



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, June 17, 2024
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. Executive Session Minutes** – June 3, 2024
 - B. City Council Meeting Minutes** – June 3, 2024

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, June 20, 2024 – Planning & Public Works (5:30pm)**
 - B. Monday, July 1, 2024 – Public Health & Safety (5:00pm)**
 - C. Monday, July 15, 2024 – City Council (7:00pm)**

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

- VIII. APPOINTMENTS** – Mayor Bob Nation
 - A. Appointment – Larry Walker – Police Personnel Board**
Public Health & Safety Committee Unanimously
Recommends Approval (Voice Vote)

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3508 – P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. (Gumbo Flats Properties, LLC):** An ordinance repealing City of Chesterfield Ordinance Number 2944 for a “PI” Planned Industrial District and creating a new “PI” Planned Industrial District for a 78.07 acre tract of land located on the north side of Outer 40 Road [P.Z. 02-2024 18009 and 18045 N. Outer Forty Road (Gumbo Flats Properties, LLC), 16W310045 and 16W240041]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee voted 2-2 and moves forward to City Council.**

2. Next Meeting – June 20, 2024

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

- 1. Next Meeting – not yet scheduled**

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

- 1. Next Meeting – not yet scheduled**

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

- 1. Next Meeting – July 1, 2024**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Bid Recommendation – Schoettler Road Crosswalk near Logan Park**
Recommendation to authorize the City Administrator to approve the installation of a crosswalk, including an RRFB, on Schoettler Road near Logan Park, at an estimated cost of \$19,100, of which \$1,500 will be reimbursed to the neighboring subdivision. **(Roll Call Vote) Department of Public Works recommends approval.**

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

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

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.

City of Chesterfield
Excess Checks (=> \$5,000)
MAY 2024

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
5/2/2024	1359	BOND ARCHITECTS, INC.	ARCHITECT SERVICES - AMP IMPROVEMENTS-PROGRESS PYMT #6	\$ 57,372.80	137
5/9/2024	1360	ETC INSTITUTE	2024 STRATEGIC PLAN-COMMUNITY SURVEY-PROGRESS PYMT #1	11,000.00	137
5/23/2024	1361	BOND ARCHITECTS, INC.	ARCHITECT SERVICES - AMP IMPROVEMENTS-PROGRESS PYMT #7	35,527.62	137
5/23/2024	1362	ETC INSTITUTE	2024 STRATEGIC PLAN-COMMUNITY SURVEY-PROGRESS PYMT #2	11,000.00	137
5/2/2024	52215	TECH ELECTRONICS, INC	ANNUAL MONITORING AND TESTING OF FIRE ALARMS	6,679.00	119
5/9/2024	52233	JOHN DEERE CO.	PURCHASE UTILITY CART (2024 GATOR TX) TO REPLACE PK-228 (2014 TORO)-NET OF TRADE IN	9,431.10	119
5/9/2024	52251	SITEONE LANDSCAPE SUPPLY HOLDING, LLC	FERTILIZER, BIOSTIMULANT, LIQUID DE-THATCH, LIQUID HERBICIDE	6,882.65	119
5/9/2024	52258	WEST BEND MUTUAL INSURANCE COMPANY	LIQUOR LIABILITY INSURANCE-AMPHITHEATER	12,562.00	119
5/30/2024	52366	CCIMW	PAINT LAZY RIVER, SLIDE TOWER, AND PLAY FEATURE, PRESSURE WASH, PATCH CRACKS	53,124.66	119
5/30/2024	52367	CERTIFIED BACKFLOW PREVENTION LLC	TESTING BACKFLOW DEVICES, REPLACEMENT OF DOWNSTREAM PLUMBING, INSTALLATION OF WATER METER	5,046.39	119
5/30/2024	52371	GR ROBINSON SEED & SERVICE CO	PURCHASE FERTILIZER, CHEMICALS, AND SEED FOR CVAC	8,073.50	119
5/2/2024	72132	AMCON MUNICIPAL CONCRETE, LLC	2024 SIDEWALK REPLACEMENT PROJECT A-PROGRESS PYMT #2	9,696.20	120
5/2/2024	72135	DELTA DENTAL OF MISSOURI	MAY 2024 DENTAL INSURANCE PREMIUMS	13,806.37	001
5/2/2024	72154	LEWIS BRISBOIS BISGAARD & SMITH LLP	CLAIM 23SL-CC02724-DEDUCTIBLE-BUCHHEIT VS CITY	5,244.00	001
5/2/2024	72171	REJIS COMMISSION	REJIS CONTRACTUAL FEES FOR TWO MONTHS	9,951.50	121
5/2/2024	72176	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	MAY 2024 HEALTH INSURANCE PREMIUMS	220,929.34	001
5/9/2024	72192	AMCON MUNICIPAL CONCRETE, LLC	2024 CONCRETE SLAB REPLACEMENT PROJECT B - PROGRESS PYMT #2	843,632.92	120
5/9/2024	72200	CIVICPLUS, LLC	ANNUAL SOFTWARE LICENSES AND SUPPORT (CIVIC REC, CIVIC GOV, CIVIC EVOLVE)	52,434.24	001
5/9/2024	72203	ENERGY PETROLEUM CO.	MID RFG GASOLINE 89 OCT	23,424.82	001
5/9/2024	72211	HANSEN'S TREE SERVICE AND ENVIRONMENTAL	2024 STREET TREE AND STUMP REMOVALS	5,713.00	001
5/9/2024	72225	M & H CONCRETE CONTRACTORS, INC.	2024 CONCRETE SLAB REPLACEMENT PROJECT A - PROGRESS PYMT #1	762,376.09	120
5/9/2024	72233	NEXT-LEVEL CONSTRUCTION, LLC	2023 WILDHORSE PARKWAY RECONSTRUCTION PROJECT-PROGRESS PYMT #5	323,534.00	120
5/9/2024	72241	SONIC DEVELOPMENT LLC	RELEASE OF GRADING SURETY, CHESTERFIELD BLUE VALLEY, LOT G-101-22	8,034.50	808
5/9/2024	72242	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	COMMUNICATIONS CONTRACT FOR THE POICE DEPARTMENT COMPUTER ASSISTED REPORT ENTRY SYSTEM	17,734.32	121
5/9/2024	72247	THE HOOSIER COMPANY, INC.	(4) TRAFFIC COUNTERS AND HARDWARE	6,350.00	001
5/9/2024	72252	TOPE INC	14982 LAKE MANOR - SEWER REPAIR	5,382.00	110
5/16/2024	72261	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	9,879.29	001
5/16/2024	72272	GAMMA'S SHIELD SHADE TREE INC	2024 STREET TREE AND STUMP REMOVAL	7,390.00	001
5/16/2024	72274	HANSEN'S TREE SERVICE AND ENVIRONMENTAL	2024 STREET TREE AND STUMP REMOVAL	7,030.00	001
5/16/2024	72276	HESSE GRAVILLE, LLC	MAY 2024 LEGAL AND PROFESSIONAL SERVICE FEES	27,143.75	001
5/16/2024	72286	MICHAEL T. KLEARMAN	TREE PRESERVATION CASH SURETY RELEASE, 1468 PACLAND PLACE	20,160.00	808
5/16/2024	72287	MURPHY COMPANY	2024 HVAC SERVICES-MAINTENANCE CONTRACT	6,206.25	001
5/16/2024	72298	THE HARTFORD-PRIORITY ACCOUNTS	MAY 2024 GROUP LIFE, LTD, STD, VOL LIFE, ACCIDENT, AND CRITICAL ILLNESS INSURANCE	14,789.47	110
5/16/2024	72300	TOPE INC	16427 BRANDSFORD / SEWER REPAIR	9,242.00	110
5/20/2024	72306	LANDMARK DODGE INC	(10) 2024 DODGE DURANGO POLICE VEHICLES	402,720.00	121
5/23/2024	72310	AMCON MUNICIPAL CONCRETE, LLC	2024 CONCRETE SLAB REPLACEMENT PROJECT B - PROGRESS PYMT #3	381,452.74	120
5/23/2024	72345	PAYNE FAMILY HOMES	SUB CONSTRUCTION PARTIAL DEPOSIT RELEASE, ALEXANDER WOODS	123,756.51	808
5/23/2024	72347	PNC BANK	APRIL-MAY 2024 PNC MONTHLY CREDIT CARD STATEMENT	11,349.71	001
5/23/2024	72349	REJIS COMMISSION	REJIS CONTRACTUAL FEES - MAY 2024	5,030.25	121
5/30/2024	72366	ASPIRE CONSTRUCTION SERVICES, LLC	2024 PUBLIC WORKS FACILITY MEZZANINE IMPROVEMENTS PROGRESS PYMT #2	39,028.94	120
5/30/2024	72379	GEOTECHNOLOGY INC.	2024 CONSTRUCTION AND INSPECTION TESTING SERVICES	45,653.29	120
5/30/2024	72394	MINUTEMAN PRESS	2024 SUMMER CITIZEN NEWSLETTER PRINTING	10,186.00	001
5/30/2024	72414	TOPE INC	13398 LAND O WOODS - SEWER REPAIR	6,822.00	110
				\$ 3,652,783.22	

Respectfully submitted by,
Jeannette Kelly, Director of Finance

<u>Fund Legend</u>	
General Fund	001
Sewer lateral fund	110
Police forfeiture fund	114
Parks	119
Capital Improvements	120
Public Safety	121
Am Rescue Plan Act	137
Trust & Agency	808
TGA Trust Fund	810



AGENDA REVIEW – MONDAY, JUNE 17, 2024 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 PM, on Monday, JUNE 17, 2024.**

An Executive (closed) Session has been scheduled immediately following the agenda work session for Monday's meeting, which itself is scheduled to begin at 6:00 pm.

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



RECORD OF PROCEEDING

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

JUNE 3, 2024

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

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

A roll call was taken with the following results:

PRESENT

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

ABSENT

Councilmember Mary Ann Mastorakos

APPROVAL OF MINUTES

The minutes of the May 20, 2024 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the May 20, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 20, 2024 City Council meeting were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the May 20, 2024 City Council meeting minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, June 17, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Peter Pfeifer, 14361 Willow Bend Park, Town & Country, introduced himself as a candidate for Missouri's Second Congressional District, opposing Ann Wagner in the Republican Primary.

Ms. Patricia Tocco, 14720 Whitebrook Drive, spoke in support of Bill No. 3509 (Settlement Agreement).

Mr. Tim Lowe, representing TSG Properties, spoke in favor of Bill No. 3505 (P.Z. 03-2024 Chesterfield Village Mall) and Bill No. 3509 (Settlement Agreement).

Mr. Brad Binns, representing Dillard's, spoke in support of Bill No. 3509 (Settlement Agreement), and expressed his appreciation to the City of Chesterfield.

Mr. Stephen Kling, representing Gumbo Flats Properties, spoke in support of Bill No. 3508 (P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. [Gumbo Flats Properties, LLC]).

APPOINTMENTS

Mayor Nation nominated Mr. Kenneth Voigt for re-appointment to the Police Personnel Board. Councilmember Hansen made a motion, seconded by Councilmember Moore, to re-appoint Mr. Kenneth Voigt to the Police Personnel Board for a term of three 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. 3505	Amends City of Chesterfield ordinance 3255 to add an additional 16.679-acres of land zoned "C-8" Planned Commercial to an existing 96.017-acres of land zoned "PC&R" Planned Commercial and Residential District located south of Interstate 64, west of Clarkson Road, and east of Chesterfield Parkway (Second Reading)
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Planning Commission recommends approval. Planning & Public Works Committee recommends approval. City Attorney and City Administrator recommend that the second reading be delayed until the City Administrator’s report, after approval of the proposed settlement agreement

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, advised City Council that he proposes to delay the second reading of Bill No. 3505 until the City Administrator’s Report.

Bill No. 3508 Repeals City of Chesterfield Ordinance Number 2944 for a “PI” Planned Industrial District and creates a new “PI” Planned Industrial District for a 78.07 acre tract of land located on the north side of Outer 40 Road [P.Z. 02-2024 18009 and 18045 N. Outer Forty Road (Gumbo Flats Properties, LLC), 16W310045 and 16W240041] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee voted 2-2 and moves forward to City Council**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3508. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3508 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, June 6, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Hurt made a motion, seconded by Councilmember Hansen, to approve member emeritus status, as described in City Council Policy No. 1, for Darcy Capstick to serve on the Chesterfield Citizens Environmental Advisory Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Hurt, to approve the placement of “Gotta Practice” artwork in Logan Park. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Public Health & Safety Committee

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is scheduled for Monday, June 10, at 5:00 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for City Hall Roof Replacement. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the bid as submitted by W. James Taylor, Inc. for the City Hall Roof Replacement, and authorization for the City Administrator to execute a contract in an amount not to exceed \$330,000. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Budoor, McGuinness, Hansen, Hurt, Monachella, Moore and Wahl. Nays – None. Whereupon Mayor Nation declared the motion passed.

Bill No. 3509 Approves a settlement agreement with Dillard’s, Inc. and TSG Downtown Chesterfield Redevelopment, LLC and authorizes the City Administrator to execute the same **(First and Second Readings) City Attorney and City Administrator recommend approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3509. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3509 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3509 with the following results: Ayes – Moore, Hansen, Wahl, Hurt, Budoor, Monachella and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3509 approved, passed it and it became **ORDINANCE NO. 3297**.

Bill No. 3505 Amends City of Chesterfield ordinance 3255 to add an additional 16.679-acres of land zoned “C-8” Planned Commercial to an existing 96.017-acres of land zoned “PC&R” Planned Commercial and Residential District located south of Interstate 64, west of Clarkson Road, and east of Chesterfield Parkway **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Wahl, for the second reading of Bill No. 3505. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3505 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3505 with the following

results: Ayes – Hurt, McGuinness, Moore, Wahl, Monachella, Hansen and Budoor.
Nays – None. Whereupon Mayor Nation declared Bill No. 3505 approved, passed it and it became **ORDINANCE NO. 3298**.

OTHER LEGISLATION

There was no other legislation scheduled on the agenda for this meeting.

UNFINISHED BUSINESS

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

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:32 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

APPROVAL OF MINUTES

- A. Executive Session Minutes – June 3, 2024**
- B. City Council Meeting Minutes – June 3, 2024**

INTRODUCTORY REMARKS

- A. Thursday, June 20, 2024 – Planning & Public Works (5:30pm)**
- B. Monday, July 1, 2024 – Public Health & Safety (5:00pm)**
- C. Monday, July 15, 2024 – City Council (7:00pm)**

COMMUNICATIONS AND PETITIONS

APPOINTMENTS

- A. Appointment of Larry Walker to the Police Personnel Board.
Public Health & Safety Committee Unanimously
Recommends Approval (Voice Vote)**

Larry A. Walker

2185 Willow Ridge Lane

Chesterfield, MO 63017

636 284-0754

lawalker@swbell.net

Position

Police Personnel Board

Profile

Retired mid-level manager with 32.5 years of corporate managerial experience. Strong supporter of the police with 21 years of volunteer leadership experience with the Chesterfield Police Department.

Employment History

Business Consultant

2002-2004

Consultant for small business, specializing in analyzing their business practices and making recommendations for improving its profitability.

Area Manager Southwestern Bell Telephone (AT&T), Tulsa, Houston, St. Louis

June, 1969-November 2001

Experience in the following departments: Accounting, Data Systems, Marketing, Sales, and Procurement including contracting. At the time of my retirement, I was responsible for the purchasing offices in five states with purchase volume of over two billion dollars.

I was assigned to the new Purchasing Department at the time that SWBT was divested from AT&T. I was responsible for staffing, development of methods and procedures and the procurement of real estate for the offices in the five states.

During my years with the telephone company, I received several awards including the top two awards that the company offered:

Theodore N. Vail Metal for Valor

Nova Award for Innovation

Volunteer Service

Volunteer In Police Service

I have 21 years as a volunteer and coordinator for the Chesterfield Police Department VIPS program. I am responsible for the operations of the organization including recruitment, development, and training of members, procedural development and coordination of police activities with the VIPS.

Equine Assisted Therapy

I served as a volunteer with this organization for almost 10 years. They provide horse therapy for developmentally-disabled children

Civilian Emergency Response Team Coordinator for Chesterfield

I served as coordinator for the CERT program for Chesterfield for around 3 years. It was disbanded due to lack of funding.

Board of Directors at Ellisville Athletic Association

I was a member of this board for 8 years. We were responsible for the running of the association. During my tenure, we built the new ball park at its current location. I also coached a team there for 9 years.

Board of Directors at St. Martin's School for Developmentally Disabled Children

I was a member of this board for 3 years. The board was responsible for overseeing the operation of the school including fund raising.

Education

I graduated from the University of Tulsa with a Bachelor of Science in Business Administration. I was second in my class and received the Wall Street Achievement Award.

Skills

Employee development, ability to work in a team, adaptability, effective time management, customer service, ability to multi-task, communication, leadership, and managerial skills.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mary Monachella

- 1. Bill No. 3508 – P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. (Gumbo Flats Properties, LLC):** An ordinance repealing City of Chesterfield Ordinance Number 2944 for a “PI” Planned Industrial District and creating a new “PI” Planned Industrial District for a 78.07 acre tract of land located on the north side of Outer 40 Road [P.Z. 02-2024 18009 and 18045 N. Outer Forty Road (Gumbo Flats Properties, LLC), 16W310045 and 16W240041]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee voted 2-2 and moves forward to City Council.**

- 2. Next Meeting – June 20, 2024**

NEXT MEETING

The next Planning and Public Works Committee is scheduled for Thursday, June 20 2024, 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, June 6, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 6, 2024 in Conference Room 101.

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

Also in attendance were: Councilmember Michael Moore (Ward III); Jim Eckrich, Director of Public Works/City Engineer; Alyssa Ahner, Senior Planner; Isaak Simmers, Planner; Theresa Barnicle, Executive Assistant; and Tysen Weishaar, Representative for Applicant.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 23, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of May 23, 2024. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS

A. Logan Park Crosswalk: A proposal to add a crosswalk on Schoettler Road near Logan Park (Ward 3).

DISCUSSION

The Committee discussed the proposed crosswalk in detail. Councilmembers Dan Hurt and Michael Moore summarized the on-site meeting with residents that occurred on May 31, 2024. The councilmembers indicated that most residents - all but one - are in favor of the crosswalk at the location recommended. Discussion was held regarding the proposed crosswalk, and the committee concurred that this matter should move forward to Council for approval.

Councilmember Hurt made a motion to recommend approval of a crosswalk at the recommended location with an allocation to the adjacent subdivision for screening in an amount not to exceed \$1,500. This motion was seconded by Councilmember Monachella and **passed by a voice vote of 3-0.**

Before the vote, Councilmember Hansen asked for clarification as to whether the City will maintain the vegetation. Councilmember Hurt stated that the City will not maintain the vegetation as it will be placed on common ground. The vegetation will be installed by a contractor selected by the resident, and once approved by the subdivision, the City will reimburse the contractor in an amount not to exceed \$1500.

This item now moves forward to the City Council for authorization. If approved the crosswalk, sidewalk, and RRFB will be installed later this year.

III. NEW BUSINESS

- A. **FSP 60-2024 VERIZON (13703 Olive Blvd)**: A request for a new Facilities Siting Permit to install a new cell pole and accompanying infrastructure and a new power pole with transformer located in the City of Chesterfield right-of-way at the Dierberg Meditation Park at the northwest intersection of Olive Boulevard and River Valley Drive (Ward 1).

DISCUSSION

Council discussed the issue in depth, and questions were raised regarding concerns about the site and frequency of these types of requests. The council stated they would feel more comfortable with some clarification from the City Attorney before casting their vote on the measure and decided it would be best to postpone a decision until clarification could be obtained from the City Attorney as to whether this location was non-negotiable.

Councilmember Monachella made a motion to hold FSP 60-2024 VERIZON (13703 Olive Blvd) for clarification about the City's options from the City Attorney. The motion was seconded by Councilmember Hansen and passed by a voice vote of 3-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:11 p.m.

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning *JW*

Date: June 03, 2024

RE: **P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. (Gumbo Flats Properties, LLC)**: A request for an ordinance amendment to create a new “PI” Planned Industrial District for two parcels zoned “M3” Planned Industrial District, “NU” Non-Urban District and “PI” Planned Industrial District, and totaling 78.07 acres located on the north side of Outer 40 Road (16W310045 and 16W240041).

Summary

Stock & Associates Consulting Engineers, Inc, on behalf of Gumbo Flats Properties, LLC has submitted a request for an ordinance amendment to create a new “PI” Planned Industrial District by including the “M3” Planned Industrial District, “PI” Planned Industrial District, and “NU” Non-Urban District parcels. The ordinance amendment will modify the specific criteria and legal description in the existing ordinance of the PI District, Ordinance 2944 and expand the legal description to consolidate one zoning over the area.

A Public Hearing was held on March 11, 2024 for this petition, during which the City of Chesterfield Planning Commission raised multiple issues regarding:

- Visual impact of the proposed parking area
- Concern regarding the amount of tree removal associated with the proposed improvements
- Consistency with Conservation land use designation

The petition was reviewed by Planning Commission on May 13, 2024. Planning Commission approved this petition, with two amendments. First amendment was to include a restriction within the Attachment A to limit 65 feet building height for lot D and 20 feet height restriction for rest of the parcel. Second amendment was to have setback requirement from the west property line of the Planned Industrial District. The amended motion was passed, by a vote of 9 to 0.

On May 23, 2024, the petition was brought before the Planning & Public Works Committee. A motion was made to forward the petition to City Council with a recommendation to approve. The motion failed to pass by vote 2-2.

Attachments: Legislation
Attachment A
Attachment B – Preliminary Development Plan



Figure 1: Subject Site Aerial

BILL NO. 3508

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2944 FOR A “PI” PLANNED INDUSTRIAL DISTRICT AND CREATING A NEW “PI” PLANNED INDUSTRIAL DISTRICT FOR A 78.07 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OUTER 40 ROAD [P.Z. 02-2024 18009 AND 18045 N. OUTER FORTY ROAD (GUMBO FLATS PROPERTIES, LLC), 16W310045 AND 16W240041].

WHEREAS, the petitioner, Gumbo Flats Properties, LLC, has requested a change in zoning from the “PI” Planned Industrial District to new “PI” Planned Industrial District for a 78.07 acre tract of land located on the north side of Outer 40 Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 11, 2024; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning, with amendments, by a vote of 2-2; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a new “PI” Planned Industrial District designation for a 78.07 acre tract of land located on the north side of Outer 40 Road as described as follows:

A TRACT OF LAND LOCATED IN U.S. SURVEYS 368 AND 371, IN TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

BEGINNING AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF INTERSTATE 64, ALSO KNOWN AS HIGHWAY 40, VARIABLE WIDTH, AND THE WEST LINE OF LOT 3 OF NICHOLAS MUELLER ESTATE PLAT BOOK 2 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS; THENCE THE FOLLOWING COURSE AND DISTANCES ALONG SAID NORTHEAST RIGHT OF WAY LINE: NORTH 55 DEGREES 11 MINUTES 06 SECONDS WEST, 225.12 FEET; NORTH 37 DEGREES 50 MINUTES 17 SECONDS WEST, 169.45 FEET; NORTH 26 DEGREES 25 MINUTES 51 SECONDS WEST, 199.71 FEET; NORTH 37 DEGREES 39 MINUTES 24 SECONDS WEST, 175.60 FEET; NORTH 46 DEGREES 48 MINUTES 55 SECONDS WEST, 169.60 FEET; NORTH 49 DEGREES 46 MINUTES 39 SECONDS WEST, 197.61 FEET; NORTH 60 DEGREES 07 MINUTES 09 SECONDS WEST, 187.51 FEET; NORTH 59 DEGREES 03 MINUTES 47 SECONDS WEST, 183.94 FEET; NORTH 45 DEGREES 52 MINUTES 41 SECONDS WEST, 193.99 FEET; NORTH 32 DEGREES 48 MINUTES 51 SECONDS WEST, 190.24 FEET; NORTH 42 DEGREES 30 MINUTES 56 SECONDS WEST, 148.45 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 2,724.29 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 270.42 FEET AND A CHORD WHICH BEARS NORTH 18 DEGREES 31 MINUTES 12 SECONDS WEST, 270.31 FEET; NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 243.13 FEET; NORTH 41 DEGREES 19 MINUTES 10 SECONDS WEST, 110.92 FEET; NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 510.00 FEET; NORTH 74 DEGREES 19 MINUTES 18 SECONDS EAST, 10.00 FEET; NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 170.00 FEET; NORTH 74 DEGREES 19 MINUTES 18 SECONDS EAST, 5.00 FEET; NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 120.00 FEET; NORTH 74 DEGREES 19 MINUTES 18 SECONDS EAST, 10.00 FEET; AND NORTH 15 DEGREES 40 MINUTES 42 SECONDS WEST, 525.24 FEET, TO THE SOUTH BANK OF THE MISSOURI RIVER AS LOCATED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS IN OCTOBER 2023; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID SOUTH BANK OF THE MISSOURI RIVER: NORTH 48 DEGREES 31 MINUTES 28 SECONDS EAST, 335.26 FEET; NORTH 84 DEGREES 44 MINUTES 55 SECONDS EAST, 198.93 FEET; SOUTH 78 DEGREES 34 MINUTES 46 SECONDS EAST, 325.04

FEET; AND NORTH 62 DEGREES 10 MINUTES 34 SECONDS EAST, 523.22 FEET, TO THE WEST LINE OF ABOVE SAID LOT 3; THENCE ALONG SAID WEST LINE, SOUTH 11 DEGREES 29 MINUTES 32 SECONDS EAST, 3,768.25 FEET TO THE POINT OF BEGINNING. CONTAINING 3,401,035 SQUARE FEET OR 78.077 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.

Section 3. The City Council, pursuant to the petition filed by Gumbo Flats Properties, LLC, in P.Z. 02-2024, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of March, 2024, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this _____ day of _____, 2024.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/03/2024

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PI” Planned Industrial District shall be:
 - a. Batching plant.
 - b. Extraction & processing of raw materials from the earth and processing thereof
 - c. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours.
2. The above uses in the “PI” Planned Industrial District shall be restricted as follows:
 - a. Manufacture of asphalt and storage of materials incident to such manufacturing is prohibited.
 - b. Permitted use “a” and “b” shall be restricted only to Lot D located on the north portion of the site as depicted in the Preliminary Development Plan
 - c. Parking “garages” shall not be permitted
 - d. Gravel parking within this “PI” District is allowed north of the Levee only if:
 - i. Parcels north of the Chesterfield-Monarch Levee are consolidated between this “PI” District and the adjacent parcel(s) to the east.
 - ii. A portion of gravel parking from the “PC” District immediately east of this development, as depicted on the Preliminary Development Plan, is relocated.
 - iii. The total gravel parking area for Lot C shall not exceed the area shown on the attached Preliminary Development Plan.
3. Hours of Operation.
 - a. Hours of operation for this “PI” District shall not be restricted.

4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height

- a. The maximum height of the building, exclusive of roof screening, shall not exceed sixty-five (65) feet for Lot D and twenty (20) feet for rest of the PI parcel.
- b. The height of the sand and gravel stockpiles located on Lot D shall be limited to the level of the adjacent roadways.

2. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace is required for each lot within this development.

C. SETBACKS

1. Structure Setbacks

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

- a. Thirty (30) feet from the west boundary of the Planned Industrial (PI) District.
- b. Zero (0) feet from the eastern boundary of the PI District.
- c. Zero (0) feet from the north boundary of the PI District.

2. Parking Setbacks

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

- a. Thirty (30) feet from the west boundary of the PI District.
- b. Zero (0) feet from the north boundary of the PI District.
- c. Zero (0) feet from the eastern boundary of the PI District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. Access to this development shall be permitted to utilize the existing gravel driveway.
4. The Monarch-Chesterfield Levee Trail crossing shall be continuously maintained free of dirt, gravel, and debris.
5. Parking and access roads, substantially conforming with the Preliminary Development Plan, may utilize gravel or other similar materials.
6. Water shall be applied to the unpaved road surface at least twice per day during any day of operation, or as frequently as deemed necessary by City Staff for dust suppression purposes. When additional water applications are directed by City Staff the application shall be initiated within two hours of the directive.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate

landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. Cross access shall be provided to the adjoining properties as directed by the City of Chesterfield.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
4. Access to Missouri Department of Transportation (MODOT) road right-of-way and improvements within MODOT road right-of-way (N. Outer 40 Road) shall be as directed by MODOT.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
2. Additional right-of-way and road improvements shall be provided, as required by Missouri Department of Transportation and the City of Chesterfield.
3. Any water or sanitary taps in MoDOT right of way will require a separate permit issued to the contractor/plumber doing the work as required by MoDOT.
4. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the Missouri Department of Transportation. No gate installation will be permitted on public right-of-way.
5. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
6. If a gated access is installed, must meet all the requirements of City Code.

7. Pedestrian improvements and connections to and/or across the Levee Trail will require review and approval of the City of Chesterfield and Monarch Chesterfield Levee District.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto N. Outer 40 Rd. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

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

M. STORM WATER

1. Formal MSD review, approval, and permits are required.
2. Post-construction BMP's will be required. Stormwater Management facilities and site design strategies shall be applied such that the extents of the project's disturbed areas are managed. The site is considered new development; volume reducing BMP's will be required.
3. Channel protection volume may be required for the portions of the project outside of the Monarch Chesterfield Levee District unless exempt by the MSD Rules and Regulations.
4. Culverts will not be maintained by MSD.
5. A flood plain study will be required for this project for any work performed outside of the Levee District Boundary.
6. Approval from the Monarch Chesterfield Levee District.

7. Note that projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the feature as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under Clean Water Act section 401/ 404 permitting requirements. MSD may require documentation that the project has satisfied 401/404 permitting requirements prior to plan approval, or documentation that the activities are exempt.
8. The project is in the Caulks Creek Service area and is subject to the Caulks Creek Surcharge.
9. Sanitary flow estimates must be provided to MSD. These shall include the estimated average daily and peak flow rates. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements, including pump station upgrades may be required based on the flow rates provided.
10. A public sanitary sewer extension may be required as per MSD.
11. Sample manholes or tees may be required by MSD.
12. If sanitary service is proposed on the river side of the levee the system would need to be designed as to minimize infiltration during a high water event.
13. Easements will be required to allow for future public sewer extensions to adjacent tracts.
14. Offsite easements may be required as directed by MSD.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. Overhead electric service is permitted on the north side of the Levee.
2. 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.
3. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit Application to the City of Chesterfield for approval. The Floodplain Development Permit must be approved prior to the approval of a Grading Permit or Improvement Plans. Any proposed development in, or alteration of, the FEMA designated floodway shall require a No Rise Certification signed and sealed by a Missouri Professional Engineer. A Floodplain Study may also be required as directed by the City of Chesterfield.

If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA). The LOMR must be issued by FEMA prior to the approval of improvement plans. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation, except Lot D. Consult Article 05 of the Unified Development Code for specific requirements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

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

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) to the Trust Fund Area E.

ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

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

As this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

A. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1058.23 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

B. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,357.52 per acre for the total area as approved on the Site Development Plan.

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

C. SANITARY SEWER

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

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

The amount of these required contributions for the storm water and primary water line improvements, if not submitted by January 1, 2025 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

IV. RECORDING

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

V. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

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

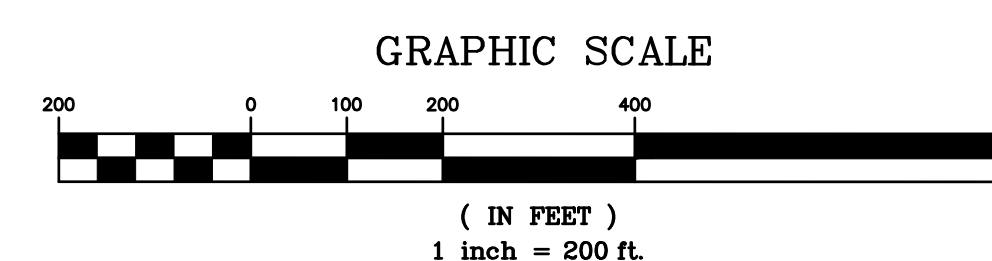
PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEYS 368 AND 371, IN
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

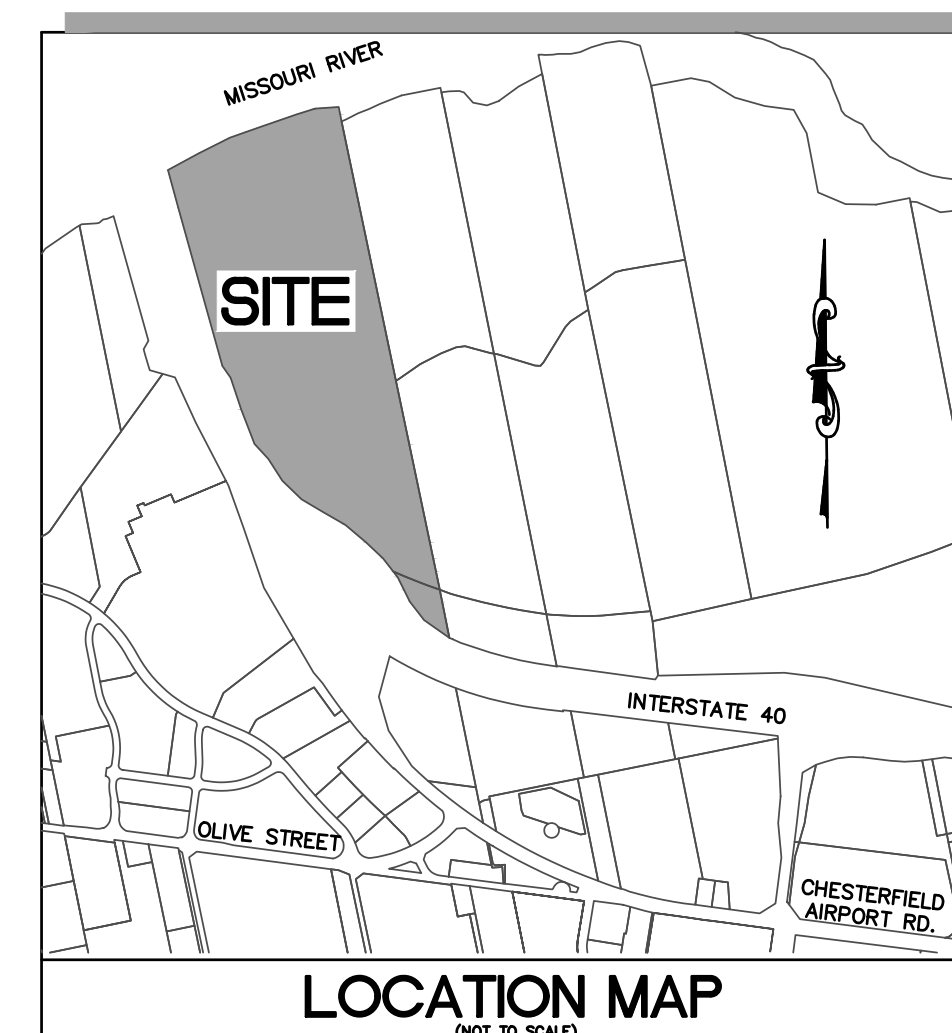
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636)
500-9000 FAX: (636) 530-9000
e-mail: general@stockand.com
Web: www.stockand.com

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.



SCALE: 1" = 200'



SITE INFORMATION

OWNER: GUMBO FLATS PROPERTIES, LLC
ADDRESS: 18009 & 18045 N. OUTER 40 RD
CHESTERFIELD, MO 63005
ZONING: "PI" PLANNED INDUSTRIAL - ORD. No. 2944, M3 & NU
16W310045 & 16W240041
LOCATOR NO:
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K (02/04/2015)
W/ LOMR NOV. 16, 2017 CASE NO. 17-07-0742P
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

PDP 1.0 OVERALL SITE PLAN
PDP 2.0 SITE PLAN - TRAILER ACCESS NORTH OF LEVEE
PDP 3.0 SITE SECTIONS
TSD TREE STAND DELINEATION
TPP TREE PRESERVATION PROTECTION
L1.02 GRAVEL PARKING LOT LANDSCAPE PLAN

PROPERTY DESCRIPTION

A tract of land located in U.S. Surveys 368 and 371, in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the northeast right of way line of Interstate 64, also known as Highway 40, variable width, and the west line of Lot 3 of Nicholas Mueller Estate Plat Book 2 Page 25 of the St. Louis County records; thence the following course and distances along said northeast right of way line: North 55 degrees 11 minutes 06 seconds West, 225.12 feet; North 37 degrees 50 minutes 17 seconds West, 169.45 feet; North 26 degrees 25 minutes 51 seconds West, 199.71 feet; North 37 degrees 39 minutes 24 seconds West, 175.60 feet; North 48 degrees 48 minutes 55 seconds West, 169.60 feet; North 49 degrees 46 minutes 39 seconds West, 197.61 feet; North 60 degrees 07 minutes 09 seconds West, 187.51 feet; North 59 degrees 03 minutes 47 seconds West, 183.94 feet; North 45 degrees 52 minutes 41 seconds West, 193.99 feet; North 32 degrees 48 minutes 51 seconds West, 190.24 feet; North 42 degrees 30 minutes 58 seconds West, 148.45 feet to a curve to the right having a radius of 2,724.29 feet, along said curve an arc distance of 270.42 feet and a chord which bears North 18 degrees 31 minutes 12 seconds West, 270.31 feet; North 15 degrees 40 minutes 42 seconds West, 243.13 feet; North 41 degrees 19 minutes 10 seconds West, 110.92 feet; North 15 degrees 40 minutes 42 seconds West, 510.00 feet; North 14 degrees 19 minutes 19 seconds East, 10.00 feet; North 15 degrees 40 minutes 42 seconds West, 170.00 feet; North 74 degrees 19 minutes 18 seconds East, 5.00 feet; North 15 degrees 40 minutes 42 seconds West, 120.00 feet; North 74 degrees 19 minutes 18 seconds East, 10.00 feet; and North 15 degrees 40 minutes 42 seconds West, 525.24 feet, to the South Bank of the Missouri River as located by Stock and Associates Consulting Engineers in October 2023; thence the following courses and distances along the said south bank of the Missouri River: North 48 degrees 31 minutes 29 seconds East, 335.25 feet; North 84 degrees 44 minutes 55 seconds East, 198.93 feet; South 78 degrees 34 minutes 46 seconds East, 325.04 feet; and North 62 degrees 10 minutes 34 seconds East, 523.22 feet, to the west line of above said Lot 3; thence along said west line, South 11 degrees 29 minutes 32 seconds East, 3,768.25 feet to the POINT OF BEGINNING.
Containing 3,401,035 square feet or 78,077 acres, more or less.

PI PLANNED INDUSTRIAL DISTRICT ORD.# 2944

Structure and Parking setbacks: Zero feet.

Height Requirements:
Max Height of building, exclusive of roof screening shall not exceed 65 feet.

LEGEND

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

ABBREVIATIONS

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

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEV.=460.15-460.69), FLOODWAY AREAS IN ZONE AE, FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING), BASE FLOOD ELEVATIONS DETERMINED, ELEV.=460), AND FLOOD ZONE X SHADED (AREAS OF 1% ANNUAL CHANCE FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0145K WITH AN EFFECTIVE DATE OF 02/04/2015 AND REVISED TO REFLECT LOMR NOV. 16, 2017 CASE NO. 17-07-0742P, BY GRAPHICALLY PLOTTING.

GEOTECHNICAL NOTE

CONTRACTOR SHALL READ THE GEOTECHNICAL FEASIBILITY STUDY MWT JOB NO. 15545 TITLED NORTH OUTER 40, CHESTERFIELD, MISSOURI, AS PREPARED BY MIDWEST TESTING (DAN BARCZYKOWSKI, P.E.) DATED 11/09/2022. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT, ANY ADDENDUMS OR ADDITIONAL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ARE CONSIDERED PART OF THESE SPECIFICATIONS AND SHALL BE USED AS THE BASIS FOR CONSTRUCTION MEANS AND METHODS.

DISCLAIMER:

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN, UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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.



MoDOT LOCATE (314) 340-4100

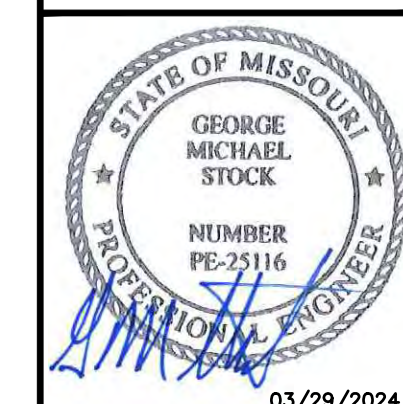


PREPARED FOR
GUMBO FLATS PROPERTIES, LLC
MR. JERRY KERR - MANAGER
PHONE: (855) 332-4777

ST. LOUIS COUNTY BENCHMARK
BENCHMARK#12387
NAD83 Elev = 461.00
Standard DNR aluminum disk stamped SL-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #1000 Chesterfield Industrial Boulevard; roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

SITE BENCHMARK
ELEV.=465.84
FND. CUT CROSS ON EASTERN MEDIAN ISLAND OF ROUNDABOUT AS SHOWN HEREON.

PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO PI ORD.# 2944
18009 & 18045 NORTH OUTER 40 ROAD
CHESTERFIELD, MO 63005

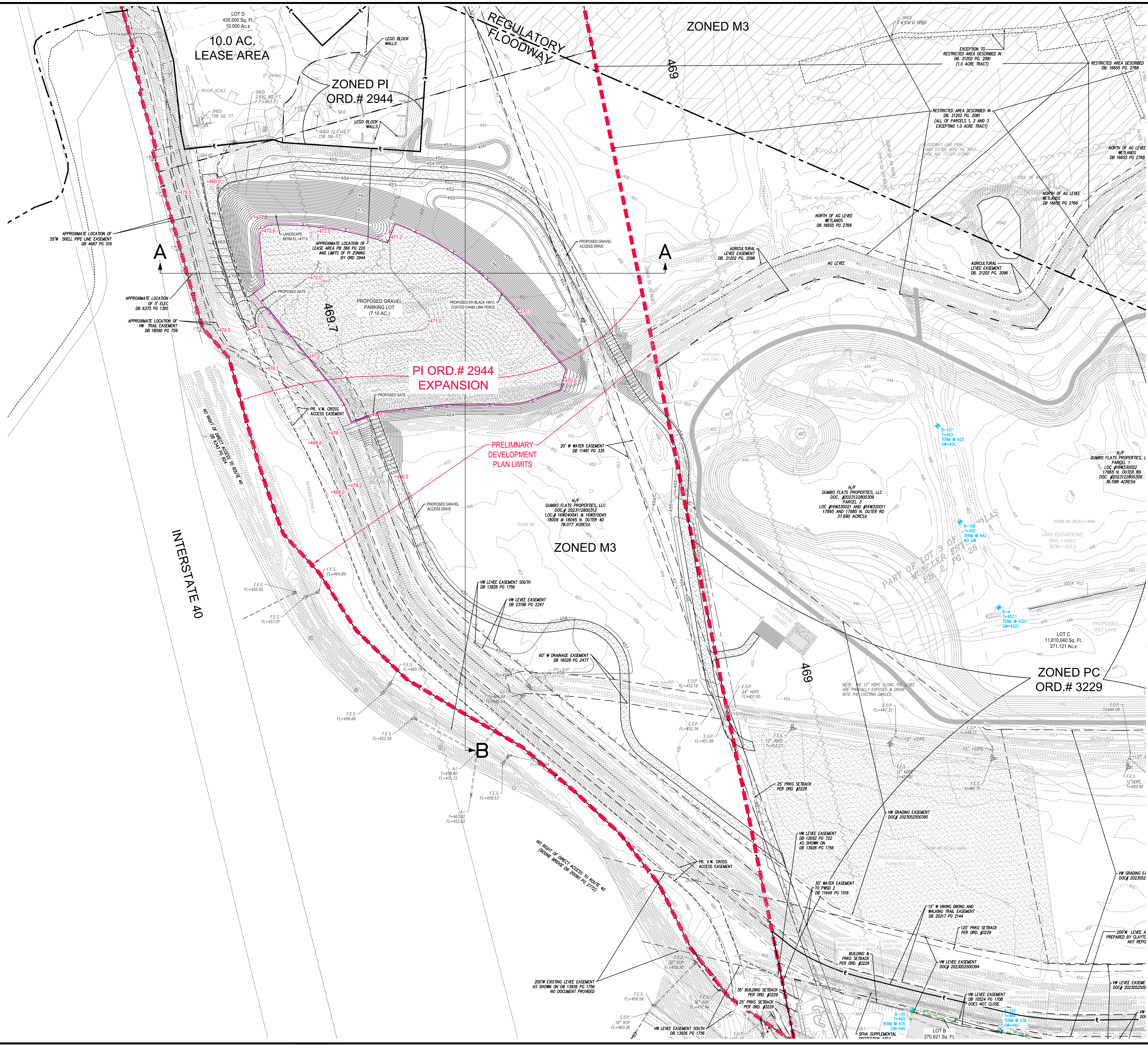
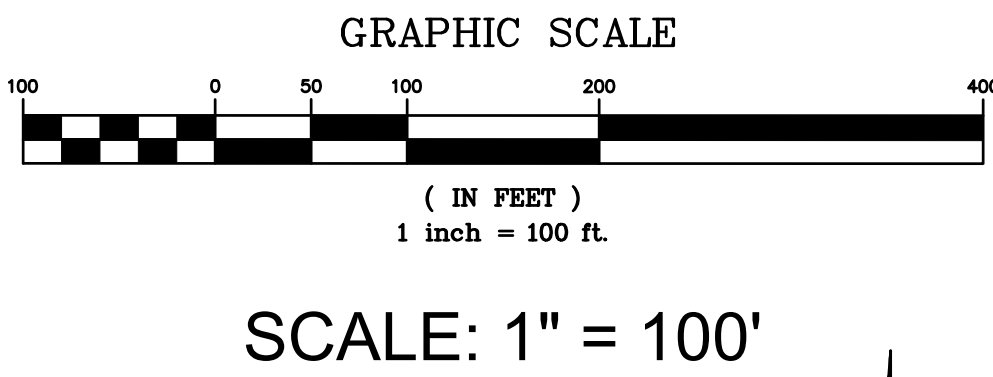


03/29/2024
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:	
1	02/06/2024 - PROJECT LIMITS
2	03/29/2024 - CITY COMMENTS

DRAWN BY:	C.D.	CHECKED BY:	G.M.S.
DATE:	01/26/2024	JOB NO.:	222-7282.1
REG. P.#:		RISE MAP #:	16W & 17W
S.L.C. MAT.#:		MAT. SUP.#:	
M.D.N.R.#:			

SHEET TITLE:
OVERALL SITE PLAN
SHEET NO.:
PDP 1.0



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9300
 5301-3001 FAX: (636) 530-9300
 e-mail: general@stockinc.com
 Web: www.stockinc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO PI ORD.# 2944
 18009 & 18045 NORTH OUTER 40 ROAD
 CHESTERFIELD, MO 63005

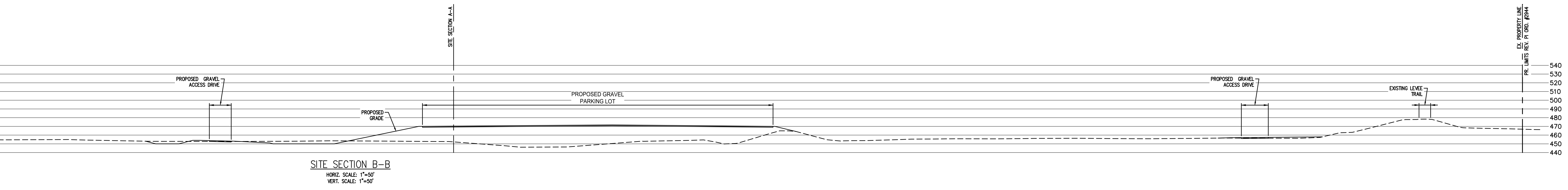
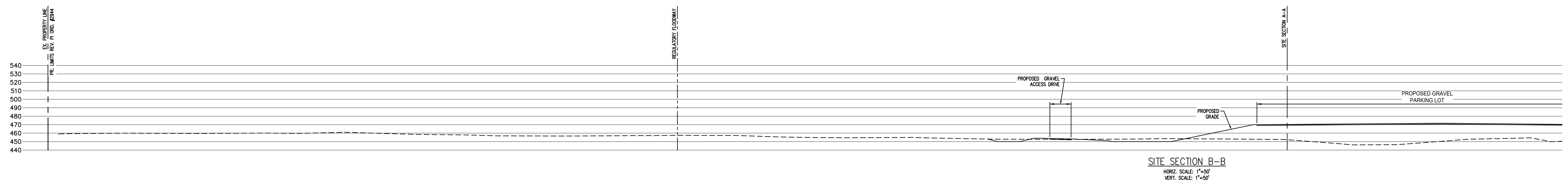
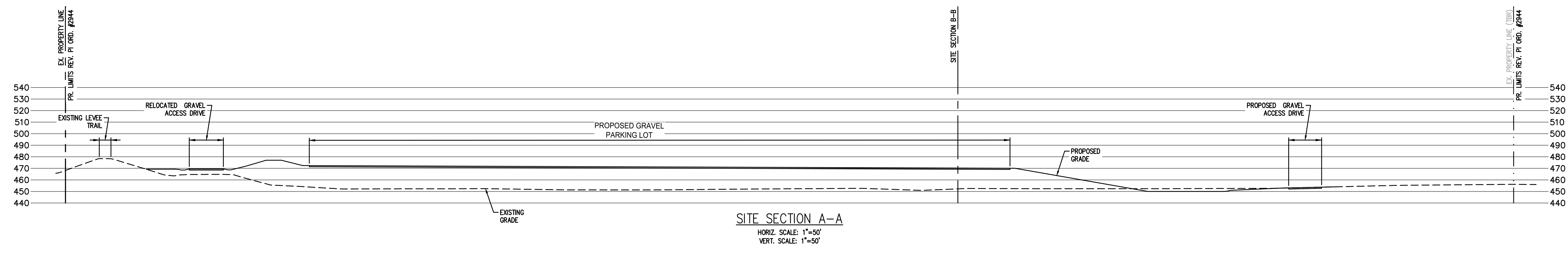


03/29/2024
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 500996

REVISIONS:

1	02/08/2024	- PROJECT LIMITS
2	03/29/2024	- CITY COMMENTS

DRAWN BY:	GM.S.	CHECKED BY:	GM.S.
DATE:	01/26/2024	JOB NO.:	222-7282.1
S.E.S. P.#		BASE MAP:	16W & 17W
S.L.C. HAT #		HAT S.U.P. #	
M.D.N.R. #			
SHEET TITLE: SITE PLAN - TRAILOR LOT AND ACCESS NORTH OF LEVEE			
SHEET NO.: PDP.2.0			



PRELIMINARY DEVELOPMENT PLAN FOR:
TEXT AMENDMENT TO PI ORD. # 2944
 18009 & 18045 NORTH OUTER 40 ROAD
 CHESTERFIELD, MO 63005



03/29/2024
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

1	02/08/2024	- PROJECT LIMITS
2	03/29/2024	- CITY COMMENTS

DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 01/26/2024	JOB NO. 222-7282.1
K.S.D. P.#	BASE MAP #
S.L.C. HAT #	HAT SUP. #
M.D.N.R. #	

SHEET TITLE:
SITE SECTIONS

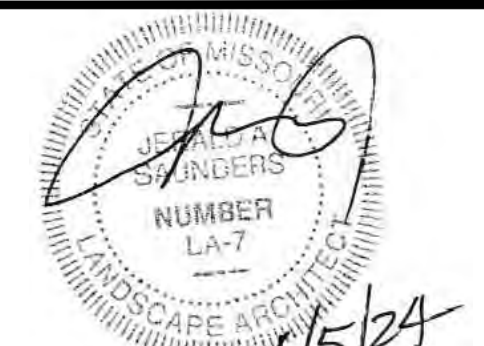
SHEET NO.:
PDP 3.0

Tree ID	Common Name	DBH	Condition
4240	Cottonwood	35	2
4241	Cottonwood	24	2
4242	Cottonwood	28	2
4243	Cottonwood	33	2
4244	Cottonwood	25	2
4245	American sycamore	30	2
4246	Cottonwood	36	2
4247	Cottonwood	30	2
4248	Cottonwood	28	2
4249	Cottonwood	25	2
4250	Cottonwood	25	2
4251	Silver maple	24	2
4252	Cottonwood	30	2
4253	Cottonwood	33	2
4254	Cottonwood	37	2
4255	Cottonwood	38	2
4256	Cottonwood	28	2
4257	Cottonwood	28	2
4258	Cottonwood	35	2
4259	Silver maple	28	2
4260	Cottonwood	30	2
4261	Cottonwood	24	2
4262	Cottonwood	32	2
4263	Cottonwood	32	2
4264	Cottonwood	44	2
4265	Silver maple	30	2
4266	Cottonwood	32	2
4267	Cottonwood	40	2
4268	Cottonwood	32	2
4269	Cottonwood	42	2
4270	Cottonwood	40	2
4271	Cottonwood	28	2
4272	Cottonwood	28	2
4273	Cottonwood	30	2
4274	Cottonwood	42	2
4275	Cottonwood	31	2
4276	Cottonwood	57	2
4277	Cottonwood	57	2
4278	Cottonwood	30	2
4279	Cottonwood	32	2
4280	Cottonwood	33	2
4281	Cottonwood	33	2
4282	Cottonwood	28	2
4283	Cottonwood	30	2
4284	Silver maple	30	2
4285	Cottonwood	30	2
4286	Cottonwood	30	2
4287	Cottonwood	35	3
4288	Cottonwood	38	3
4289	Cottonwood	35	3
4290	Cottonwood	40	3
4291	Cottonwood	35	3
4292	Cottonwood	37	3
4293	American sycamore	25	3
4294	Cottonwood	30	3
4295	Cottonwood	28	2
4296	Cottonwood	28	2
4297	Cottonwood	28	2
4298	Cottonwood	28	2
4299	Cottonwood	28	2
4300	Cottonwood	28	2
4301	Cottonwood	28	2
4302	Cottonwood	28	2
4303	Cottonwood	28	2
4304	Cottonwood	28	2
4305	Cottonwood	28	2
4306	Cottonwood	28	2
4307	Cottonwood	28	2
4308	Cottonwood	28	2
4309	Cottonwood	28	2
4310	Cottonwood	28	2
4311	Cottonwood	28	2
4312	Cottonwood	28	2
4313	Cottonwood	28	2
4314	Cottonwood	28	2
4315	American sycamore	30	2
4316	Cottonwood	36	2
4317	Cottonwood	54	3
4318	Cottonwood	34	2
4319	Cottonwood	38	3
4320	Cottonwood	38	3
4321	Cottonwood	38	3
4322	Cottonwood	34	3
4323	Cottonwood	30	3
4324	Silver maple	30	3
4325	Cottonwood	30	3
4326	Cottonwood	35	3
4327	Cottonwood	38	3
4328	Cottonwood	35	3
4329	Cottonwood	35	3
4330	Cottonwood	40	3
4331	Cottonwood	35	3
4332	Cottonwood	37	3
4333	American sycamore	25	3
4334	Cottonwood	30	3
4335	Cottonwood	28	2
4336	Cottonwood	28	2
4337	Cottonwood	30	3
4338	American sycamore	29	3
4339	American sycamore	32	3
4340	American sycamore	34	2
4341	American sycamore	28	3
4342	American sycamore	24	3
4343	Cottonwood	40	3
4344	Cottonwood	26	3
4345	Cottonwood	26	3
4346	Cottonwood	29	3
4347	Cottonwood	29	3
4348	Cottonwood	32	3
4349	Cottonwood	26	3
4350	Cottonwood	28	3
4351	Cottonwood	26	3
4352	Cottonwood	29	3
4353	Cottonwood	25	3
4354	Cottonwood	28	3
4355	Cottonwood	26	3
4356	Cottonwood	26	3
4357	Cottonwood	26	3
4358	Cottonwood	28	3
4359	Cottonwood	29	2
4360	Cottonwood	30	2
4361	Cottonwood	27	2
4362	Cottonwood	24	2
4363	American sycamore	28	3
4364	Cottonwood	30	2
4365	Cottonwood	28	2

Tree Condition Rating:

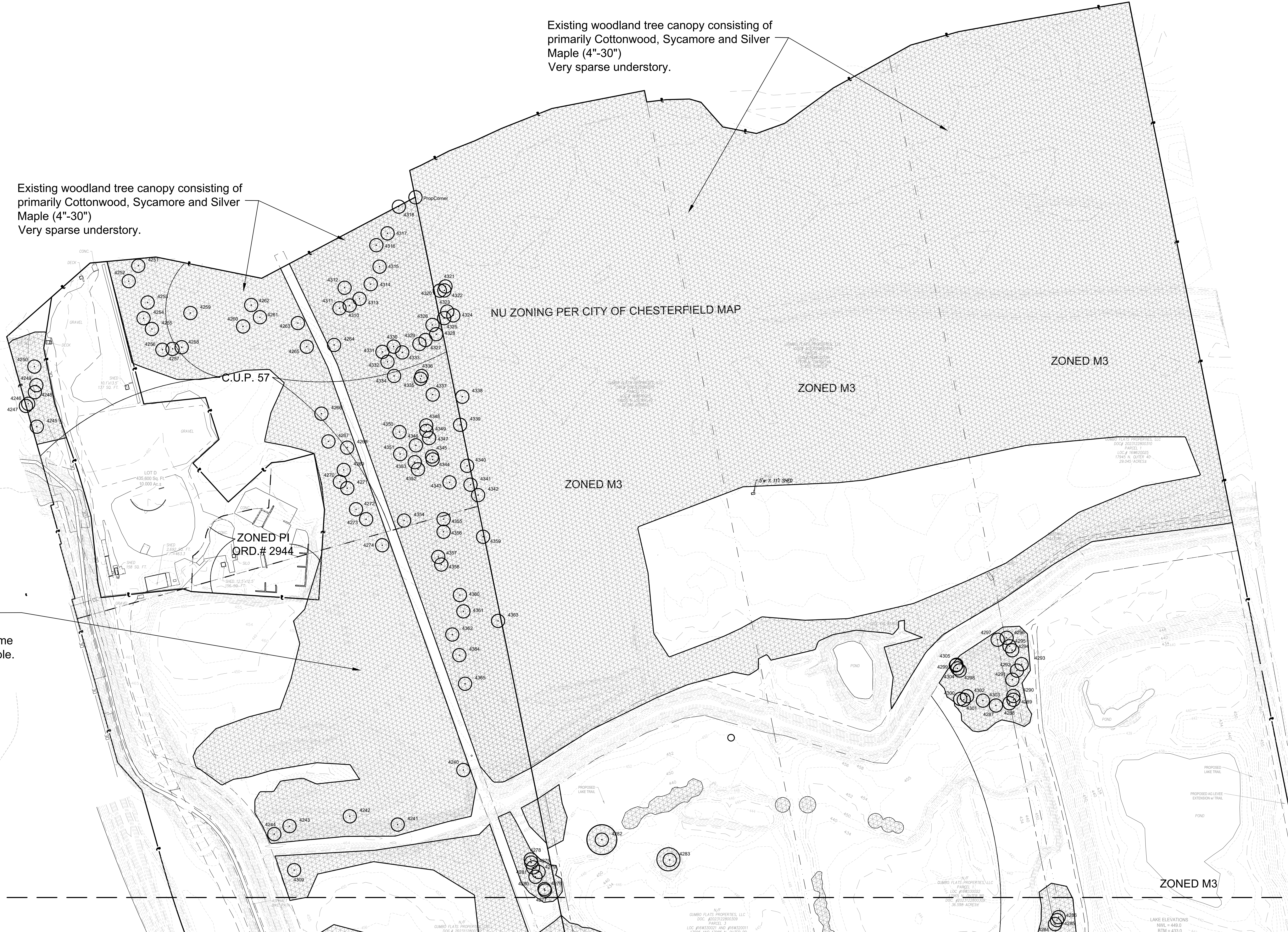
Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

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



Jerold Saunders - Landscape Architect
 MO License # LA-007

Consultants:



Existing woodland tree canopy consisting of primarily Cottonwood, Sycamore and Silver Maple (4"-30")
 Very sparse understory.

Existing woodland tree canopy consisting of primarily Cottonwood, Sycamore and Silver Maple (4"-30")
 Very sparse understory.

Existing woodland tree canopy consisting of primarily Cottonwood, some Sycamore and Silver Maple.
 Considerable small Box Elder and invasive honeysuckle.

Total Site Area = 12,657,447 s.f. (290.58 acres)
 Woodland Tree Canopy Area = 5,156,054 s.f. (118.37 acres)

Revisions:

Date	Description	No.
4/5/24	City Comments	1

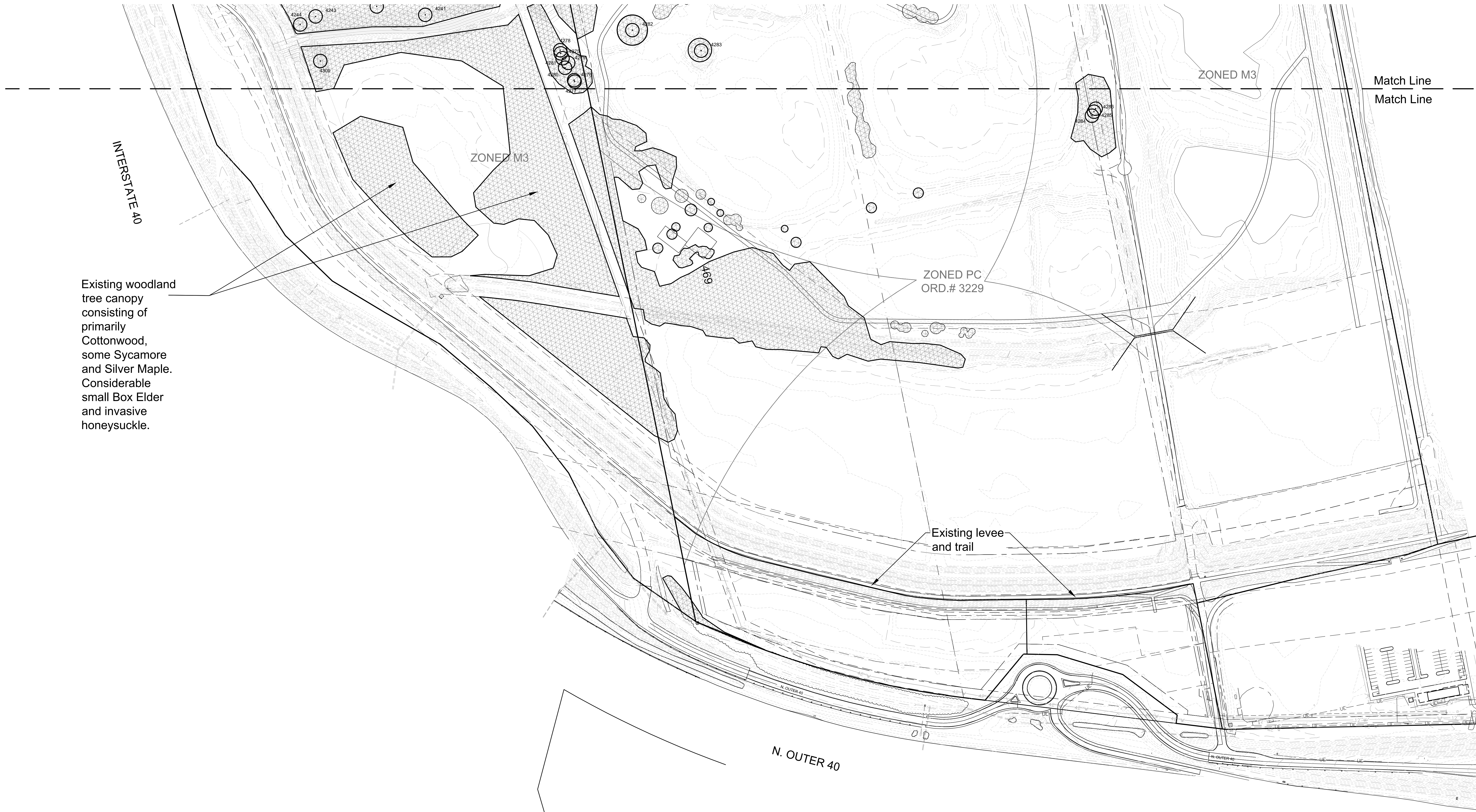
Drawn: KP
 Checked: RS

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

Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC #000119

Sheet Title:	Tree Stand Delineation North
Sheet No.:	TSD-1
Date:	1/25/24
Job #:	813.026



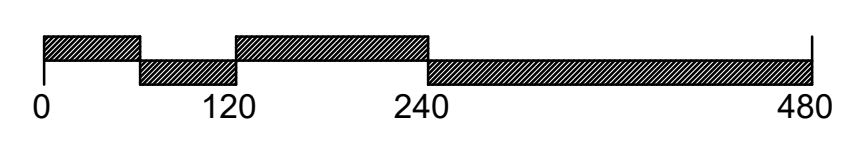


Existing woodland tree canopy consisting of primarily Cottonwood, some Sycamore and Silver Maple. Considerable small Box Elder and invasive honeysuckle.

Existing levee and trail


Tree Stand Delineation

 SCALE 1"=120'



Site Development Plan

Gateway Studios

 17935 - 18055 North Outer Forty Drive

 Chesterfield, MO 63005

Revisions:

Date	Description	No.
4/5/24	City Comments	1

Drawn: KP

 Checked: RS


LOOMIS ASSOCIATES

 landscape architects + planners

 750 Spirit 40 Park Drive, Chesterfield, Missouri 63005

 t. 636-519-8668 www.loomis-associates.com

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

Sheet Title:	Tree Stand Delineation South
Sheet No:	TSD-2
Date:	1/25/24
Job #:	813.026

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

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



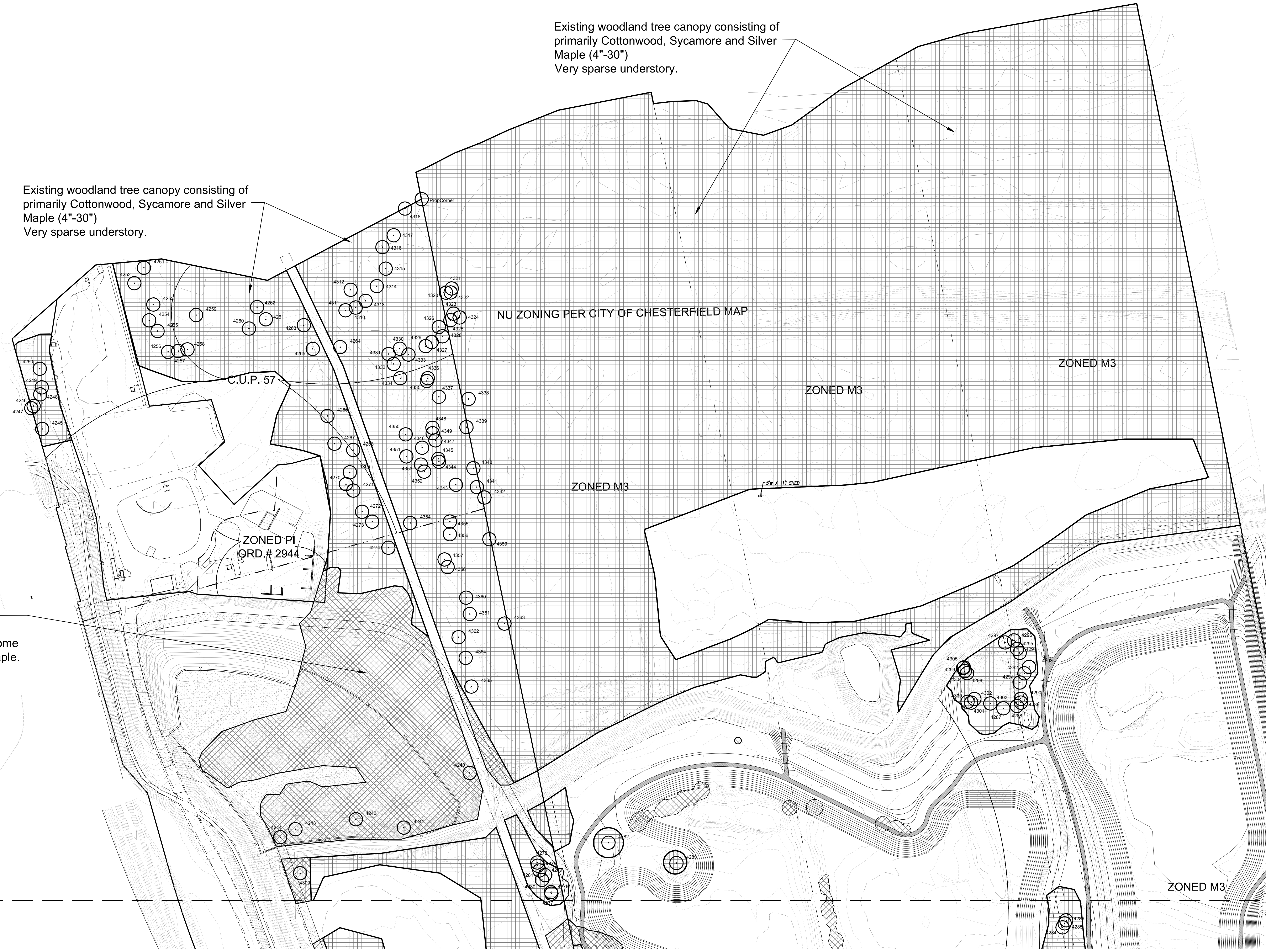
Jerold Saunders - Landscape Architect
MO License # LA-007

Consultants:

Existing woodland tree canopy consisting of
primarily Cottonwood, Sycamore and Silver
Maple (4"-30")
Very sparse understory.

Existing woodland tree canopy consisting of
primarily Cottonwood, Sycamore and Silver
Maple (4"-30")
Very sparse understory.

Existing woodland tree
canopy consisting of
primarily Cottonwood, some
Sycamore and Silver Maple.
Considerable small Box
Elder and invasive
honeysuckle.



Site Development Plan
Gateway Studios
17935-18055 North Outer 40 Road
Chesterfield, MO 63005

Revisions:

Date	Description	No.
4/5/24	City Comments	1

Drawn: KP
Checked: RS

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

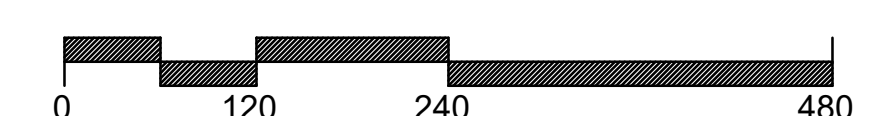
Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title: Tree Preservation Plan North

Sheet No: **TPP-1**

Date: 1/25/24
Job #: 813.026

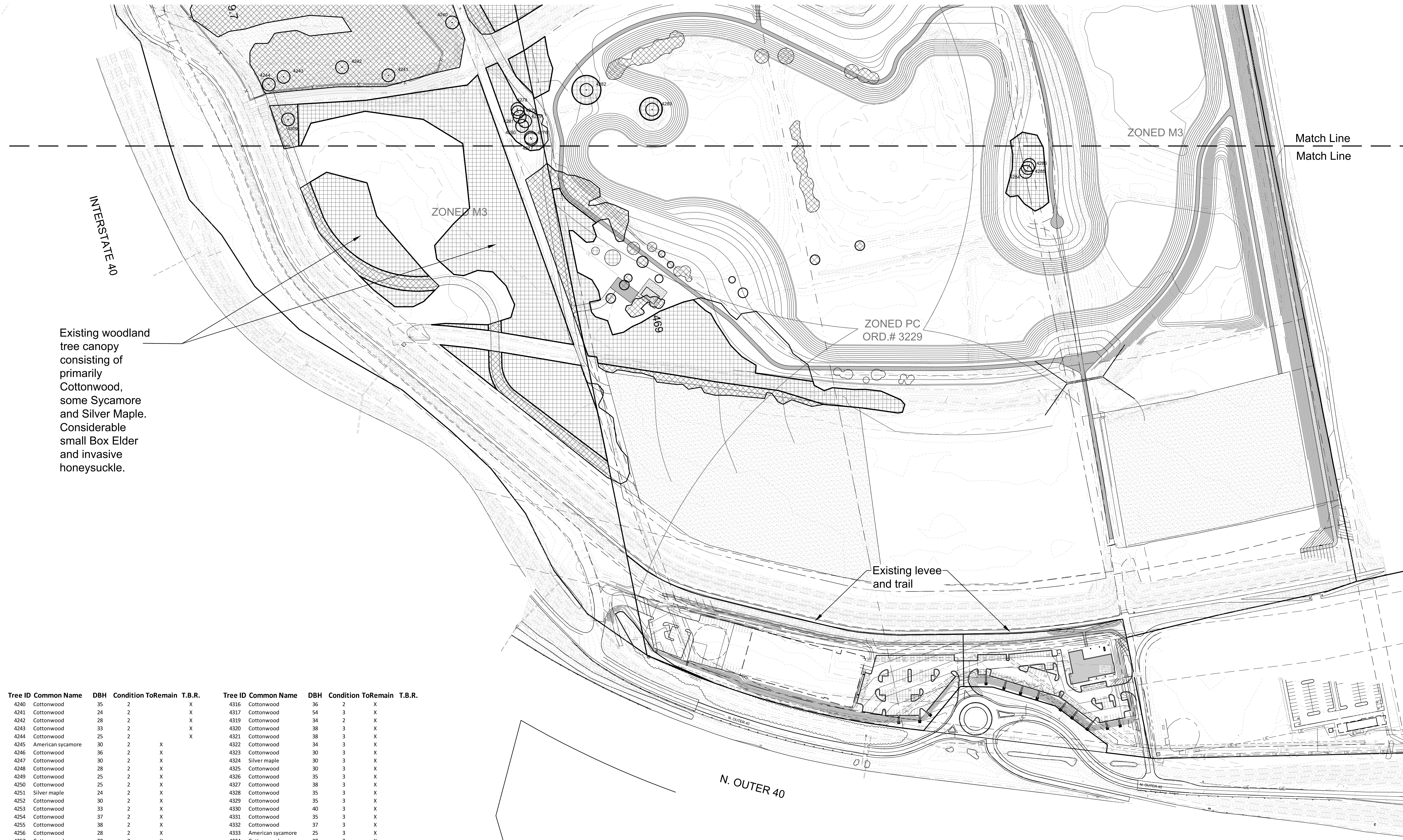
Tree Preservation Plan
SCALE 1"=120'



Key:


	Existing Tree Canopy Area To Be Removed
	Existing Tree Canopy Area To Remain

Total Site Area	=	12,657,447s.f. (290.58 acres)
Woodland Tree Canopy Area	=	5,156,054 s.f.(118.37 acres)
Existing Tree Canopy Area To Be Removed	=	595,844 s.f. (13.68 acres) (11.6 %)
Existing Tree Canopy Area To Remain	=	4,560,210 s.f. (104.69 acres) (88.4 %)

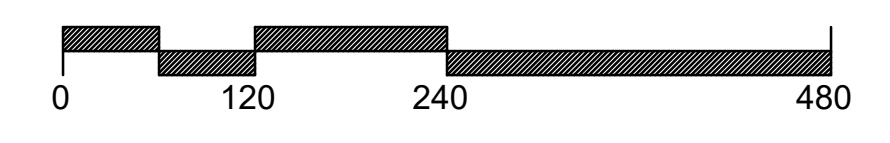


Existing woodland tree canopy consisting of primarily Cottonwood, some Sycamore and Silver Maple. Considerable small Box Elder and invasive honeysuckle.

Tree ID	Common Name	DBH	Condition	ToRemain	T.B.R.	Tree ID	Common Name	DBH	Condition	ToRemain	T.B.R.
4240	Cottonwood	35	2	X		4316	Cottonwood	36	2	X	
4241	Cottonwood	24	2	X		4317	Cottonwood	54	3	X	
4242	Cottonwood	28	2	X		4319	Cottonwood	34	2	X	
4243	Cottonwood	33	2	X		4320	Cottonwood	38	3	X	
4244	Cottonwood	25	2	X		4321	Cottonwood	38	3	X	
4245	American sycamore	30	2	X		4322	Cottonwood	34	3	X	
4246	Cottonwood	36	2	X		4323	Cottonwood	30	3	X	
4247	Cottonwood	30	2	X		4324	Silver maple	30	3	X	
4248	Cottonwood	28	2	X		4325	Cottonwood	30	3	X	
4249	Cottonwood	25	2	X		4326	Cottonwood	35	3	X	
4250	Cottonwood	25	2	X		4327	Cottonwood	38	3	X	
4251	Silver maple	24	2	X		4328	Cottonwood	35	3	X	
4252	Cottonwood	30	2	X		4329	Cottonwood	35	3	X	
4253	Cottonwood	33	2	X		4330	Cottonwood	40	3	X	
4254	Cottonwood	37	2	X		4331	Cottonwood	35	3	X	
4255	Cottonwood	38	2	X		4332	Cottonwood	37	3	X	
4256	Cottonwood	28	2	X		4333	American sycamore	25	3	X	
4257	Cottonwood	28	2	X		4334	Cottonwood	30	3	X	
4258	Cottonwood	35	2	X		4335	Cottonwood	28	2	X	
4259	Silver maple	28	2	X		4336	Cottonwood	28	2	X	
4260	Cottonwood	30	2	X		4337	Cottonwood	30	3	X	
4261	Cottonwood	24	2	X		4338	American sycamore	29	3	X	
4262	Cottonwood	32	2	X		4339	American sycamore	32	3	X	
4263	Cottonwood	32	2	X		4340	American sycamore	34	2	X	
4264	Cottonwood	44	2	X		4341	American sycamore	28	3	X	
4265	Silver maple	30	2	X		4342	American sycamore	24	3	X	
4266	Cottonwood	32	2	X		4343	Cottonwood	40	3	X	
4267	Cottonwood	40	2	X		4344	Cottonwood	26	3	X	
4268	Cottonwood	32	2	X		4345	Cottonwood	26	2	X	
4269	Cottonwood	42	2	X		4346	Cottonwood	29	3	X	
4270	Cottonwood	40	2	X		4347	Cottonwood	29	3	X	
4271	Cottonwood	28	2	X		4348	Cottonwood	32	3	X	
4272	Cottonwood	28	2	X		4349	Cottonwood	26	3	X	
4273	Cottonwood	30	2	X		4350	Cottonwood	28	3	X	
4274	Cottonwood	42	2	X		4351	Cottonwood	26	3	X	
4275	Cottonwood	31	2	X		4352	Cottonwood	29	3	X	
4276	Cottonwood	57	2	X		4353	Cottonwood	25	3	X	
4277	Cottonwood	57	2	X		4354	Cottonwood	28	3	X	
4278	Cottonwood	30	2	X		4355	Cottonwood	26	3	X	
4279	Cottonwood	32	2	X		4356	Cottonwood	26	3	X	
4280	Cottonwood	33	2	X		4357	Cottonwood	26	3	X	
4281	Cottonwood	33	2	X		4358	Cottonwood	26	3	X	
4309	Cottonwood	28	2	X		4359	Cottonwood	29	2	X	
4310	Cottonwood	30	2	X		4360	Cottonwood	30	2	X	
4311	Cottonwood	30	2	X		4361	Cottonwood	27	2	X	
4312	Cottonwood	30	2	X		4362	Cottonwood	24	2	X	
4313	Cottonwood	33	2	X		4363	American sycamore	28	3	X	
4314	Cottonwood	33	2	X		4364	Cottonwood	30	2	X	
4315	American sycamore	30	2	X		4365	Cottonwood	28	2	X	

Key:
 Existing Tree Canopy Area To Be Removed
 Existing Tree Canopy Area To Remain

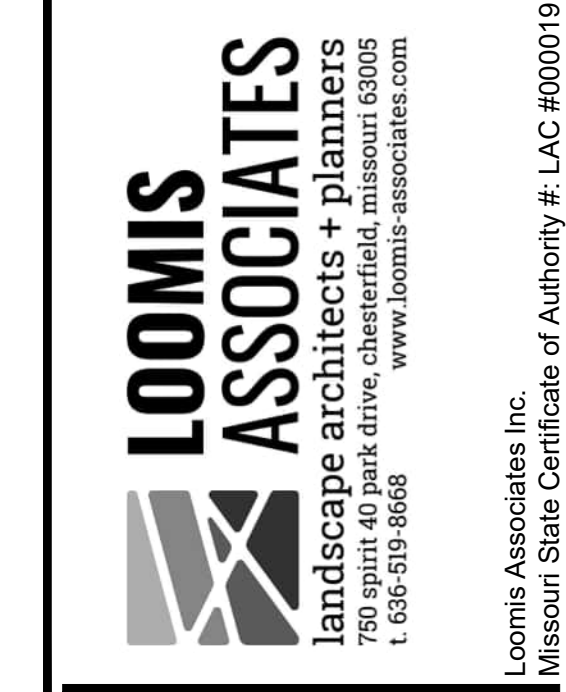
 **Tree Preservation Plan**
 SCALE 1"=120'



Revisions:

Date	Description	No.
4/5/24	Plan Revisions	1

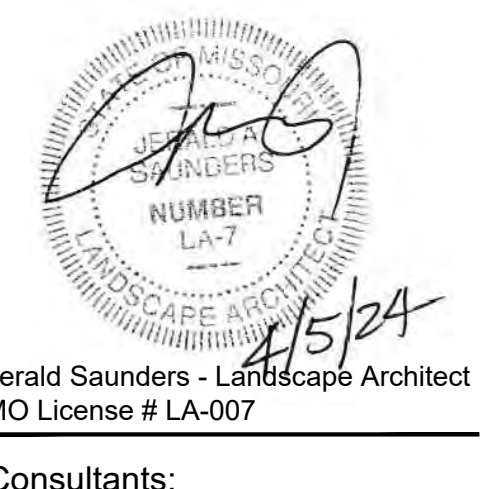
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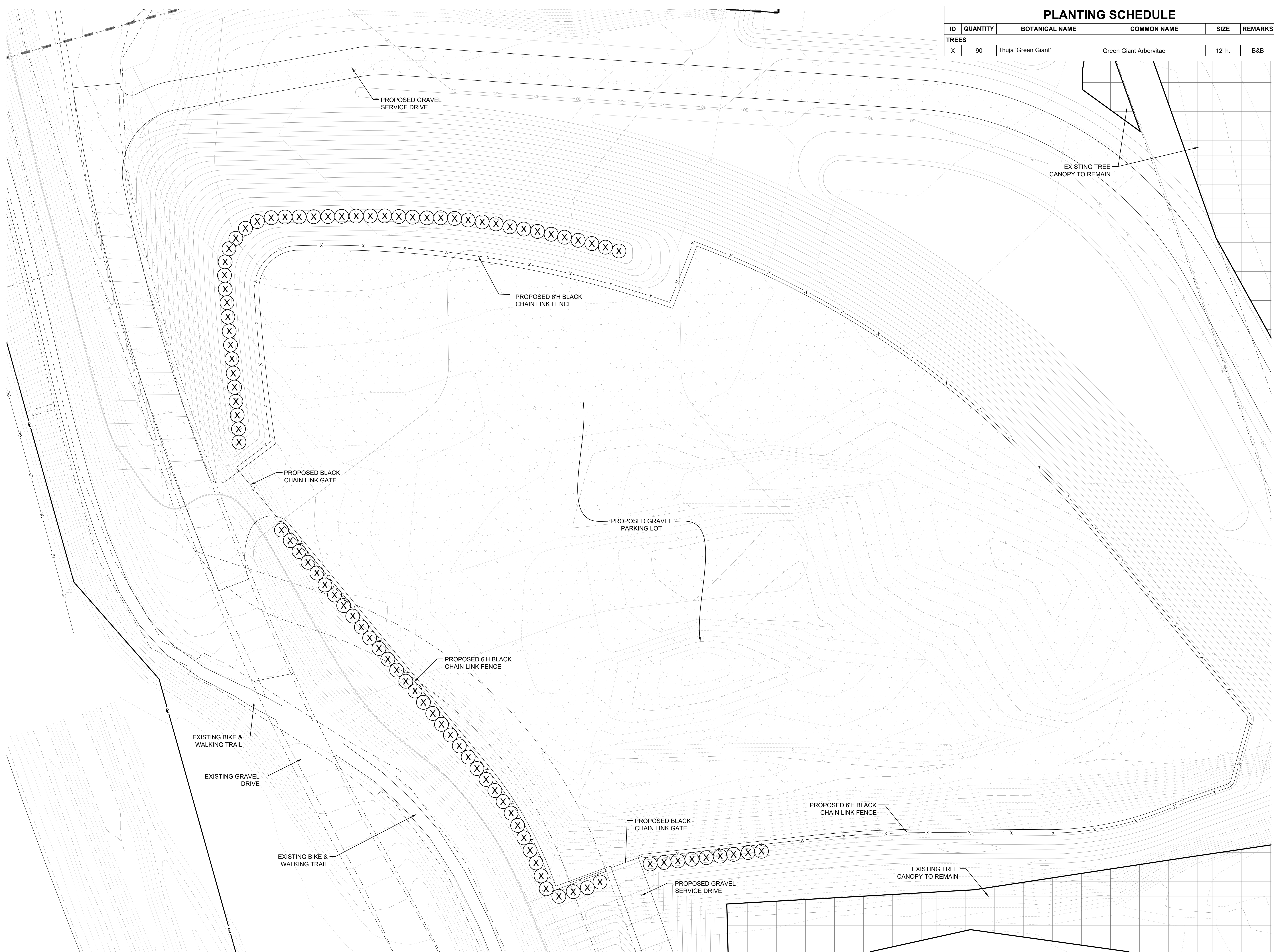
LOOMIS ASSOCIATES
 landscape architects + planners
 750 North 40 Parkway, Chesterfield, Missouri 63005
 T. 636-519-8668
 www.loomis-associates.com
 Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC #00019

Sheet Title:	Tree Preservation Plan- South
Sheet No.:	TPP-2
Date:	1/25/24
Job #:	813.026

PLANTING SCHEDULE				
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
X	90	Thuja 'Green Giant'	Green Giant Arborvitae	12' h. B&B



Consultants:



Site Development Plan
Gateway Studios
 17935 - 18055 North Forty Drive
 Chesterfield, MO 63005

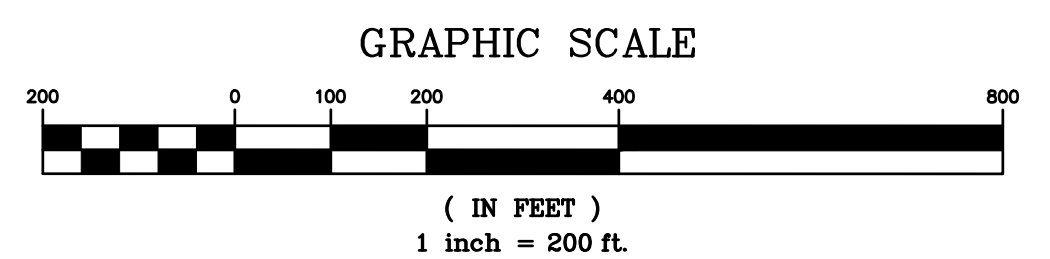
Revisions:

Date	Description	No.
4/5/24	City Comments	1

Drawn: KP
 Checked: RS



Sheet Title:	Gravel Parking Lot Landscape Plan
Sheet No.:	L1.02
Date:	1/25/24
Job #:	813.127



SCALE: 1" = 200'

PREPARED BY:
Stock & Associates
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9300
 530-9300 FAX: (636) 530-9300
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:
CONTEMPORARY LODGE & WILDERNESS AREA
 17935 - 18055 NORTH OUTER 40 ROAD
 CHESTERFIELD, MO 63005



04/09/2024
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

1	02/06/2024	- PROJECT LIMITS
2	02/13/2024	- USAGE REV.
3	04/09/2024	- CITY COMMENTS

DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 01/12/2024	JOB NO: 222-7282.1
W.S.D. P.#	RISE MAP #
S.L.C. MAT #	MAT SUP. #
M.D.N.R. #	

SHEET TITLE:
 COLOR
 SITE PLAN

SHEET NO.:
EXHIBIT 1

MISSOURI PROFESSIONAL ENGINEERING BOARD - LICENSED PROFESSIONAL ENGINEER - GEORGE MICHAEL STOCK - LICENSE NUMBER PE-25116

VIEW EASTBOUND FROM BRIDGE



David Ruiz Art

VIEW EASTBOUND FROM I-64



David Ruiz Art

VIEW LOOKING EAST FROM LEVEE TRAIL



VIEW WESTBOUND FROM I-64



David Ruiz Art

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

1. Next Meeting – not yet scheduled

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

NEXT MEETING

The next Finance and Administration Committee Meeting has not yet been scheduled.

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 Budoor

Vice Chair: Councilmember Moore

NEXT MEETING

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Aaron Wahl
Vice Chair: Councilmember Merrell Hansen

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

NEXT MEETING

The next meeting of the Public Health and Safety Committee is scheduled for Monday, July 1st at 5:00 pm.

If you have any questions or require additional information, please contact Chief Cheryl Funkhouser or me prior Monday's meeting.

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

A. Bid Recommendation – Schoettler Road Crosswalk near Logan Park

Recommendation to authorize the City Administrator to approve the installation of a crosswalk, including an RRFB, on Schoettler Road near Logan Park, at an estimated cost of \$19,100, of which \$1,500 will be reimbursed to the neighboring subdivision. **(Roll Call Vote) Department of Public Works recommends approval.**

OTHER LEGISLATION

There is no other legislation scheduled for this meeting.

UNFINISHED BUSINESS

There is no unfinished business scheduled for this meeting.

NEW BUSINESS

There is no new business scheduled for this meeting.

Memorandum

Department of Public Works



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

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

DATE: April 19, 2024

RE: Schoettler Road Crosswalk near Logan Park

As you know the City of Chesterfield completed the construction of Logan Park in 2023. Additionally, the City has been working for years to create a continuous sidewalk on at least one side of Schoettler Road from Clayton Road to South Outer 40. Due to the award of two recent federal grants, the continuous sidewalk on Schoettler Road will come to fruition in 2027. In the interim pedestrians continue to use the existing sidewalks on Schoettler Road, and Logan Park attracts more and more people each day. The City of Chesterfield has received several requests for a crosswalk to allow residents to safely cross Schoettler Road in the vicinity of Logan Park. As the City Engineer I have been reluctant to install a mid-block crossing, which seems safer to many but can actually be more dangerous if the crossing is not warranted and will potentially be ignored by a percentage of motorists.

On December 4, 2023 the City Council approved an Engineering Services Contract with Horner and Shifrin to design the next phase of the Schoettler Road Sidewalk Project (Greenleaf Valley Drive to Winsor Valley Court). As part of these engineering services, I asked Horner and Shifrin to analyze the request for a crosswalk on Schoettler Road at Logan Park and determine whether traffic engineering warrants are met. The result of that request is attached within a Memorandum from Horner and Shifrin. In short, Horner and Shifrin finds that traffic engineering warrants are met for a crosswalk in this area due to the proximity of Logan Park. Further, they recommend that a crosswalk be located near the southern end of the park (to increase visibility) and that a Rectangular Rapid Flashing Beacon (RRFB) be considered due to this mid-block location. A sheet explaining RRFBs is attached for your review.

At my direction, Civil Engineer Steve Merk has designed a pedestrian crossing on Schoettler Road at Logan Park utilizing an RRFB. The crossing would be located toward the southern end of the park at a location which maximizes visibility on Schoettler Road. The crosswalk would tie-into existing sidewalk on the east side of

Schoettler Road and the existing walking path within Logan Park. The estimated cost (equipment and material only – assumes in-house labor) is \$17,600, which includes aggregate, concrete materials, painting, signage, and the RRFB.

While I recommend that the City of Chesterfield Planning and Public Works Committee approve this crosswalk and the RRFB, I have concerns that this will “open the door” for more requests for these RRFBs. **I want to be clear that these RRFBs must be used with discretion and only where truly warranted. Otherwise it will negate their impact and effect.** To help control the future use of RRFBs, I have directed that the engineering firm chosen to create the update for the Bikeable Walkable Plan include specific evaluation criteria for the City to consider regarding future RRFB requests. Prior to the Bikeable Walkable Plan update the Public Works Department will not consider any additional requests for RRFBs without an engineering analysis which ensures that all applicable warrants are met.

Action Recommended

The Planning and Public Works Committee should consider Staff's recommendation to install a crosswalk, including an RRFB, on Schoettler Road near Logan Park, at an estimated cost of \$17,600 (equipment and material only). If PPW supports this request it should direct the Director of Public Works to install the crosswalk. If PPW does not support this request it should provide alternative direction to the the Director of Public Works. If approved the crosswalk will be installed this summer using in-house staff. Please note that no additional funding allocation is necessary for this project. The estimated equipment and material cost of \$17,600 can be absorbed by the existing Public Works budget.

Should you have questions or require additional information, please let me know.

Please forward to PPW for their concurrence with your recommendation.

 2024-4-22

Memorandum

Department of Public Works



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

FROM: Steve Merk, PE *Sm*
Civil Engineer

DATE: April 18, 2024

RE: Logan Park / Schoettler Road
Crosswalk Analysis

Executive Summary

Due to the development of Logan Park and numerous requests from residents for a crosswalk on Schoettler Road at Logan Park, the City contracted with Horner & Shifrin, Inc. to obtain a crosswalk warrant analysis and a recommendation on the merits of a mid-block crosswalk at that location. As indicated in the attached report from Horner & Shifrin, a crosswalk is warranted and recommended to serve pedestrian traffic on the east side of Schoettler Road desiring to access Logan Park. The design and installation of this crosswalk could be performed by in-house City staff for an approximate cost of \$17,600.

Background

Since the ownership and maintenance of Schoettler Road was transferred to the City of Chesterfield from St. Louis County in 2010, the City has worked toward improving the pedestrian accommodations on Schoettler Road. The goal has been to provide a continuous pedestrian route from Clayton Road to Chesterfield Parkway.

In 2018 and in 2020, the City filled sidewalk gaps at Creve Coeur Creek and at 2290 Schoettler Road. These sidewalk infill projects were part of the Creve Coeur Creek bridge replacement and Clayton Road intersection improvement projects, respectively. In 2023, the City was awarded a federal grant to partially fund the Schoettler Sidewalk Gap project (2023-PW-05). This project will construct a 5' wide sidewalk on Schoettler Road between Greenleaf Valley Drive and Windsor Valley Court. It is scheduled for construction in 2026. In 2024, the City was awarded another federal grant to partially fund the Pathway on the Parkway project (2024-PW-09). This project will construct 5' wide sidewalk on Schoettler Road between Chesterfield Pines Lane and Schoettler Spur Road. It is scheduled for construction in 2027. Together, these projects will fill the last remaining sidewalk gaps on Schoettler

Road and achieve the goal of providing a continuous pedestrian route on at least one side of Schoettler Road from Clayton Road to Chesterfield Parkway East.

With the addition of the pedestrian accommodations detailed above, the City expects there to be increased pedestrian traffic on Schoettler Road, mostly on the east side of the road where there is continuous sidewalk. With the opening of Logan Park in 2023, the City has received numerous requests from residents for a crosswalk on Schoettler Road to allow for safe pedestrian access to the park.

Currently, there are approximately 550 residences in subdivisions that connect directly to sidewalk on the east side of Schoettler Road between Windsor Valley Court and Clayton Road. Therefore, there is a large volume of pedestrians who may want to walk to Logan Park, but they do not have a safe means of access across Schoettler Road to the park. The only options for those residents currently are: to drive to the park, or to cross Schoettler Road at an unmarked location. After the Schoettler Road Sidewalk Gap project (2023-PW-05) is constructed in 2026, the continuous pedestrian route to Logan Park will be extended to the north end of Schoettler Road which will increase pedestrian demand further.

Warrant Analysis and Recommendation

City Staff requested that Horner & Shifrin (H&S) provide a crosswalk warrant analysis report for a mid-block crosswalk to serve Logan Park. H&S was chosen due to their traffic engineering expertise and because they are the consultant currently designing the adjacent Schoettler Road Sidewalk Gap project. Given their familiarity with the area, and the relationship between the sidewalk gap project and the park access, H&S was the best choice to provide this service.

In the enclosed report provided by H&S, a mid-block crosswalk is warranted and recommended on Schoettler Road in accordance with the *Urban Street Design Guide* since the crosswalk would directly serve a park. The proposed location for the crosswalk is approximately 500 feet south of the southern Logan University access drive connection at a high point in Schoettler Road. This location will maximize site distance between drivers and pedestrians in the crosswalk, and the cross slope in the crosswalk would be less than 2% at that location, in accordance with ADA guidelines. No pavement modifications to Schoettler Road are necessary.

To improve safety and visibility, H&S recommended high-visibility crosswalk markings with warning signs and a pedestrian-activated Rectangular Rapid-Flashing Beacon (RRFB). These are typical measures that are used at similar crossings in the greater St. Louis region, so drivers should be familiar with the measures.

An RRFB consists of two rectangular-shaped yellow indications attached to a crosswalk warning sign, each with an LED-array-based light source. The RRFB flashes with an alternating high frequency to enhance conspicuity to drivers of pedestrians in the crosswalk. The RRFB is push-button activated, so it begins flashing when a pedestrian is present and stops flashing after a pre-programmed length of time in accordance with crosswalk design standards. In addition, it can be solar powered, so no additional electric service is required.

This installation is out of the ordinary for the City. Mid-block crosswalks are generally discouraged since drivers are not expecting to see pedestrians crossing at non-stop-controlled intersections. Also, the City does not currently have any lighted traffic warning lights on a City street. However, the unique site conditions for this location warrant the solution proposed above.

Given the direct crosswalk access to Logan Park, the pedestrian demand enumerated above, the high vehicle traffic volumes on Schoettler Road, and the high posted speed limit, the mid-block crossing is a reasonable accommodation. Although the City does not currently use lighted warning signs anywhere else in the City, this location demands consideration since the RRFB would improve the safety of pedestrians in the mid-block crosswalk. The Federal Highway Administration recommends that the use of RRFBs be reserved “for locations with significant pedestrian safety issues, as over-use of RRFB treatments may diminish their effectiveness.”

The City is currently in the process of updating its Bikeable-Walkable Community Plan, which was last adopted in 2010. The updated Plan will include evaluation criteria for City Staff when an RRFB is requested or considered at future locations.

Proposed Design

As shown on the enclosed preliminary site plan, the construction of the recommended crosswalk would include the following:

- A new ADA curb ramp and extension to the existing sidewalk on the east side of Schoettler Road
- High visibility crosswalk striping on Schoettler Road
- Crosswalk signage and two (2) RRFB warning systems, one in each direction of travel
- A sidewalk extension on the west side of Schoettler Road that will connect to the Logan Park trail

The crosswalk, ramp, and sidewalk connections will be designed and constructed to be compliant with current Americans with Disabilities Act (ADA) design requirements. Enclosed is a sketch which shows the proposed layout of the crosswalk and east side connection, and there is a separate sketch which shows the proposed sidewalk extension layout from the west side of Schoettler Road to the Logan Park trail.

Conclusion

I concur with the professional recommendation provided by Horner & Shifrin, and I recommend that the City install a mid-block crosswalk on Schoettler Road to serve Logan Park.

If the project is approved, I recommend that it be designed in-house by one of the City’s Civil Engineers. I also recommend that City Public Works staff install the concrete sidewalk extensions as well as the signage and striping for the crosswalk. As detailed on the attached cost estimate, the material costs to install the crosswalk and associated items is \$17,600. This cost does not account for in-house labor.

▪ MEMORANDUM ▪

TO: Steve Merk, City of Chesterfield
FROM: Jon Loos, Horner & Shifrin
SUBJECT: Schoettler Road Crosswalk Evaluation at Logan Park
DATE: March 1, 2024
H&S JOB NO.: P230446
CC: Jarrett Jasper, Horner & Shifrin
Jervis Atagana, Horner & Shifrin



Mr. Merk,

Based on a number of conversations between the City of Chesterfield and Horner & Shifrin (H&S), we understand the City's interest in constructing a crosswalk to provide access for pedestrians crossing Schoettler Road to visit the newly constructed Logan Park. This memo serves to provide a summary of our research and the recommendations of national agencies regarding potential mid-block crossings such as this.

The National Association of City Transportation Officials (NACTO) has issued the *Urban Street Design Guide* and in it, they recommend installing a mid-block crosswalk "where there is a signification pedestrian desire line." Parks are among the examples they list that would warrant a crosswalk. Additionally, industry standard practice is to separate a mid-block crossing from an entrance or intersection by at least 200'. The entrance to Logan College should be considered when selecting a potential location for the crossing.

The Federal Highway Administration (FHWA) has developed a Safe Transportation for Every Pedestrian (STEP) initiative to guide the evaluation of crosswalks and the application of pedestrian crash countermeasures. Schoettler Road, at the Logan Park entrance, is a two lane (one lane in each direction) configuration with a posted speed of 40 MPH and a vehicle AADT of less than 9,000, according to available AADT data. For these conditions, STEP guidance gives five pedestrian crash countermeasures to consider for use.

Based on this guidance, **a crossing of Schoettler Road to Logan Park is both warranted and recommended.** A potential crosswalk should be located closer to the southern edge of Logan Park than the northern, and in a location that supports the greatest visibility of users. To promote safety, recognition, and familiarity, applicable countermeasures that are used at similar types of crossings in the greater St. Louis region should be utilized, including high-visibility crosswalk markings with warning signs and a Rectangular Rapid-Flashing Beacon (RRFB). I've included the FHWA literature on RRFBs with this memo for your information.

Please feel free to reach out to me with any questions at (636)439-2398 or jrloos@hornershifrin.com.

Thank you,


Jon Loos, PE
Assistant Regional Manager
Horner & Shifrin



Safety Benefits:

RRFBs can reduce crashes up to:

47%

for pedestrian crashes.⁴

RRFBs can increase motorist yielding rates up to:

98%

(varies by speed limit, number of lanes, crossing distance, and time of day).³



RRFBs used at a trail crossing.
Source: LJB

For more information on this and other FHWA Proven Safety Countermeasures, please visit <https://highways.dot.gov/safety/proven-safety-countermeasures> and https://highways.dot.gov/sites/fhwa.dot.gov/files/2022-06/techSheet_RRFB_2018.pdf.

Rectangular Rapid Flashing Beacons (RRFB)

A marked crosswalk or pedestrian warning sign can improve safety for pedestrians crossing the road, but at times may not be sufficient for drivers to visibly locate crossing locations and yield to pedestrians. To enhance pedestrian conspicuity and increase driver awareness at uncontrolled, marked crosswalks, transportation agencies can install a pedestrian actuated Rectangular Rapid Flashing Beacon (RRFB) to accompany a pedestrian warning sign. RRFBs consist of two, rectangular-shaped yellow indications, each with a light-emitting diode (LED)-array-based light source.¹ RRFBs flash with an alternating high frequency when activated to enhance conspicuity of pedestrians at the crossing to drivers.

For more information on using RRFBs, see the Interim Approval in the *Manual on Uniform Traffic Control Devices (MUTCD)*.¹

Applications

The RRFB is applicable to many types of pedestrian crossings but is particularly effective at multilane crossings with speed limits less than 40 miles per hour.² Research suggests RRFBs can result in motorist yielding rates as high as 98 percent at marked crosswalks, but varies depending on the location, posted speed limit, pedestrian crossing distance, one- versus two-way road, and the number of travel lanes.³ RRFBs can also accompany school or trail crossing warning signs.

RRFBs are placed on both sides of a crosswalk below the pedestrian crossing sign and above the diagonal downward arrow plaque pointing at the crossing.¹ The flashing pattern can be activated with pushbuttons or passive (e.g., video or infrared) pedestrian detection, and should be unlit when not activated.

Considerations

Agencies should:²

- Install RRFBs in the median rather than the far-side of the roadway if there is a pedestrian refuge or other type of median.
- Use solar-power panels to eliminate the need for a power source.
- Reserve the use of RRFBs for locations with significant pedestrian safety issues, as over-use of RRFB treatments may diminish their effectiveness.

Agencies shall not:²

- Use RRFBs without the presence of a pedestrian, school or trail crossing warning sign.
- Use RRFBs for crosswalks across approaches controlled by YIELD signs, STOP signs, traffic control signals, or pedestrian hybrid beacons, except for the approach or egress from a roundabout.

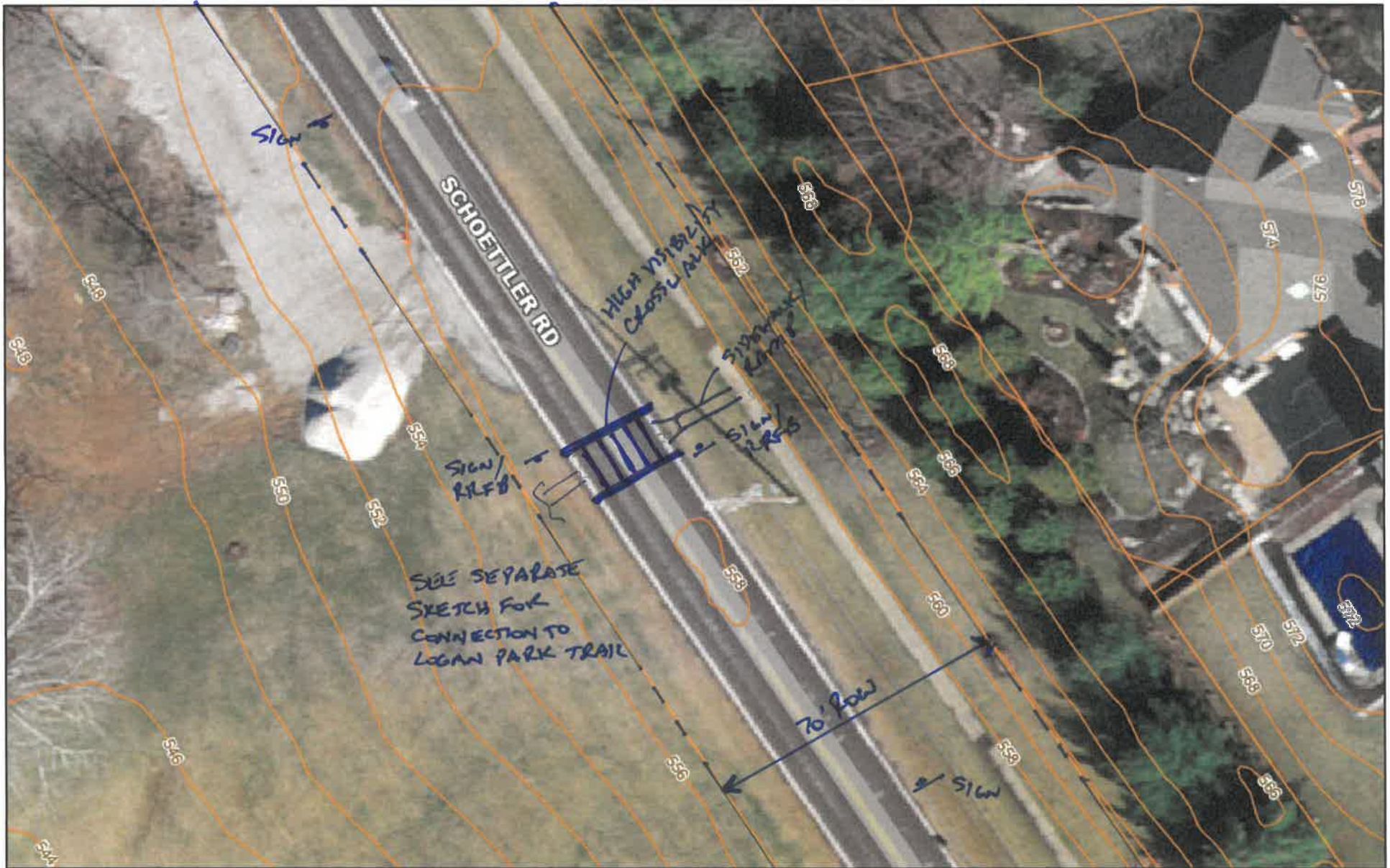
¹ *MUTCD Interim Approval 21 - RRFBs at Crosswalks*.

² "Rectangular Rapid Flash Beacon" in PEDSAFE: Pedestrian Safety Guide and Countermeasure Selection System. FHWA, (2013).

³ Fitzpatrick et al. "Will You Stop for Me? Roadway Design and Traffic Control Device Influences on Drivers Yielding to Pedestrians in a Crosswalk with a Rectangular Rapid-Flashing Beacon." Report No. TTI-CTS-0010, Texas A&M Transportation Institute, (2016).

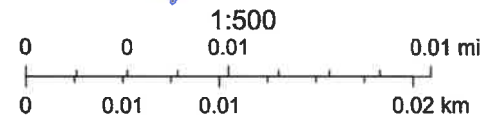
⁴ (CMF ID: 9024) NCHRP Research Report 841 Development of Crash Modification Factors for Uncontrolled Pedestrian Crossing Treatments, (2017).

Schoettler Road Crosswalk



4/1/2024, 1:15:12 PM

- City 2ft, Valley 1ft
- Parcels



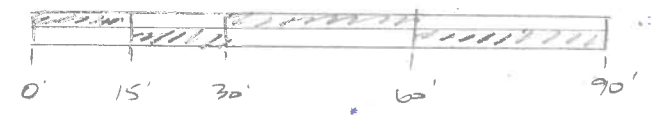
Esri, Inc., City of Chesterfield, Missouri



ETTLER (VARIABLE WIDTH) ROAD
(PUBLIC STREET)

$$(557.2 - 547.7) / 220 = 4.3\%$$

↓
NORTH



SCALE
1" = 30'

Project Name:
 Location:
 Date:
 Engineer:

Schoettler Road / Logan Park Crosswalk
 500' South of Southern Logan U. Driveway
 4/18/2024
 Steve Merk

CONCEPTUAL COST ESTIMATE

Items	Quantity	Unit	Unit Price	Amount
Silt Fence / straw wattles	1	LS	\$ 1,000.00	\$ 1,000.00
Net Earthwork - Export	140	CY	\$ 5.00	\$ 700.00
<i>Excavation</i>	165	CY		
<i>Embankment</i>	25	CY		
Seed/Mulch	550	SY	\$ 2.00	\$ 1,100.00
Rectangular Rapid-Flashing Beacons (RRFB) System (one in each direction)	2	LS	\$ 4,500.00	\$ 9,000.00
Crosswalk Signage / Markings	1	LS	\$ 1,000.00	\$ 1,000.00
High-Visibility Crosswalk Striping				
Crosswalk Warning Signage				
West Side of Schoettler Road				
4" Type 5 Aggregate Base	18.3	TON	\$ 7.05	\$ 129.12
5' Wide, 4" Concrete Sidewalk	13.6	CY	\$ 155.00	\$ 2,102.83
East Side of Schoettler Road				
4" Type 5 Aggregate Base	2.5	TON	\$ 7.05	\$ 17.61
5' Wide, 4" Concrete Sidewalk	1.9	CY	\$ 155.00	\$ 286.75

ROUNDED SUBTOTAL = \$ 15,300.00
 15% Contingency = \$ 2,295.00

TOTAL COST ESTIMATE = \$ 17,595.00