,271)	\$25,058,891	\$7,928,250	\$3,346,881	2047
\$14,540,389	\$11,184,915	(\$1,378,239)	(\$9,806,676)	(\$11,184,915)	\$15,252,215	\$7,928,250	\$3,355,474	2048
\$14,843,199	\$11,417,846	(\$838,872)	(\$10,578,974)	(\$11,417,846)	\$4,673,241	\$7,928,250	\$3,425,354	2049
\$14,881,212	\$11,447,086	(\$257,028)	(\$4,673,241)	(\$4,930,269)	\$0	\$0	\$9,950,942	2050

NOT THIS SIMPLE, BUT.....

ESTIMATED BONDING CAPACITY OF ORIGINAL TIF MODEL

RPA 1A ~\$96 MILLION

RPA 1A AMORTIZATION SCHEDULE

Available Incremental Revenues	<h1 style="margin: 0;">Bond Amortization Schedule</h1>							Calendar Year
Total PILOTs + EATs	Total PILOTs + EATs Net of Coverage	Interest Payments	Principal Payments	Estimated Debt Service Payments	Outstanding Principal Balance	Debt Reserve Fund (months of interest)	Excess Revenues (Coverage)	
	1.30	5.50%	Proposed Par Amount (\$ received):			\$85,000,000		2027
	30% Coverage	Interest	Principal	Princ & Interest		18		
\$968,027	\$744,636	On principal			\$93,062,500	\$7,012,500		2027
\$2,506,519	\$2,672,728	(\$5,118,438)	\$2,445,709	(\$2,672,728)	\$95,508,209	\$7,012,500	(\$5,057,628)	2028
\$3,873,224	\$2,979,403	(\$5,252,952)	\$2,273,548	(\$2,979,403)	\$97,781,758	\$7,012,500	\$893,821	2029
\$5,196,015	\$3,996,935	(\$5,377,997)	\$1,381,062	(\$3,996,935)	\$99,162,820	\$7,012,500	\$1,199,080	2030
\$6,621,044	\$5,093,110	(\$5,453,955)	\$360,845	(\$5,093,110)	\$99,523,664	\$7,012,500	\$1,527,933	2031
\$7,965,101	\$6,127,000	(\$5,473,802)	(\$653,199)	(\$6,127,000)	\$98,870,465	\$7,012,500	\$1,838,100	2032
\$9,453,742	\$7,272,109	(\$5,437,876)	(\$1,834,234)	(\$7,272,109)	\$97,036,232	\$7,012,500	\$2,181,633	2033
\$10,849,649	\$8,345,884	(\$5,336,993)	(\$3,008,891)	(\$8,345,884)	\$94,027,341	\$7,012,500	\$2,503,765	2034
\$11,051,342	\$8,501,033	(\$5,171,504)	(\$3,329,529)	(\$8,501,033)	\$90,697,812	\$7,012,500	\$2,550,310	2035
\$11,084,220	\$8,526,323	(\$4,988,380)	(\$3,537,944)	(\$8,526,323)	\$87,159,868	\$7,012,500	\$2,557,897	2036
\$11,291,663	\$8,685,895	(\$4,793,793)	(\$3,892,102)	(\$8,685,895)	\$83,267,766	\$7,012,500	\$2,605,768	2037
\$11,325,224	\$8,711,711	(\$4,579,727)	(\$4,131,983)	(\$8,711,711)	\$79,135,782	\$7,012,500	\$2,613,513	2038
\$11,538,583	\$8,875,833	(\$4,352,468)	(\$4,523,365)	(\$8,875,833)	\$74,612,417	\$7,012,500	\$2,662,750	2039
\$11,572,840	\$8,902,185	(\$4,103,683)	(\$4,798,502)	(\$8,902,185)	\$69,813,916	\$7,012,500	\$2,670,655	2040
\$11,792,287	\$9,070,990	(\$3,839,765)	(\$5,231,224)	(\$9,070,990)	\$64,582,691	\$7,012,500	\$2,721,297	2041
\$11,827,256	\$9,097,889	(\$3,552,048)	(\$5,545,841)	(\$9,097,889)	\$59,036,851	\$7,012,500	\$2,729,367	2042
\$12,052,967	\$9,271,513	(\$3,247,027)	(\$6,024,486)	(\$9,271,513)	\$53,012,365	\$7,012,500	\$2,781,454	2043
\$12,088,662	\$9,298,971	(\$2,915,680)	(\$6,383,291)	(\$9,298,971)	\$46,629,074	\$7,012,500	\$2,789,691	2044
\$12,320,820	\$9,477,553	(\$2,564,599)	(\$6,912,954)	(\$9,477,553)	\$39,716,119	\$7,012,500	\$2,843,266	2045
\$12,357,258	\$9,505,583	(\$2,184,387)	(\$7,321,196)	(\$9,505,583)	\$32,394,923	\$7,012,500	\$2,851,675	2046
\$12,596,048	\$9,689,268	(\$1,781,721)	(\$7,907,547)	(\$9,689,268)	\$24,487,376	\$7,012,500	\$2,906,780	2047
\$12,633,245	\$9,717,880	(\$1,346,806)	(\$8,371,075)	(\$9,717,880)	\$16,116,301	\$7,012,500	\$2,915,364	2048
\$12,878,861	\$9,906,816	(\$886,397)	(\$9,020,419)	(\$9,906,816)	\$7,095,882	\$7,012,500	\$2,972,045	2049
\$12,916,832	\$9,936,025	(\$300,273)	(\$7,095,882)	(\$7,486,155)	\$0	\$0	\$5,430,677	2050

NOT THIS SIMPLE, BUT.....

REDUCTION OF 200 RESIDENTIAL UNITS

ROUGHLY REDUCES BONDING CAPACITY BY \$11 MILLION

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Merrell Hansen

Vice-Chair: Councilmember Dan Hurt

Proposed Bill No. 3463 - P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC) – A request to rezone an existing C-8 Planned Commercial District to “PC&R” – Planned Commercial and Residential District for 96.017 acres located west of Clarkson Road / MO 340, south of S Outer 40 Road, east and north of Chesterfield Parkway. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments. Petitioner requests postponement.**

Proposed Bill No. 3464 - Chesterfield Pkwy Temporary Slope Construction License – An ordinance authorizing a waiver of compensation and dedicating temporary slope construction licenses in connection with St. Louis County project number AR-1768, Chesterfield Parkway West (South) resurfacing in the City of Chesterfield. **(First Reading) Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, August 24th, 2023, at 5:30pm.

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 Monday’s meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 10, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 10, 2023 in the Chesterfield Council Chambers.

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

Also in attendance were: Mayor Bob Nation; Councilmember Aaron Wahl (Ward II); Councilmember Michael Moore (Ward III); Councilmember Gary Budoor (Ward IV); James Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; and Petree Powell, Assistant City Planner. James Eckrich served as the Recording Secretary at the meeting.

The meeting was called to order at 5:30 pm by Chair Hansen. Chair Hansen thanked everyone for their attendance and stated that microphones have been added to this meeting to ensure everyone can hear. She briefly ran through the topics on the agenda and explained that Director of Planning Justin Wyse would systematically be walking through the “green sheet” amendments. Chair Hansen added that the Committee will vote tonight with a recommendation but the final decision will be made by the full City Council at a later date.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the July 10, 2023 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of July 10, 2023. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

Chair Hansen made a motion to move New Business before Unfinished Business. That motion was seconded by Councilmember Hurt and approved 4-0.

II. NEW BUSINESS

A. Chesterfield Parkway Temporary Slope and Construction License

Director of Public Works / City Engineer James Eckrich gave a brief presentation on an upcoming St. Louis County project to improve the southwest quadrant of Chesterfield Parkway. Mr. Eckrich stated that as part of that project St. Louis County will be ensuring ADA compliance at all intersections. In order to ensure ADA compliance at the intersection of Chesterfield Parkway and Park Circle Drive St. Louis County needs a very small amount of temporary slope and construction license (TSCL). This will allow the County the working room they need to complete the project.

Once the project is finished the property reverts back to the City. The staff recommendation is to donate the requested 54 square feet of TSCL to St. Louis County.

Please see the attached report prepared by James Eckrich, Director of Public Works/City Engineer, for additional information on the Chesterfield Parkway TSCL.

Discussion

Councilmember Monachella asked if St. Louis County would be responsible for removing any trash associated with the project. Director Eckrich confirmed that they would. There was no further discussion on this matter.

Councilmember Monachella made a motion to forward the donation of 54 square feet of temporary slope and construction license to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

III. UNFINISHED BUSINESS

- A. P.Z. 06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC):** A request to rezone an existing C-8 Planned Commercial District to “PC&R” – Planned Commercial and Residential District for 96.017 acres located west of Clarkson Road / MO 340, south of S Outer 40 Road, east and north of Chesterfield Parkway.

Staff Presentation – Justin Wyse and Petree Powell

Director Wyse gave a brief presentation of the status of this rezoning request, which is detailed in the attached report from Assistant City Planner Petree Powell dated August 10, 2023. Director Wyse indicated that he would address each of the items delineated in the Green Sheet Amendment matrix. Additionally, he distributed a three-sheet document to the committee and audience which provided additional details on item IB2a, IB1b, and O. That three sheet document is attached to this meeting summary. His comments are summarized as follows:

IB1a – Floor Area Ration (FAR) has been reduced from 1.0 to 0.75.

IB1b – The maximum number of residential units allowed shall not exceed 2363 on Parcels A1-10, B1, B2, B8, B9, R1-R5 and H1. The maximum number of units shall not exceed 175 units on Parcels 3A and 3B.

IB2 – Maximum height has been limited to 200 feet or fifteen stories whichever is higher.

IB2a - See three sheet supplement. The language requires ground floor commercial/retail on portions of parcels A1-A6, R1 and B9 as depicted on the map.

IB4 - The term “substantially conform” was discussed. Director Wyse indicated that Staff is comfortable with that phrase. The depiction of public art and open space were discussed. It was determined that public art “may” be depicted on the plan. Director Wyse addressed questions regarding open space.

IC3 – The terminology was edited make more clear that service areas be located at the rear of buildings and/or off the alleys.

ID – Director Wyse walked through the parking requirements. Councilmember Monachella stated that she remains concerned above parking during large events. The requirement for valet parking was discussed. Director Wyse indicated that type of decision is typically made by the tenant, which was confirmed by Tim Lowe, representative of the Applicant.

H5 – Director Wyse clarified that the developer must adhere to the City's access management requirements.

H6 – Construction parking requirements were clarified.

H9 and H10 – It was clarified that gated streets are not allowed.

I – Director Wyse indicated that cross access requirements will be added.

I2 – Director Wyse stated that there is no need to reference NACTO as all necessary requirements are contained with the UDC. Councilmember Hurt questioned Director Wyse and Director Eckrich on this statement, and they answered his questions to his satisfaction.

I6 – Director Wyse clarified the language regarding public streets and private streets.

I7 – Director Wyse clarified the sidewalk requirements and that revised Preliminary Development Plan added sidewalks where missing in the original version. The revised Preliminary Development Plan will be submitted as Attachment B to the Ordinance.

L3, L4, and L8 – Director Wyse addressed stormwater and the MSD requirements. Councilmember Hurt stated that there are existing stormwater problems upstream of this area and he wanted it on the record that he was concerned about these and wants to maintain our ability to consider and address these, if possible, during design.

N – Director Wyse indicated that Council will have automatic power of review regarding this development and detailed the specific language. Based upon comments from the Committee it was determined that a fifth bullet will be added which requires that that the project is consistent with the project narrative provided by the developer.

O – Director Wyse stated that language will be added similar to that within the Wildhorse Village development.

P – Director Wyse clarified that kiosks are allowed. Councilmember Wahl asked a question about kiosks which was addressed by Director Wyse. Chair Hansen asked how food trucks would be handled and provided her expectation. Director Wyse indicated that food trucks should be handled in a similar manner to our Special Activity Permit and those will be removed from this section.

P4 – Director Wyse stated that the loading dock language was contained in IC3..

P9 – Chair Hansen stated that public art in this section should be treated in a similar manner to our discussion in IB4. Director Wyse agreed.

IIA10 – Director Wyse stated that the Site Development Concept Plan would be reviewed by ARB for design standards in public spaces and street character.

Five New Notes – Director Wyse indicated that the Preliminary Development Plan has been revised to include all five of these items. Councilmember Budor asked if public bike parking was included in the development. Director Wyse responded that it is not included but may be added by tenants. Chair Hansen asked if bike parking should be required. Director Wyse responded that he felt that should not be included as a requirement but encouraged.

Chair Hansen thanked Director Wyse and Assistant City Planner Petree Powell for their presentation. She stated that each of these items would be added to the Green Sheet Amendment, and that the committee is comfortable with these items in the matrix. Councilmember Mastorakos stated that she has concerns about the large parking garage next to Macys and requests art / architecture / vegetation be implemented to make that look aesthetically pleasing. Chair Hansen stated that the Committee agrees with Councilmember Mastorakos. The developer acknowledged hearing these concerns by nodding.

Councilmember Hurt recommended that the green sheet amendments be voted on as discussed. Chair Hansen agreed and asked for a **motion to approve the compilation of a green sheet amendment as discussed, delineated in the matrix provided in the packet, and supplemented with the three-sheet document provided, including the addition of conformance to the project narrative. Such a motion was made by Councilmember Mastorakos and seconded by Councilmember Monachella. The motion passed by a vote of 4-0.**

Councilmember Hurt moved to amend the Green Sheet Amendment. Specifically, he moved to amend item IB to include the following statement “total residential building footprint area shall not exceed 1.35 million square feet.” Director Wyse asked if that applied to the total square area, to which Councilmember Hurt responded affirmatively. **Councilmember Monachella seconded the motion.**

There was substantial discussion and debate about the proposed amendment. Chair Hansen stated that she was concerned that placing such a requirement would harmfully restrict the future development. Mayor Nation stated that the requirement is too restrictive, leading to a back and forth between Mayor Nation, Councilmember Hurt, Councilmember Monachella, and Chair Hansen. Councilmember Monachella stated that she discussed this amendment in detail with Councilmember Hurt and believes it is the best way to ensure the whole project is not residential. The intent of the amendment is not to be restrictive but to provide flexibility for the developer instead of specifying the type of development allowed in specific areas.

Chair Hansen and Councilmember Wahl asked detailed questions about the footprint restriction, which were answered by Councilmember Hurt.

Chair Hansen invited Tim Lowe, representative of the Applicant, to speak. Mr. Lowe stated that the development will not support this restriction as there is no office market today. Mr. Lowe stated that such a restriction would lead to big box retail which is not the idea behind this development. Further discussion was held regarding the sixty percent threshold, office development, and retail development. Mr. Lowe stated that implementation of this restriction will delay and impact the development of this property. He stated that if the amendment passed the Applicant may not move forward on the project until the office market returns.

Chair Hansen called for a vote on the amendment. **The amendment passed 3-1 with Chair Hansen voting no.** Councilmember Mastorakos indicated that she was conflicted about this vote and may change her vote at the Council meeting.

Councilmember Hurt made a motion to recommend to City Council approval of the rezoning with the approved Green Sheet Amendments and the approved amendment restricting residential development. That vote passed 4-0. Chair Hansen stated that she was voting yes in order to move this forward to City Council. Mayor Nation reiterated that he was not in favor of the amendment added.

The attorney for the Developer, Mike Doster, stated that due to the amendment that was added they will be requesting that this matter be postponed prior to consideration by City Council. He stated that he would send a formal request in writing.

IV. OTHER - none

V. ADJOURNMENT

The meeting adjourned at 6:59 p.m.

Respectfully submitted,

James A. Eckrich, P.E.
Director of Public Works / City Engineer

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: August 21, 2023

RE: **PZ -06-2023 Chesterfield Village Mall (TSG Downtown Chesterfield Redevelopment, LLC)**

Proposal Summary

Stock & Associates Consulting Engineers, Inc., on behalf of TSG Downtown Chesterfield Redevelopment, LLC., are requesting a change in zoning to permit construction of a mixed-use development on 96.017 acres that includes portions of Chesterfield Mall and surrounding area. The area borders are south of S. Outer 40 Road, west of Clarkson/MO 340, and north and east of Chesterfield Parkway. It does not include the Dillards/Swift Parcels.



The applicant seeks to change the zoning from “C-8” Planned Commercial District to “PC&R” Planned Commercial and Residential District. The request would allow for residential and commercial uses to create “Downtown Chesterfield”. This request was discussed in detail at the Planning Commission Public Hearing on May 22, 2023. and

at the Planning Commission on June 26, 2023 where a recommendation for approval of the above-referenced matter was approved by a vote of 8-0, with one absent.

During the Public Hearing, concerns were raised about density, traffic, open space and lack of certainty under the proposed zoning. Information was provided to the Commission on June 26, 2023 addressing these issues. Following discussion of the issues at the June 26, 2023 meeting, the Planning Commission approved a recommendation of approval for the proposed change in zoning for the site.

On July 20, 2023, The Planning and Public Works Committee met and discussed at length concerns raised during and after the Planning Commission process. To aid in the discussion of each point relating to the proposed Attachment A and possible green sheet amendments, a matrix is attached. The matrix lists each issue/concern and staff's response, in consultation with the Applicant. The matrix does not address the question of residential density since the issue is more complex and has not yet been resolved. Also attached is the revised Preliminary Development Plan that removes the blue dotted lines which had indicated conceptual building lines. It also adds sidewalks/bike paths from the outer ring road to Chesterfield Parkway at Fontaine, Lydia Hill and Vista Place. Sidewalks are to be added from the Grand Staircase to Chesterfield Parkway. The side street shown on the original Preliminary Development Plan on the Sachs Parcel east of Chesterfield Parkway will no longer connect to Park Circle at the Grand Staircase. The only access to this portion of the development will be from Burkhardt. Finally, a notation on the Preliminary Development Plan will be added to Park Area R2 that shall state "Park Area with Amenities and Public Parking Garage Underneath".

On August 10, 2023, the Planning and Public Works Committee met and continued discussions concerning amendments to the Attachment A, and inclusion of the Revised Preliminary Development Plan (as Attachment B) and the June 15, 2023 Narrative (as Attachment C). The Committee went through all the items previously discussed and agreed upon a vote of 4-0 forwarding 15 Green Sheet Amendments for Council's consideration including changes to areas for mandatory commercial/retail use, residential density, the maximum floor area ratio (F.A.R.) requirements for Commercial Uses, and height limitations. One Amendment was discussed concerning restricting residential density footprint to 1.35 million square feet. The Committee voted 3-1 to recommend the Amendment to Council. It is contained under a separate Green Sheet.

Since the meeting, the Applicant, TSG Downtown Chesterfield Redevelopment, LLC. Has requested a postponement of the matter indefinitely.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING A “C-8” PLANNED COMMERCIAL DISTRICT TO A “PC&R” PLANNED COMMERCIAL AND RESIDENTIAL DISTRICT FOR A 96.017 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF INTERSTATE I-64/SOUTH OUTER 40 ROAD, EAST AND NORTH OF CHESTERFIELD PARKWAY AND WEST OF CLARKSON/MO STATE HIGHWAY 340. (P.Z. 6-2023 CHESTERFIELD VILLAGE MALL)

WHEREAS, the petitioner, Stock & Associate Consulting Engineers, Inc. is requesting to change the zoning from a “C-8” Planned Commercial District to a “PC & R” Planned Commercial and Residential District for a 96.017 acre tract of land located south of U.S. Interstate Highway 40/I-64 and South Outer 40 Road and east and north of Chesterfield Parkway West, and west of Clarkson Road/MO State Highway 340; and

WHEREAS, the Planning Commission held a public hearing on May 22, 2023 to consider the matters; and

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change in zoning with amendments; 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. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by establishing a “PC & R” Planned Commercial and Residential District for 96.017 acre tract of land located south of U.S. Interstate I-64/South Outer 40 Road, east and north of Chesterfield Parkway West, and west of Clarkson Road/MO State Highway 340 and described as follows:

Property Description

Area 1.

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along the eastern line of said lot C-108, North 02 degrees 24 minutes 55 seconds East, 153.50 feet to the northeastern corner thereof, thence along the northeastern lines of said Lot C108 and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 837.00 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.37 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 07 seconds West, 106.62 feet to the beginning of a non-tangent curve to the left having a radius of 338.26 feet an arc length of 254.23 feet and a chord which bears South 73 degrees 46 minutes 00 seconds West, 248.28 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said curve with an arc length of 75.03 feet and a chord which bears North 05 degrees 18 minutes 40 seconds East, 75.00 feet to the southwest corner of Lot C110 of Chesterfield Village Area A Phase 1 Plat 2 according to the plat thereof as recorded in Plat Book 166, Page 84 of above said records, thence along southern and eastern lines of said Chesterfield Village Area A Phase 1 Plat 2 the following courses and distances: South 84 degrees 40 minutes 43 seconds East, 14.48 feet to a non-tangent curve to the left having a radius of 262.50 feet, an arc length of 191.02 feet and a chord which bears North 74 degrees 28 minutes 28 seconds East, 186.83 feet; North 53 degrees 37 minutes 39 seconds East, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 507.82 feet, an arc length of 160.61 feet and a chord which bears North 62 degrees 41 minutes 17 seconds East, 159.94 feet; North 27 degrees 29 minutes 54 seconds East, 207.73 feet; North 14 degrees 25 minutes 19 seconds East, 758.46 feet and North 08 degrees 46 minutes 20 seconds East, 85.00 feet to the northmost corner of New Section B of the Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One, Plat Book 334, Pages 65 and 65A; thence along the northern and eastern lines of said New Section B the following courses and distances: South 75

degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet; North 77 degrees 33 minutes 11 seconds East, 250.00 feet; South 12 degrees 26 minutes 49 seconds East, 240.00 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 74.00 feet and North 77 degrees 33 minutes 11 seconds East, 497.94 feet and to a point on a non- tangent curve to the left having a radius of 515.00 feet, said point also being located on the west line of Lot C 106 of above said Chesterfield Village A Phase One Plat One; thence along said curve with an arc length of 155.67 feet and a chord which bears North 32 degrees 57 minutes 40 seconds West, 155.08 feet to the western most corner of said Lot C 106; thence along the northwestern lines of said Lot C 106 the following: North 50 degrees 55 minutes 27 seconds East, 245.99 feet and North 32 degrees 52 minutes 18 seconds East, 32.53 feet to its intersection with the southern right-of way line of Chesterfield Airport Road, variable width; thence along said right-of-way line South 57 degrees 07 minutes 42 seconds East, 341.40feet to the northwest corner of that part of Chesterfield Center vacated by City of Chesterfield Ordinance Number 511, and recorded in Book 8872, Page 2431 of above said records; thence along the north, east and south lines of said vacation the following courses and distances: continuing Southeasterly along said line, South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet to the beginning of a non- tangent curve to the right having a radius of 61.00 feet, an arc length of 31.10 feet and a chord which bears South 13 degrees 33 minutes 13 seconds West, 30.76 feet; South 28 degrees 09 minutes 48 seconds West, 126.11 feet to the beginning of a curve to the right having a radius of 495.58 feet, an arc length of 17.10 feet and a chord which bears South 29 degrees 9 minutes 7 seconds West 17.10 feet; South 30 degrees 07 minutes 59 seconds West, 34.42 feet and North 69 degrees 47 minutes 38 seconds West, 5.45 feet to the eastern most corner of above said Lot C 106; thence along the southern line of said Lot C 106, South 77 degrees 7 minutes 6 seconds West, 290.42 feet; to the east line of New Section A of Lot C101F of above said Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One; thence along said east lines of said New Section A the following courses and distances: South 12 degrees 26 minutes 49 seconds East, 451.59 feet; South 56 degrees 32 minutes 18 seconds East, 43.09 feet top the beginning of a non- tangent curve to the right having a radius of 473.00 feet, and along said curve with an arc length of 151.21 feet and a chord which bears South 89 degrees 38 minutes 16 seconds East, 150.56 feet; thence crossing Chesterfield Center Drive; South 12 degrees 32 minutes 53 seconds West, 100.14 feet to the north line of Lot C 102 of above said Chesterfield Village A Phase One Plat One, said point also being located on a non-tangent curve to the right having a radius of 373.00 feet; thence along said north line and last said curve with an arc length of

137.75 feet and a chord which bears South 70 degrees 43 minutes 56 seconds East, 136.97 feet; thence South 11 degrees 41 minutes 44 seconds East, 41.56 feet to the to the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 8 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet and South 86 degrees 45 minutes 4 seconds West, 35.95 feet to the POINT OF BEGINNING.

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

Area 2.

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

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

said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet to the southwest corner of said Lot C101D; thence along the western lines of said Lot C101D the following: North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to the POINT OF BEGINNING.

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

Area 3.

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

Beginning at the southwestern corner of above said Lot C 110, said point also being located on the eastern right of-way line of West Chesterfield Parkway, 73 feet wide, Said point also being located on a non-tangent curve to the right having a radius of 763.50 feet, thence along said right-of-way line the following courses and distances: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33 seconds East, 45.90 feet; North 11 degrees 34 minutes 17 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 04 seconds East 79.87 feet; North 10 degrees 03 minutes 51 seconds East, 1,599.81 feet to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet and a chord which bears North 17 degrees 03 minutes 36 seconds East, 269.98 feet and North 71 degrees 18 minutes 34 seconds East, 135.85 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width; thence along said right-of-way line the following: South 69 degrees 05 minutes 13 seconds East, 32.21 feet and South 59 degrees 27 minutes 09 seconds East, 11.64 feet to the northwest corner of a tract of land as conveyed to First Baptist Church, by instrument recorded in Book 5232, Page 199 of above said records, thence along the west, south and eastern lines of said Church tract the following courses and distances: South 34 degrees 10 minutes 41 seconds West, 180.51 feet; South 55 degrees 53 minutes 58 seconds East, 137.63 feet; North 34 degrees 59 minutes 13 seconds East, 43.04 feet; North 15 degrees 05 minutes 30 seconds East, 47.83 feet and North 27 degrees 03 minutes 38 seconds East, 17.67 feet and North 35 degrees 05 minutes 17

seconds East, 82.29 feet to the southern right-of-way line of above said Chesterfield Airport Road; thence along said right-of-way line the following: South 59 degrees 27 minutes 09 seconds East, 84.03 feet and South 33 degrees 54 minutes 11 seconds East, 408.23 feet to the easternmost corner of above said Lot C111; thence along the eastern and southern lines of said Chesterfield Village Area A Phase One Plat Two the following courses and distances: South 02 degrees 31 minutes 25 seconds West, 74.82 feet; South 28 degrees 18 minutes 26 seconds West, 85.00 feet; South 60 degrees 52 minutes 24 seconds West, 334.47 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet; South 14 degrees 25 minutes 19 seconds West, a distance of 758.46 feet; South 27 degrees 29 minutes 54 seconds West, 207.73 feet to the beginning of a non-tangent curve to the left having a radius of 507.82 feet; along said curve with an arc length of 160.61 feet and a chord which bears South 62 degrees 41 minutes 17 seconds West, 159.94 feet; South 53 degrees 37 minutes 39 seconds West, a distance of 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 262.50 feet; along said curve with an arc length of 191.02 feet and a chord which bears South 7 41 degrees 28 minutes 28 seconds West, 186.83 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the POINT OF BEGINNING.

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

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 specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment A, Attachment B and Attachment C, which are attached hereto and made a part of.

Section 3. The City Council, pursuant to the petition filed by the TSG Downtown Chesterfield Redevelopment, LLC in P.Z. 06-2023 requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 22nd day of May, 2023, 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 Unified Development Code of the City of Chesterfield.

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

Pass and approved this ____ day of _____, 2023

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD:

____ / ____ /2023

ATTACHMENT A

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

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

I. SPECIFIC CRITERIA FOR ALL DEVELOPMENT

Residential and commercial uses may be combined in the same building, combined on the same lot in separate buildings or on separate lots within the development.

A. PERMITTED USES

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

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

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

- III. Kindergarten or nursery school
- mmm. Specialized private school.
- 2. The District shall prioritize the following:
 - a. Ground floor development on portion of the primary streets that flank Park Area R2 on the Preliminary Development Site Plan, shall prioritize a mix of pedestrian-oriented commercial uses.
 - b. Developer shall prioritize build-to-line, excluding sidewalks, in lieu of prescribed setbacks on the portion of the primary streets that flank Park Area R2 shown on the Preliminary Development Site Plan.
- 3. Hours of Operation.
 - a. Hours of operation for this “PC&R” District shall not be restricted.
- 4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

- 1. Density Limitations
 - a. The cumulative gross floor area for Commercial Uses in this District shall be limited to not more than a Floor Area Ratio (F.A.R.) = 1.0. Floor Area Ratio (F.A.R.) shall be Calculated by Total Gross Floor Area of all buildings divided by the Gross Area of land within the “PC&R” District. F.A.R. shall not be calculated on a lot-by-lot basis.
 - b. The maximum number of residential units allowable within this District shall not be more than 30-Units / Acre cumulatively. Acreage shall be Calculated by the Gross Area of land within the “PC&R” District and shall not be calculated on a lot-by-lot basis.
 - c. The maximum number of rooms for hotels and lodging shall be 300 rooms; the maximum number of square feet for hotels and lodging shall be 350,000 square feet.
 - d. Developer shall provide a distribution of density by area on the Site Development Concept Plan. The Site Development Concept Plan shall be amended when allocation of density changes.
- 2. Height Requirements

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

3. Setbacks

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

4. Open Space Requirements

- a. Open space in Park Area R2 and Area 3A south of Chesterfield Parkway and Park Circle shall be provided on the Site Development Concept Plan and substantially conform to the Preliminary Development Site Plan. Additional open space including pocket parks, plazas, natural areas and seating areas shall be depicted on the Site Development Concept Plan and/or Site Development Sections Plans.

C. BUILDING AND STRUCTURE FUNCTION

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

D. PARKING AND LOADING REQUIREMENTS

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

Minimum Parking Required

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

4. Off-street surface parking shall be allowed as shown on the Site Development Concept Plan but shall be minimized and designed to mitigate the visual impact

on the development and be consistent with the purpose and intent of this PC&R District.

5. Joint parking to meet minimum parking standards may be permitted through approval of the Site Development Section Plan and shall require an appropriate legal instrument binding the owners of the properties and their successors and assigns to the agreement.
6. Parking lots shall not be used as streets.
7. No construction related parking shall be permitted within rights of way or on any existing roadways. All construction related parking shall be confined to the District. Construction parking shall be depicted on all Improvement Plans for lots within the district.

E. LANDSCAPING AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Preservation and Landscape requirements of the Unified Development Code Chapter 405, Section 405.040.020 et seq. and submit a Concept Landscape Plan with the Site Development Concept Plan. Landscaping shall enhance the pedestrian experience, compliment architectural features, provide shade and screen utility areas and surface parking. The developer shall provide for street furnishings such as benches, planters, bike racks, drinking fountains, pedestrian trash receptacles, public art and water features in the Site Development Concept Plan. Locations for street furnishings shall be detailed in the Site Development Concept Plan and Site Development Section Plans.

F. SIGN REQUIREMENTS

1. The developer shall adhere the City's Sign Ordinance Chapter 405 Section 405.04.050 et seq. and/or submit a Comprehensive Sign Package by Area in the Site Development Concept Plan and/or Site Development Section Plans. All individual signs including street and wayfaring signage in the public and private spaces shall be coordinated and consistent with the signage concept contained therein.

G. LIGHTING REQUIREMENTS

1. The developer shall adopt the City's Lighting Ordinance Chapter 405, Section 405.04.030 et seq and/or submit an Architectural Specialty Lighting Package. All lighting, in the public and private spaces, shall be coordinated and consistent with the lighting concept contained therein.

H. ARCHITECTURAL REQUIREMENTS

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development from external roadways shall be shown on the Site Development Concept Plan and as directed by the City of Chesterfield, the Missouri Department of Transportation and the St. Louis County Department of Transportation, as applicable.
2. Any improvements within Missouri Department of Transportation's right-of-way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation standards.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Sidewalks shall substantially conform with the Preliminary Development Plan. ADA compliant sidewalks will be required along all roadways and connections to existing sidewalks of all roadways adjacent to the District shall be provided. The design and layout of the sidewalks and pedestrian ways shall be detailed in the Site Development Concept Plan and Site Development Section Plans.

2. Sidewalks and pedestrian trails/bicycle path shall provide future connectivity to adjacent developments and/or roadway projects. Sidewalks may be located within a right-of-way controlled by another agency if permitted by that agency, or on private property within a sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
3. Evaluate and provide pedestrian access and connectivity from the District to Central Park in the Site Development Concept Plan.
4. On street parking shall substantially conform with the Preliminary Development Plan. On-street parking stalls shall be designed and located such that vehicles do not back out into an intersection. Corner clearance distance shall be not less than 30 feet between the edge of the parking stall and the intersection. The design and layout of the on street parking shall be finalized on the Site Development Concept Plan.
5. Obtain approvals from the City of Chesterfield, St. Louis County Department of Transportation and the Missouri Department of Transportation as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation, and the City of Chesterfield.
7. Pedestrian crossing of roadways is required to be at a 90-degree angle in order to minimize the crossing distance for pedestrians.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or Missouri Department of Transportation or St. Louis County. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, an updated model shall be required.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrances, as directed. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield, St. Louis County Department of Transportation and/or the Missouri Department of Transportation as applicable.

L. STORM WATER

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

M. SANITARY SEWER

1. Provide public sewer service for the site including sanitary force mains, gravity lines and/or regional pump stations, in accordance with MSD and the City of Chesterfield regulations.
2. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis District.
3. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing systems.
4. The project is in the Caulks Creek Service Area and subject to the Caulks Creek Surcharge. Sanitary flow rates leaving the sites shall be limited to the maximum extent practical. The maximum allowable sanitary flow release rate is 1.98 CFS. The 1.98 CFS rate includes all phases of the development as well as any existing uses.
5. MSD will allow the entire site to connect to the public sanitary system as proposed after the completion of the Caulks B Pump Station Replacement project. MSD will allow a portion of the development to connect to the sanitary system prior to completion of the replacement pump station for Caulks B limited by based on the actual flows at the existing pump stations, its capacity, anticipated flows from the development.
6. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits.

N. POWER OF REVIEW

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

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.

P. MISCELLANEOUS

1. All utilities shall be installed underground.
2. Prior to record plat approval, the developer shall cause, at its expense and prior to recording any plat, the reestablishment, restoration or appropriate witnessing of Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary US Survey Corners located on or near the development site must be protected and shall be restored if disturbed due to construction.
3. Prior to the release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and the United States Public Land Survey Corners have not been disturbed during construction activities or that have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. Any retaining wall along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
6. Applicant/Owners of parcels submitting Site Development Section Plans shall be required to contribute a Traffic Generation Assessment (TGA)-Fund D to the City of Chesterfield. Allowable credits for required improvements will be awarded as directed by the City of Chesterfield.

7. The TGA deposit shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.
8. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right of way. Utility relocation cost shall not be considered an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of the extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL

The Site Development Concept Plan shall include all items previously referenced in this Attachment and:

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code and as required herein.
2. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
3. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.
4. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
5. Out boundary plat and legal description of property.
6. A note indicating all utilities will be installed underground.
7. Adhere to the Tree Preservation and Landscape requirements of the UDC and submit a Concept Landscape Plan.
8. Adhere to the Lighting requirements of the UDC and/or submit a Specialty Lighting package.
9. Adhere to the Signage requirements of the UDC and/or submit a comprehensive sign package.
10. Provide a design standards for all public spaces and street character.

11. Where known, depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
12. Specific structure, parking setbacks and build-to lines along all roadways and property lines.
13. Indicate location of all existing and proposed freestanding development monument signs.
14. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
15. Depict existing and proposed improvements within 150 feet of the site. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
16. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
17. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
18. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculation, including calculation for all spaces, required and proposed, and the number, size and location for handicap designed.

3. For commercial development, provide square footage proposed.
4. For residential development provide the number of units proposed to be built.
5. For hotel development provide the square footage and number of rooms proposed.
6. A note indicating all utilities will be installed underground.
7. Address all signage in accordance with the City of Chesterfield Code and provided in the Site Development Concept Plan.
8. Address landscaping in accordance with the Tree Preservation and Landscape requirements in the UDC and provided in the Site Development Concept Plan.
9. Address all lighting in accordance with the Lighting requirements in the UDC and provided in the Site Development Concept Plan.
10. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
11. Specific structure, parking setbacks and build-to lines along all roadways and property lines.
12. Indicate location of all existing and proposed freestanding monument signs.
13. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri

Board for Architects, Professional Engineers and Land Surveyors requirements.

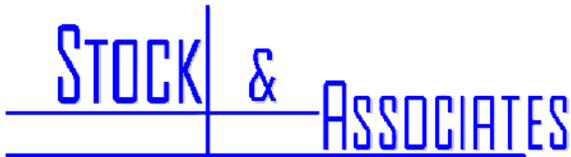
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. RECORDING

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

IV. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be interpreted to carry out the overall intent of this Attachment A.



Consulting Engineers, Inc.

CIVIL ENGINEERING | LAND SURVEYING | LAND PLANNING
257 CHESTERFIELD BUSINESS PARKWAY, ST. LOUIS, MO 63005
(636) 530 9100 | STOCKASSOC.COM

LETTER OF TRANSMITTAL

DATE: 5/15/2023 JOB NO. 218-6255.4
ATTENTION: Mr. Justin Wyse, AICP, PTP, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Petree Powell, Assistant City Planner
RE: Downtown Chesterfield
Former Chesterfield Mall & Other Adjacent Parcels

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63017

WE ARE SENDING YOU: [X] Attached [] Under Separate cover via Email & Hand Delivery the following items:
[] Shop Drawings [X] Prints [] Plans [] Samples [] Specifications
[] Copy of Letter [] Change Order []

Table with 4 columns: Copies, Date, No., Description. Rows include Amended Project Narrative, Preliminary Development Plan Package, and Property Descriptions (3).

THESE ARE TRANSMITTED as checked below:

- [X] For Approval [] Approved as Submitted [] Resubmit copies for approval
[X] For your use [] Approved as noted [] Submit copies for distribution
[] As requested [] Returned for corrections [] Return corrected prints
[X] For review and comment [X] 7-22-2023 Public Hearing
[] FOR BIDS DUE 20 [] PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Dear Justin, Shilpi, & Petree, Pursuant to your 5/11/2023 email. Attached are the 15-sets of Amended Project Narrative, Preliminary Development Plan, and Property Description for the Downtown Chesterfield Project. Should you have any questions do not hesitate to call. As always, we appreciate your ongoing support for this project.

Sincerely,

SIGNED:

George M. Stock, P.E. President

- CC: Mr. Michael Staenberg, TSG Downtown Chesterfield Redevelopment, LLC c/o The Staenberg Group (mstaenberg@tsgproperties.com)
Mr. Tim Lowe, The Staenberg Group (tlowe@tsgproperties.com)
Mr. Darren Ridenhour, The Staenberg Group (dridenhour@tsgproperties.com)
Mr. Michael J. Doster, Doster Nations Ullom & Boyle, LLC (mdoster@dubllc.com)
Mr. Tim Stock, Ex. VP (tim.stock@stockassoc.com)
Mr. Andrew Dixon, P.E., Senior Associate (andrew.dixon@stockassoc.com)
Mr. Joe Pflieger, P.L.S., VP of Surveying (joe.pflieger@stockassoc.com)

March 17, 2023

REVISED April 5, 2023

REVISED May 15, 2023

PROJECT NARRATIVE

A Rezoning Request for Downtown Chesterfield

(Stock Project No. 218-6255.4)

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

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

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

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

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

for a downtown development “in the area bounded on the east by State Route 340 (Clarkson Road), on the west by Baxter Road, on the north by State Route 40/I-64, and on the south by Lydia Hill Drive/August Hill Drive.”

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

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

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

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

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

57. Professional and technical service facility
58. Research laboratory and facility
59. Theatre, indoor
60. Theatre, outdoor
61. Veterinary clinic
62. College/university
63. Kindergarten or nursery school
64. Specialized private school.

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

DENSITY LIMITATIONS

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

BUILDING AND STRUCTURE LOCATION

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

BUILDING HEIGHT

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

BUILDING AND STRUCTURE FUNCTION

1. Ground floor of all buildings shall include pedestrian access to retail, restaurant, office, multi-family residential, or hotel uses. Access shall not require such uses to be located within a building, but such uses may be located within a building. Parking garage access shall be allowed from the primary streets.
2. Trash pickup, receiving, loading, and service functions shall be located off the outer loop road and service alleys when feasible.

PARKING

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

PARKING REQUIREMENTS

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

	<u>Minimum Parking Required</u>
Retail/Restaurant:	4.0 Parking Ratio / 1,000 G.F.A.
Grocery:	5.0 Parking Ratio / 1,000 G.F.A.
Office:	3.0 Parking Ratio / 1,000 G.F.A.
Residential:	1.5 Parking Ratio / 1,000 G.F.A.
Hotel:	0.8 Parking Ratio / 1,000 G.F.A.

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

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

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

PRELIMINARY PLAN

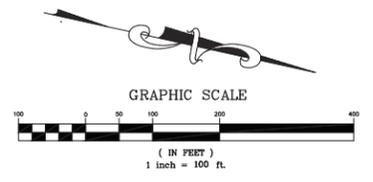
DOWNTOWN CHESTERFIELD

PHASE ONE

AREA 1, AREA 2 AND AREA 3

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

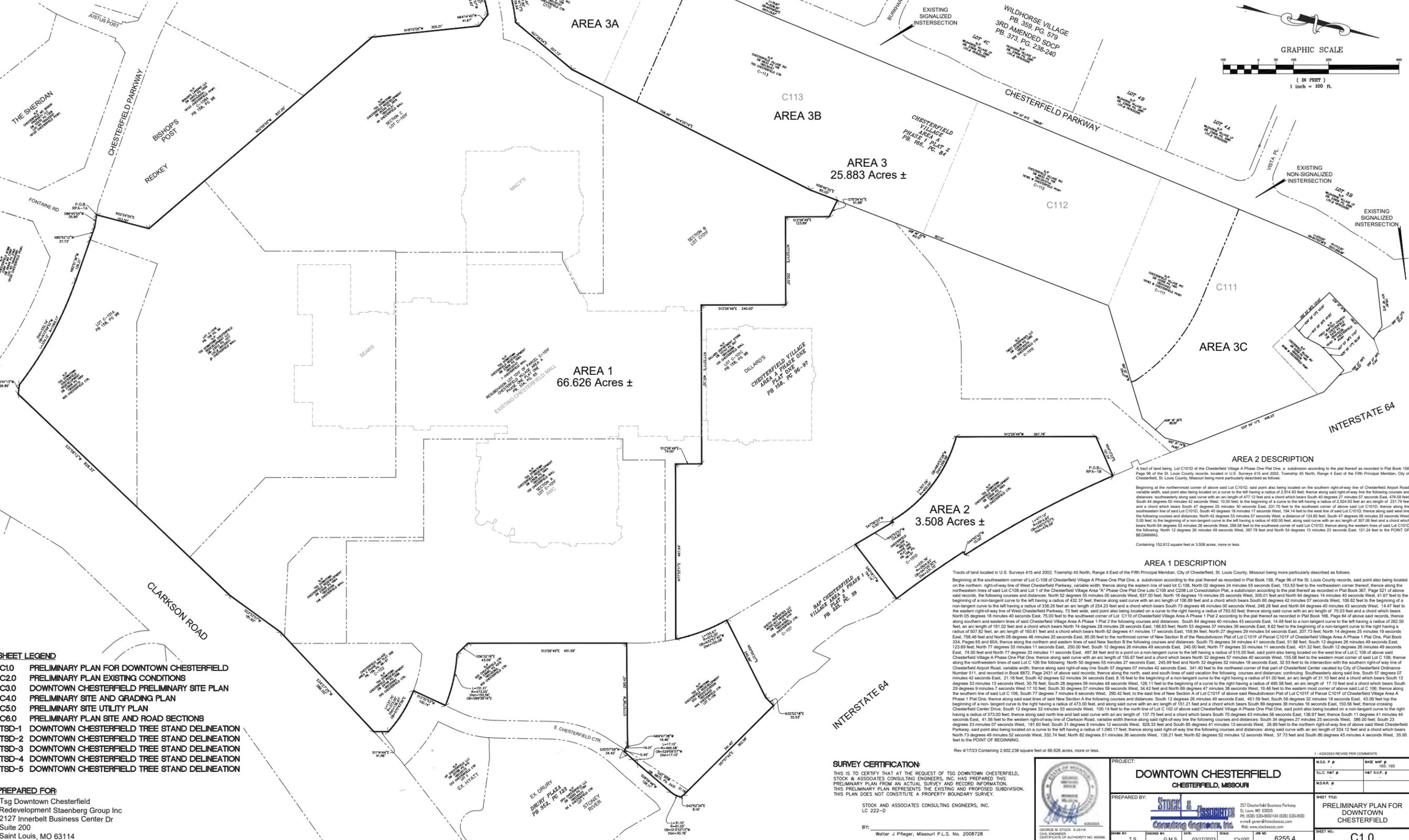
TOTAL AREA=96.017 AC± (PHASE ONE -AREAS 1, 2 AND 3)



AREA 3
Tracts of land being Lots C110, C111, C112, and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 166, Page 84, and Part of U.S. Survey 415, as described in Book 10339, Page 1461 both of the St. Louis County Records, located in U.S. Surveys 415 and 2031 Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southwestern corner of above said Lot C110, said point also being located on the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a non-tangent curve to the right having a radius of 763.50 feet, thence along said right-of-way line the following courses and distances: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33 seconds East, 45.90 feet; North 11 degrees 34 minutes 17 seconds East, 73.22 feet to the beginning of a curve to the left having a radius of 1,036.50 feet, along said curve with an arc length of 75.87 feet and a chord which bears North 10 degrees 45 minutes 04 seconds East, 79.87 feet; North 10 degrees 03 minutes 51 seconds East, 1,599.81 feet to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet and a chord which bears North 17 degrees 03 minutes 36 seconds East, 295.98 feet and North 71 degrees 18 minutes 34 seconds East, 135.85 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width; thence along said right-of-way line the following: South 69 degrees 05 minutes 13 seconds East, 32.21 feet and South 59 degrees 27 minutes 09 seconds East, 11.04 feet to the northwest corner of a tract of land as conveyed to First Baptist Church, by instrument recorded in Book 5232, Page 199 of above said records, thence along the west, south and eastern lines of said Church tract the following courses and distances: South 34 degrees 10 minutes 41 seconds West, 185.51 feet; South 55 degrees 53 minutes 26 seconds East, 137.63 feet; North 34 degrees 59 minutes 13 seconds East, 43.64 feet; North 15 degrees 05 minutes 30 seconds East, 47.83 feet and North 27 degrees 03 minutes 38 seconds East, 17.67 feet and North 35 degrees 05 minutes 17 seconds East, 62.29 feet to the southern right-of-way line of above said Chesterfield Airport Road, thence along said right-of-way line the following: South 59 degrees 27 minutes 09 seconds East, 84.03 feet and South 33 degrees 54 minutes 11 seconds East, 408.23 feet to the easternmost corner of above said Lot C111; thence along the eastern and southern lines of said Chesterfield Village Area A Phase One Plat Two the following courses and distances: South 23 degrees 31 minutes 26 seconds West, 74.82 feet; South 28 degrees 18 minutes 26 seconds West, 85.00 feet; South 60 degrees 52 minutes 24 seconds West, 334.47 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet; South 14 degrees 25 minutes 19 seconds East, a distance of 750.46 feet; South 27 degrees 29 minutes 54 seconds West, 207.73 feet to the beginning of a non-tangent curve to the left having a radius of 507.82 feet, along said curve with an arc length of 169.61 feet and a chord which bears South 02 degrees 41 minutes 17 seconds West, 159.94 feet; South 53 degrees 37 minutes 39 seconds West, a distance of 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 262.50 feet, along said curve with an arc length of 191.02 feet and a chord which bears South 74 degrees 28 minutes 28 seconds West, 186.83 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the POINT OF BEGINNING.

Containing 1,127.465 square feet or 26.863 acres, more or less.



AREA 1
66.626 Acres ±

AREA 3
25.883 Acres ±

AREA 2
3.508 Acres ±

- SHEET LEGEND**
- C10 PRELIMINARY PLAN FOR DOWNTOWN CHESTERFIELD
 - C20 PRELIMINARY PLAN EXISTING CONDITIONS
 - C30 DOWNTOWN CHESTERFIELD PRELIMINARY SITE PLAN
 - C40 PRELIMINARY SITE AND GRADING PLAN
 - C50 PRELIMINARY SITE UTILITY PLAN
 - C60 PRELIMINARY PLAN SITE AND ROAD SECTIONS
 - TSD-1 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-2 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-3 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-4 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-5 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION

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

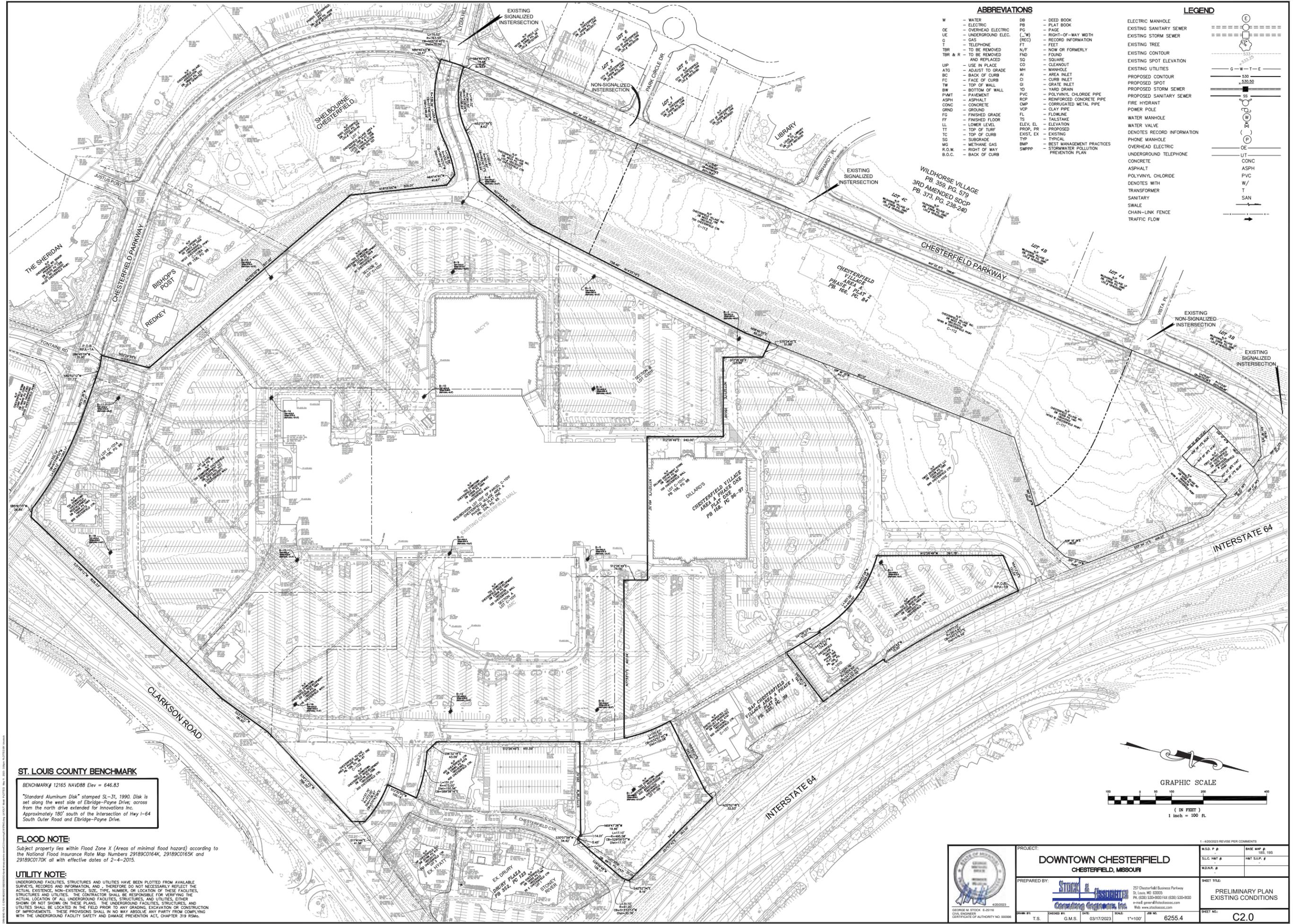
AREA 1 DESCRIPTION
Tracts of land located in U.S. Surveys 415 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at the southeastern corner of Lot C-108 of Chesterfield Village Area A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along the eastern line of said Lot C-108, North 02 degrees 55 seconds East, 133.50 feet to the northeastern corner thereof; thence along the northeastern lines of said Lot C108 and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 52 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds East, 837.00 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 40 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.37 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 07 seconds East, 108.62 feet to the beginning of a non-tangent curve to the left having a radius of 254.23 feet and a chord which bears South 73 degrees 46 minutes 00 seconds West, 248.28 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet, thence along said curve with an arc length of 75.03 feet and a chord which bears North 05 degrees 18 minutes 40 seconds East, 75.00 feet to the southwest corner of Lot C110 of Chesterfield Village Area A Phase 1 Plat 2 according to the plat thereof as recorded in Plat Book 166, Page 84 of above said records, thence along the southern and eastern lines of said Chesterfield Village Area A Phase 1 Plat 2 the following courses and distances: South 84 degrees 40 minutes 43 seconds East, 14.48 feet to a non-tangent curve to the left having a radius of 262.50 feet, an arc length of 191.02 feet and a chord which bears North 74 degrees 28 minutes 28 seconds East, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 507.82 feet, an arc length of 169.61 feet and a chord which bears North 02 degrees 41 minutes 17 seconds East, 159.94 feet; North 27 degrees 29 minutes 54 seconds West, 207.73 feet; North 14 degrees 25 minutes 19 seconds East, 756.49 feet and North 08 degrees 46 minutes 20 seconds East, 85.00 feet to the northeast corner of New Section B of the Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One, Plat Book 334, Pages 65 and 65A, thence along the northern and eastern lines of said New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 28 minutes 49 seconds East, 123.89 feet; North 77 degrees 33 minutes 11 seconds East, 250.00 feet; South 12 degrees 28 minutes 49 seconds East, 240.00 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 28 minutes 49 seconds East, 74.00 feet and North 77 degrees 33 minutes 11 seconds East, 407.84 feet and to a point on a non-tangent curve to the left having a radius of 510.00 feet, said point also being located on the western line of Lot C 106 of above said Chesterfield Village Area A Phase One Plat One; thence along said curve with an arc length of 57.07 feet and a chord which bears North 32 degrees 57 minutes 40 seconds West, 155.08 feet to the westernmost corner of said Lot C 106; thence along the northern lines of said Lot C 106 the following: North 50 degrees 55 minutes 27 seconds East, 245.99 feet and North 32 degrees 52 minutes 18 seconds East, 32.53 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width; thence along said right-of-way line South 57 degrees 07 minutes 42 seconds East, 341.40 feet to the northwest corner of that part of Chesterfield Center vacated by City of Chesterfield Ordinance Number 511, and recorded in Book 872, Page 2431 of above said records; thence along the north, east and south lines of said vacation the following courses and distances: Southeastly along said line, South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.10 feet to the beginning of a non-tangent curve to the right having a radius of 61.00 feet, an arc length of 31.10 feet and a chord which bears South 13 degrees 33 minutes 13 seconds West, 30.76 feet; South 28 degrees 09 minutes 48 seconds West, 125.11 feet to the beginning of a curve to the right having a radius of 656.59 feet, an arc length of 17.10 feet and a chord which bears South 29 degrees 9 minutes 19 seconds West 17.10 feet; South 30 degrees 07 minutes 59 seconds West, 34.42 feet and North 69 degrees 47 minutes 38 seconds West, 19.48 feet to the eastern most corner of above said Lot C 106; thence along the southern line of said Lot C 106; South 77 degrees 7 minutes 6 seconds West, 200.42 feet to the east line of New Section A of Lot C101F of above said Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One; thence along said east line of said New Section A the following courses and distances: South 12 degrees 26 minutes 49 seconds East, 451.59 feet; South 56 degrees 38 minutes 16 seconds East, 43.09 feet to the beginning of a non-tangent curve to the right having a radius of 473.00 feet, and along said curve with an arc length of 151.21 feet and a chord which bears South 69 degrees 38 minutes 16 seconds East, 150.56 feet; thence crossing Chesterfield Center Drive; South 12 degrees 32 minutes 53 seconds West, 100.14 feet to the north line of Lot C 105 of above said Chesterfield Village A Phase One Plat One; said point also being located on a non-tangent curve to the right having a radius of 373.00 feet; thence along said north line and last said curve with an arc length of 137.75 feet and a chord which bears South 70 degrees 43 minutes 56 seconds East, 136.97 feet; thence South 11 degrees 41 minutes 44 seconds East, 41.50 feet to the western right-of-way line of Clarkson Street, variable width thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 23 seconds West, 388.08 feet; South 23 degrees 33 minutes 07 seconds West, 181.80 feet; South 31 degrees 12 minutes 12 seconds West, 826.33 feet and South 85 degrees 41 minutes 13 seconds West, 20.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.34 feet; North 82 degrees 51 minutes 36 seconds West, 139.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet and South 69 degrees 45 minutes 4 seconds West, 35.96 feet to the POINT OF BEGINNING.

Rev 4/17/23 Containing 2,902.238 square feet or 66.626 acres, more or less.

AREA 2 DESCRIPTION
A tract of land being Lot C101D of the Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, located in U.S. Surveys 415 and 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at the northeastern corner of above said Lot C101D, said point also being located on the southern right-of-way line of Chesterfield Airport Road, variable width; said point also being located on a curve to the left having a radius of 294.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 47.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 524.83 feet and an arc length of 231.79 feet and a chord which bears North 47 degrees 25 minutes 20 seconds East, 231.79 feet to the southeast corner of above said Lot C101D; thence along the southern line of said Lot C101D, South 40 degrees 18 minutes 17 seconds West, 194.14 feet to the west line of said Lot C101D; thence along said west line the following courses and distances: North 42 degrees 53 minutes 57 seconds West, a distance of 124.66 feet; South 47 degrees 08 minutes 50 seconds West, 5.00 feet to the beginning of a non-tangent curve to the left having a radius of 400.00 feet, along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 50 minutes 28 seconds West, 299.86 feet to the southwest corner of said Lot C101D; thence along the western line of said Lot C101D the following: North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to the POINT OF BEGINNING.
Containing 152,812 square feet or 3.508 acres, more or less.

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

	PROJECT:	DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P #	BASE MAP #
	PREPARED BY:	Stock & Associates Consulting Engineers, Inc. 237 Chesterfield Business Parkway St. Louis, MO 63033 Ph. (314) 535-8000 Fax (314) 535-8000 e-mail gmm@stockinc.com Web: www.stockinc.com	S.L.C. MAP #	H.M.T. S&AP #
DRAWN BY:	T.S.	DESIGNED BY:	G.M.S.	DATE:
				03/17/2023
				SCALE: 1"=100'
				CHEK NO. 6255.4
SHEET TITLE:			PRELIMINARY PLAN FOR DOWNTOWN CHESTERFIELD	
SHEET NO.:			C1.0	



ABBREVIATIONS

- | | | | |
|---------|------------------------------|-----------|--|
| W | - WATER | DB | - DEED BOOK |
| OE | - OVERHEAD ELECTRIC | PB | - PLAT BOOK |
| UE | - UNDERGROUND ELEC. | PAC | - PLAC |
| C | - GAS | (L,W) | - RIGHT-OF-WAY WIDTH |
| T | - TELEPHONE | (REC) | - RECORD INFORMATION |
| TBR | - TO BE REMOVED | FT | - FEET |
| TBR & R | - TO BE REMOVED AND REPLACED | N/F | - NOW OR FORMERLY |
| UP | - USE IN PLACE | FND | - FOUND |
| ATG | - ADJUST TO GRADE | SO | - SQUARE |
| BC | - BACK OF CURB | CO | - CLEANOUT |
| FC | - FACE OF CURB | MH | - MANHOLE |
| TW | - TOP OF WALL | AI | - AREA INLET |
| BW | - BOTTOM OF WALL | CI | - CURB INLET |
| PVMT | - PAVEMENT | GI | - GRATE INLET |
| ASPH | - ASPHALT | YD | - YARD DRAIN |
| CONC | - CONCRETE | PVC | - POLYVINYL CHLORIDE PIPE |
| GRND | - GROUND | RCP | - REINFORCED CONCRETE PIPE |
| FG | - FINISHED GRADE | CMP | - CORRUGATED METAL PIPE |
| FL | - FLOORLINE | VCP | - CLAY PIPE |
| LL | - LOWER LEVEL | FL | - FLOWLINE |
| TT | - TOP OF TURF | TS | - TAILSTAKE |
| TT | - TOP OF CURB | ELEV. EL | - ELEVATION |
| SG | - SUBGRADE | PROP. PR | - PROPOSED |
| MG | - METHANE GAS | EXIST. EX | - EXISTING |
| R.O.W. | - RIGHT OF WAY | TYP | - TYPICAL |
| B.O.C. | - BACK OF CURB | BMP | - BEST MANAGEMENT PRACTICES |
| | | SWPPP | - STORMWATER POLLUTION PREVENTION PLAN |

LEGEND

- | | |
|----------------------------|--|
| ELECTRIC MANHOLE | |
| EXISTING SANITARY SEWER | |
| EXISTING STORM SEWER | |
| EXISTING TREE | |
| EXISTING CONTOUR | |
| EXISTING SPOT ELEVATION | |
| EXISTING UTILITIES | |
| PROPOSED CONTOUR | |
| PROPOSED SPOT | |
| PROPOSED STORM SEWER | |
| PROPOSED SANITARY SEWER | |
| FIRE HYDRANT | |
| POWER POLE | |
| WATER MANHOLE | |
| WATER VALVE | |
| DENOTES RECORD INFORMATION | |
| PHONE MANHOLE | |
| OVERHEAD ELECTRIC | |
| UNDERGROUND TELEPHONE | |
| CONCRETE | |
| ASPHALT | |
| POLYVINYL CHLORIDE | |
| DEVICES WITH TRANSFORMER | |
| SANITARY | |
| SHALE | |
| CHAIN-LINK FENCE | |
| TRAFFIC FLOW | |

ST. LOUIS COUNTY BENCHMARK

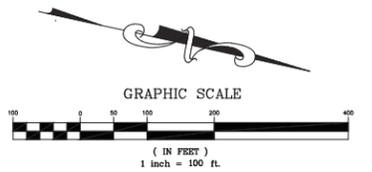
BENCHMARK# 12165 NAVD88 Elev = 646.83
 "Standard Aluminum Disk" stamped SL-31, 1990. Disk is set along the west side of Elbridge-Payne Drive, across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I-64 South Outer Road and Elbridge-Payne Drive.

FLOOD NOTE:

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

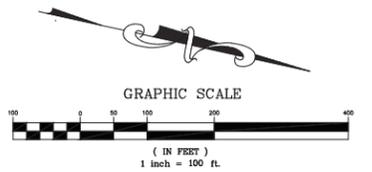
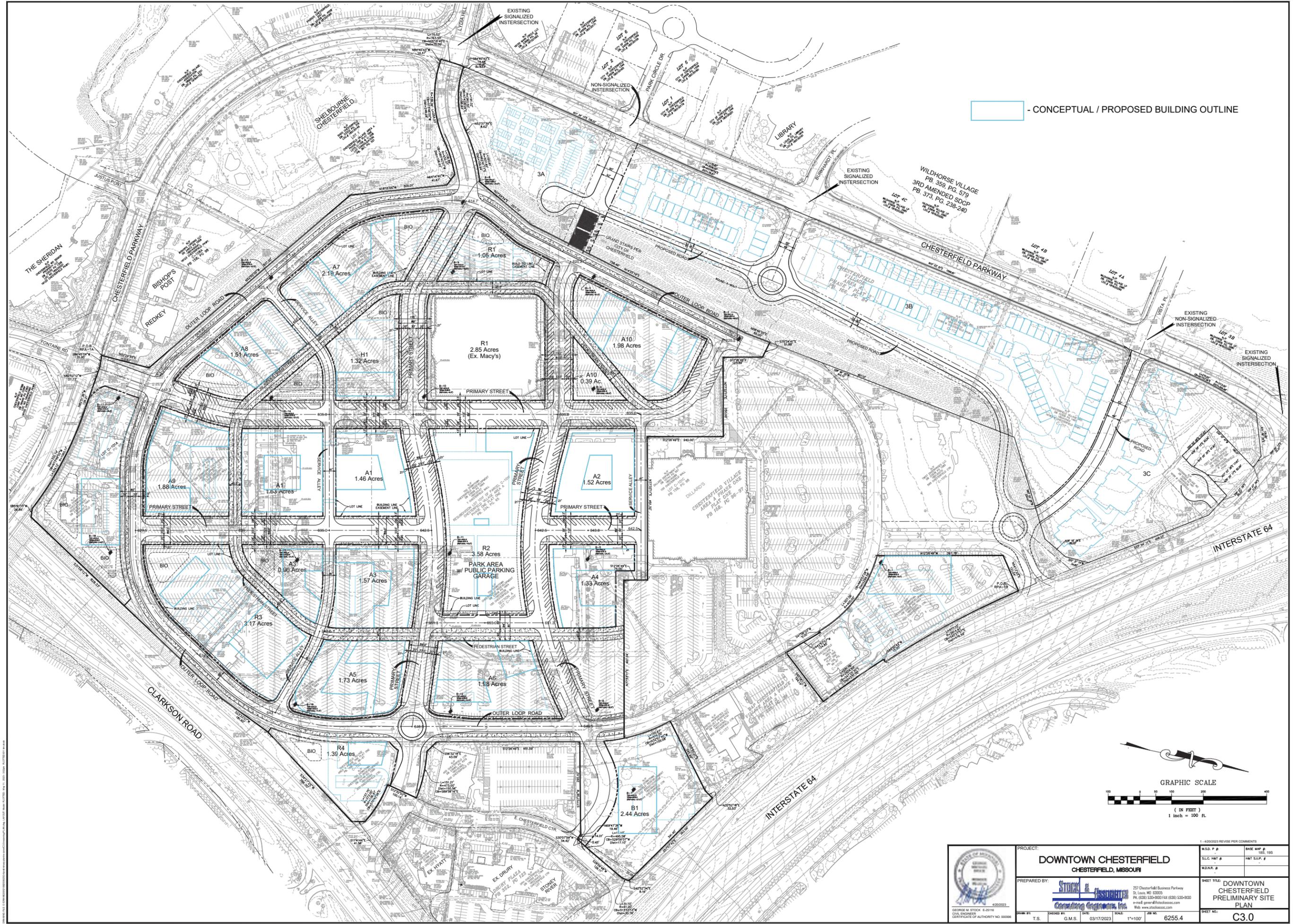
UTILITY NOTE:

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

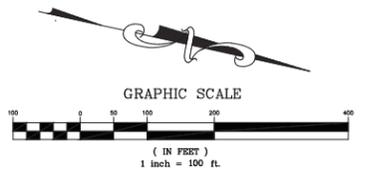
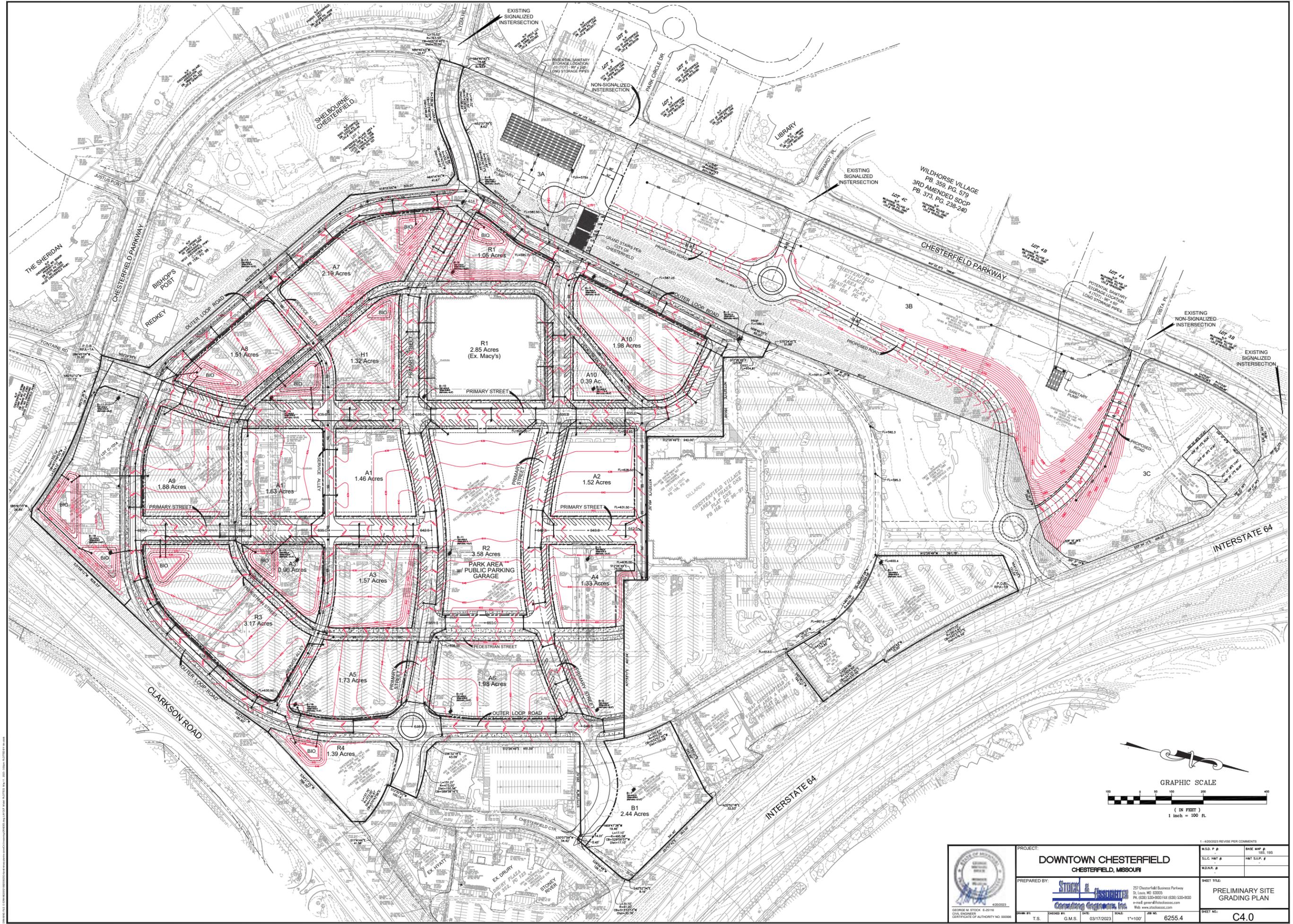


	PROJECT: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P.# S.L.C. HRT.# M.D.N.R.#	BASE MAP # 188, 195 HRT S.D.P.# SHEET TITLE:
	PREPARED BY: 257 Chesterfield Business Parkway St. Louis, MO 63103 PH. (636) 535-9000 FAX (636) 535-9000 e-mail: gstock@stockandassociates.com Web: www.stockandassociates.com	SHEET NO.: C2.0	
DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 03/17/2023 SCALE: 1"=100' JOB NO.: 6255.4	1-4000203 REVISE PER COMMENTS		PRELIMINARY PLAN EXISTING CONDITIONS

CONCEPTUAL / PROPOSED BUILDING OUTLINE

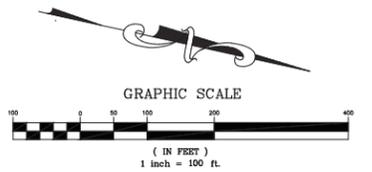
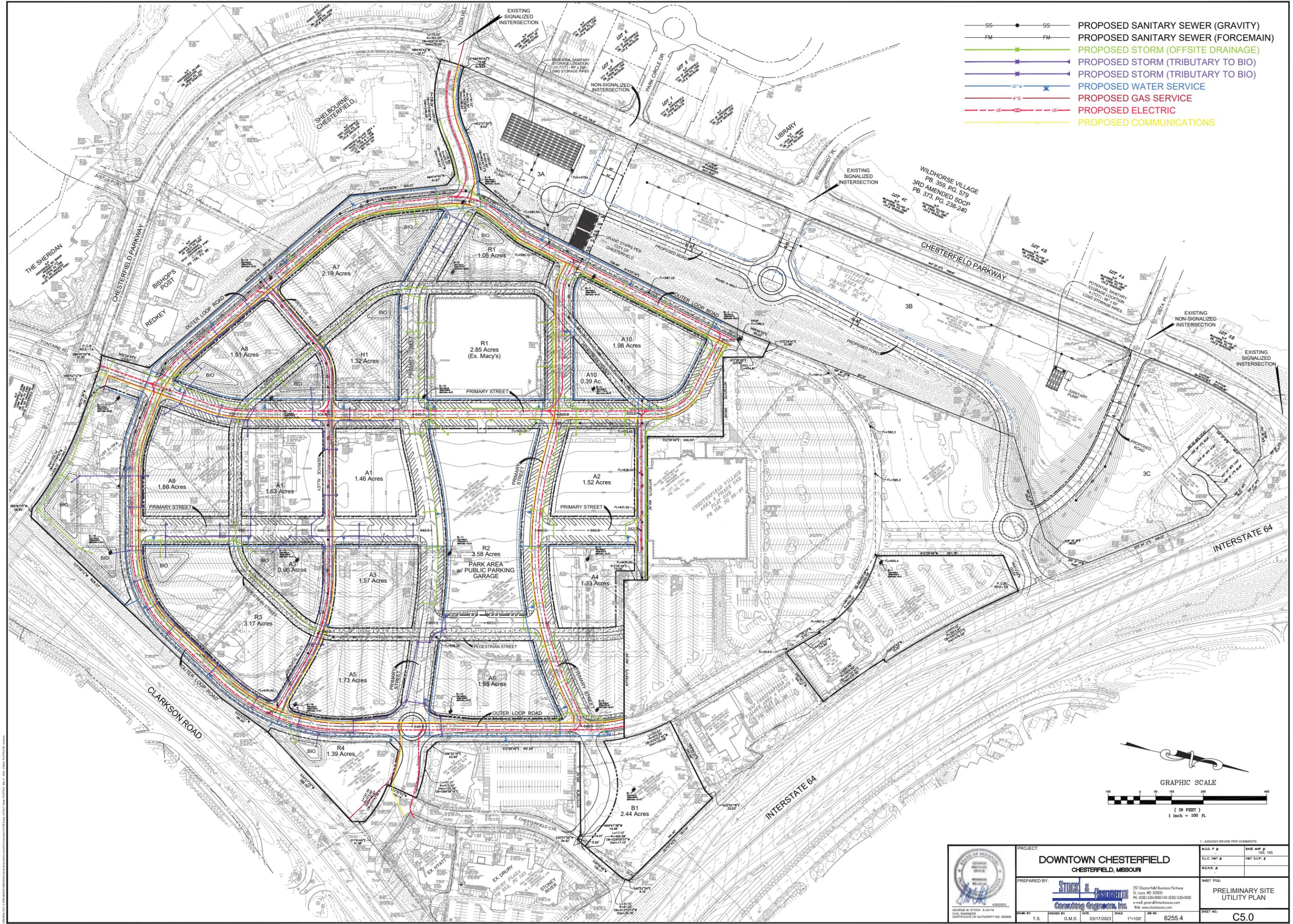


	PROJECT: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P.# S.L.C. H.M.T.# M.D.N.R.#	BASE MAP # H.M.T. S.D.P.#
	PREPARED BY: 257 Chesterfield Business Parkway St. Louis, MO 63103 P.O. BOX 5305-9000 FAX (636) 530-9000 e-mail: general@stockassociates.com Web: www.stockassociates.com	SHEET TITLE: DOWNTOWN CHESTERFIELD PRELIMINARY SITE PLAN	
DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 03/17/2023 SCALE: 1"=100' JOB NO.: 6255.4	SHEET NO.: C3.0		



	PROJECT: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P. # S.L.C. HMT # W.D.N.R. #	BASE MAP # HMT S.D.P. #
	PREPARED BY: 237 Chesterfield Business Parkway St. Louis, MO 63103 Ph. (636) 535-9100 FAX (636) 535-9100 e-mail: general@stockandassociates.com Web: www.stockandassociates.com	SHEET TITLE: PRELIMINARY SITE GRADING PLAN	
DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 03/17/2023 SCALE: 1"=100' JOB NO.: 6255.4	SHEET NO.: C4.0		1-4000203 REVISE PER COMMENTS

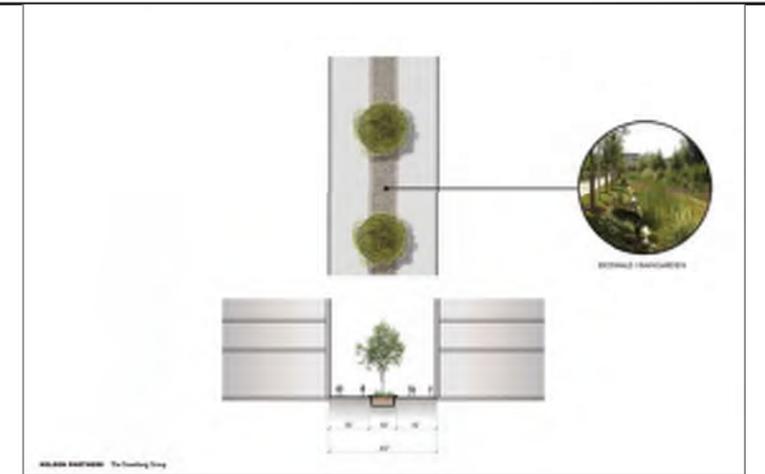
- SS — SS — PROPOSED SANITARY SEWER (GRAVITY)
- FM — FM — PROPOSED SANITARY SEWER (FORCEMAIN)
- (Green line with arrow) — PROPOSED STORM (OFFSITE DRAINAGE)
- (Blue line with arrow) — PROPOSED STORM (TRIBUTARY TO BIO)
- (Purple line with arrow) — PROPOSED STORM (TRIBUTARY TO BIO)
- (Light blue line) — PROPOSED WATER SERVICE
- (Red line) — PROPOSED GAS SERVICE
- (Red dashed line) — PROPOSED ELECTRIC
- (Yellow line) — PROPOSED COMMUNICATIONS



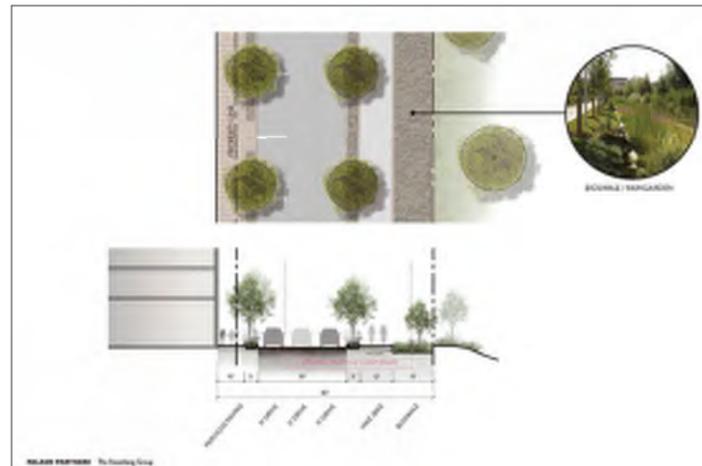
	PROJECT:	DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	
	PREPARED BY:		
DATE:	03/17/2023	SCALE:	1"=100'
DRAWN BY:	T.S.	CHECKED BY:	G.M.S.
JOB NO.:	6255.4	SHEET NO.:	C5.0
M.S.D. P.#	BASE MAP #	S.L.C. HWT #	HWT S.D.P. #
SHEET TITLE:		PRELIMINARY SITE UTILITY PLAN	



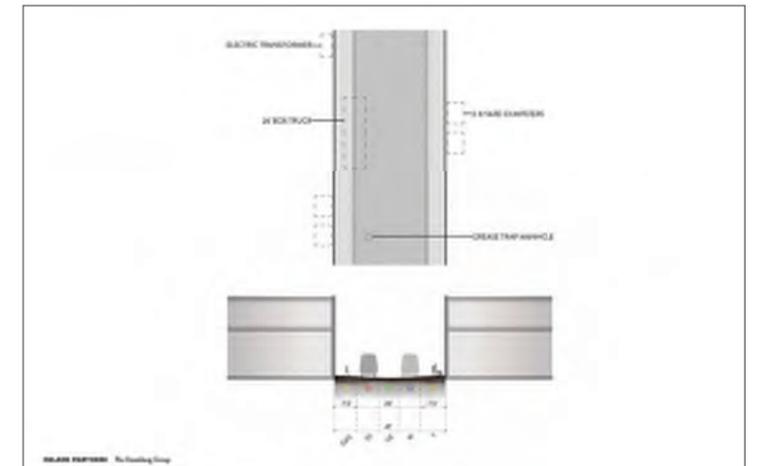
PRIMARY STREET



PEDESTRIAN STREET

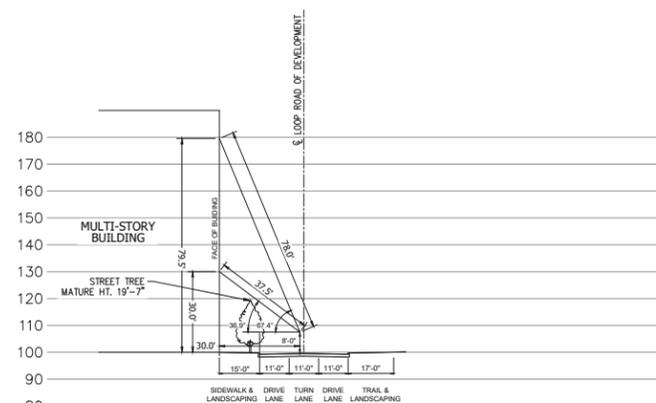


OUTER LOOP ROAD / HIKE
& BIKE TRAIL

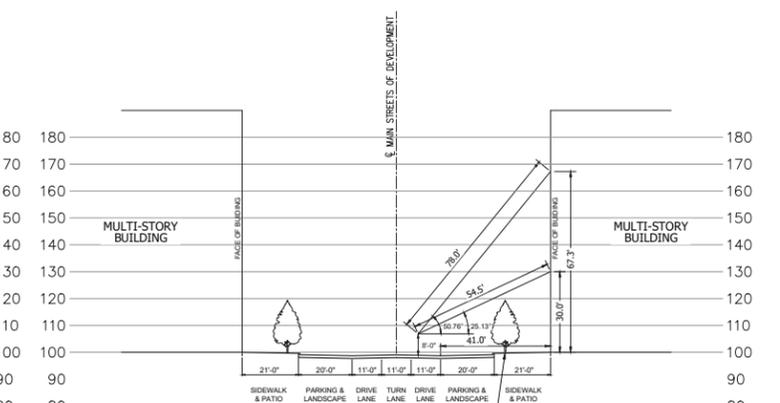


SERVICE ALLEY

NOTE: SECTIONS PER NELSON PARTNERS MASTER PLAN DATED 02.15.2023



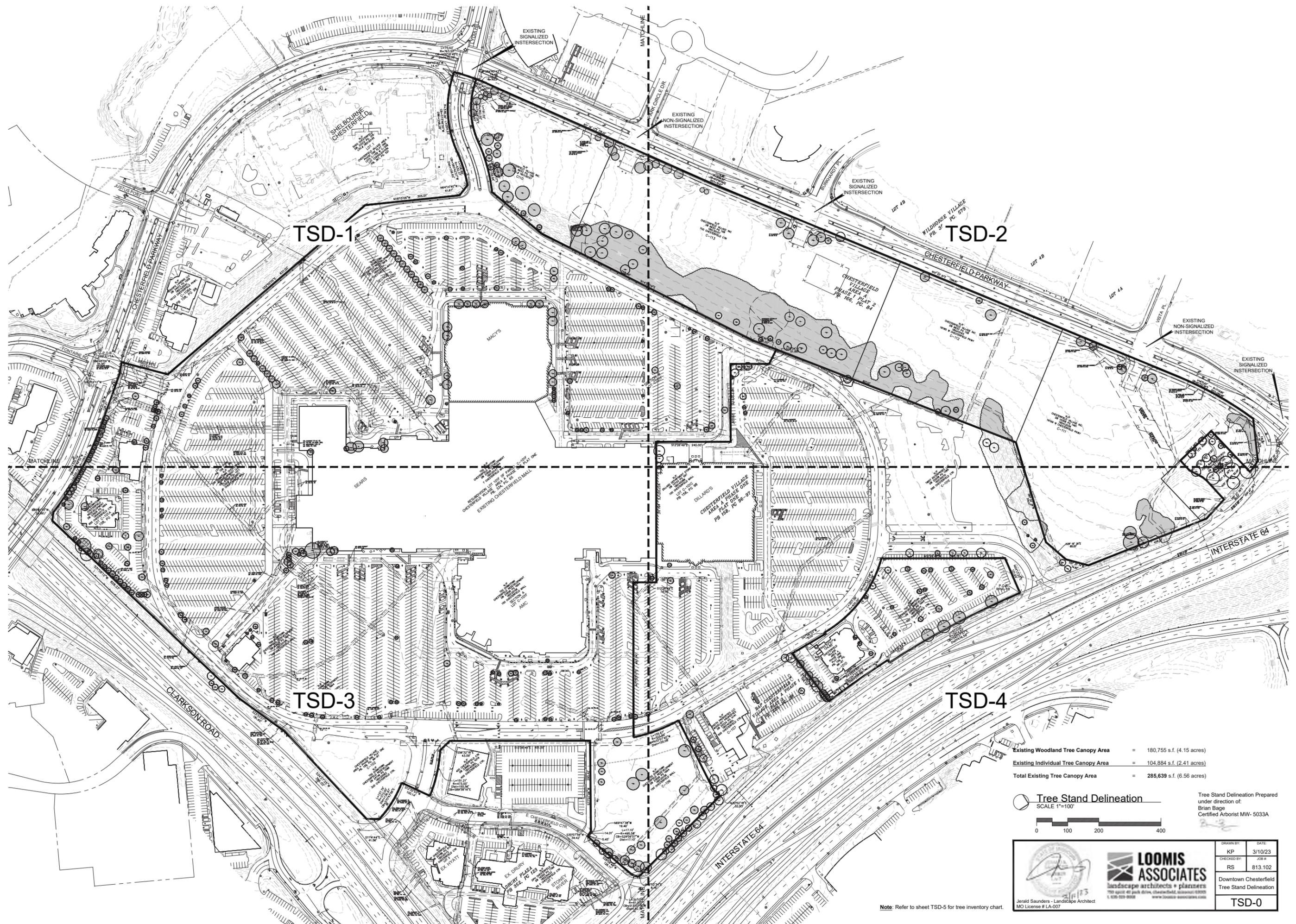
COMPLIANT AERIAL APPARATUS ACCESS SECTION
(LOOP ROAD)



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

4/20/2023
 GEORGE M. STOCK, E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY NO. 000594

	PROJECT: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P.# S.L.C. HRT.# W.D.N.R.#	BASE MAP # HRT S.I.D.#
	PREPARED BY: Stock & Associates Consulting Engineers, Inc.	257 Chesterfield Business Parkway St. Louis, MO 63103 Ph. (636) 535-9100 FAX (636) 535-9100 e-mail: general@stockassociates.com Web: www.stockassociates.com	SHEET TITLE: PRELIMINARY PLAN SITE AND ROAD SECTIONS
DRAWN BY: T.S.	CHECKED BY: G.M.S.	DATE: 03/17/2023	SCALE: 1"=100' JOB NO.: 6255.4
		SHEET NO.: C6.0	



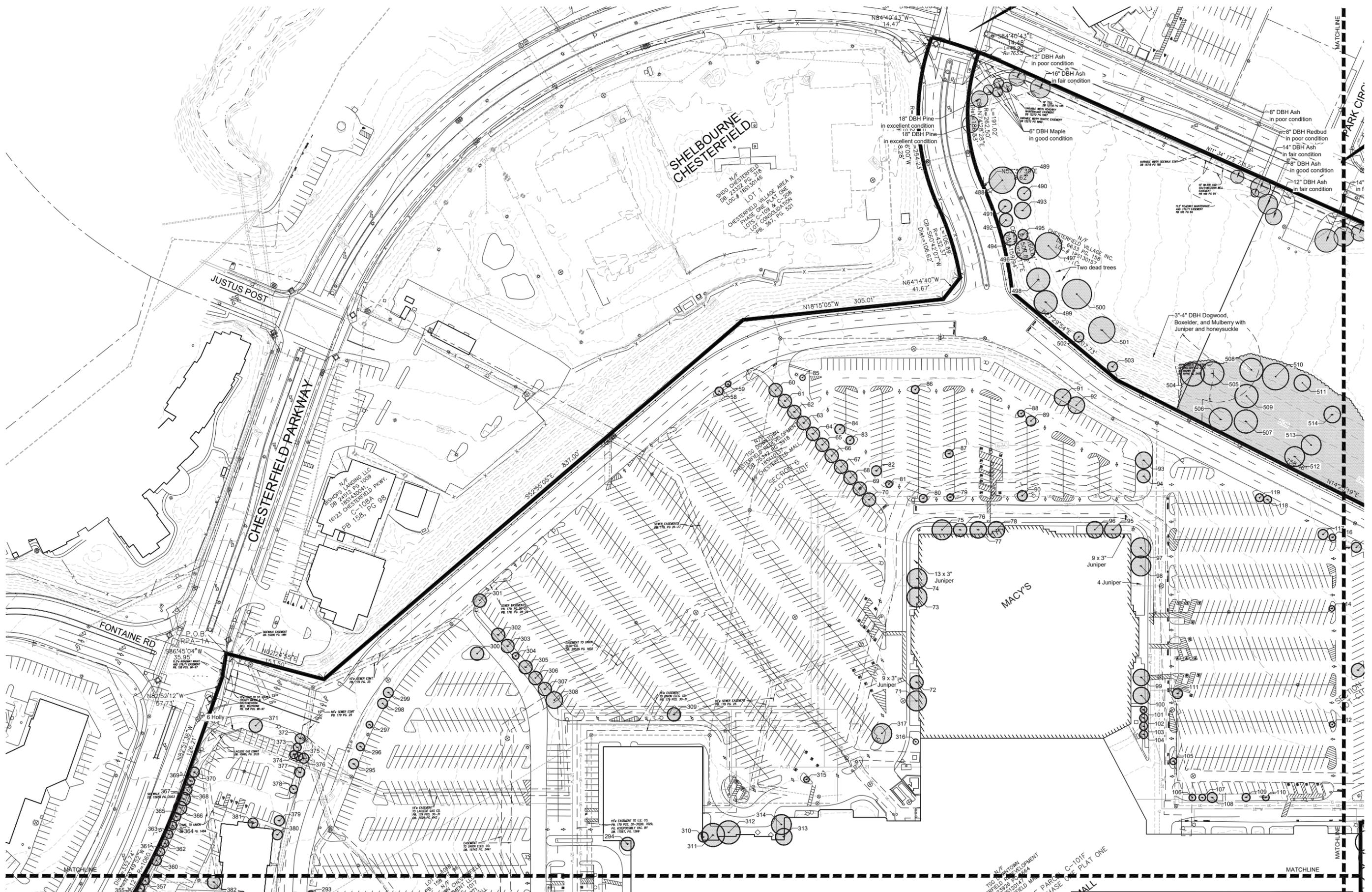
Existing Woodland Tree Canopy Area = 180,755 s.f. (4.15 acres)
 Existing Individual Tree Canopy Area = 104,884 s.f. (2.41 acres)
 Total Existing Tree Canopy Area = 285,639 s.f. (6.56 acres)



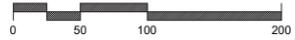
Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

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

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



Tree Stand Delineation - Southwest
 SCALE 1"=50'

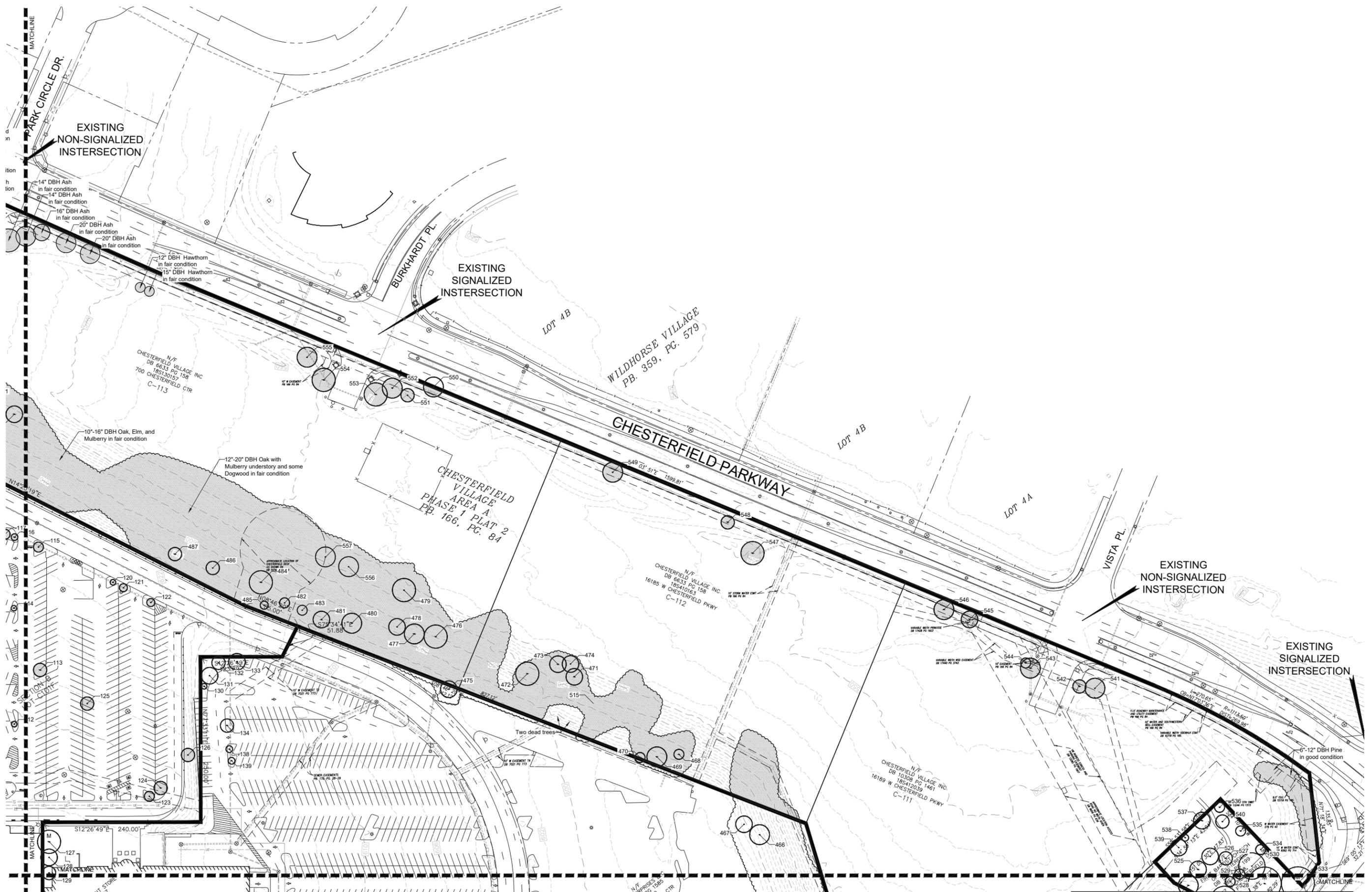


Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

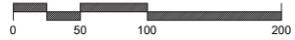
Note: Refer to sheet TSD-5 for tree inventory chart.




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



Tree Stand Delineation - Northwest
 SCALE 1"=50'

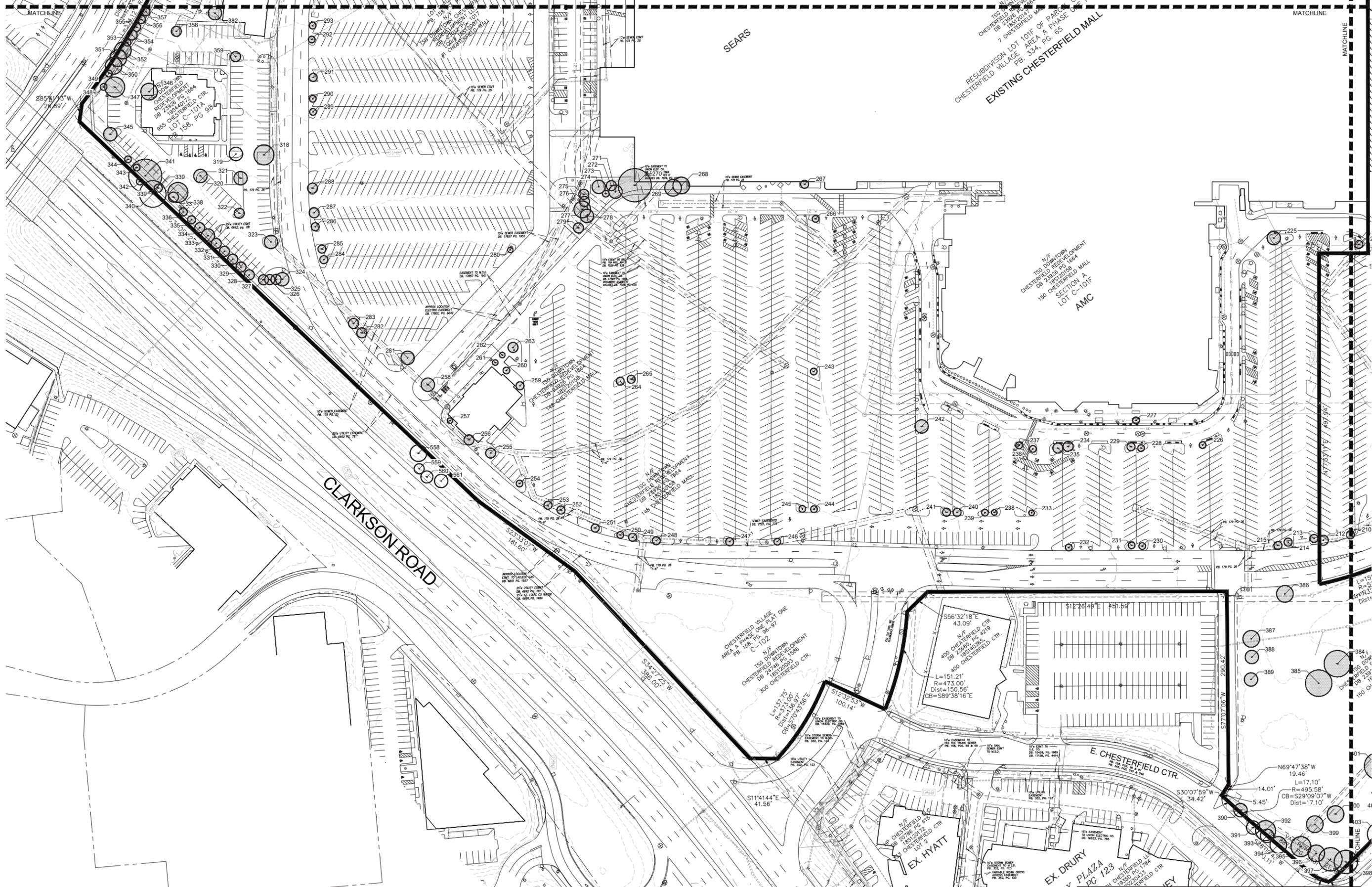


Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

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

LOOMIS ASSOCIATES
 landscape architects + planners
 700 South 48th Street, Chesterfield, Missouri 63005
 P: 636-525-9928 www.loomisassociates.com

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



Tree Stand Delineation - Southeast
SCALE 1"=50'

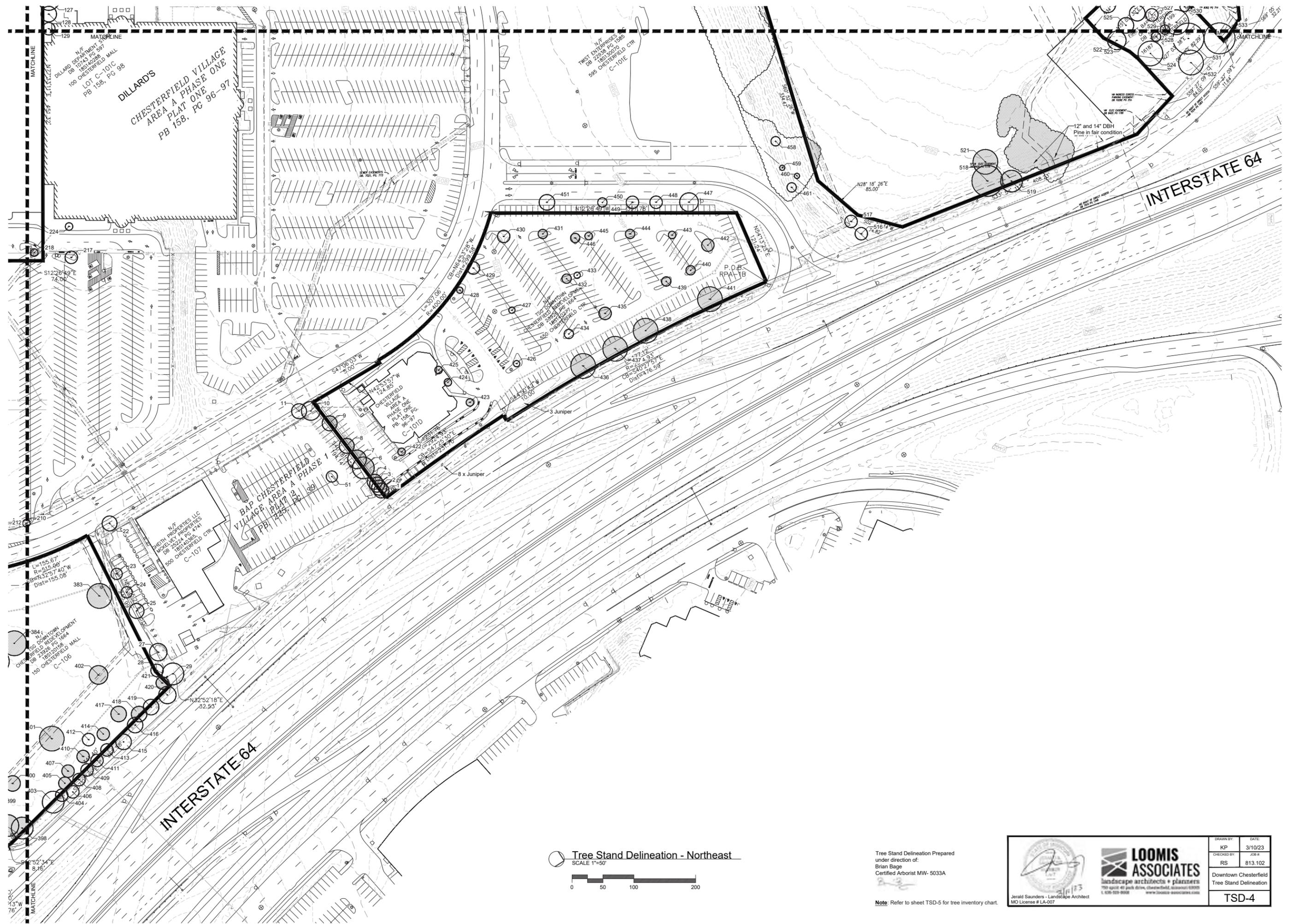


Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

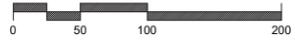
Note: Refer to sheet TSD-5 for tree inventory chart.



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



Tree Stand Delineation - Northeast
 SCALE 1"=50'



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

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



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

ID	Tree Name	DBH	Species	Condition	Comment
1	Amur Maple	8	24	1	
2	Amur Maple	10	24	1	
3	Amur Maple	7	24	1	
4	Amur Maple	8	24	1	
5	Ash	18	20	2	
6	Ash	20	20	2	
7	Honeylocust	8	24	3	
8	Maple	12	24	2	
9	Maple	20	20	2	
10	Maple	9	24	2	
11	Maple	10	24	3	
12	Honeylocust	8	18	3	
13	Honeylocust	7	18	3	
14	Honeylocust	8	24	3	
15	Maple	20	28	3	
16	Maple	17	20	3	
17	Maple	20	28	3	
18	Honeylocust	4	18	1	
19	Linden	8	12	1	Trunk damage
20	Cherry	4	8	2	Steel cable embedded
21	Pear	12	20	2	Cracks
22	Pear	8	20	2	
23	Pear	8	20	2	
24	Pear	8	20	2	
25	Pear	8	20	2	
26	Pear	8	20	2	
27	Pear	8	20	2	
28	Pear	8	20	2	
29	Pear	10	20	2	
30	Pear	10	20	2	
31	Pear	8	15	2	
32	Pear	10	20	2	
33	Pear	12	20	2	
34	Pear	12	20	2	
35	Pear	12	20	2	
36	Ash	14	20	1	
37	Ash	12	20	1	
38	Ash	12	20	1	
39	Ash	16	20	2	
40	Ash	12	20	1	
41	Ash	12	20	1	
42	Ash	14	20	1	
43	Ash	14	20	1	
44	Ash	14	20	1	
45	Ash	14	20	1	
46	Crabapple	5	10	2	
47	Crabapple	5	12	1	
48	Crabapple	5	10	2	
49	Crabapple	5	10	2	
50	Crabapple	5	10	2	
51	Crabapple	5	10	2	
52	Crabapple	5	10	2	
53	Crabapple	5	10	2	
54	Crabapple	5	10	2	
55	Crabapple	5	10	2	
56	Crabapple	5	10	2	
57	Crabapple	5	10	2	
58	Crabapple	5	10	2	
59	Crabapple	5	10	2	
60	Crabapple	5	10	2	
61	Crabapple	5	10	2	
62	Crabapple	5	10	2	
63	Crabapple	5	10	2	
64	Crabapple	5	10	2	
65	Crabapple	5	10	2	
66	Crabapple	5	10	2	
67	Crabapple	5	10	2	
68	Crabapple	5	10	2	
69	Crabapple	5	10	2	
70	Crabapple	5	10	2	
71	Crabapple	5	10	2	
72	Crabapple	5	10	2	
73	Crabapple	5	10	2	
74	Crabapple	5	10	2	
75	Crabapple	5	10	2	
76	Crabapple	5	10	2	
77	Crabapple	5	10	2	
78	Crabapple	5	10	2	
79	Crabapple	5	10	2	
80	Crabapple	5	10	2	
81	Crabapple	5	10	2	
82	Crabapple	5	10	2	
83	Crabapple	5	10	2	
84	Crabapple	5	10	2	
85	Crabapple	5	10	2	
86	Crabapple	5	10	2	
87	Crabapple	5	10	2	
88	Crabapple	5	10	2	
89	Crabapple	5	10	2	
90	Crabapple	5	10	2	
91	Crabapple	5	10	2	
92	Crabapple	5	10	2	
93	Crabapple	5	10	2	
94	Crabapple	5	10	2	
95	Crabapple	5	10	2	
96	Crabapple	5	10	2	
97	Crabapple	5	10	2	
98	Crabapple	5	10	2	
99	Crabapple	5	10	2	
100	Crabapple	5	10	2	

ID	Tree Name	DBH	Species	Condition	Comment
101	Pear	8	12	3	
102	Pear	8	12	2	
103	Honeylocust	10	20	3	Office
104	Crabapple	8	12	1	
105	Pine	8	12	3	Office
106	Pear	14	20	2	
107	Pear	8	10	1	
108	Maple	9	10	2	
109	Pear	4	10	2	
110	Pear	8	12	2	
111	Pear	8	10	1	
112	Pear	8	10	1	
113	Pear	5	10	3	
114	Pear	3	15	2	
115	Pear	3	15	2	
116	Pear	8	10	2	
117	Pear	5	10	2	
118	Pear	5	8	1	
119	Pear	5	10	3	
120	Pear	5	10	3	
121	Pear	5	10	3	
122	Pear	5	10	3	
123	Pear	5	10	3	
124	Pear	5	10	3	
125	Pear	5	10	3	
126	Pear	5	10	3	
127	Pear	5	10	3	
128	Pear	5	10	3	
129	Pear	5	10	3	
130	Pear	5	10	3	
131	Pear	5	10	3	
132	Pear	5	10	3	
133	Pear	5	10	3	
134	Pear	5	10	3	
135	Pear	5	10	3	
136	Pear	5	10	3	
137	Pear	5	10	3	
138	Pear	5	10	3	
139	Pear	5	10	3	
140	Pear	5	10	3	
141	Pear	5	10	3	
142	Pear	5	10	3	
143	Pear	5	10	3	
144	Pear	5	10	3	
145	Pear	5	10	3	
146	Pear	5	10	3	
147	Pear	5	10	3	
148	Pear	5	10	3	
149	Pear	5	10	3	
150	Pear	5	10	3	
151	Pear	5	10	3	
152	Pear	5	10	3	
153	Pear	5	10	3	
154	Pear	5	10	3	
155	Pear	5	10	3	
156	Pear	5	10	3	
157	Pear	5	10	3	
158	Pear	5	10	3	
159	Pear	5	10	3	
160	Pear	5	10	3	
161	Pear	5	10	3	
162	Pear	5	10	3	
163	Pear	5	10	3	
164	Pear	5	10	3	
165	Pear	5	10	3	
166	Pear	5	10	3	
167	Pear	5	10	3	
168	Pear	5	10	3	
169	Pear	5	10	3	
170	Pear	5	10	3	
171	Pear	5	10	3	
172	Pear	5	10	3	
173	Pear	5	10	3	
174	Pear	5	10	3	
175	Pear	5	10	3	
176	Pear	5	10	3	
177	Pear	5	10	3	
178	Pear	5	10	3	
179	Pear	5	10	3	
180	Pear	5	10	3	
181	Pear	5	10	3	
182	Pear	5	10	3	
183	Pear	5	10	3	
184	Pear	5	10	3	
185	Pear	5	10	3	
186	Pear	5	10	3	
187	Pear	5	10	3	
188	Pear	5	10	3	
189	Pear	5	10	3	
190	Pear	5	10	3	
191	Pear	5	10	3	
192	Pear	5	10	3	
193	Pear	5	10	3	
194	Pear	5	10	3	
195	Pear	5	10	3	
196	Pear	5	10	3	
197	Pear	5	10	3	
198	Pear	5	10	3	
199	Pear	5	10	3	
200	Pear	5	10	3	

ID	Tree Name	DBH	Species	Condition	Comment
201	Ash	10	20	1	
202	Honeylocust	8	20	2	
203	Honeylocust	4	15	2	
204	Red Maple	8	20	2	
205	Red Maple	8	20	3	
206	Hawthorn	15	15	2	Multi-stem
207	Hawthorn	15	15	2	Multi-stem
208	Hawthorn	15	15	2	Multi-stem
209	Hawthorn	15	15	2	Multi-stem
210	Hawthorn	12	15	2	Multi-stem
211	Red Maple	8	15	3	
212	Red Maple	7	15	3	
213	Red Maple	8	20	3	
214	Hawthorn	10	15	2	
215	Hawthorn	10	12	1	Mixed with 2" Dogwood
216	Hawthorn	8	12	1	
217	Pear	12	15	2	Multi-stem
218	Honeylocust	14	20	3	
219	Red Maple	8	12	1	Trunk cavity
220	Pear	16	40	2	Tam
221	Pear	26	30	3	Multi-stem
222	Ash	14	10	1	
223	Ash	14	10	1	
224	Ash	10	20	1	
225	Ash	10	20	1	
226	Riverbark	12	20	3	
227	Ash	6	12	1	
228	Ash	8	12	3	
229	Crabapple	8	10	0	Dead
230	Crabapple	8	10	0	Dead
231	Honeylocust	16	20	2	
232	Honeylocust	8	20	3	
233	Honeylocust	8	20	3	
234	Crabapple	8	10	0	Dead
235	Crabapple	8	15	1	
236	Hawthorn	12	12	2	Multi-stem
237	Hawthorn	10	12	2	Multi-stem
238	Hawthorn	12	12	2	Multi-stem
239	Red Maple	5	15	1	
240	Honeylocust	8	15	2	
241	Hawthorn	12	12	2	
242	Hawthorn	12	12	2	
243	Hawthorn	10	12	2	
244	Hawthorn	10	12	2	
245	Hawthorn	12	12	2	
246	Hawthorn	12	12	2	
247	Honeylocust	7	20	3	
248	Crabapple	8	15	2	
249	Crabapple	8	12	1	
250	Crabapple	8	15	2	
251	Red Maple	8	15	2	
252	Hawthorn	15	15	2	Multi-stem
253	Hawthorn	12	12	2	Multi-stem
254	Hawthorn	15	12	2	Multi-stem
255	Hawthorn	12	12	1	Multi-stem
256	Red Maple	5	15	2	Lead leader
257	Red Maple	5	12	1	
258	Red Maple	7	15	3	
259	Pear	7	15	3	
260	Japanese Maple	12	18	3	
261	Pear	8	15	1	
262	Pear	8	15	2	
263	Pear	8	15	2	
264	Pear	8	15	2	
265	Pear	8	15	2	
266	Ash	6	12	1	
267	Ash	8	15	1	
268	Pear	6	15	2	
269	Pear	8	15	3	
270	Pear	8	15	3	
271	Ash	8	12	2	
272	Ash	8	12	2	
273	Ash	8	12	2	
274	Ash	8	12	2	
275	Ash	8	12	2	
276	Ash	8	12	2	
277	Ash	8	12	2	
278	Ash	8	12	2	
279	Ash	8	12	2	
280	Ash	8	12	2	
281	Ash	8	12	2	

Property Descriptions

Area 1

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width; thence along the eastern line of said lot C-108, North 02 degrees 24 minutes 55 seconds East, 153.50 feet to the northeastern corner thereof, thence along the northeastern lines of said Lot C108 and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 837.00 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.37 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 07 seconds West, 106.62 feet to the beginning of a non-tangent curve to the left having a radius of 338.26 feet an arc length of 254.23 feet and a chord which bears South 73 degrees 46 minutes 00 seconds West, 248.28 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said curve with an arc length of 75.03 feet and a chord which bears North 05 degrees 18 minutes 40 seconds East, 75.00 feet to the southwest corner of Lot C110 of Chesterfield Village Area A Phase 1 Plat 2 according to the plat thereof as recorded in Plat Book 166, Page 84 of above said records, thence along southern and eastern lines of said Chesterfield Village Area A Phase 1 Plat 2 the following courses and distances: South 84 degrees 40 minutes 43 seconds East, 14.48 feet to a non-tangent curve to the left having a radius of 262.50 feet, an arc length of 191.02 feet and a chord which bears North 74 degrees 28 minutes 28 seconds East, 186.83 feet; North 53 degrees 37 minutes 39 seconds East, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 507.82 feet, an arc length of 160.61 feet and a chord which bears North 62 degrees 41 minutes 17 seconds East, 159.94 feet; North 27 degrees 29 minutes 54 seconds East, 207.73 feet; North 14 degrees 25 minutes 19 seconds East, 758.46 feet and North 08 degrees 46 minutes 20 seconds East, 85.00 feet to the northmost corner of New Section B of the Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One, Plat Book 334, Pages 65 and 65A; thence along the northern and eastern lines of said New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet; North 77 degrees 33 minutes 11 seconds East, 250.00 feet; South 12 degrees 26 minutes 49 seconds East, 240.00 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 74.00 feet and North 77 degrees 33 minutes 11 seconds East, 497.94 feet and to a point on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the west line of Lot C 106 of above said Chesterfield Village A Phase One Plat One; thence along said curve with an arc length of 155.67 feet and a chord which bears North 32 degrees 57 minutes 40 seconds West, 155.08 feet to the western most corner of said Lot C 106; thence along the northwestern lines of said Lot C 106 the following: North 50 degrees 55 minutes 27 seconds East, 245.99 feet and North 32 degrees 52 minutes 18 seconds East,

32.53 feet to its intersection with the southern right-of way line of Chesterfield Airport Road, variable width; thence along said right-of-way line South 57 degrees 07 minutes 42 seconds East, 341.40 feet to the northwest corner of that part of Chesterfield Center vacated by City of Chesterfield Ordinance Number 511, and recorded in Book 8872, Page 2431 of above said records; thence along the north, east and south lines of said vacation the following courses and distances: continuing Southeasterly along said line, South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet to the beginning of a non-tangent curve to the right having a radius of 61.00 feet, an arc length of 31.10 feet and a chord which bears South 13 degrees 33 minutes 13 seconds West, 30.76 feet; South 28 degrees 09 minutes 48 seconds West, 126.11 feet to the beginning of a curve to the right having a radius of 495.58 feet, an arc length of 17.10 feet and a chord which bears South 29 degrees 9 minutes 7 seconds West 17.10 feet; South 30 degrees 07 minutes 59 seconds West, 34.42 feet and North 69 degrees 47 minutes 38 seconds West, 19.46 feet to the eastern most corner of above said Lot C 106; thence along the southern line of said Lot C 106, South 77 degrees 7 minutes 6 seconds West, 290.42 feet; to the east line of New Section A of Lot C101F of above said Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One; thence along said east lines of said New Section A the following courses and distances: South 12 degrees 26 minutes 49 seconds East, 451.59 feet; South 56 degrees 32 minutes 18 seconds East, 43.09 feet to the beginning of a non-tangent curve to the right having a radius of 473.00 feet, and along said curve with an arc length of 151.21 feet and a chord which bears South 89 degrees 38 minutes 16 seconds East, 150.56 feet; thence crossing Chesterfield Center Drive; South 12 degrees 32 minutes 53 seconds West, 100.14 feet to the north line of Lot C 102 of above said Chesterfield Village A Phase One Plat One, said point also being located on a non-tangent curve to the right having a radius of 373.00 feet; thence along said north line and last said curve with an arc length of 137.75 feet and a chord which bears South 70 degrees 43 minutes 56 seconds East, 136.97 feet; thence South 11 degrees 41 minutes 44 seconds East, 41.56 feet to the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 8 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet and South 86 degrees 45 minutes 4 seconds West, 35.95 feet to the POINT OF BEGINNING. Rev 4/17/23

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

Area 2

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

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

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

Area 3

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

Beginning at the southwestern corner of above said Lot C110, said point also being located on the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a non-tangent curve to the right having a radius of 763.50 feet, thence along said right-of-way line the following courses and distances:

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

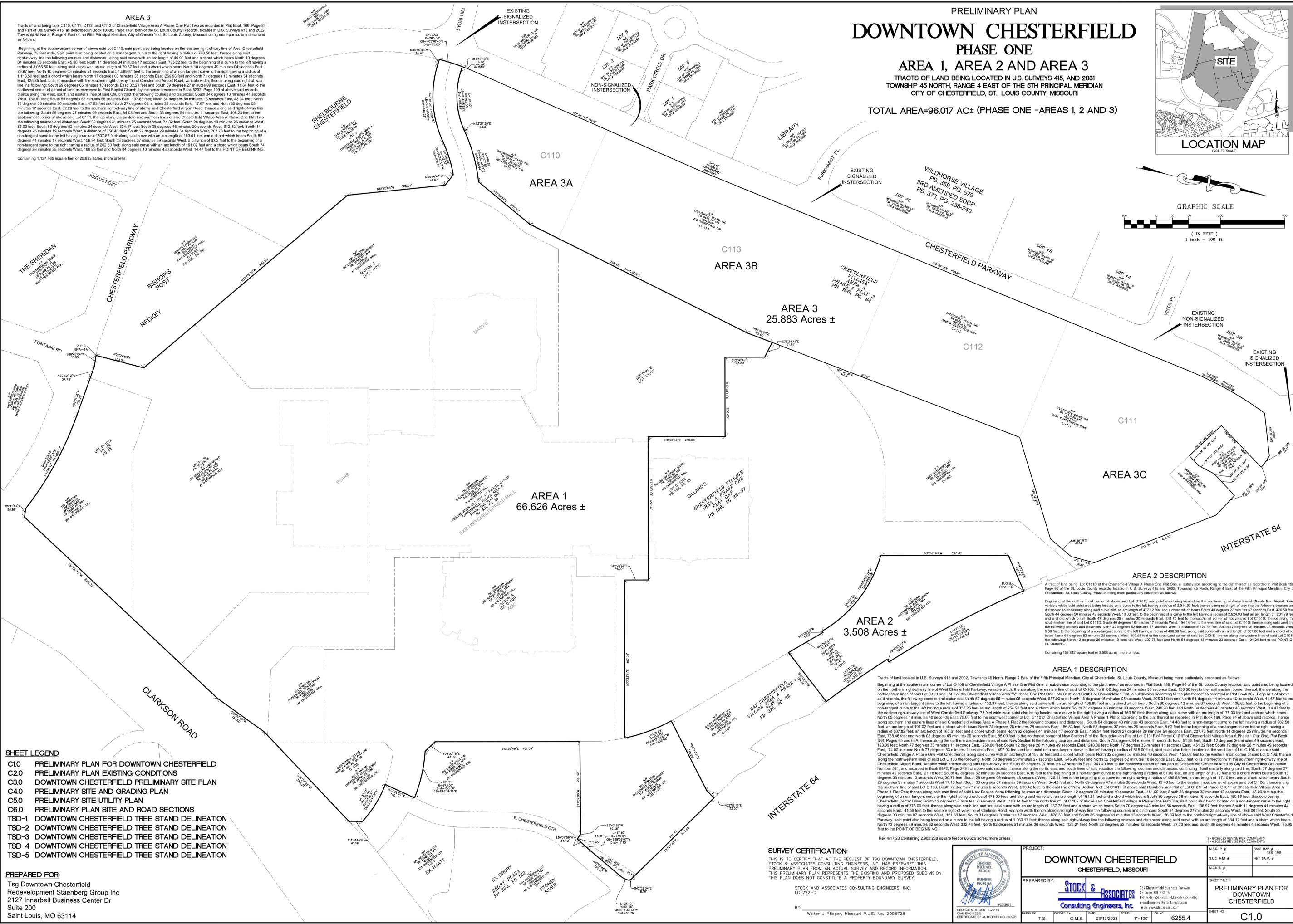
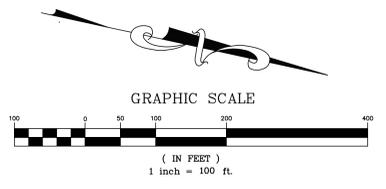
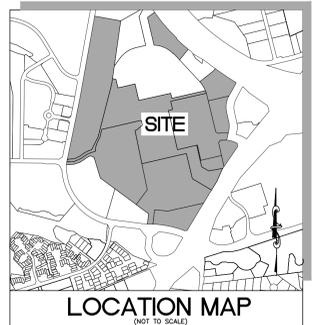
Containing 1,127,465 square feet or 25.883 acres, more or less.

AREA 3
 Tracts of land being Lots C110, C111, C112, and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 166, Page 84, and Part of U.S. Survey 415, as described in Book 10306, Page 1461 both of the St. Louis County Records, located in U.S. Survey 415 and 2022, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southwestern corner of above said Lot C110, said point also being located on the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a non-tangent curve to the right having a radius of 763.50 feet, thence along said right-of-way line the following courses and distances: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33 seconds East, 45.90 feet; North 11 degrees 34 minutes 17 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet, along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 04 seconds East 79.87 feet; North 10 degrees 03 minutes 51 seconds East, 1,599.81 feet to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet and a chord which bears North 17 degrees 03 minutes 36 seconds East, 209.98 feet and North 71 degrees 18 minutes 34 seconds East, 130.85 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, thence along said right-of-way line the following: South 69 degrees 05 minutes 13 seconds East, 32.21 feet and South 59 degrees 27 minutes 09 seconds East, 11.94 feet to the northwest corner of a tract of land as conveyed to First Baptist Church, by instrument recorded in Book 5232, Page 199 of above said records, thence along the west, south and eastern lines of said Church tract the following courses and distances: South 34 degrees 10 minutes 41 seconds West, 180.51 feet; South 55 degrees 03 minutes 58 seconds East, 137.63 feet; North 34 degrees 59 minutes 13 seconds East, 43.04 feet; North 15 degrees 05 minutes 30 seconds East, 47.83 feet and North 27 degrees 03 minutes 38 seconds East, 17.67 feet and North 35 degrees 05 minutes 17 seconds East, 82.29 feet to the southern right-of-way line of above said Chesterfield Airport Road, thence along said right-of-way line the following: South 59 degrees 27 minutes 09 seconds East, 84.03 feet and South 33 degrees 54 minutes 11 seconds East, 408.23 feet to the easternmost corner of above said Lot C111, thence along the eastern and southern lines of said Chesterfield Village Area A Phase One Plat Two the following courses and distances: South 02 degrees 31 minutes 25 seconds West, 74.82 feet; South 28 degrees 18 minutes 28 seconds West, 85.00 feet; South 60 degrees 52 minutes 24 seconds West, 334.47 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet; South 14 degrees 25 minutes 19 seconds West, a distance of 756.46 feet; South 27 degrees 29 minutes 54 seconds West, 207.73 feet to the beginning of a non-tangent curve to the left having a radius of 507.92 feet, along said curve with an arc length of 160.51 feet and a chord which bears South 52 degrees 41 minutes 17 seconds West, 159.94 feet; South 53 degrees 37 minutes 39 seconds West, a distance of 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 282.50 feet, along said curve with an arc length of 191.02 feet and a chord which bears South 74 degrees 28 minutes 28 seconds West, 186.83 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the POINT OF BEGINNING.

Containing 1,127,465 square feet or 25,883 acres, more or less.

PRELIMINARY PLAN
DOWNTOWN CHESTERFIELD
PHASE ONE
AREA 1, AREA 2 AND AREA 3
 TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2021
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
TOTAL AREA=96.017 AC± (PHASE ONE -AREAS 1, 2 AND 3)



- SHEET LEGEND**
- C10 PRELIMINARY PLAN FOR DOWNTOWN CHESTERFIELD
 - C20 PRELIMINARY PLAN EXISTING CONDITIONS
 - C30 DOWNTOWN CHESTERFIELD PRELIMINARY SITE PLAN
 - C40 PRELIMINARY SITE AND GRADING PLAN
 - C50 PRELIMINARY SITE UTILITY PLAN
 - C60 PRELIMINARY PLAN SITE AND ROAD SECTIONS
 - TSD-1 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-2 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-3 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-4 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION
 - TSD-5 DOWNTOWN CHESTERFIELD TREE STAND DELINEATION

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

AREA 2 DESCRIPTION
 A tract of land being Lot C101D of the Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northeastern corner of above said Lot C101D, said point also being located on the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the left having a radius of 2,914.93 feet, thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,824.93 feet in an arc length of 231.79 feet and a chord which bears South 47 degrees 25 minutes 40 seconds East, 231.70 feet to the southeast corner of above said Lot C101D, thence along the southeastern line of said Lot C101D, South 40 degrees 18 minutes 17 seconds West, 194.14 feet to the west line of said Lot C101D, thence along said west line the following courses and distances: North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet, along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.56 feet to the southwest corner of said Lot C101D, thence along the western line of said Lot C101D the following: North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to the POINT OF BEGINNING.

Containing 152,812 square feet or 3,508 acres, more or less.

AREA 1 DESCRIPTION
 Tracts of land located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width, thence along the eastern line of said Lot C-108, North 02 degrees 24 minutes 55 seconds East, 153.50 feet to the northeastern corner thereof, thence along the northeastern lines of said Lot C108 and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 52 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 837.00 feet; North 18 degrees 15 minutes 05 seconds West, 205.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.87 feet to the beginning of a non-tangent curve to the left having a radius of 432.37 feet, thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 07 seconds West, 106.82 feet to the beginning of a non-tangent curve to the left having a radius of 338.26 feet and a chord which bears South 73 degrees 46 minutes 00 seconds West, 248.26 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet, thence along said curve with an arc length of 75.03 feet and a chord which bears North 05 degrees 18 minutes 40 seconds East, 75.00 feet to the southwest corner of Lot C110 of Chesterfield Village Area A Phase 1 Plat 2 according to the plat thereof as recorded in Plat Book 166, Page 84 of above said records, thence along southern and eastern lines of said Chesterfield Village Area A Phase 1 Plat 2 the following courses and distances: South 84 degrees 40 minutes 43 seconds East, 14.48 feet to a non-tangent curve to the left having a radius of 262.50 feet, an arc length of 191.02 feet and a chord which bears North 74 degrees 28 minutes 28 seconds East, 186.83 feet; North 53 degrees 37 minutes 39 seconds East, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 507.92 feet, an arc length of 160.51 feet and a chord which bears North 62 degrees 41 minutes 17 seconds East, 159.94 feet; North 27 degrees 29 minutes 54 seconds East, 207.73 feet; North 14 degrees 25 minutes 19 seconds East, 758.46 feet and North 08 degrees 46 minutes 20 seconds East, 85.00 feet to the northeastern corner of New Section B of Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One, Plat Book 334, Pages 65 and 65A; thence along the northern and eastern lines of said New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet; North 77 degrees 33 minutes 11 seconds West, 240.00 feet; North 77 degrees 33 minutes 11 seconds East, 451.32 feet; South 12 degrees 26 minutes 49 seconds East, 74.00 feet and North 77 degrees 33 minutes 11 seconds West, 497.94 feet and to a point on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the west line of Lot C106 of above said Chesterfield Village A Phase One Plat One, thence along said curve with an arc length of 155.67 feet and a chord which bears North 32 degrees 57 minutes 40 seconds West, 155.68 feet to the western most corner of said Lot C106, thence along the northwestern lines of said Lot C106 the following: North 50 degrees 55 minutes 27 seconds East, 245.99 feet and North 32 degrees 52 minutes 18 seconds East, 325.53 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width, thence along said right-of-way line South 57 degrees 07 minutes 42 seconds East, 341.40 feet to the northwest corner of that part of Chesterfield Center vacated by City of Chesterfield Ordinance Number 511, and recorded in Book 8872, Page 2431 of above said records, thence along the north, east and south lines of said vacation the following courses and distances: continuing Southeasterly along said line, South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet to the beginning of a non-tangent curve to the right having a radius of 31.10 feet and a chord which bears South 13 degrees 53 minutes 13 seconds West, 30.70 feet; South 28 degrees 09 minutes 48 seconds West, 126.11 feet to the beginning of a curve to the right having a radius of 656.58 feet, an arc length of 17.10 feet and a chord which bears South 29 degrees 9 minutes 7 seconds West 17.10 feet; South 30 degrees 07 minutes 59 seconds West, 34.42 feet and North 69 degrees 47 minutes 38 seconds West, 10.46 feet to the eastern most corner of above said Lot C106, thence along the southern line of said Lot C106, South 77 degrees 7 minutes 6 seconds West, 250.42 feet, to the east line of above said Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One, thence along said east line of said New Section A the following courses and distances: South 12 degrees 26 minutes 49 seconds East, 451.59 feet; South 56 degrees 32 minutes 18 seconds East, 43.09 feet to the beginning of a non-tangent curve to the right having a radius of 473.00 feet, and along said curve with an arc length of 151.21 feet and a chord which bears South 89 degrees 38 minutes 16 seconds East, 150.56 feet, thence crossing Chesterfield Center Drive, South 12 degrees 26 minutes 49 seconds West, 100.14 feet to the north line of Lot C102 of above said Chesterfield Village A Phase One Plat One, said point also being located on a non-tangent curve to the left having a radius of 373.00 feet, thence along said north line and east side curve with an arc length of 137.75 feet and a chord which bears North 70 degrees 43 minutes 56 seconds East, 136.97 feet; North 11 degrees 41 minutes 44 seconds East, 41.56 feet to the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.80 feet; South 31 degrees 8 minutes 12 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet and South 86 degrees 45 minutes 40 seconds West, 35.95 feet to the POINT OF BEGINNING.

Rev 4/17/23 Containing 2,902,238 square feet or 66,626 acres, more or less.

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

	PROJECT:	DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P. #	BASE MAP #
	PREPARED BY:	STOCK & ASSOCIATES Consulting Engineers, Inc.	S.L.C. MAP #	H&T SLIP #
DATE:	03/17/2023	257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 330-0000 FAX: (636) 330-9300 Email: gmm@stockandassociates.com Web: www.stockandassociates.com	M.D.N. #	SHEET TITLE:
DRAWN BY:	T.S.	257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 330-0000 FAX: (636) 330-9300 Email: gmm@stockandassociates.com Web: www.stockandassociates.com	DATE:	03/17/2023
CHECKED BY:	G.M.S.	SCALE:	1"=100'	JOB NO.:
DATE:	03/17/2023	6255.4		
CIVIL ENGINEER'S CERTIFICATE OF AUTHORITY NO. 00096				
				SHEET NO.:
				C1.0

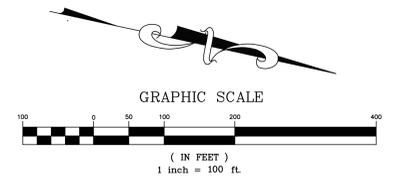


ABBREVIATIONS		LEGEND	
W	- WATER	DB	- DEED BOOK
OE	- OVERHEAD ELECTRIC	PB	- PLAT BOOK
UE	- UNDERGROUND ELEC.	(C-W)	- RIGHT-OF-WAY WIDTH
G	- GAS	(REC)	- RECORD INFORMATION
T	- TELEPHONE	FT	- FEET
TBR & R	- TO BE REMOVED AND REPLACED	N/F	- NOW OR FORMERLY
U/P	- USE IN PLACE	FND	- FOUND
ATG	- ADJUST TO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

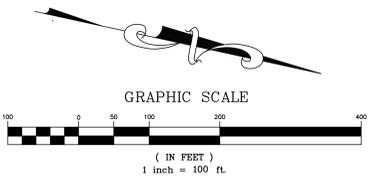
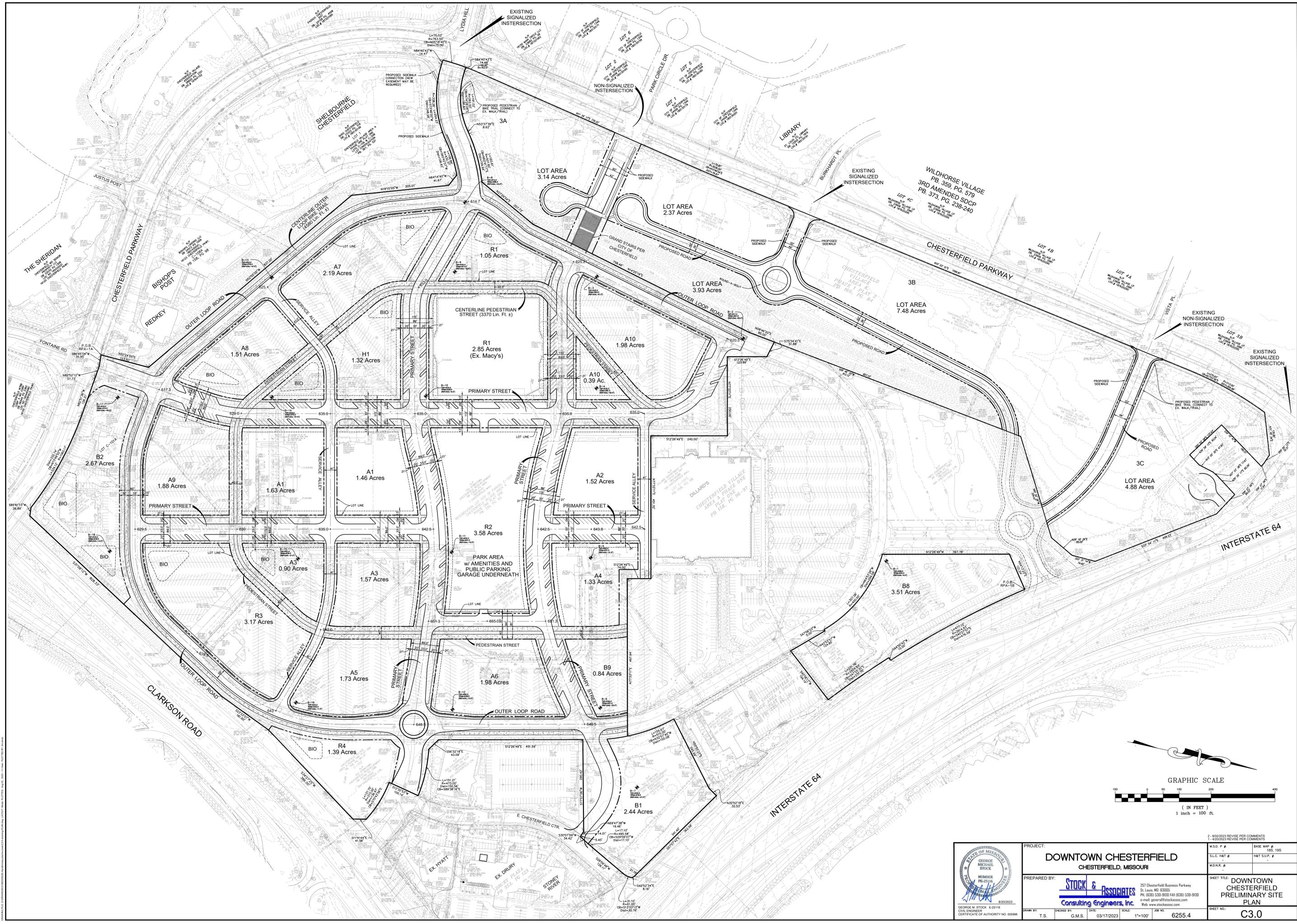
ST. LOUIS COUNTY BENCHMARK
 BENCHMARK# 12165 NAVD88 Elev = 646.83
 "Standard Aluminum Disk" stamped SL-31, 1990, Disk is set along the west side of Elbridge-Payne Drive, across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy I-64 South Outer Road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

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

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

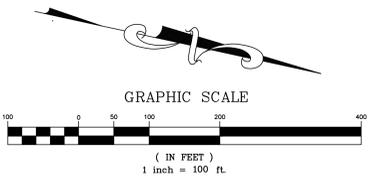
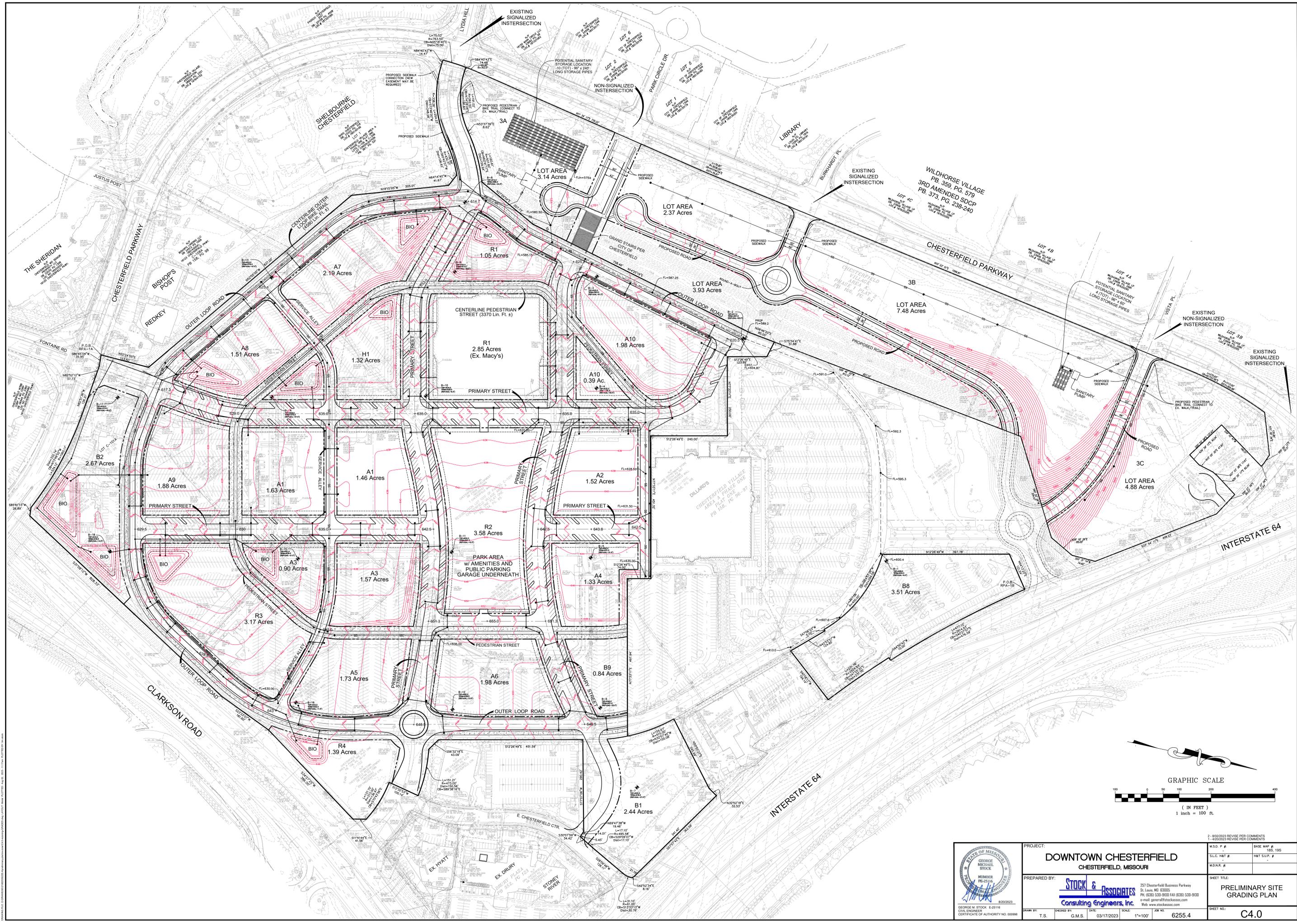


	PROJECT:	DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P.#	BASE MAP #
	PREPARED BY:	STOCK & ASSOCIATES Consulting Engineers, Inc.	257 Chesterfield Business Parkway St. Louis, MO 63095 PH: (636) 530-9100 FAX: (636) 530-9330 e-mail: geoff@stockassociates.com Web: www.stockassociates.com	185, 195
DATE:	03/17/2023	SCALE:	1"=100'	JOB NO.:
DRAWN BY:	T.S.	CHECKED BY:	G.M.S.	6255.4
SHEET TITLE:			PRELIMINARY PLAN EXISTING CONDITIONS	
SHEET NO.:			C2.0	



PROJECT: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI		M.S.D. P. # S.L.C. H&T # M.D.N.R. #	BASE MAP # H&T S.L.P. #
PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.		SHEET TITLE: DOWNTOWN CHESTERFIELD PRELIMINARY SITE PLAN	
DRAWN BY: T.S.	CHECKED BY: G.M.S.	DATE: 03/17/2023	SCALE: 1"=100' JOB NO. 6255.4

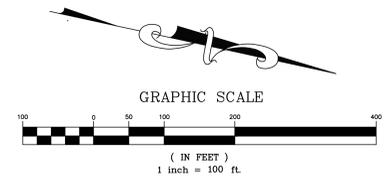
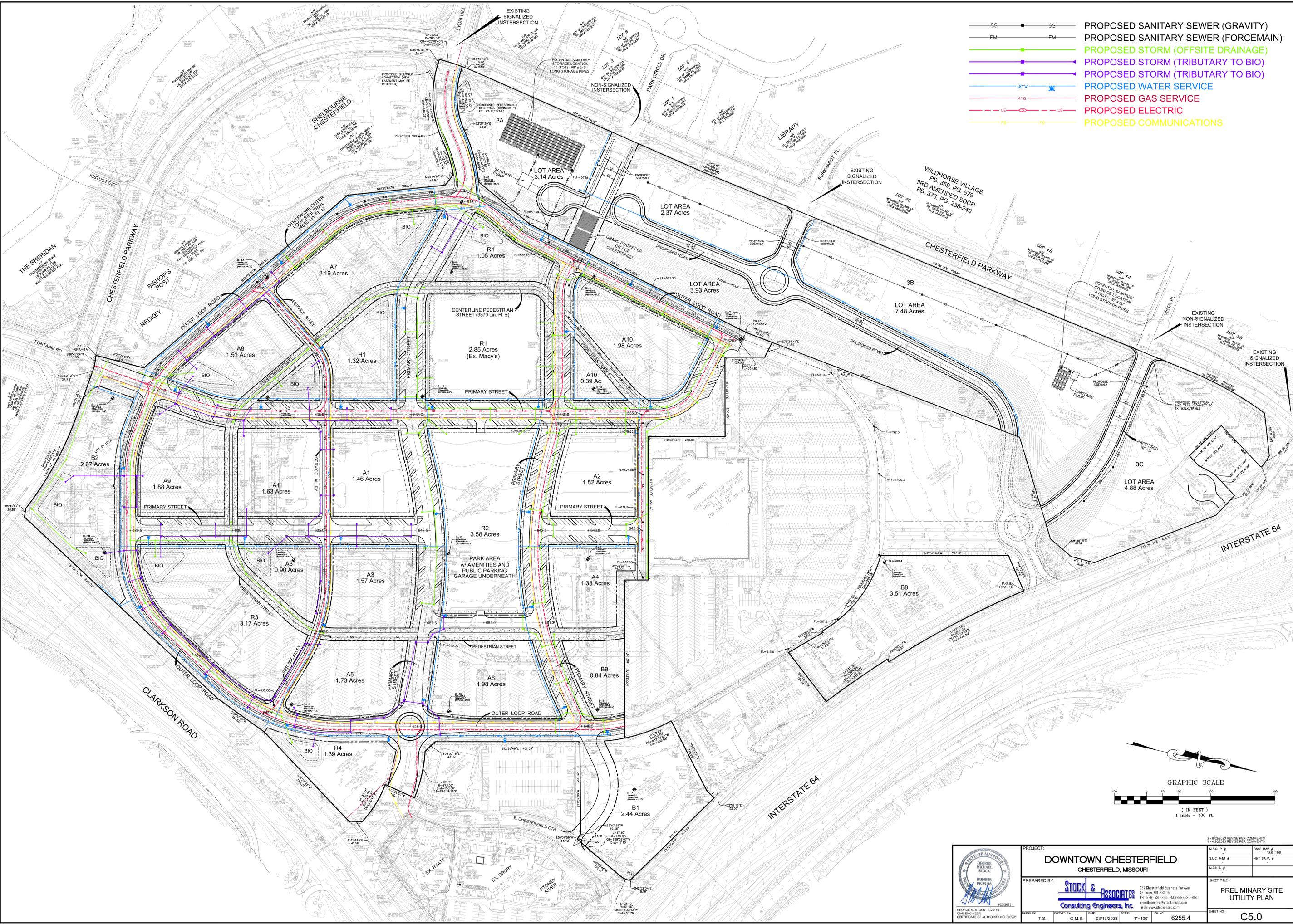
2-8/2023 REVISE PER COMMENTS
 1-4/2023 REVISE PER COMMENTS



	PROJECT:	DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	M.S.D. P. #	BASE MAP #
	PREPARED BY:	Stock & Associates Consulting Engineers, Inc.	S.L.C. H&T #	H&T S.L.P. #
	DATE:	03/17/2023	M.D.N.R. #	
	SCALE:	1"=100'	SHEET TITLE:	PRELIMINARY SITE GRADING PLAN
JOB NO.:	6255.4	SHEET NO.:	C4.0	

2-8/2023 REVISE PER COMMENTS
 1-4/2023 REVISE PER COMMENTS

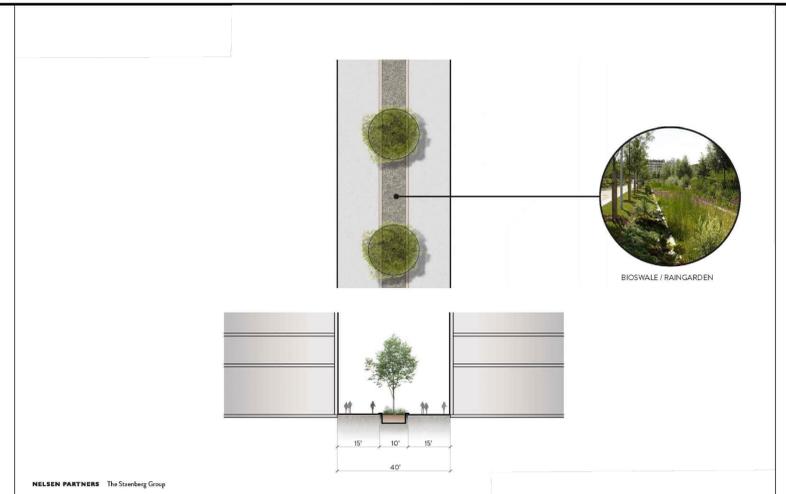
- SS — SS — PROPOSED SANITARY SEWER (GRAVITY)
- FM — FM — PROPOSED SANITARY SEWER (FORCEMAIN)
- PROPOSED STORM (OFFSITE DRAINAGE)
- PROPOSED STORM (TRIBUTARY TO BIO)
- PROPOSED STORM (TRIBUTARY TO BIO)
- 12" V — PROPOSED WATER SERVICE
- 4" G — PROPOSED GAS SERVICE
- PROPOSED ELECTRIC
- PROPOSED COMMUNICATIONS



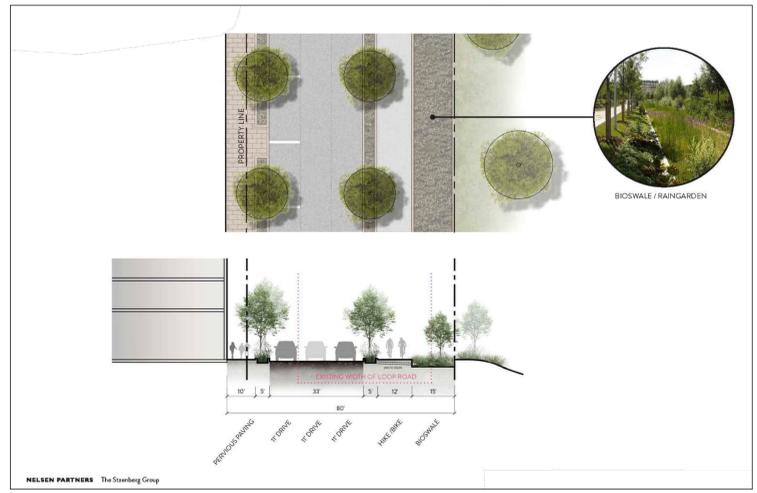
	PROJECT:	DOWNTOWN CHESTERFIELD	
		CHESTERFIELD, MISSOURI	
PREPARED BY:			257 Chesterfield Business Parkway St. Louis, MO 63105 PH: (636) 530-9100 FAX: (636) 530-9330 e-mail: gstock@stockandassociates.com Web: www.stockandassociates.com
DATE:	03/17/2023	SCALE:	1"=100'
DRAWN BY:	T.S.	CHECKED BY:	G.M.S.
JOB NO.:	6255.4	SHEET NO.:	C5.0
2-8/20/2023 REVISE PER COMMENTS 1-4/20/2023 REVISE PER COMMENTS		M.S.D. P. #	BASE MAP #
		S.L.C. H&T #	H&T S.L.P. #
		M.D.N.R. #	
		PRELIMINARY SITE UTILITY PLAN	



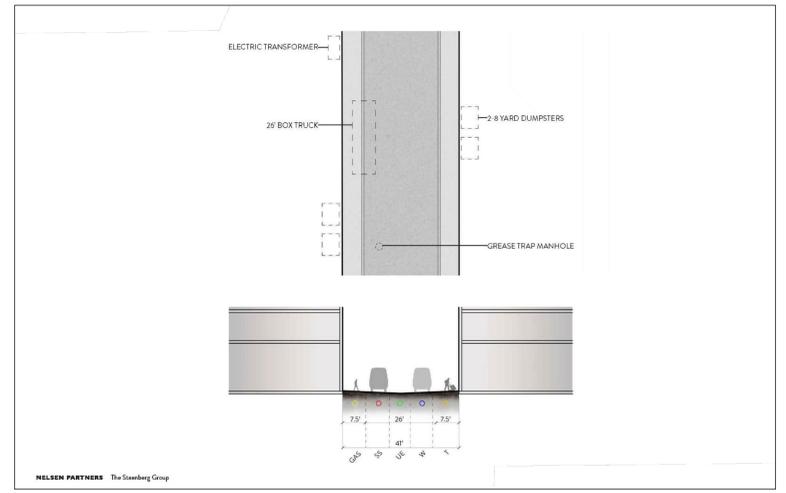
PRIMARY STREET



PEDESTRIAN STREET

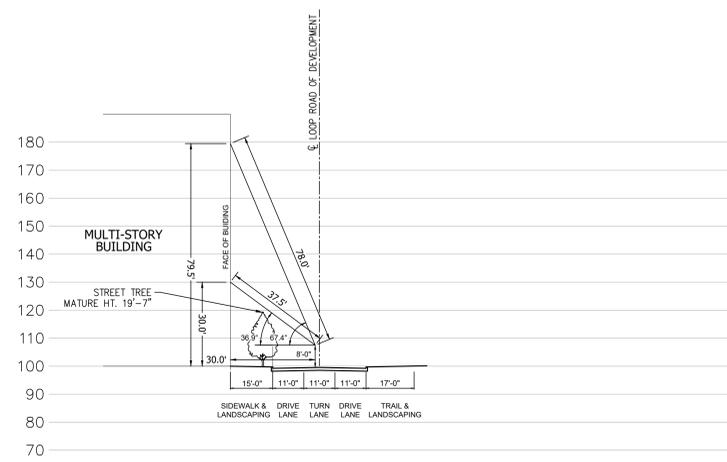


OUTER LOOP ROAD / HIKE & BIKE TRAIL

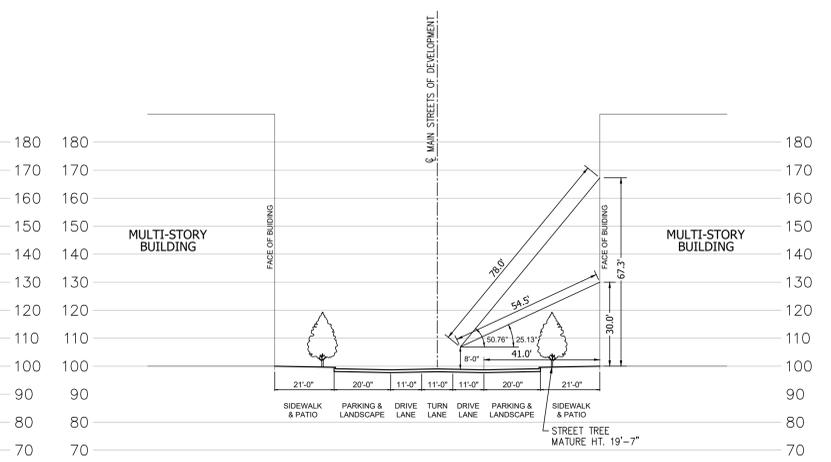


SERVICE ALLEY

NOTE: SECTIONS PER NELSON PARTNERS MASTER PLAN DATED 02.15.2023



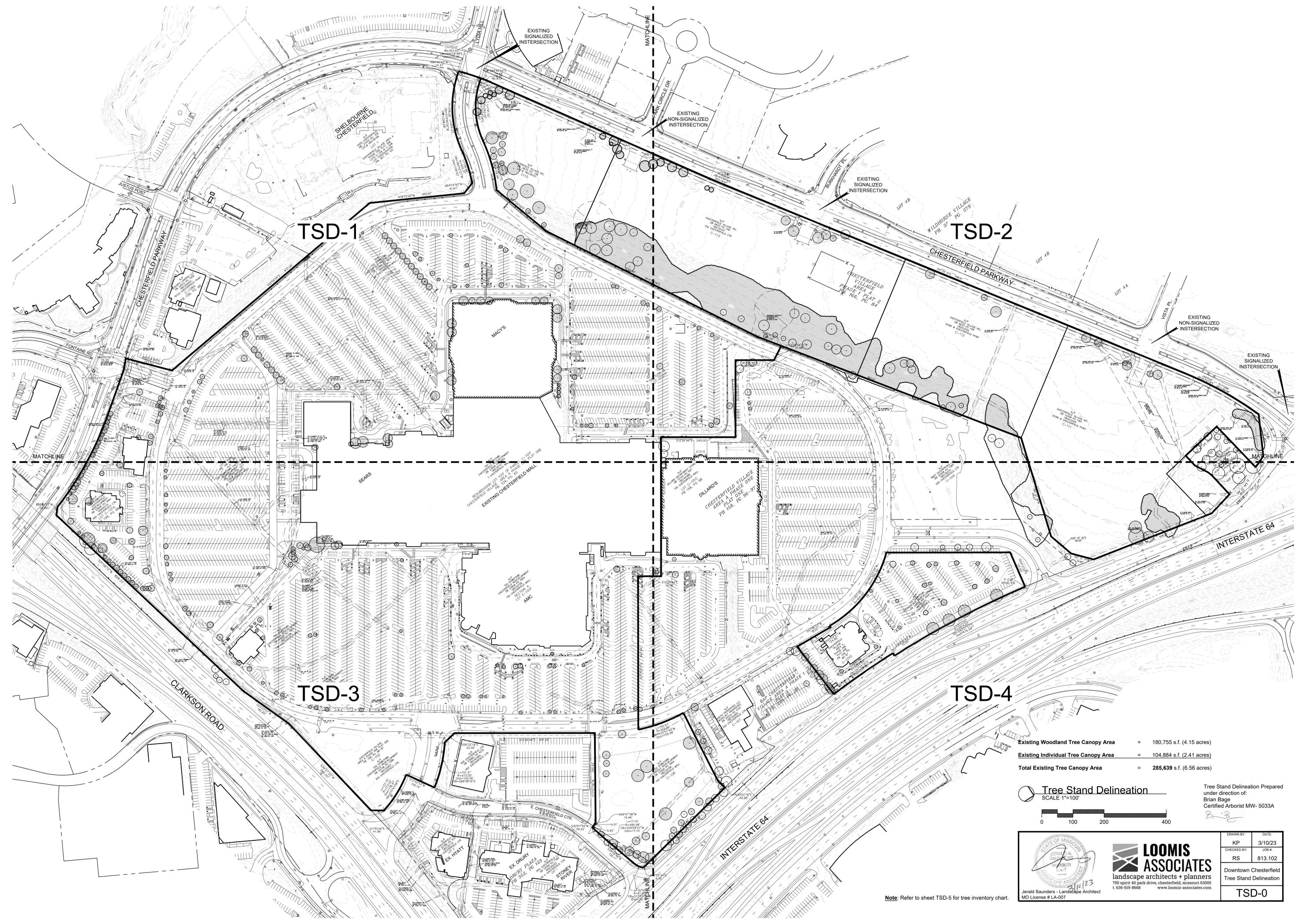
COMPLIANT AERIAL APPARATUS ACCESS SECTION (LOOP ROAD)



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

	PROJECT: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI		M.S.D. P.# 185, 195	BASE MAP # -
	PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.		S.L.C. H&T # -	H&T S.L.P. # -
GEORGE M. STOCK, L.S. 25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 00096		257 Chesterfield Business Parkway St. Louis, MO 63305 PH: (636) 530-9100 FAX: (636) 530-9330 e-mail: gstock@stockandassociates.com Web: www.stockandassociates.com	SHEET TITLE: PRELIMINARY PLAN SITE AND ROAD SECTIONS	
DRAWN BY: T.S.	CHECKED BY: G.M.S.	DATE: 03/17/2023	SCALE: 1"=100'	JOB NO. 6255.4
			SHEET NO.: C6.0	

2-8/02/2023 REVISE PER COMMENTS
 1-4/20/2023 REVISE PER COMMENTS



TSD-1

TSD-2

TSD-3

TSD-4

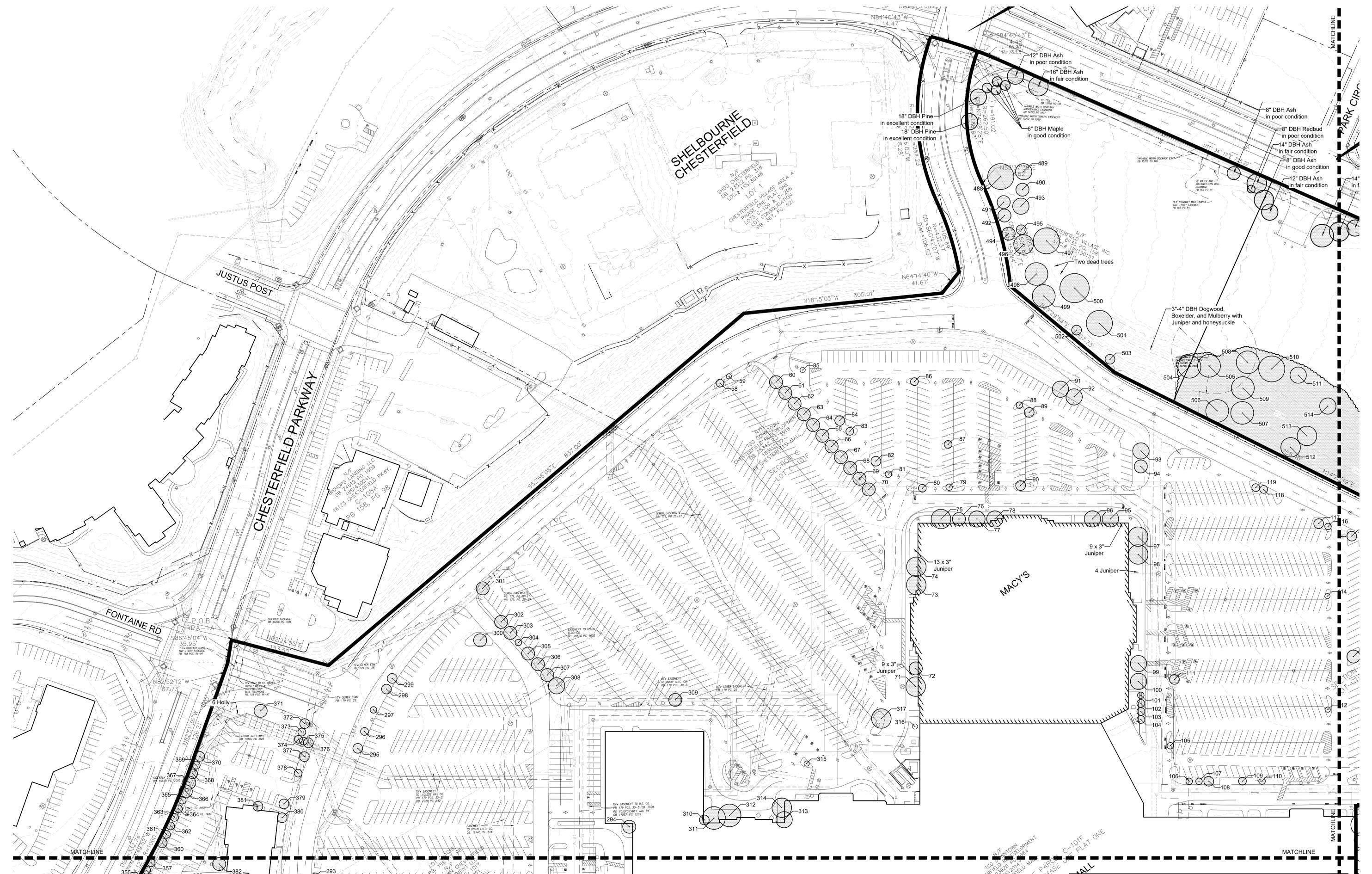
Existing Woodland Tree Canopy Area = 180,755 s.f. (4.15 acres)
 Existing Individual Tree Canopy Area = 104,884 s.f. (2.41 acres)
 Total Existing Tree Canopy Area = 285,639 s.f. (6.56 acres)

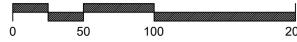
Tree Stand Delineation
 SCALE 1"=100'

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

	LOOMIS ASSOCIATES landscape architects + planners 750 spirit 40 park drive, chesterfield, missouri 63005 t. 636-519-8668 www.loomis-associates.com	DRAWN BY:	DATE:
		KP	3/10/23
		CHECKED BY:	JOB #:
		RS	813.102
		Downtown Chesterfield Tree Stand Delineation	
		TSD-0	

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

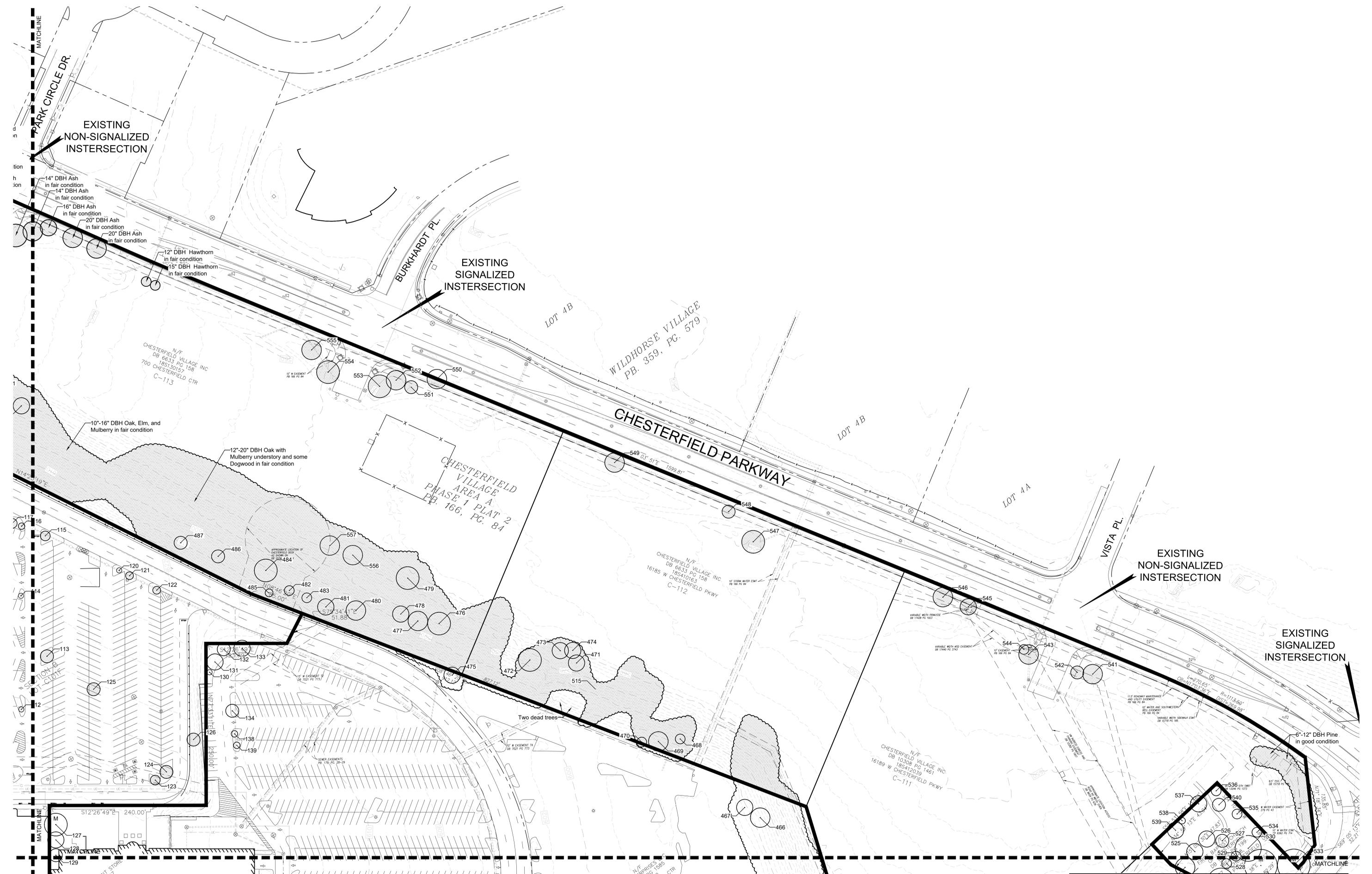



Tree Stand Delineation - Southwest
 SCALE 1"=50'


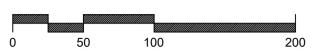
Tree Stand Delineation Prepared
 under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

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

 Jerald Saunders - Landscape Architect MO License # LA-007	 LOOMIS ASSOCIATES landscape architects + planners 750 spirit 40 park drive, Chesterfield, Missouri 63005 t. 636-519-8668 www.loomis-associates.com	DRAWN BY: KP	DATE: 3/10/23
		CHECKED BY: RS	JOB #: 813.102
Downtown Chesterfield Tree Stand Delineation		TSD-1	



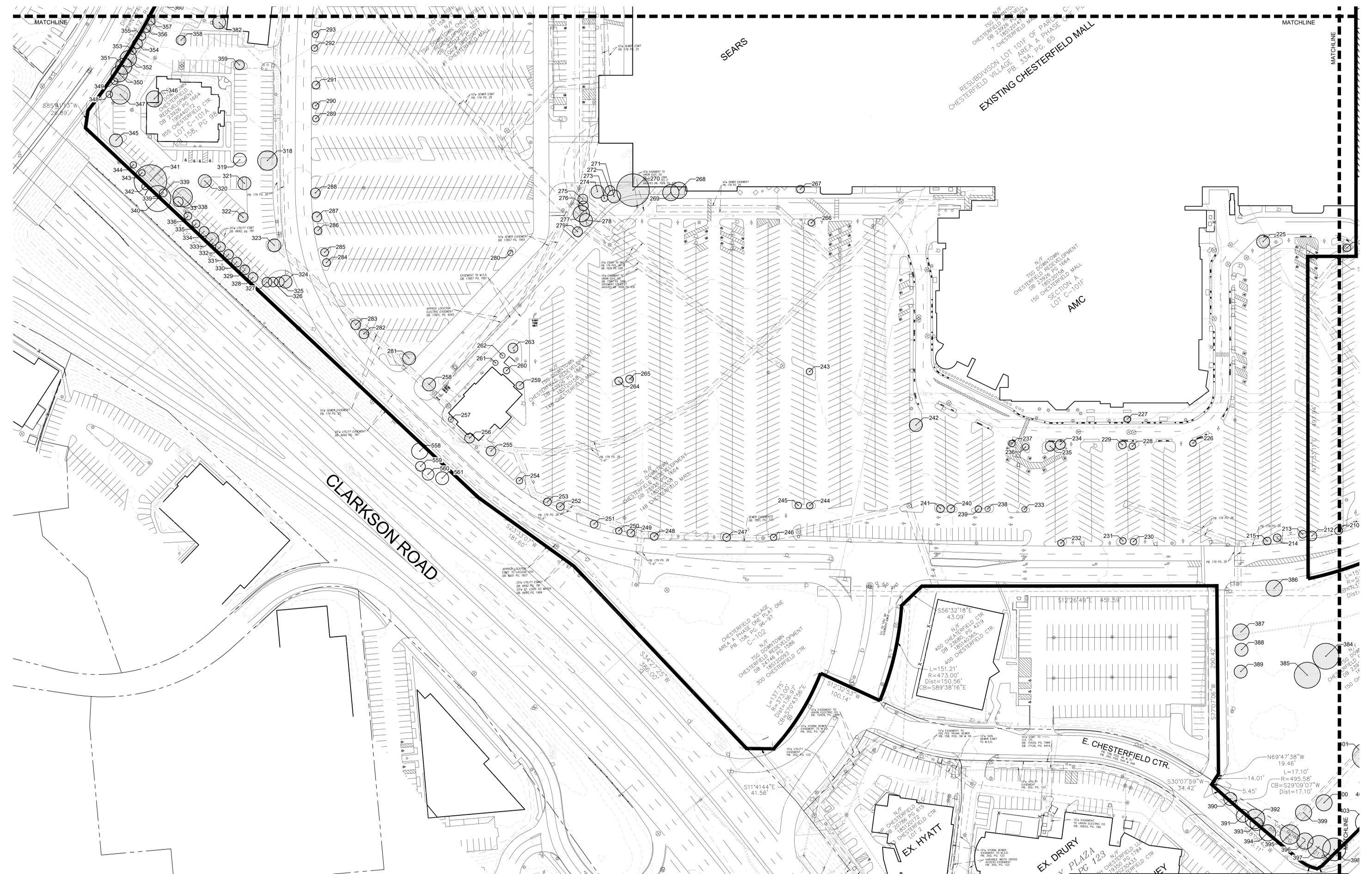
Tree Stand Delineation - Northwest
SCALE 1"=50'



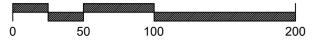
Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

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

	<p>LOOMIS ASSOCIATES landscape architects + planners 750 spirit 40 park drive, chesterfield, missouri 63005 t. 636-519-8668 www.loomis-associates.com</p>	DRAWN BY: KP CHECKED BY: RS	DATE: 3/10/23 JOB #: 813.102
		Downtown Chesterfield Tree Stand Delineation <p style="text-align: center;">TSD-2</p>	



Tree Stand Delineation - Southeast
 SCALE 1"=50'

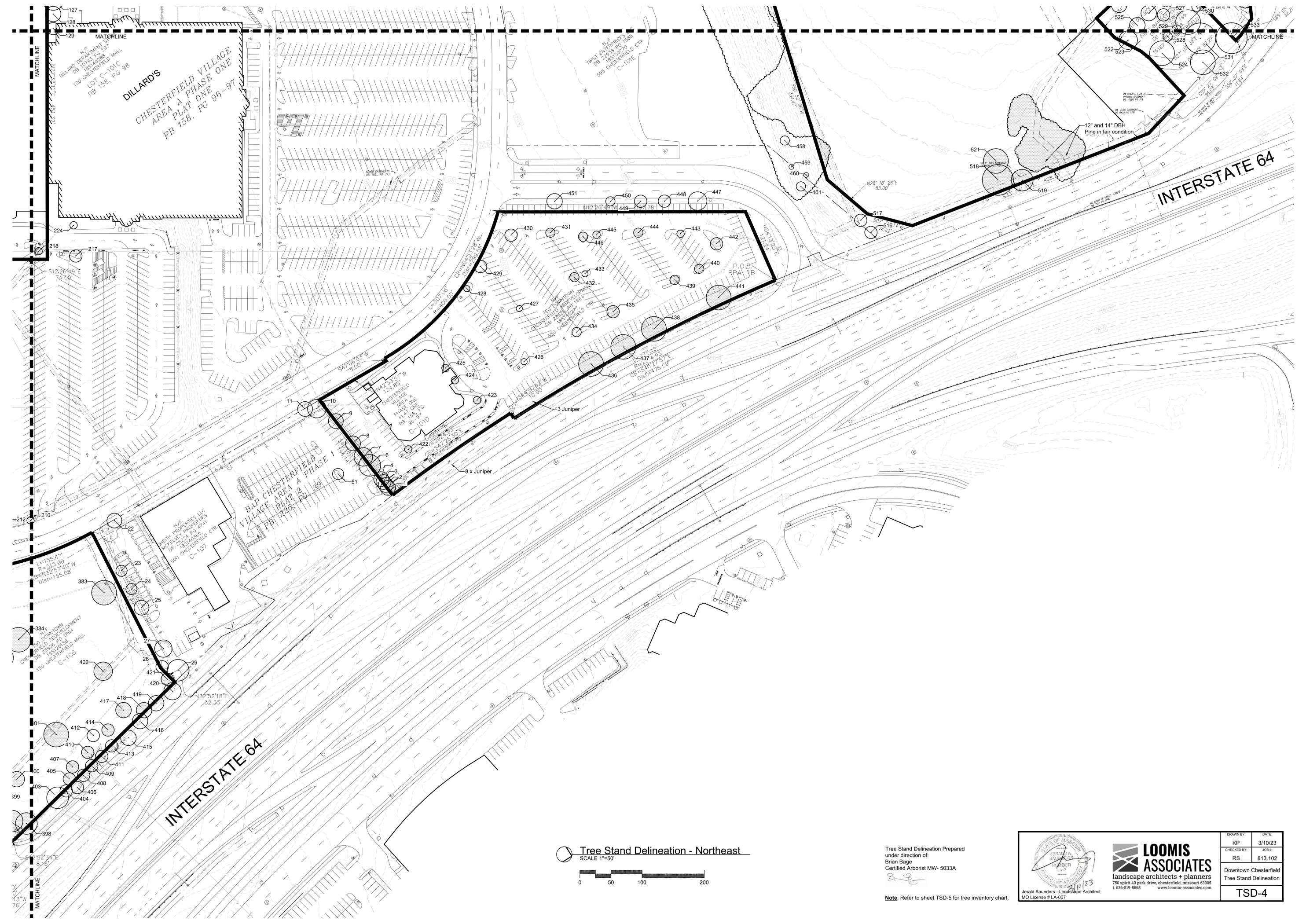


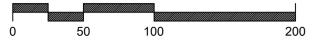
Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW- 5033A

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

LOOMIS ASSOCIATES
 landscape architects + planners
 750 spint 40 park drive, chesterfield, missouri 63005
 t. 636-619-8668 www.loomis-associates.com

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




Tree Stand Delineation - Northeast
 SCALE 1"=50'


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


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

 Jerold Saunders - Landscape Architect MO License # LA-007	 LOOMIS ASSOCIATES landscape architects + planners 750 spirit 40 park drive, chesterfield, missouri 63005 t. 636-519-8668 www.loomis-associates.com	DRAWN BY: KP CHECKED BY: RS	DATE: 3/10/23 JOB #: 813.102
		Downtown Chesterfield Tree Stand Delineation TSD-4	

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

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

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

March 17, 2023

REVISED April 5, 2023

REVISED May 15, 2023

REVISED JUNE 13, 2023

REVISED JUNE 15, 2023

PROJECT NARRATIVE

A Rezoning Request for Downtown Chesterfield

(Stock Project No. 218-6255.4)

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

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

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

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

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

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

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

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

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

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

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

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

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

DENSITY LIMITATIONS

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

BUILDING AND STRUCTURE LOCATION

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

BUILDING HEIGHT

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

BUILDING AND STRUCTURE FUNCTION

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

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

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

PARKING

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

PARKING REQUIREMENTS

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

Minimum Parking Required

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

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

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

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

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee unanimously recommended that the following changes be made to the Attachment A:

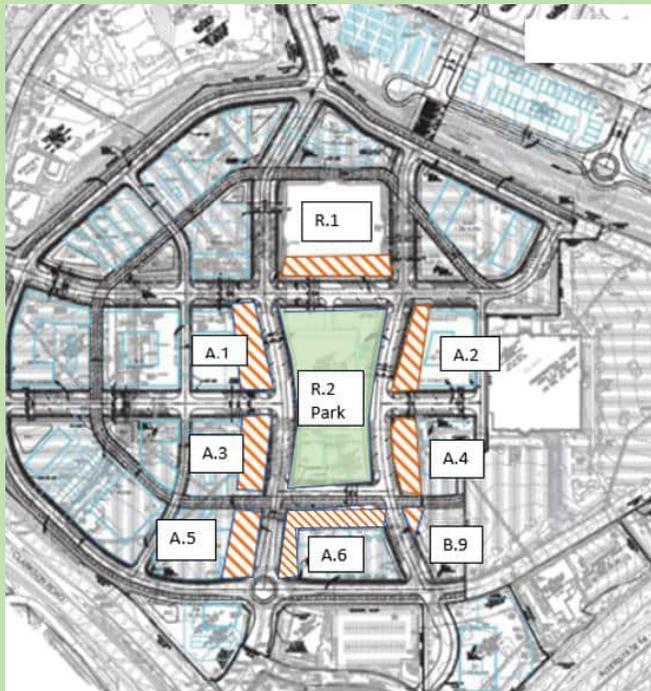
AMENDMENT 1: (Paragraph I.A.2.a)

To replace language:

~~Ground floor development on portion of the primary streets that flank Park Area R2 on the Preliminary Development Site Plan, shall prioritize a mix of pedestrian-oriented commercial uses.~~

With:

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



AMENDMENT 2: (Paragraph I.B.1.a)

To replace 1.0 Floor Area Ratio (F.A.R.) with:

.75 Floor Area Ratio (F.A.R.)

AMENDMENT 3: (Paragraph I.B.1.b)

Replace:

The maximum number of residential units allowable within this District shall not be more than 30 units/Acre cumulatively. Acreage shall be calculated by Gross Area of land within the PC&R District and shall not be calculated on a lot by lot basis.

With:

The maximum number of residential units allowable within this District shall not be more than 2363 cumulatively on Parcels A1-A10, B1, B2, B8, B9, R1, R3, R4, and H-1 on the Preliminary Development Plan and 175 units on Parcels 3A and 3B on the Preliminary Development Plan.



AMENDMENT 4: (Paragraph I.B.2)

To replace “300 feet” with

“200 feet or 15 stories which ever is more”

AMENDMENT 5: (Paragraph I.B.4.a)

Replace:

~~Additional open space including pocket parks, plazas, natural areas and seating areas shall be depicted on the Site Development Concept Plan and/or Site Development Section Plans.~~

With:

Where known, additional opens paces including pocket parks, plazas natural areas and seating areas shall be depicted on the Site Development Concept Plan and/or Site Development Section Plans. Proposed location(s) of public art may be depicted on the Site Development Concept Plan and/or Site Development Section Plans.

AMENDMENT 6: (Paragraph I.C.3)

Replace:

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

With:

Trash pickup, building receiving and loading, utility and service functions shall be located at the rear of the buildings along the outer road and off service alleys.

AMENDMENT 7: (Paragraph I.I.)

Add:

I.I.3. No gated streets will be permitted.

AMENDMENT 8: (Paragraph I.I.)

Add:

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

AMENDMENT 9: (Paragraph I.J)

Add:

I.J.8. Internal street and sidewalks shall be private and remain private forever unless an alternate agreement is reached and executed between the City of Chesterfield and TSG Downtown Redevelopment LLC whereby the City accepts the internal streets and/or sidewalks as public. The City is under no obligation to enter into an agreement.

AMENDMENT 10: (Paragraph L)

Add:

...Chesterfield Village Southwest Quadrant Stormwater Management **Plan**...

AMENDMENT 11: (Paragraph N):

Replace:

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

With:

The City Council shall have automatic power of review of all Site Development Plans, Site Development Concept Plans, and Site

Development Section Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

AMENDMENT 12 (new Paragraph O.)

Add New paragraph O:

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

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

1. Will contribute to and promote a diverse residential and commercial mixed-use environment in which residential and commercial uses are integrated pursuant to a downtown concept;
2. Will contribute to a promote a creative and coordinated design and architectural styles;
3. Will contribute to and promote efficient and effective pedestrian and vehicular circulation;
4. Complies with the Unified Development Code (unless modified herein), the City’s Comprehensive Plan, as amended from time to time, and the provisions of this Ordinance; and
5. Is consistent with the June 15, 2023 Narrative submitted by the Applicant, attached hereto as Exhibit C.

AMENDMENT 13: (new Paragraph Q)

Add:

Q. SUPPLEMENTATION, MODIFICATION, AND/OR ALTERATION

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

AMENDMENT 14: (new Paragraph R.9)

Add:

R.9. Kiosks are allowed in the District provided they do not impede pedestrian and vehicular traffic and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 square feet. Uses within kiosks will be approved uses in this Attachment. A Special Activity Permit may be required as directed by the City of Chesterfield.

AMENDMENT 15: (Paragraph II.A. 10)

Add:

The Architectural Review Board shall review all Site Development Concept Plans of the design of public spaces and street character and make recommendations for approval to the Planning Commission.

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following changes be made to the Attachment A which passed by a vote of 3-1.:

AMENDMENT 18: (Paragraph I.B.1.a)

To add:

The total residential building ground floor footprint area shall not exceed 1.35 million square feet.

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JAE*
Public Works Dir. / City Engineer

DATE: August 4, 2023

RE: Chesterfield Pkwy Temporary Slope Construction License

As you know, St. Louis County is planning roadway improvements to the southwest quadrant of Chesterfield Parkway. These improvements include concrete base repairs, an asphalt mill and overlay, and replacement of sidewalk curb ramp improvements to meet ADA standards.

In order to proceed with this project, St. Louis County needs two temporary slope construction licenses (TSCLs) to provide adequate working room in order to replace the two curb ramps at Chesterfield Parkway and Park Circle Drive. This is land owned by the City of Chesterfield. The specific donation request is delineated in the attached memorandum from Assistant City Engineer Zachary Wolff. As you can see, the requested TSCLs are very small (9 SF and 45 SF) and the TSCLs expire at the end of the project at which time the property reverts back to the City of Chesterfield.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council for consideration. Should PPW concur with Staff's recommendation it should recommend approval of the attached ordinance authorizing approval of the donation of TSCLs to St. Louis County in order to allow construction of ADA ramps at the intersection of Chesterfield Parkway and Park Circle Drive.

Please forward to PPW for review and recommendation of approval.

Michael O. Geisel 2023-8-4

Memorandum

Department of Public Works



TO: James A Eckrich, PE
Director of Public Works/City
Engineer

FROM: Zachary S Wolff, PE *ZSW*
Assistant City Engineer

DATE: August 4, 2023

RE: Temporary Slope Construction Licenses for St. Louis
County Project AR-1768, Chesterfield Parkway West
(South) Resurfacing

As you are aware, St. Louis County is planning roadway improvements to Chesterfield Parkway West between Wild Horse Creek Road and Fontaine Road. The improvements will include concrete base repairs, asphalt mill and overlay, and replacement of sidewalk curb ramp improvements to meet ADA standards.

As part of the plan development process, St. Louis County's project team determined that temporary slope construction licenses (TSCLs) are necessary to allow adequate working room for removal and replacement of two existing curb ramps at Chesterfield Parkway and Park Circle Drive on property owned by the City.

The City received correspondence from St. Louis County that detailed the proposed work and necessary TSCL areas. 9 square feet of TSCL are needed on 1 Park Circle Drive and 45 square feet of TSCL are needed on 2 Park Circle Drive. Right-of-way plans are attached that show the requested TSCL areas.

Recommendation - I have reviewed the request from St. Louis County and recommend the attached ordinance and exhibits be forwarded to the Planning and Public Works Committee then to City Council for consideration/approval of donating the requested TSCL to St. Louis County to accomplish the roadway improvements. The TSCLs will terminate upon completion of the project and there will be no permanent encumbrances on City property.

COUNTY PROJECT NO.
AR-1768
FEDERAL PROJECT NO.
STP-5410(632)
E-W GATEWAY TIP NO.
6905D-22
MSD:
22MSD-00079
MSD BASE MAP:
18S, 19S

REV	DATE	BY	APP	DESCRIPTION

PROFESSIONAL LIABILITY
I hereby certify that the documents intended to be issued by me or under my direct supervision and I hereby disclaim any responsibility for all other documents or instruments relating to or intended to be related to this project or survey.

STATE OF MISSOURI
JASON S. DOHRMANN
PE-2004017159
PROFESSIONAL ENGINEER

DATE: 6/21/2022

EDSI
ENGINEERING DESIGN SOURCE, INC.
16445 Sundry Ridge Rd., Suite 300
Chesterfield, Missouri 63017
T. 636.537.9585
F. 636.537.0272

Saint Louis COUNTY TRANSPORTATION PUBLIC WORKS

CHESTERFIELD PARKWAY WEST (SOUTH) RESURFACING
ROW PLAN SHEET SHEET 5 OF 9

DESIGNED: KDF
DRAWN: GDO
CHECKED: CEQ
SHEET SEQUENCE: 8 OF 13

LEGEND

- PROPOSED ASPHALTIC CONCRETE WEDGE & SURFACE COURSE
- PROPOSED FULL DEPTH PAVEMENT REPAIR
- PROPOSED CONCRETE SIDEWALK
- REMOVE CONCRETE SLAB

CHESTERFIELD VILLAGE AREA "A" PHASE ONE PLAT TWO PB 166 PG 84

LOT C113
N/F
Chesterfield Village, Inc.
DB 6633 Pg 158
700 Chesterfield Center
18S130157
Title 19-239079-KEE

EXIST. PROPERTY: 540,034 S.F.
TEMPORARY SLOPE AND CONSTRUCTION LICENSE: 1,543 S.F.
PERMANENT SIDEWALK EASEMENT: 247 S.F.
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE AND UTILITY SIDEWALK AND SEWER EASEMENT: 2,946 S.F.
REMAINING: 540,034 S.F.

SHEET NOTES

- 1) MILLING AND OVERLAY LIMITS SHALL EXTEND TO THE END OF RADIUS RETURN ON CONNECTING SIDE STREETS

LINE	BEARING	DISTANCE
L1	S78°28'52"E	11.08'
L2	S78°25'54"E	0.44'
L3	S78°25'54"E	0.50'
L4	N11°34'06"E	18.44'
L5	S11°31'21"W	8.38'

Existing property and right of way information was provided by St Louis County Department of Transportation. The proposed easements and right of way shown hereon are based on said provided documentation. No review has been made relative to the accuracy of the provided information. These plans do not constitute a boundary survey that meets the Missouri standards for property boundary surveys.

STATE OF MISSOURI
CHARLES EDWIN QUINBY JR.
NUMBER
PLS-200700085
PROFESSIONAL LAND SURVEYOR
6/21/2022

CHESTERFIELD VILLAGE AREA "A" PHASE ONE PLAT TWO PB 166 PG 84

LOT C110
N/F
Chesterfield Village, Inc.
DB 6633 Pg 158
700 Chesterfield Center
18S130157
Title 19-239079-KEE

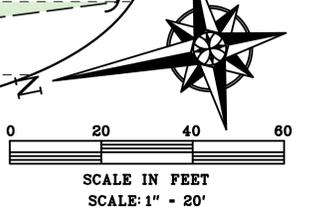
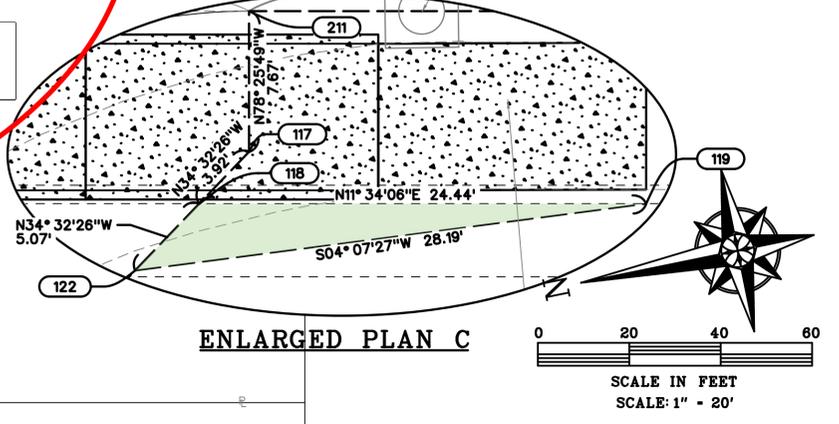
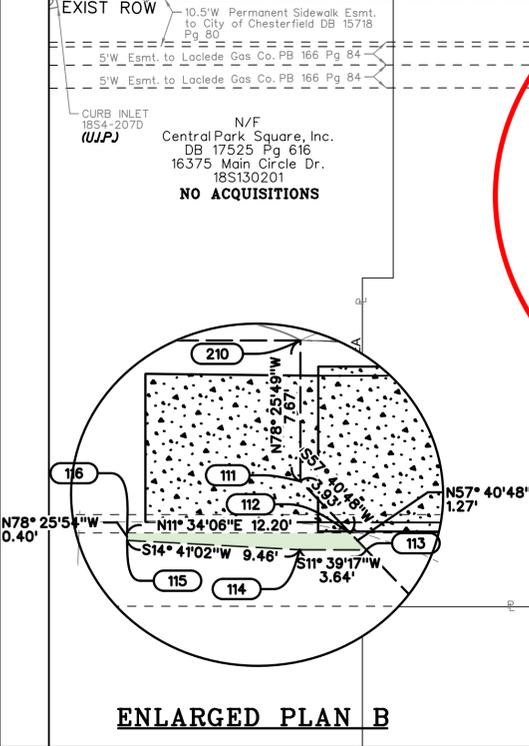
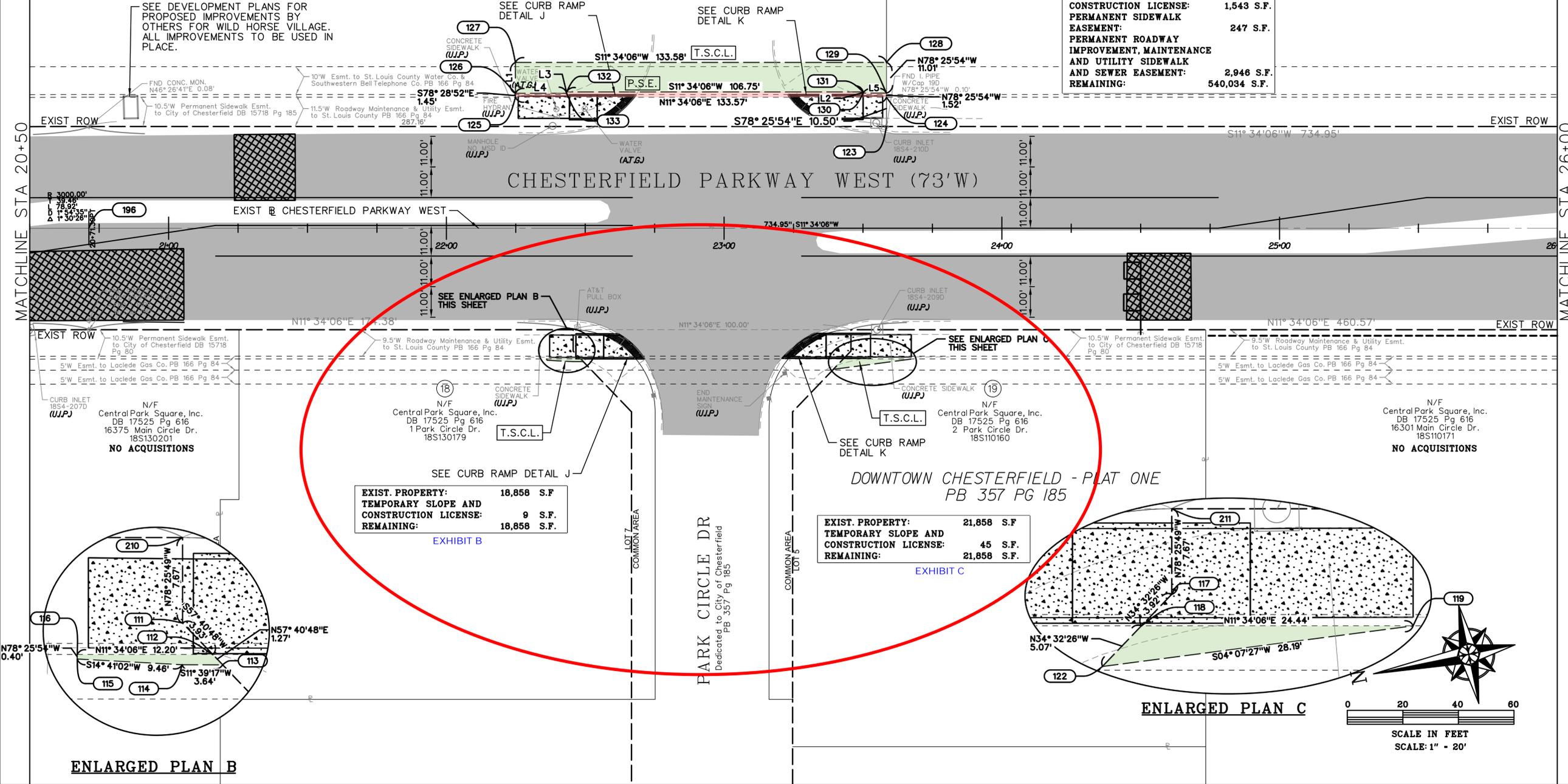
EXIST. PROPERTY: 540,034 S.F.
TEMPORARY SLOPE AND CONSTRUCTION LICENSE: 1,543 S.F.
PERMANENT SIDEWALK EASEMENT: 247 S.F.
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE AND UTILITY SIDEWALK AND SEWER EASEMENT: 2,946 S.F.
REMAINING: 540,034 S.F.

ROW LEGEND

- T.S.C.L.
- P.S.E.
- P.R.I.M.U.S.S.E.
- P.T.S.E.

MATCHLINE STA 20+50

MATCHLINE STA 26+00



EXIST. PROPERTY: 18,858 S.F.
TEMPORARY SLOPE AND CONSTRUCTION LICENSE: 9 S.F.
REMAINING: 18,858 S.F.

EXHIBIT B

EXIST. PROPERTY: 21,858 S.F.
TEMPORARY SLOPE AND CONSTRUCTION LICENSE: 45 S.F.
REMAINING: 21,858 S.F.

EXHIBIT C

ENLARGED PLAN B

ENLARGED PLAN C

DOWNTOWN CHESTERFIELD - PLAT ONE PB 357 PG 185

PARK CIRCLE DR
Dedicated to City of Chesterfield
PB 357 Pg 185

NO ACQUISITIONS

NO ACQUISITIONS

BILL NO. 3464

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING WAIVER OF COMPENSATION AND DEDICATING TEMPORARY SLOPE CONSTRUCTION LICENSES IN CONNECTION WITH ST. LOUIS COUNTY PROJECT NUMBER AR-1768, CHESTERFIELD PARKWAY WEST (SOUTH) RESURFACING IN THE CITY OF CHESTERFIELD.

WHEREAS, St. Louis County is planning roadway improvements to Chesterfield Parkway West from Wild Horse Creek Road to Fontaine Drive; and

WHEREAS, the improvements will include pavement base repairs, asphalt mill and overlay, and removal and replacement of existing curb ramps that do not meet current ADA standards; and

WHEREAS, St. Louis County has determined temporary slope construction licenses totaling approximately 54 square feet are required on property owned by the City to provide the contractor with necessary working room to replace two existing curb ramps; and

WHEREAS, St. Louis County has requested the City donate the temporary slope construction licenses to accomplish the roadway improvements; and

WHEREAS, the Department of Public Works has reviewed the request from St. Louis County and has determined that the requested temporary slope construction licenses are necessary for completion of the improvements.

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

Section 1. The City of Chesterfield hereby authorizes the City Administrator to sign the agreement and waiver of compensation letter as depicted in “Exhibit A” and execute temporary slope construction licenses for work on City owned property as depicted in “Exhibit B” and “Exhibit C” which are attached hereto and made part hereof.

Section 2. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2023.

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

First Reading Held: _____

Sam Page
County Executive

EXHIBIT A
Saint Louis
COUNTY
TRANSPORTATION
PUBLIC WORKS

Stephanie Leon Streeter, P.E.
Director

July 25, 2023

Mr. Mike Geisel
City Administrator
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0670

RE: Acquisition of Right-of-Way
Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel Nos. 18 and 19
Address of Properties Affected:
1 Park Circle and 2 Park Circle

Dear Mr. Geisel:

St. Louis County Department of Transportation and Public Works is pleased to inform you of road improvement project planned for your area. This Department has prepared the enclosed engineering drawings, which indicate the extent to which your property will be affected.

We want to inform you that you do have the right to receive compensation for the land in question, as determined by an appraisal of the property rights needed from your property. We have enclosed a *Right of Way Acquisition* leaflet for your review. This will explain the process which must be followed to acquire the necessary property rights.

Due to the benefits to be derived from the project, we are hopeful we can reach an agreement with you to donate approximately 54 square feet Temporary Slope and Construction License (TSCL) to accomplish the roadway improvements. If you are agreeable to the exchange as proposed, we would appreciate you acknowledging this agreement and waiver of compensation by signing below.

We appreciate your support and look forward to the continuation of our road improvement project. Should you have any further questions or concerns, please feel free to contact Nancy Hendrix, Right-of-Way Appraiser, at (314) 615-4680.

Sincerely,



Stephanie Leon Streeter, P.E.
Director

SLS:NAH:mtb

Enclosures: Engineering Drawings
Right of Way Acquisition Leaflet

Mr. Mike Geisel
City Administrator
City of Chesterfield

Date

EXHIBIT B

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 18

TEMPORARY SLOPE AND CONSTRUCTION LICENSE

THIS ACQUISITION IS AUTHORIZED BY ST. LOUIS COUNTY ORDINANCE NO. 28,552, 2022, DATED, September 2, 2022

THIS INDENTURE made and entered into this ____ day of _____, 2023, by and between _____
City of Chesterfield _____ of
the County of St. Louis, State of Missouri, Grantor(s), and ST. LOUIS COUNTY, MISSOURI, 41 South
Central, Clayton, Missouri 63105, Grantee.

WITNESSETH, that the said Grantor(s), for and in consideration of the sum of one dollar (\$1.00)
and other valuable considerations, paid by the said Grantee(s), the receipt of which is hereby acknowledged,
does by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the said Grantee, the following
described Real Estate, situated in the County of St. Louis and State of Missouri, to wit:

TEMPORARY SLOPE AND CONSTRUCTION LICENSE

A Temporary Slope and Construction License for the purpose of making cuts, fills, and sloping embankments,
constructing drives, sidewalks, temporary roadways and overhead utilities, etc., if any, providing working room
and implementing any and all other construction items over the following described property to wit:

SEE ATTACHMENT “A”, Page 3

Together with the following grant by the Grantors to the Grantee

The last described license is for temporary purposes only and shall therefore terminate upon completion of the
contemplated improvement of Chesterfield Parkway West (South) Resurfacing, AR-1768 project by the
Grantee.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges, and appurtenances
thereto belonging unto the said Grantee, until such time as Chesterfield Parkway West (South) Resurfacing (AR-
1768) may be completed and accepted by ST. LOUIS COUNTY, MISSOURI, or its assigns. Upon the granting
or denial of acceptance by ST. LOUIS COUNTY or its assigns, this license shall terminate. Grantor(s)
covenant(s) that no installation will be placed on the above described land as will interfere with the proper
construction of the aforementioned project until this license is terminated.

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 18

IN WITNESS WHEREOF, the City of Chesterfield has caused these presents to be signed by its City Administrator this ____ day of _____, 2023.

Mike Geisel, City Administrator

State of Missouri,

} ss.

County of St. Louis

On this _____ day of _____, 2023, before me, a Notary Public in and for the above county and state, personally appeared Mike Geisel, to me personally known, who being by me duly sworn, did state that he is the City Administrator for the City of Chesterfield and by authority of its Board of Alderman, said City Administrator who signed and executed the instrument thereof and further acknowledged the said instrument and the execution thereof to a voluntary act and deed of said Municipality.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires: _____

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 18

Exhibit "A"

PROJECT NAME: Chesterfield Parkway West (South) Resurfacing
PROJECT NUMBER: AR-1768
PARCEL NUMBER: Parcel 18 TSCL

TEMPORARY SLOPE CONSTRUCTION LICENSE

A tract of land being part of Lot 7 of Downtown Chesterfield – Plat One, a subdivision according to the plat thereof recorded in Plat Book 357 Page 185 of the St. Louis County records, situated in United States Survey 2002, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the West Line of Chesterfield Parkway West (formerly Chesterfield Village Parkway), as established by the plat of Chesterfield Village Area “A” Phase One Plat Two, a subdivision according to the plat thereof recorded in Plat Book 166 Page 84, with the South Line of Lot 7 as aforementioned; thence along said South Line, North 78 degrees 25 minutes 49 seconds West, 7.67 feet to a point; thence South 57 degrees 40 minutes 48 seconds West, 3.93 feet to a point on the West Line of the 10.50 feet wide Permanent Sidewalk Easement described in instrument recorded Deed Book 15718 Page 80, said point being the true point of **Beginning**; thence continuing along the South Line of Lot 7 as aforementioned, South 57 degrees 40 minutes 48 seconds West, 1.27 feet to a point; thence departing said South Line, North 11 degrees 39 minutes 17 seconds East, 3.64 feet to a point; thence North 14 degrees 41 minutes 02 seconds East, 9.46 feet to a point; thence South 78 degrees 25 minutes 54 seconds East, 0.40 feet to a point on the West Line of the aforementioned Permanent Sidewalk Easement; thence along said West Line, South 11 degrees 34 minutes 06 seconds West, 12.20 feet to the point of beginning, according to calculations based on right of way plans prepared under St. Louis County Project AR-1768, and containing 9 square feet, more or less.

EXHIBIT C

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 19

TEMPORARY SLOPE AND CONSTRUCTION LICENSE

THIS ACQUISITION IS AUTHORIZED BY ST. LOUIS COUNTY ORDINANCE NO. 28,552, 2022, DATED, September 2, 2022

THIS INDENTURE made and entered into this ____ day of _____, 2023, by and between _
City of Chesterfield of the County of St. Louis, State of Missouri, Grantor(s), and ST. LOUIS COUNTY, MISSOURI, 41 South Central, Clayton, Missouri 63105, Grantee.

WITNESSETH, that the said Grantor(s), for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations, paid by the said Grantee(s), the receipt of which is hereby acknowledged, does by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the said Grantee, the following described Real Estate, situated in the County of St. Louis and State of Missouri, to wit:

TEMPORARY SLOPE AND CONSTRUCTION LICENSE

A Temporary Slope and Construction License for the purpose of making cuts, fills, and sloping embankments, constructing drives, sidewalks, temporary roadways and overhead utilities, etc., if any, providing working room and implementing any and all other construction items over the following described property to wit:

SEE ATTACHMENT “A”, Page 3

Together with the following grant by the Grantors to the Grantee

The last described license is for temporary purposes only and shall therefore terminate upon completion of the contemplated improvement of Chesterfield Parkway West (South) Resurfacing, AR-1768 project by the Grantee.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges, and appurtenances thereto belonging unto the said Grantee, until such time as Chesterfield Parkway West (South) Resurfacing (AR-1768) may be completed and accepted by ST. LOUIS COUNTY, MISSOURI, or its assigns. Upon the granting or denial of acceptance by ST. LOUIS COUNTY or its assigns, this license shall terminate. Grantor(s) covenant(s) that no installation will be placed on the above described land as will interfere with the proper construction of the aforementioned project until this license is terminated.

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 19

Exhibit "A"

PROJECT NAME: Chesterfield Parkway West (South) Resurfacing
PROJECT NUMBER: AR-1768
PARCEL NUMBER: Parcel 19 TSCL

TEMPORARY SLOPE CONSTRUCTION LICENSE

A tract of land being part of Lot 5 of Downtown Chesterfield – Plat One, a subdivision according to the plat thereof recorded in Plat Book 357 Page 185 of the St. Louis County records, situated in United States Survey 2002, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the West Line of Chesterfield Parkway West (formerly Chesterfield Village Parkway), as established by the plat of Chesterfield Village Area "A" Phase One Plat Two, a subdivision according to the plat thereof recorded in Plat Book 166 Page 84, with the North Line of Lot 5 as aforementioned; thence along said North Line, North 78 degrees 25 minutes 49 seconds West, 7.67 feet to a point; thence North 34 degrees 32 minutes 26 seconds West, 3.92 feet to a point on the West Line of the 10.50 feet wide Permanent Sidewalk Easement described in instrument recorded Deed Book 15718 Page 80, said point being the true point of **Beginning**; thence along said West Line, South 11 degrees 34 minutes 06 seconds West, 24.44 feet to a point; thence departing said West Line, North 4 degrees 07 minutes 27 seconds East, 28.19 feet to a point on the North Line of Lot 5 as aforementioned; thence along said North Line, South 34 degrees 32 minutes 26 seconds East, 5.07 feet to the point of beginning, according to calculations based on right of way plans prepared under St. Louis County Project AR-1768, and containing 45 square feet, more or less.

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Michael Moore

Vice-Chair: Barbara McGuinness

NEXT MEETING

A meeting of the whole is scheduled for Monday, September 25th at 5:30 pm in Chambers. Among other agenda items, the agenda will include “Finance 104” and presentation of the Five-year projections.

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mary Monachella

Vice Chair: Councilmember Gary Budoor

Proposed Resolution No. 488 Municipal Parks Grant Round 24 – Miracle Field Renovations – Authorization to apply for the MUNI Grant Round 24, in the amount of \$546,250 with a minimum 5% City match of \$28,750 and to approve the required resolution as required by the Municipal Parks Commission. **(Roll Call Vote) Parks, Recreation and Arts Committee recommends approval**

CVAC Pickleball Court Fencing – Recommendation to approve the use of \$40,000 of existing budgeted ARPA funds for pickleball, to install fencing and windscreens around the existing four courts at CVAC, while the City continues to consider permanent pickleball facilities. **(Roll Call Vote) Parks, Recreation and Arts Committee recommends approval.**

Pickleball – Budget Earmark – Recognizing that ARPA funds allocated to pickleball facilities will be re-programmed due to Federal calendar restrictions, the Parks, Recreation and Arts Committee unanimously recommended that City Council initially “ earmark” \$500,0000 of funds from excess General Fund – Fund Reserves over the 40% reserve policy requirement, for the future construction of pickleball facilities, with the understanding that additional funding will be required for construction. This earmark was intended to not only set aside funding for the facilities, but also to reflect the City’s commitment to provide these facilities. Although this “ earmark” will not legally restrict the use of the funds set aside, action is required by the Council to segregate this funding. **(Roll Call Vote is required) Parks, Recreation and Arts Committee unanimously recommends approval.**

NEXT MEETING

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

If you have any questions or require additional information, please contact Parks, Recreation and Arts Director TW Dieckmann or me prior to Monday’s meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: TW Dieckmann, Director of Parks, Recreation & Arts
SUBJECT: Municipal Parks Grant Round 24 – Miracle Field renovations
DATE: August 2, 2023



Applications are currently being accepted for round 24 (RD24) of the St. Louis County Municipal Parks Grant. It is my understanding the city has received fourteen of these “MUNI grants” over the years. Most recently \$525,000 in each of rounds 21 and 22 to construct Logan Park, which is now open. We are in the process of gathering paperwork to submit for reimbursements.

Our RD24 application will include three parts for one project: Miracle Field renovations. First, new surfacing on the Miracle Field. The field opened in 2006. The original surface remains, but is showing signs of wear including coming apart at seams. Second, replace the scoreboard with a smaller more functional one. Third, replace the adjacent playground, and add more universally accessible features for kids in wheelchairs to play on. Those features do not currently exist. The playground is well past its useful life, and is recommended for replacement in the 2019 Parks Master Plan.

Attached is a proposed resolution authorizing our submission of the RD 24 grant application. The maximum grant award is \$575,000 this round, which is a \$50,000 increase over last year. A 5% city match of \$28,750 improves our application score. So, we plan to request \$546,250 in our grant application, and include the 5% city match.

I request this be forwarded to the Parks, Recreation & Arts Committee of Council for action at their August 8, 2023 meeting. If supported, it would move forward for City Council approval at their August 21, 2023 meeting. The grant deadline is August 28, 2023. If awarded, we will return to Council for project authorization and funding at a later date.

Please let me know if you have questions or need additional information.

Attachments

- Quote for new Miracle Field surface
- Quote for new scoreboard
- Quote for new playground
- Proposed resolution

Please forward to PRA for review and recommendation for full Council. I am fully supportive and encourage Council to favorably consider this grant request.

Mike Geisel 2023-8-2

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: TW Dieckmann, Director of Parks, Recreation & Arts

SUBJECT: Parks, Recreation & Arts Committee of Council Meeting Results

DATE: Tuesday, August 8, 2023



A meeting of the Parks, Recreation & Arts Committee of the Chesterfield City Council was held on Tuesday, August 8, 2022 in Conference Room 202.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Gary Budoor** (Ward IV), **Councilmember Dan Hurt** (Ward III), and **Councilmember Aaron Wahl** (Ward II).

Also in attendance were: Nathan Bruns, City Attorney; Mike Geisel, City Administrator; TW Dieckmann, Director of Parks, Recreation & Arts; Ann-Marie Stagoski, Parks, Recreation & Arts Office Coordinator; and resident Rob Kilo.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 29, 2022 Committee Meeting Summary

Councilmember Budoor made a motion to approve the Meeting Summary of Nov 29, 2022. The motion was seconded by Councilmember Hurt and passed by a voice vote of 3-0. Councilman Wahl had yet to arrive.

II. APPROVAL OF MEETING SUMMARY

A. Approval of the April 24, 2023 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of April 24, 2023. The motion was seconded by Councilmember Budoor and passed by a voice vote of 3-0. Councilman Wahl had yet to arrive.

III. NEW BUSINESS

A. Councilmember Hurt made a motion to approve staff recommendation to apply for MUNI Grant Round 24, in the amount of \$546,250 with a minimum 5% City match of \$28,750, and to recommend that City Council approved the required resolution as required by the Municipal Parks Commission. The grant will allow the City to resurface Miracle Field, replace its scoreboard, and replace the adjacent, existing playground with a universal ADA accessible playground. The motion was seconded by Councilmember Budoor and passed by a voice vote of 3-0. Councilman Wahl had yet to arrive.

- B. Councilmember Wahl made a motion to approve staff recommendation to transition an existing part-time Recreation Specialist position, currently held by Jamie Hopkins, to a full-time position in association with the 2024 budget, and send the recommendation to F&A committee for approval with the proposed budget. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.
- C. Councilmember Wahl requested that City staff investigate the cost to provide holiday decorations along Chesterfield Parkway as well as around City Hall. Staff acknowledged the request, and agreed to review and report at a future meeting. Councilmember Monachello made a motion to discontinue the evening tree lighting event and send to City Council. The motion was seconded by Councilmember Wahl. Councilmember Hurt moved to amend the motion to indicate that the event would be “reformatted” to eliminate the ceremonial evening tree lighting, but to continue the youth holiday candy cane hunt and associated children’s activities. The amendment was seconded by Councilmember Budoor, and passed by a voice vote of 4-0. The motion as amended passed by a voice vote of 4-0.

There was clarification that the holiday tree would still be lit and the budgeted amount remains available for the reformatted event, but the event would be promoted and structured around the youth Candy Cane Hunt, and would be scheduled during the day.

IV. UNFINISHED BUSINESS

- A. Councilmember Wahl made a motion to approve the use of \$40,000 of the existing budgeted ARPA pickleball funds to install fencing and windscreens around the existing four courts at CVAC, and send the recommendation to City Council. The motion was seconded by Councilmember Monachella, and passed by voice vote of 4-0.

Councilmember Hurt made a motion to initially earmark \$500,000 from the General Fund, Fund Reserves over the 40% fund reserve policy, for the future construction of pickleball courts on the three acres of potentially donated land along Chesterfield Parkway, with the potential of adding future funds. The motion was seconded by Councilmember Wahl, and passed by a voice vote of 4-0. It was clarified that funds could be redirected in the future if so desired.

- B. Staff summarized the history of the City’s efforts to date with regard to providing cricket facilities, youth programs, batting cage(s), and the failed negotiations with the cricket community regarding both the capital construction costs and long-term use/rental commitment. Staff advised that at the present time, there were no further efforts underway, nor any action pending relative to cricket. If City Council desires to initiate efforts, Staff requests further direction. The Committee discussed the concerns and issues that still remain to be addressed. There was no further action taken after discussion of a cricket pitch and batting cage.

V. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Capital Improvement Project Prioritization

The cost of Capital Improvement Projects identified total \$1,004,948. The Department will be applying for grants and accepting donations to complete these projects. The earned income, if fully realized will contribute over \$849,000 leaving the Department with \$155,948 to fund the CIP. This is within the means of the Department under the current fiscal condition. The Department is always looking to expand its capabilities with earned income and create opportunities to address existing identified projects sooner or add other projects to the list as funding becomes available.

Table: Five-Year Capital Improvement Projects Prioritization

Parks and Recreation Department Five-Year CIP Prioritization											
Annual Funding	2021		2022		2023		2024		2025		5-Year Total
Park Site	Description	Allocation	Description	Allocation	Description	Allocation	No Capital Improvement Projects planned for this year	Description	Allocation		
Central Park Amphitheater					Steps						
Central Park Aquatic Center	Repair & Paint pool	\$70,670									\$70,670.00
Eberwein Park			Trail paving	\$60,000							\$60,000.00
Chesterfield Valley Athletic Complex					Playground Unit & Surfacing	\$324,000					\$324,000.00
Central Park									Playground Unit & Surfacing	\$550,278	\$550,278.00
TOTAL		\$70,670		\$60,000		\$324,000			\$0.00	\$550,278	\$1,004,948
Analytics	Funding	\$70,670	Funding	\$60,000	Funding	\$550,278			Funding	\$324,000	\$849,000
					Grants	\$525,000			Grants	\$324,000	
	Balance	\$70,670	Balance	\$60,000	Balance	\$25,278			Balance	\$0.00	



1225 Tri State Parkway, Ste 510
 Gurnee, IL 60031
 Ph: 847.245.8450
 Fax: 847.245.8590
www.kieferusa.com

KIEFER USA BUDGET PROPOSAL

Project: Catch 22 Miracle Field
 Chesterfield, MO
 Date: July 24th, 2023
 Scope: Resilient Athletic Flooring

Pricing is Based on Information Provided to Kiefer USA Regional Sales Manager – Ron DeMeyer

Area	Scope of Work	Cost
Outdoor Field ± 17,320 Net Ft ²	Resilient Athletic Flooring <ul style="list-style-type: none"> • Prep Existing Flooring to Receive New Mondo Flooring. • Furnish and Install Mondo Super-X Performance 6mm Rubber Sheet Flooring. Material to be Two (2) Colors from Manufacturer’s Standard Color Line. • Includes Painted Baseball Lines and Markings as Needed. 	
	TOTAL LUMP SUM PRICE	\$ 286,820.00

Conditions:

- Any permits or licenses required by the township, county, province, or any other governing body having jurisdiction over construction is the responsibility of the Customer or General Contractor.
- Unforeseen Work Site Conditions: If concealed or unknown conditions, including, but not limited to, surface, subsurface and/or site environmental conditions, which affect in whole or in part the performance of the Work are encountered, then Kiefer USA shall stop work and give written notice thereof to appropriate party (e.g., Owner, General Contractor, Construction Manager, etc.). The Agreement (e.g., costs, prices, schedule, etc.) shall be adjusted accordingly.

This proposal letter is for budget purposes only. If the pricing and terms of this proposal letter are acceptable, reach out to Kiefer USA for non-budgetary proposal. If you have any questions, please do not hesitate to contact your Regional Sales Manager, Project Manager, or Project Estimator.

Respectfully Submitted,

Ron DeMeyer
 Regional Sales Manager
 Kiefer USA

Michael Mattea
 Project Estimator
 Kiefer USA





Thank you for giving Daktronics the opportunity to be your equipment provider. It is important to us that we capture your vision for this project. The provided quote outlines your product selection. Please look it over carefully and work with your salesperson to review and answer any questions.

We look forward to partnering with you on this exciting opportunity!

Placing Order:

When you are ready to place your order, contact your salesperson to obtain order documents. Daktronics will need the following information:

- Finalized equipment decision, including colors
- Delivery location/address
- Bill to information – Invoice Remit

If you are incorporating school or sponsorship logos into your project, please view [Daktronics Graphics File Standards](#) and submit with your order documents.

Additional Information:

Our website and blog offer helpful information. Learn more about what our customers are talking about by visiting the following:

- Could your PA system use an upgrade?
 - Check out our [Sports Sound Systems](#).
- Wishing you could check off more items on your list of needs?
 - See how [Daktronics Sports Marketing](#) could add revenue to your budget.
- Curious what other schools have installed?
 - Look through our [Daktronics Sports Photo Gallery](#) for ideas.
- Did you know we have an in-house reliability laboratory?
 - Experience the testing your components undergo in our [Product Reliability Lab](#).
- Interested in financing options for orders over \$25,000?
 - View our [Getting Started Guide](#) to see what Daktronics offers.
- Want to view helpful information related to our products, in addition to stories on how other schools are developing students and generating revenue?
 - Check out our [blog](#).

DAKTRONICS QUOTE # 828833-1-0

Alternate Equipment: 1

Item No.	Model	Description	Qty	Price
1	BA-2017-R-PV-F	PanaView® Baseball/Softball Scoreboard; Scoreboard Color: _____; Caption Color: _____; Caption Choice (Pitch Count, At Bat, H/E, or Time): _____ Cabinet Dimensions: 6' 0" H X 14' 0" W X 0' 8" D (Approx. Dimensions) Digit Type: PANAVIEW Digit Color: RED Max Power: 300 watts/display Weight: Unpackaged 300 lbs per display; Packaged 616 lbs per display	1	\$7,786.00
		NOTE This scoreboard is also available in Amber and White.	1	
	Stripe; 0A-1091-0185	Border Stripe for BA-2017 Scoreboards; Color: _____	1	
	AS-1600 Kit	All Sport® 1600 Control Console Kit	1	
	Outdoor Scoreboard Radio Communication (Transmitter)	Frequency of 2.4 GHz	1	
	Radio Receiver	Frequency of 2.4 GHz	1	
	I-Beam Mounting Method (A)	For 2 I-Beams	1	
2	Outdoor Non-Backlit 2' 0" x 14' 0" Horizontal	Ad Panel, Above or Below Display Cabinet Dimensions: 2' 0" H X 14' 0" W X 0' 8" D Weight: Packaged 90 lbs per display	1	\$1,067.00
3	FREIGHT	Shipping to site via LTL (enclosed trailer). Usually unloads at a dock. Forklift or pallet jack may be required.	1	\$770.00
Services				
4	G5C5-W	Five Year Warranty - Parts Coverage - G5G5	1	

Total Price Excluding Applicable Tax:	\$9,623.00
--	-------------------

Please reference listed sales literature: DD1628383 for G5C5-W, DD2118169 for BA-2017-R-PV-F, DD2118191 for BA-2022-R-PV-F, DD3888368 for DAK Score App with All Sport® MX-1 Mobile Scoring Kit, SL-03991 for AS-5010 Kit, SL-04352 for AS-1600 Kit, SL-04370 for Outdoor Scoreboard Radio Communication (Transmitter), SL-04370 for Radio Receiver

Options

Please contact your sales representative for additional information

DAK Score App with All Sport® MX-1 Mobile Scoring Kit	DAK Score App with All Sport® MX-1 Mobile Scoring Kit and Gen VI Radio Transmitter	1	\$455.00
Angle Clamp Mounting Method (A)	For 2 Tubes	1	

Leasing Program

If your purchase exceeds \$25,000, you may qualify for our leasing program allowing you more flexibility to spread out the cost of your Daktronics display over of a period up to five (5) years. Benefits of our leasing program include fixed rate financing, non-appropriation clause, no prepayment penalty, and customizable payment schedules. Plus, at the end of the lease, the equipment is yours to keep with no additional balloon payments.

Sample payment options as follows:

\$50,000 in total equipment cost = \$11,285 per year

\$100,000 in total equipment cost = \$22,568 per year

\$250,000 in total equipment cost = \$56,420 per year

Payments based on 5 year/annual payment in advance structure. **Leasing is subject to credit approval and agreed upon documentation with Daktronics lending partner. Contact your Daktronics representative for additional options and details.

Exclusions:

- | | |
|---|---|
| - Electrical Installation | - Physical/Mechanical Installation |
| - Structure | - Foundation |
| - Power | - Hoist |
| - Technical Support/Installation Support | - Engineering Certification |
| - Signal Conduit | - Labor to Pull Signal Cable |
| - Applicable Permits | - Taxes |
| - Electrical Switch Gear or Distribution Equipment | - Front End Equipment |

Unless expressly stated otherwise in this Quote # 828833-1 Rev 0 or the attachments, if Daktronics performs installation of the Equipment, the price quoted does not include the following services pertaining to physical installations: digging of footings (including dirt removal), any materials fabrication, installation of steel cages, rebar, or bolt attachments, or pouring and finishing of concrete footings. Those service may be provided for an additional cost beyond the quoted price. Purchaser shall be fully responsible for any and all additional costs plus overhead in the event anything unexpected of any nature whatsoever is found while digging the footings including but are not limited to rock, water, utility lines, pipes or any other unforeseen circumstance. The Purchaser acknowledges and agrees that it is fully responsible for all site conditions.

Prices and charges are subject to change by Daktronics at any time before the final agreement between the parties is effective. Ship Date will be determined after customer purchase order is received or agreement is signed or otherwise effective, shop drawings are approved (if required) and down payment is received (if required).

Installation Responsibilities:

If applicable please reference Attachment A for Installation Responsibilities.

Ad/ID Copy Approval Process

Customer shall provide digital artwork for advertising and identification panels, conforming to [Daktronics' graphic file standards](#), at the time of order.

Daktronics will create a proof of provided artwork and require approval of that proof three weeks prior to the initial anticipated ship date. Advertising and identification panels not approved in time, will be shipped without copy in Daktronics' standard finish.

Todd Green
PHONE:
FAX:
EMAIL: Todd.Green@daktronics.com

Darla Hai
PHONE: 605-692-0200
FAX:
EMAIL: Darla.Hai@daktronics.com

Terms And Conditions:

The Terms and Conditions which apply to this order available on request.

SL-02374 Standard Warranty and Limitation of Seller's Liability (www.daktronics.com/terms_conditions/SL-02374.pdf)

SL-02375 Standard Terms and Conditions of Sale (www.daktronics.com/terms_conditions/SL-02375.pdf)

SL-07862 Software License Agreement (www.daktronics.com/terms_conditions/SL-07862.pdf)

NOTE:

**The pricing may be adjusted for freight and taxes depending on the options selected.
Please request order documents to submit your order.**



August 1, 2023

CVAC B1 Playground
Chesterfield, MO

Sourcewell Purchasing Cooperative price

Below is pricing for the inclusive playground at CVAC B1:

\$273,919

Project include:

- Landscape Structures playground equipment design MCST24CVA1
- Poured in place rubber safety surfacing (50% black/50% color speckled mix)
- Labor by LSI factory certified installer, Focal Pointe Outdoor Solutions

Please see attached for list of labor included

Please feel free to contact me anytime. I'm happy to review the proposal with you.

Thank you!

Laura Schellenberg

NuToys Leisure Products, Inc.

314-740-7103

lauras@nutoys4fun.com



Box 7075
 Westchester, IL 60154
 708-579-9055
 708-579-0109 (fax)
 1-800-526-6197

August 1, 2023

CVAC B1 PLAYGROUND
 CHESTERFIELD, MO
 OPTION 1
 PLAYBOOSTER

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>
PlayBooster Component System		
1	152444A	Grid Walk w/Guardrails
1	111346B	Ramp Exit Plate DB
2	156232A	Ramp w/Guardrails w/Curbs Meets ASTM
1	152907C	Deck Link w/Barriers Steel end panels 3 Steps
1	152907D	Deck Link w/Barriers Steel end panels 4 Steps
1	156915A	Pod Climber 16"Dk DB Right Mounted Handhold
1	157427A	Pod Climber No Handsupports 32"Dk DB
1	CP001203A	DTR PB Deck Extension for Sway Fun - Attaches to Standard Deck
1	CP022366A	DTR PB RH Transition Bench for Rollerslide Exit
1	152911A	Curved Transfer Module Left 32"Dk DB
2	178710A	Hexagon Tenderdeck
2	121948A	Kick Plate 8"Rise
1	111228A	Square Tenderdeck
1	185852A	Transfer Step w/2 Handloops DB
4	111231A	Triangular Tenderdeck
2	191031A	Accessible Panel Curb
1	123844A	Braille Panel Above Deck
1	115229A	Finger Maze Panel Above Deck
1	127953B	Handhold Panel
1	127953A	Handhold Panel Set
1	129043A	Image Reach Panel Above Deck
1	127439A	Navigator Reach Panel Above Deck
1	123483A	Space Travel Panel Above Deck
1	115231A	Tic-Tac-Toe Panel Above Deck
1	120901A	Grab Bar
1	153165A	Stationary Cyclor Accessible
1	160054D	Stationary Cyclor Accessible Handles Only
1	130873A	Ring Pull
5	111404F	108"Alum Post DB
3	111404E	116"Alum Post DB
2	111404D	124"Alum Post DB
2	111404A	148"Alum Post DB
1	154883C	233"Steel Post (60" Bury) For CoolTopper Single Post Pyramid Roof
1	154883A	265"Steel Post (60" Bury) For CoolTopper Single Post Pyramid Roof
2	111404J	76"Alum Post DB
3	111404I	84"Alum Post DB
9	111404H	92"Alum Post DB

PAGE 2

2	154884A	CoolToppers Single Post Pyramid Roof DB Only ¹
1	123333A	Rollerslide 40"Dk DB
1	124863F	SlideWinder2 72"Dk DB 1 Straight 2 Right
1	138871A	Sway Fun Wheelchair Glider 16"Height1
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years Direct Bury

ALSO:

1	173591A	OmniSpin Spinner Surface Mount ¹
1	186490A	We-saw DB Only ¹
1	298208A	Symbol Communication Sign w/2 Posts DB



Box 7075
Westchester, IL 60154
708-579-9055
708-579-0109 (fax)
1-800-526-6197

August 1, 2023

CVAC B1 PLAYGROUND
CHESTERFIELD, MO
OPTION 1
SURFACING

QTY. **NO.** **DESCRIPTION**

**Flexground
Poured in Place**

Combination 2" thick (1,694 sq.ft.), 2 1/2" thick (450 sq.ft.), and 3 1/2" thick (1,150 sq.ft.) (Thicknesses are subject to a nominal variation) system with wear layer in 50% color / 50% black speckled mix (one color mix throughout/ no graphics). Includes standard aromatic binder. Includes freight.

3,294 Sq. Ft.

Poured-in-Place

Notes:

- * 2" thick poured-in-place system meets 4' critical fall height.
- * 2 1/2" thick poured-in-place system meets 5' critical fall height.
- * 3 1/2" thick poured-in-place system meets 7'-8' critical fall height.
- * Thicknesses quoted to meet industry standards for ASTM testing of 1000 HIC/ 200 Gmax.
- * Flexground poured-in-place system is IPEMA certified.
- * Flexground Standard EPDM system quoted. Available colors for the Standard system are as follows: Brick Red, Blue, Green, Beige, Brown, Light Gray, and Mid Gray.
- * Standard aromatic binder quoted. Aromatic will amber (yellow) when exposed to UV rays. This is industry wide and is more noticeable with certain color selections (Blues/light gray/light colors). The ambering is temporary and will fade with time, weathering, and use. Aliphatic binder will not amber, but is more expensive and there is a shortage in the industry for this binder at this time. Please advise if aliphatic binder is needed, and price will be revised.
- * Customer will need to submit sub base pictures prior to crew arriving on site for install, showing the base as a whole, and a second picture of edge with a tape measure up against it, so Flexground can see base is recessed correctly for thickness of rubber being purchased/installed.
- * **Purchaser shall be responsible for security, as needed, to prevent vandalism and/or damage of any type to the surface during the installation process, curing time, and after installation is complete.**
- * Crews must have free, clear and ease of access to site from unload point for price to hold. Crews will need a minimum of 6' wide clearance of opening. Additional costs may be incurred, should access be less than acceptable.
- * This quote is for material and installation of poured rubber surface only, as described, and does not include any ancillary work required such as sub base, security, drainage, etc. This work needs to be done by others, at no cost to Flexground.

PAGE 2

- * Installation of surfacing system shall occur only when minimum ambient temperatures are 40 degrees F or above, throughout both the day and night during the curing process.
- * Final confirmation of square footage and thickness to be verified and approved by customer. Price quoted based on information provided by customer. If different than what was provided, project will need to be re-priced.
- * Estimate is valid for 60 days from date provided.



FOCAL POINTE
OUTDOOR SOLUTIONS, INC.

8/2/2023

To:

Laura Schellenberg
NuToys Leisure Products, Inc.
10560 W Cermak Rd
Westchester, IL 60154
lauras@nutoys4fun.com
314-740-7103

From:

Brian Bobikiewicz
Focal Pointe Outdoor Solutions, Inc.
1921 Ravinia Drive
Caseyville, IL 62232
bbobikiewicz@yourfocalpointe.com
314-920-8462

Project: Chesterfield Valley Athletic Complex
Subject: Playground Install

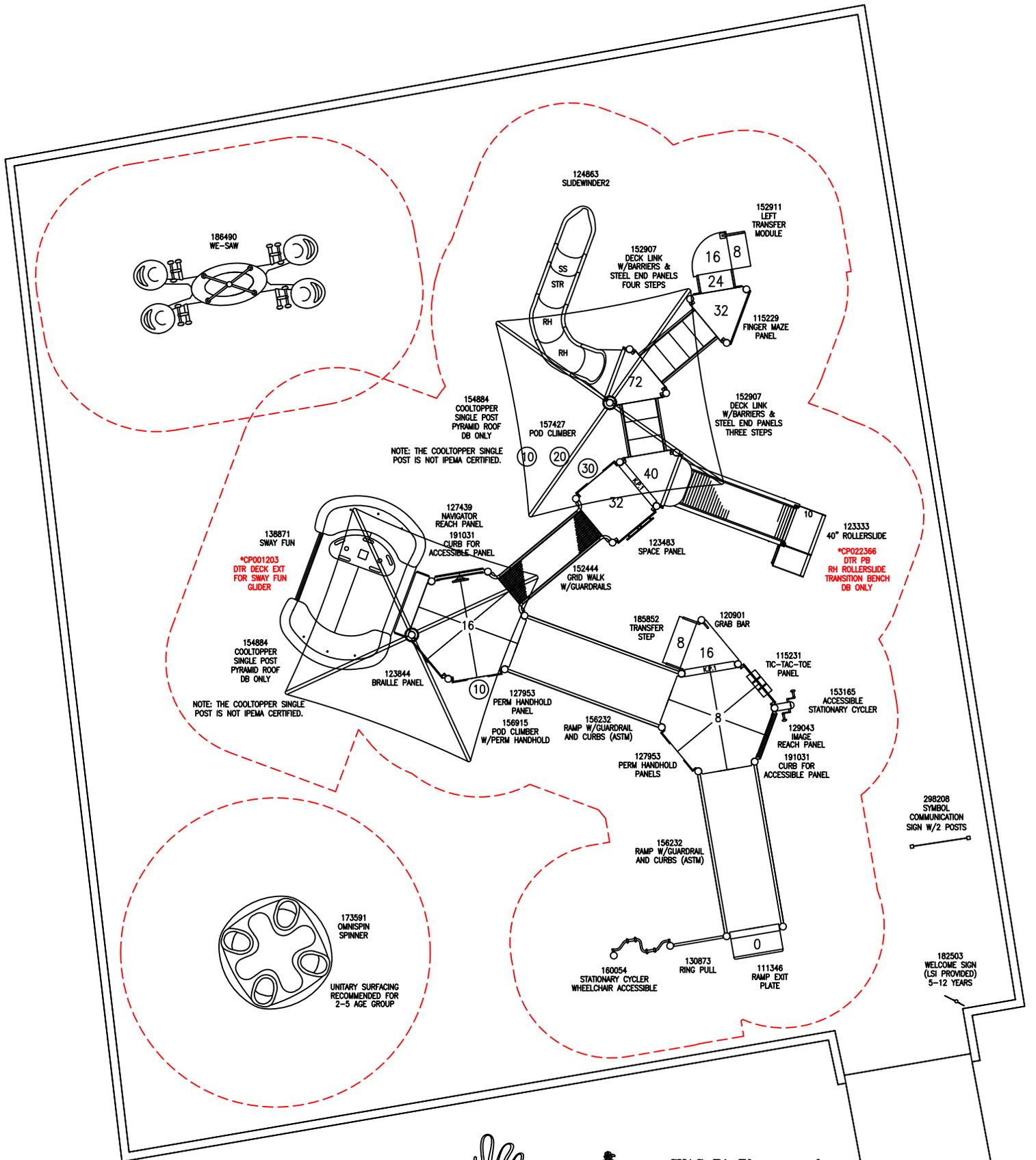
Playground Install

- *Remove and dispose existing play equipment and surfacing
- *Install owner furnished play equipment
- *Adjust compacted gravel base thickness and recompact as necessary

Notes & Exclusions:

- *Does not include any permits or city inspections.
- *New safety surfacing furnished and installed by others.
- *Play equipment furnished by owner.

Regards, *Brian Bobikiewicz*
Director of Construction



landscape structures

nuvoys
LEISURE PRODUCTS
1-800-526-6197

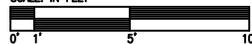
CVAC B1 Playground
Chesterfield, MO
CODE: MCST24CVA1

8/1/23 DRAWN BY: TM

STRUCTURE DIMENSIONS:
ACTUAL SIZE:
AREA REQUIRED:

Copyright: Landscape Structures, Inc

SCALE: IN FEET





CVAC B1 Playground

MCST24CVA1-1 • 8.1.2023



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SLR
landscape
structures

CVAC B1 Playground

MCST24CVA1-1 • 8.1.2023


nUTOYS
Leisure Products

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CVAC B1 Playground

MCST24CVA1-1 • 8.1.2023



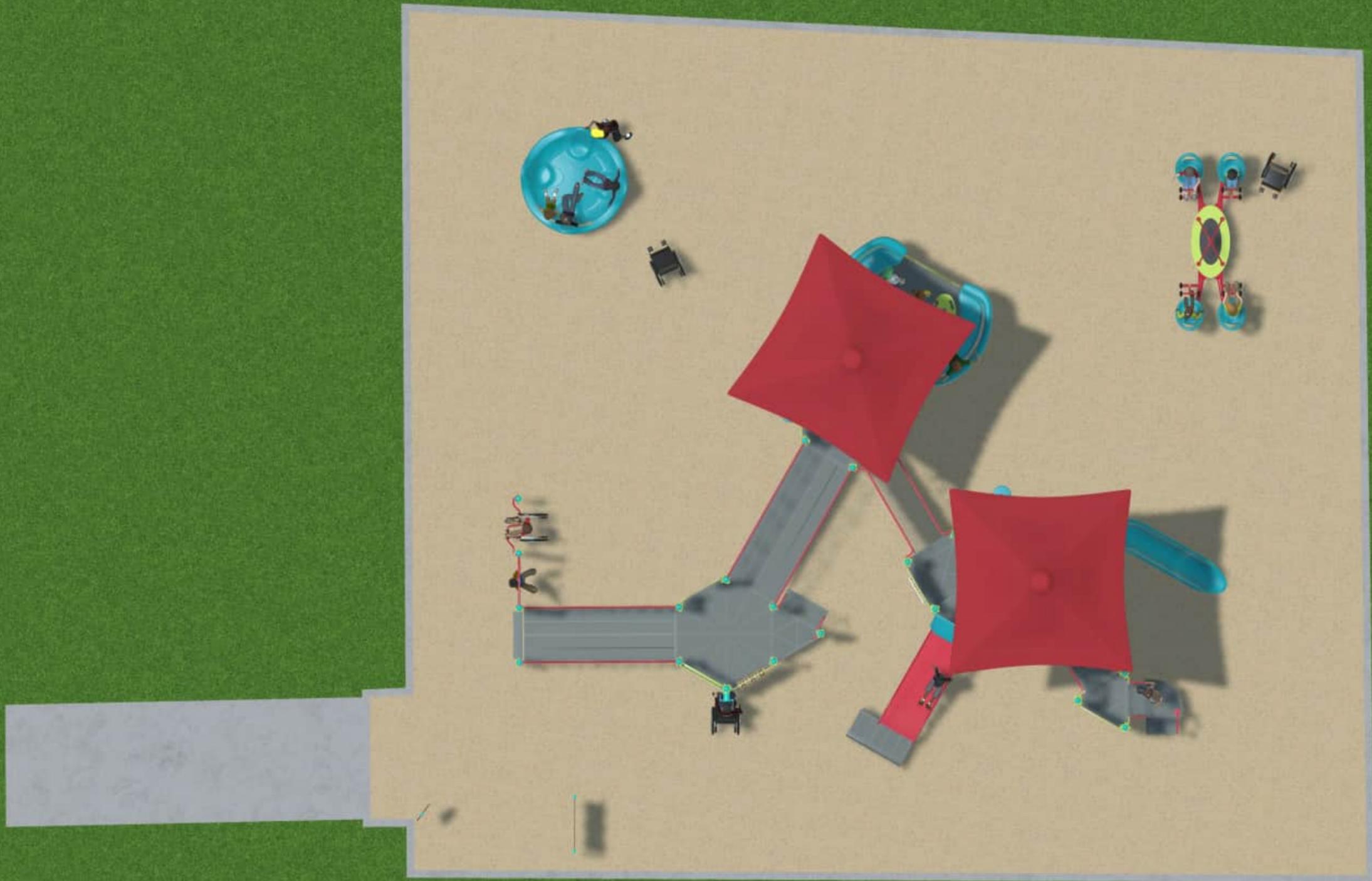


CVAC B1 Playground

MCST24CVA1-1 • 8.1.2023



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CVAC B1 Playground

MCST24CVA1-1 • 8.1.2023



RESOLUTION NO. 488

A RESOLUTION AUTHORIZING THE CITY OF CHESTERFIELD TO APPLY FOR A MUNICIPAL PARKS GRANT IN ROUND 24 FOR MIRACLE FIELD RENOVATIONS AT CHESTERFIELD VALLEY ATHLETIC COMPLEX (CVAC).

WHEREAS, the city is an expanding municipality in the growing county of St. Louis and,

WHEREAS, the City Council deems it necessary to improve and expand their public parks, recreation and arts to serve the citizens, as well as the traveling public and,

WHEREAS, the Parks, Recreation & Arts department seeks to make improved at CVAC, to better serve all populations and users,

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

Section 1. An application should be made to the Municipal Parks Grant Commission of St. Louis County for a grant-in aid for the funding a Miracle Field renovations at CVAC.

Section 2. That a project proposal for Miracle Field renovations be prepared and submitted to the Municipal Parks Grant Commission.

Section 3. If a Grant is awarded, the City of Chesterfield will enter into an agreement with the Commission regarding said grant.

Passed and approved this _____ day of _____, 2023.

Bob Nation, Mayor

Presiding Officer

ATTEST:

Vickie McGownd, City Clerk



Memorandum

To: Mike Geisel, City Administrator
Jeannette Kelly, Director of Finance

From: TW Dieckmann, Director of Parks, Recreation & Arts

Date: 8/10/2023

Subject: CVAC pickleball court fencing

We seek to install black vinyl-coated chain link fence around the existing four CVAC pickleball courts. This will improve the user experience by containing balls, so players don't have to chase them down the parking lot. We intend to buy windscreens in hopes of reducing wind, and improving conditions during clinics, leagues, and open play. This is an interim solution since it appears finding a permanent location is years away. Fence quotes were received from Fence and Deck Depot, Chesterfield Fence and Deck, Imperial Fence Inc., and Kirkwood Fence.

Fence and Deck Depot	\$28,868
Chesterfield Fence and Deck	\$37,551.30
Imperial Fence Inc.	\$33,798
Kirkwood Fence	\$42,600

I received one windscreen quote from **Welch Tennis Courts for \$2899.17**. I also contacted Anthem Sports and Hoover Fence. Both chose not to provide a quote.

I recommend proceeding with Welch Tennis Courts and Fence and Deck Depot. We request a PO in the amount of \$31,767.17 out of ARPA account 137-084-5299. The amount of \$40,000 was approved by 4-0 vote at the August 8, 2023 Parks, Recreation and Arts Committee of Council meeting to be reallocated from permanent pickleball courts to improving the four CVAC pickleball courts. Please let me know if you have any questions.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: TW Dieckmann, Director of Parks, Recreation & Arts

SUBJECT: Parks, Recreation & Arts Committee of Council Meeting Results

DATE: Tuesday, August 8, 2023



A meeting of the Parks, Recreation & Arts Committee of the Chesterfield City Council was held on Tuesday, August 8, 2022 in Conference Room 202.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Gary Budoor** (Ward IV), **Councilmember Dan Hurt** (Ward III), and **Councilmember Aaron Wahl** (Ward II).

Also in attendance were: Nathan Bruns, City Attorney; Mike Geisel, City Administrator; TW Dieckmann, Director of Parks, Recreation & Arts; Ann-Marie Stagoski, Parks, Recreation & Arts Office Coordinator; and resident Rob Kilo.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 29, 2022 Committee Meeting Summary

Councilmember Budoor made a motion to approve the Meeting Summary of Nov 29, 2022. The motion was seconded by Councilmember Hurt and passed by a voice vote of 3-0. Councilman Wahl had yet to arrive.

II. APPROVAL OF MEETING SUMMARY

A. Approval of the April 24, 2023 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of April 24, 2023. The motion was seconded by Councilmember Budoor and passed by a voice vote of 3-0. Councilman Wahl had yet to arrive.

III. NEW BUSINESS

A. Councilmember Hurt made a motion to approve staff recommendation to apply for MUNI Grant Round 24, in the amount of \$546,250 with a minimum 5% City match of \$28,750, and to recommend that City Council approved the required resolution as required by the Municipal Parks Commission. The grant will allow the City to resurface Miracle Field, replace its scoreboard, and replace the adjacent, existing playground with a universal ADA accessible playground. The motion was seconded by Councilmember Budoor and passed by a voice vote of 3-0. Councilman Wahl had yet to arrive.

- B. Councilmember Wahl made a motion to approve staff recommendation to transition an existing part-time Recreation Specialist position, currently held by Jamie Hopkins, to a full-time position in association with the 2024 budget, and send the recommendation to F&A committee for approval with the proposed budget. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.
- C. Councilmember Wahl requested that City staff investigate the cost to provide holiday decorations along Chesterfield Parkway as well as around City Hall. Staff acknowledged the request, and agreed to review and report at a future meeting. Councilmember Monachello made a motion to discontinue the evening tree lighting event and send to City Council. The motion was seconded by Councilmember Wahl. Councilmember Hurt moved to amend the motion to indicate that the event would be “reformatted” to eliminate the ceremonial evening tree lighting, but to continue the youth holiday candy cane hunt and associated children’s activities. The amendment was seconded by Councilmember Budoor, and passed by a voice vote of 4-0. The motion as amended passed by a voice vote of 4-0.

There was clarification that the holiday tree would still be lit and the budgeted amount remains available for the reformatted event, but the event would be promoted and structured around the youth Candy Cane Hunt, and would be scheduled during the day.

IV. UNFINISHED BUSINESS

- A. Councilmember Wahl made a motion to approve the use of \$40,000 of the existing budgeted ARPA pickleball funds to install fencing and windscreens around the existing four courts at CVAC, and send the recommendation to City Council. The motion was seconded by Councilmember Monachella, and passed by voice vote of 4-0.

Councilmember Hurt made a motion to initially earmark \$500,000 from the General Fund, Fund Reserves over the 40% fund reserve policy, for the future construction of pickleball courts on the three acres of potentially donated land along Chesterfield Parkway, with the potential of adding future funds. The motion was seconded by Councilmember Wahl, and passed by a voice vote of 4-0. It was clarified that funds could be redirected in the future if so desired.

- B. Staff summarized the history of the City’s efforts to date with regard to providing cricket facilities, youth programs, batting cage(s), and the failed negotiations with the cricket community regarding both the capital construction costs and long-term use/rental commitment. Staff advised that at the present time, there were no further efforts underway, nor any action pending relative to cricket. If City Council desires to initiate efforts, Staff requests further direction. The Committee discussed the concerns and issues that still remain to be addressed. There was no further action taken after discussion of a cricket pitch and batting cage.

V. ADJOURNMENT

The meeting adjourned at 7:34 p.m.



Kirkwood Fence
 200 S. Elam Ave. Suite 200
 Valley Park, MO 63088 United States
 (314) 329-4442

BILL TO

Chesterfield Parks
 17891 North Outer 40 Road
 Chesterfield, MO 63005 USA

ESTIMATE 69308290	ESTIMATE DATE Jul 11, 2023
-----------------------------	--------------------------------------

JOB ADDRESS

Chesterfield Parks
 17891 North Outer 40 Road
 Chesterfield, MO 63005 USA

Job: 69302602

ESTIMATE DETAILS

Install Pickleball Court Fence:

TW DIECKMANN 636.812.9503

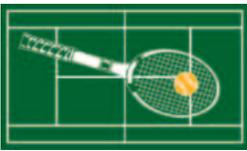
INSTALL NEW CHAINLINK FENCE
 10' HEIGHT, BLACK VINYL COATED
 8 GAUGE FINISHED 2X2 FABRIC KK
 APPROXIMATELY 420 LINEAR FEET
 3" LINES, 4" TERMS, 1.625" TOP RAIL
 TENSION WIRE ACROSS AT BOTTOM
 (4) 4' WIDE SINGLE WALK GATES
 BULLDOG HINGES, STRONG ARMS
 INC. CONCRETE & ASPHALT PATCH

CUSTOMER TO DETERMINE FENCE PLACEMENT

TASK	DESCRIPTION	QTY	PRICE	TOTAL
CHAINLINK	Chain Link Fence	1.00	\$42,600.00	\$42,600.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$42,600.00
TOTAL	\$42,600.00
EST. FINANCING	\$728.46

Thank you for choosing Kirkwood Fence, your locally owned fencing company and part of the Second Mile Service family of companies. For questions regarding your invoice please call our Accounting department at (314) 329-4442.



Estimate

Welch Tennis Courts, Inc.
 P.O. Box 7770
 Sun City, FL 33586
 Phone: 813-641-7787
 Fax: 813-641-7795

Date	Estimate #
8/10/2023	37084

Bill To
Chesterfield Parks & Recreation 690 Chesterfield Pkwy W Chesterfield MO 63017 United States

Ship To
Chesterfield Parks & Recreation 690 Chesterfield Pkwy W Chesterfield MO 63017 United States

Sales Rep	Ship Via	Expires
Janet Schriver		9/30/2023

Notes

Quantity	Units	Description	Options	Rate	Amount
420.17 1	ft	ExtremeScreen 9' (Black or Green) Free Shipping & Handling		6.90 0.00	2,899.17 0.00

Thank you for your business.	Total	\$2,899.17
------------------------------	--------------	-------------------

Please note that prices quoted at the time of order are subject to change without notice.

ExtremeScreen®

Specifications



COLORS: GREEN,NAVY BLUE, BLACK, ROYAL BLUE

Warranty 7 Years

After years of development, we proudly present the most durable windscreen the industry has ever seen: ExtremeScreen. This revolutionary product unites the longevity and durability of knitted polyethylene with the beauty, stability, and feel of premium vinyl coated windscreens. This is by far the most durable and maintenance free windscreen the industry has ever seen.

Material: High Density Knitted Polyethylene

Standard Heights: 6' & 9'

** Royal Blue and Navy Blue only available in 6' **

** Custom Heights Available in all colors **

Density: 80%

Weight: 12.5 oz/sq-yd (ASTM-D3776)

Tear Strength: Warp 117 lbs/Fill 229 lbs (ASTM-D 5587)

Breaking Strength: Warp 238 lbs/Fill 410 lbs (ASTM-D5034)

Bursting Strength: 509 lbs (ASTM-D3786)

Thread: #135 Polyester

Hems: 1.25" wide 3-ply reinforced with 18 oz vinyl

Grommets: #2 brass grommets every 12" Triple Grommeted Corners

Grommet Strip: 2" polypropylene binding with grommets every 24" (Standard on 9' Fabric) Available by request on other heights





Heathrow Country Club / The Legacy Club @ Alaqua Lakes

Dear Larry,

3 years ago, when I purchased ExtremeScreen, and you told me that it would stay on the fence in high winds, was completely true! I knew that the 9-foot ExtremeScreen that Ball Fabrics installed here at Heathrow Country Club was the right choice; but last week's microburst storm put it to a whole new level of testing. We had landscape and awning damage, as well as pool furniture thrown around by the wind, but not a single broken tie wrap. This fabric's performance is almost unbelievable!

My decades of experience as a Director of Tennis has taught me that after a windstorm like that, it could take a full day of work or more to repair or replace screen and tie wraps, not to mention the probability of damaged screens. We already noticed that day-to-day maintenance has been basically non-existent, but I never imagined the screens would be unfazed by such a high wind event. We will save hundreds (if not thousands) of dollars in labor each year due to the incredibly low maintenance of the ExtremeScreen. I am beyond impressed and surprised, and I highly recommend Ball Fabrics' ExtremeScreen!

Barry Myers

Director of Tennis

Heathrow Country Club

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Mary Ann Mastorakos

Vice Chair: Councilmember Michael Moore

There are no Public Health and Safety Committee action items scheduled for Monday'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 to Monday's meeting.

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

Bid Recommendation - 2023 Asphalt Mill and Overlay Project - authorization to enter into an agreement with Ford Asphalt to provide construction services for the 2023 Asphalt Overlay Project in an amount not to exceed \$420,000. **(Roll Call Vote)**

Liquor License – 4 Hands Brewing Company (17081 N Outer 40 Rd, #17073) – the new facility, located in “The District” has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. **(Voice Vote) Application has been reviewed by the Police Department and the Planning Department. There are no known outstanding municipal violations**

2023-2024 Municipal League Dues – As directed by City Council, the 2023-2024 annual dues invoice for the St. Louis County Metro Municipal League, \$7,100, is provided for Council’s review and approval for payment. This expense is budgeted in the approved 2023 budget, but per Council directive, requires the consent of City Council prior to payment. **(Roll Call Vote Required). City Administrator recommends approval.**

OTHER LEGISLATION

Proposed Bill No. 3462 - An Ordinance of the City of Chesterfield, Missouri, re-adopting the procedure established in ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials. **(Second Reading)**

Proposed Bill No. 3465 – Council Rules of Procedure – An ordinance amending Section 110.380 of the City Code related to the City Council’s rules of procedure. City Attorney Graville has recommended adoption of the proposed bill which provides for three changes: 1) eliminates current rule #4 which requires all motions and amendments made from the floor be put in writing and provided to the City Clerk. City Council has simply not followed this procedure historically, and 2) Adds a statutory reference to an elected official violating the confidentiality of a closed session, and 3) Provides a new rule allowing for a procedural postponement which creates an alternative to either postpone to a date certain or postpone indefinitely. **(First Reading) City Attorney recommends approval.**

UNFINISHED BUSINESS

There is no unfinished business scheduled for this meeting.

NEW BUSINESS

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JAE*
Public Works Dir. / City Engineer

DATE: August 9, 2023

RE: 2023 Asphalt Mill and Overlay Project

The Department of Public Works publicly opened bids for the 2023 Asphalt Mill and Overlay Project on August 8, 2023. The results of the bid opening are detailed in the attached memorandum from Project Manager Trent Helland. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Ford Asphalt Company Incorporated, in an amount not to exceed the budgeted amount of \$420,000. This includes the low bid amount (\$260,000), contingency to account for change orders which may become necessary during construction of the project, and funding to address other deficient asphalt streets. Specifically, because the low bid is so favorable and substantially below the budgeted amount, I am recommending that we use this project to address other deteriorating asphalt streets as determined by the Engineering Division of the Department of Public Works. Ford Asphalt Company has performed asphalt work for the City of Chesterfield in the past and is positively recommended by City Staff.

The streets included as part of this project are: Justus Post, North Goddard, and Old Baxter. The scope of the work will include milling the top layer of asphalt, base repairs (as necessary) and a new two-inch asphalt surface course. As referenced above, additional streets will be added in an amount not-to-exceed the budgeted funding. This project is budgeted at \$420,000 within Account 120-079-5490 of the Capital Projects Fund. If you have questions or require additional information on this project, please contact me.

Concurrence:

J. Kelly
Jearnette Kelly, Finance Director

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to execute an Agreement with Ford Asphalt Company Incorporated in an amount not to exceed \$420,000.

Memorandum

Department of Public Works

TO: James A. Eckrich – Director of Public Works /City Engineer

FROM: Trent Helland – Project Manager

DATE: August 9, 2023

RE: 2023 Asphalt Overlay Project



As you are aware, sealed bids for the project were opened on August 8, 2023 at 10:30am. There were six bidders on the project; Ford Asphalt, Gershenson Construction Co, Inc, Spencer Contracting, Kolb Grading, LLC, Jokerst Paving & Contracting, Inc and Byrne & Jones Construction. Ford Asphalt is the lowest, responsive and responsible bidder with a bid of \$260,000 (bid attached). Ford Asphalt completed the Lake 1 Asphalt Trail Resurfacing Project in 2017.

I recommend requesting authorization to enter into an agreement with Ford Asphalt to provide construction services for the 2023 Asphalt Overlay Project in an amount not to exceed \$420,000. This amount includes a contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project.

This project will include complete the resurfacing of Justus Post, North Goddard Dr and Old Baxter. The 2023 budget allocation for this project is \$420,000.

Attachments: 2023 Asphalt Overlay Project Bid Tabulation
Ford Asphalt Bid

BID TABULATION
2023 Asphalt Overlay Project
2023-PW-13
August 8, 2023



ITEM #	DESCRIPTION	UNIT	QUANTITY	Ford Asphalt		Gershenson Construction Co, Inc		Spencer Contracting		Kolb Grading, LLC		Jokerst Paving & Contracting, Inc		Byrne & Jones Construction	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	COLD MILL	EACH	16,035	\$ 2.70	\$ 43,294.50	\$ 2.45	\$ 39,285.75	\$ 3.18	\$ 50,991.30	\$ 2.85	\$ 45,699.75	\$ 3.00	\$ 48,105.00	\$ 3.90	\$ 62,536.50
2	TACK COAT	Gal.	802	\$ 6.50	\$ 5,213.00	\$ 6.00	\$ 4,812.00	\$ 0.01	\$ 8.02	\$ 5.00	\$ 4,010.00	\$ 5.20	\$ 4,170.40	\$ 1.00	\$ 802.00
3	TYPE "B"-1" ASPHALT	Ton.	2,092	\$ 90.00	\$ 188,280.00	\$ 95.57	\$ 199,932.44	\$ 94.91	\$ 198,551.72	\$ 91.75	\$ 191,941.00	\$ 106.00	\$ 221,752.00	\$ 103.00	\$ 215,476.00
4	TRAFFIC CONTROL	L.S.	1	\$ 13,570.50	\$ 13,570.50	\$ 11,600.00	\$ 11,600.00	\$ 9,840.00	\$ 9,840.00	\$ 16,500.00	\$ 16,500.00	\$ 17,800.00	\$ 17,800.00	\$ 16,375.00	\$ 16,375.00
5	PAVEMENT STRIPING	L.F.	7,192	\$ 1.00	\$ 7,192.00	\$ 0.75	\$ 5,394.00	\$ 0.86	\$ 6,185.12	\$ 1.15	\$ 8,270.80	\$ 0.80	\$ 5,753.60	\$ 0.85	\$ 6,113.20
6	INLET PROTECTION	EACH	13	\$ 150.00	\$ 1,950.00	\$ 24.00	\$ 312.00	\$ 115.00	\$ 1,495.00	\$ 175.00	\$ 2,275.00	\$ 150.00	\$ 1,950.00	\$ 112.00	\$ 1,456.00
7	PAVEMENT SYMBOLS	EACH	1	\$ 500.00	\$ 500.00	\$ 100.00	\$ 100.00	\$ 115.00	\$ 115.00	\$ 585.00	\$ 585.00	\$ 110.00	\$ 110.00	\$ 112.00	\$ 112.00
8	Concrete Curb Removal & Replacement	L.F.	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290.00	\$ -	\$ 150.00	\$ -	\$ -	\$ -
9	Full Depth Saw Cutting	L.F.	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18.00	\$ -	\$ 7.00	\$ -	\$ -	\$ -
10	Undergrading	Sq.Yd.	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115.00	\$ -	\$ 80.00	\$ -	\$ -	\$ -
11	Backfill, Seed, Straw	Sq.Yd.	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.50	\$ -	\$ 30.00	\$ -	\$ -	\$ -
	Bid Form Total			\$ -	\$ 260,000.00	\$ -	\$ 261,436.19	\$ -	\$ 267,186.16	\$ -	\$ 269,281.55	\$ -	\$ 299,641.00	\$ -	\$ 302,870.70

FAC Bid No 23-168-BPRT

EXHIBIT A

BID FORM

BID TIME: 10:00 a.m.

BID DATE: Tuesday, August 8, 2023

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda n/a through n/a, for the

Asphalt Overlay Project
2023-PW-13

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of the asphalt mill and overlay of Schoettler Road, including but not limited to the removal and replacement of full-depth pavement and base, curb and gutters, as well as pavement striping.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:

Company Name: Ford Asphalt Co., Inc.

Address: 13164 Taussig Ave

City, State Bridgeton, MO 63044

Phone number: 314-291-2600 Fax: 314-291-5622

E-mail address: bfritsche@fordasphalt.com

Type of Firm: Sole Partnership _____ Partnership _____
Corporation X Other _____

Officer Brad Fritsche

Title Vice President

Signature 

Date 8/8/23

**ITEMIZED BID
CITY OF CHESTERFIELD
2023 Asphalt Overlay Project
2023-PW-13**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	COLD MILL	Each	16,035	\$2.70	\$43,294.50
2	TACK COAT	Gal.	802	\$6.50	\$5,213.00
3	TYPE "BP-1" ASPHALT	Ton.	2,092	\$90.00	\$188,280.00
4	TRAFFIC CONTROL	L.S.	1	\$13,570.50	\$13,570.50
5	PAVEMENT STRIPING	L.F.	7,192	\$1.00	\$7,192.00
6	INLET PROTECTION	Each	13	\$150.00	\$1,950.00
7	PAVEMENT SYMBOLS	Each	1	\$500.00	\$500.00
8	CONCRETE CURB REMOVAL & REPLACEMENT	L.F.	0	n/a	n/a
9	FULL DEPTH SAW CUTTING	L.F.	0	n/a	n/a
10	UNDERGRADING	Sq.Yd.	0	n/a	n/a
11	BACKFILL, SEED, STRAW	Sq.Yd.	0	n/a	n/a
TOTAL BID					\$260,000.00



MEMORANDUM

DATE: August 10, 2023

TO: Mike Geisel
City Administrator

FROM: Denise Pozniak
Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – 4 HANDS BREWING COMPANY**

4 HANDS BREWING CO – 17081 N OUTER 40 RD, #17073 ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Business description – Brewery, distillery, general merchandise and craft brewery tasting room.

Kevin Lemp 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 Monday, August 21, 2023 City Council meeting, I will immediately issue this license.



MUNICIPAL LEAGUE OF METRO ST. LOUIS

LINKING LOCAL COMMUNITIES
STRENGTHENING LOCAL
GOVERNMENT

DUES STATEMENT MUNICIPAL LEAGUE OF METRO ST. LOUIS July 11, 2023

Municipality: Chesterfield

Dues Amount: \$7122

Please send your check to: Municipal League of Metro St. Louis
11911 Dorsett Rd.
Maryland Heights, MO 63043

Due Date: August 31, 2023

This statement is for the League's fiscal year: July 1, 2023 - June 30, 2024

The League has not had dues increase since 2014 and in 2020 the Executive Board voted to temporarily rollback the annual dues by 10% due to the uncertainty of the global pandemic on local revenues. At this year's Annual Planning Session, the Executive Board voted to reinstitute the full dues amount. The increase will help reduce a projected deficit in this year's budget.

Thank you for your continued support of League activities.

BOARD OF DIRECTORS

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Vice President
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Terry Wilson
Councilmember
City of Jennings

Pat Kelly
Executive Director

AN ORDINANCE RE-ADOPTING THE PROCEDURE ESTABLISHED IN ORDINANCE NO. 605 OF THE CITY OF CHESTERFIELD AS THE PROCEDURE FOR DISCLOSURE OF CONFLICTS FOR CERTAIN MUNICIPAL OFFICIALS.

WHEREAS, Missouri Statute 105.485 authorizes the City of Chesterfield to adopt an ordinance which establishes its own method of disclosing potential conflicts of interest; and,

WHEREAS, without such an ordinance, each official, officer or employee of the City, and each candidate for office shall be required to file a financial interest statement with the Missouri Ethics Commission, pursuant to subsection 2 of Section 105.485; and,

WHEREAS, the City Council originally adopted its own ordinance establishing a method of disclosing potential conflicts of interest with Ordinance No. 605, adopted August 19, 1991 and has renewed the ordinance at least biennially, and often annually, since 1991; and,

WHEREAS, the City Council finds it is in the best interest of the public to readopt Ordinance No. 605 as the procedure for disclosure of conflicts of interest for the City of Chesterfield;

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

Section 1. The City of Chesterfield hereby formally re-adopts the procedure set out in Ordinance No. 605 as the procedure for disclosure of potential conflicts of interest and substantial interests.

Section 2. All requirements as set out in Ordinance No. 605 are to remain in full force and effect.

Section 3. The City Clerk is directed to send a certified copy of this Ordinance to the Missouri Ethics Commission prior to September 15, 2023.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved this _____ day of _____, 2023.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 8/7/2023

AN ORDINANCE OF THE CITY OF CHESTERFIELD AMENDING SECTION 110.380 OF THE CITY CODE RELATED TO THE CITY COUNCIL’S RULES OF PROCEDURE

WHEREAS, the City of Chesterfield, Missouri (the “City”) utilizes Robert’s Rules of Order to facilitate orderly and efficient meetings of the Council and Council Committees; and

WHEREAS, the Council utilizes its own Rules of Procedure to supplement Robert’s Rules of Order to facilitate orderly and efficient meetings; and

WHEREAS, the City Council desires to amend its Rules of Procedure to allow the City Council to place agenda items on future agendas at later meetings; and,

WHEREAS, the City Council believes this change benefits the health, safety, and welfare of the residents of the City by allowing the City Council more time to review and consider agenda items before voting.

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

Section I: Section 110.380 of the City of Chesterfield Municipal Code shall be amended as set forth below, with language to be added underlined and language to be deleted ~~stricken~~:

- A. The following rules of procedure shall govern the conduct of ~~all~~ regular meetings of the City Council, although these rules, other than those prescribed by Statute, may be suspended at any time by the consent of a majority of the Council present at any meeting.
 - 1. ~~Rule 1.~~ The Mayor shall decide all questions of order.
 - 2. ~~Rule 2.~~ A member of Council discussing a question shall address the Mayor and no member of Council has the floor until recognized by the Mayor.
 - 3. ~~Rule 3.~~ A roll call vote of "yeas" and "nays" shall be taken and recorded on the journal of proceedings for all ordinances or propositions which create any liability against or obligation on the part of the City or for the expenditure or appropriation of its money and in all other instances where request therefor is made by any member of Council.

~~4. Rule 4. All motions and amendments shall be reduced to writing at the request of the Mayor or any Council member and shall be handed to the City Clerk who shall read the same to the City Council.~~

~~45. Rule 5. No vote or action of the City Council shall be rescinded at any special meeting unless there be present at such meeting as many members of the Council as were present when such vote or action was taken.~~

~~56. Rule 6. All meetings of the Council shall be open to the public, except as to portions of such meetings from which the Council may, by majority vote of the members present and voting, exclude the public as permitted under the Sunshine Act as amended.~~

~~67. Rule 7. Any person in attendance at an executive session is honor-bound not to violate the confidentiality of the discussion taking place during the session, except as to any portions thereof which may clearly transgress the Sunshine Act. Violation of this subsection may be cause for removal pursuant to RSMo 77.340.~~

~~78. Rule 8. The City Administrator shall set the agenda for each regular meeting and each special meeting and shall make the same known to the Council and to the press as far in advance of such meeting as may be practicable, preferably two (2) days at least twenty-four hours, exclusive of weekends and holidays, in advance of such meeting.~~

~~89. Rule 9. The general public shall be afforded an opportunity to address the Council during the portion of the order of business set aside for communications and petitions. Any person desiring to address the Council shall be required to identify himself/herself, stating his/her home address or place of business and to address his/her remarks to the Mayor. Council members desiring further information or comment from the speaker or from any other person in the audience should request the same through the Mayor. Protracted, repetitive, irrelevant or abusive remarks from the public may be closed off at any time by direction of the Mayor.~~

9. A member of the City Council may make a subsidiary motion to *Postpone for Consideration* by which action on a pending question or item can be put off, within the current term of Council, without selecting a definite session, day, meeting, hour, or event to postpone consideration until. This motion can be moved regardless of how much debate there has been on the motion or item it proposes to postpone for consideration. A question or item may be postponed either so that it may be considered at a more convenient time, or because debate has shown reasons for holding off a decision until later a later, undetermined meeting of City Council. This motion should not be confused with a motion to *Postpone to a Certain Time*

or a motion to *Postpone Indefinitely* as set forth in Section 14 and Section 11 of Robert's Rules of Order, respectively.

- a. The motion to *Postpone for Consideration*, enables the City Council to lay the pending question aside for an indefinite amount of time, not to exceed the current term of City Council, in such a way that:
- i. The matter is not denied or deemed denied by virtue of the matter having been postponed;
 - ii. The matter will be taken up again at the last meeting of the City Council's term by default if not placed on an earlier meeting agenda pursuant to Rule 7, above.

Section II: This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this ____ day of _____, 2023.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd

FIRST READING HELD: 8/21/2023