



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, December 2, 2024
7PM

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

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

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

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

- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – November 18, 2024
 - B. Budget Public Hearing Meeting Minutes** – November 18, 2024
 - C. Executive Session Meeting Minutes** – November 18, 2024

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, December 5, 2024 – Planning & Public Works (5:30pm)**
 - B. Tuesday, December 10, 2024 – Candidate Filing Opens (8am)**
 - C. Monday, December 16, 2024 – Public Health & Safety (4:00pm)**
 - D. Tuesday, December 24, 2024 – City Hall Closed ½ Day – Christmas Eve**
 - E. Wednesday, December 25, 2024 – City Hall Closed – Christmas Day**

F. Wednesday, January 1, 2025 – City Hall Closed – New Year’s Day

G. Monday, January 6, 2025 – City Council (7:00pm)

VII. COMMUNICATIONS AND PETITIONS – Mayor Bob Nation

VIII. APPOINTMENTS – Mayor Bob Nation

A. Proposed Bill No. 3529 - An ordinance re-appointing Christopher Graville as City Attorney for a one-year term. **(First and Second Reading)**

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Proposed Bill No. 3526 – Public Street Acceptance – Alexander Woods:** An ordinance pertaining to the acceptance of a portion of Chesterfield Ridge Center Drive in Alexander Woods as a public street in the City of Chesterfield. City Staff estimates that this additional 2,400 square yards of pavement on Chesterfield Ridge Center Drive will cost the City of Chesterfield approximately \$8,400 annually. However, in this case the developer also reconstructed 4,300 square yards of existing City pavement (Nardin Drive) in poor condition which saved the City \$314,000 in estimated reconstruction costs. **(Second Reading) Planning & Public Works Committee recommends approval.**
- 2. Proposed Bill No. 3527 – P.Z. 08-2024 City of Chesterfield (Unified Development Code – Article 4):** An amendment to Article 4 of the Unified Development Code for modification to the City’s Tree List. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 3. POWER OF REVIEW – Chesterfield Village Mall:** A Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway. **(Voice Vote) Planning & Public Works Committee recommends approval with the condition that a redesigned staircase be submitted prior to MZA approval.**
- 4. Next Meeting – December 5, 2024 (5:30pm)**

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 – December 16, 2024 (4:00pm)

X. REPORT FROM CITY ADMINISTRATOR – Mike Geisel

A. Liquor License – The Lumiere of Chesterfield – 16255 Chesterfield Parkway West – requested a new liquor license for retail sale of all kinds of intoxicating liquor, drinks to be consumed on premise, and Sunday sales. There are no known outstanding municipal violations at this location. **(Voice Vote)**

B. Wilson Avenue Right of Way Parcel Nine – Recommendation to authorize the City Administrator to issue payment in the amount of \$33,115 and execute all necessary right of way and easement documents associated with Parcel Nine of the Wilson Avenue Project. This is a budgeted purchase within Account 120-079-5261. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Bid Recommendation – Amphitheater Restroom – Recommendation to authorize the City Administrator to execute a change order with Aspire Construction Services LLC in an amount not to exceed \$805,000 for construction of restroom at the Chesterfield Amphitheater. This will necessitate a Budget Amendment from Parks Fund – Fund Reserves to Account 119-085-5299 (Special Projects). **(Roll Call Vote) Department of Public Works recommends approval.**

XI. OTHER LEGISLATION

A. Proposed Bill No. 3524 – An ordinance of the City of Chesterfield, Missouri establishing the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause. **(NO ACTION REQUIRED at this meeting; Second Reading held until January 2025)**

XII. NEW BUSINESS

XIII. ADJOURNMENT

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

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

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

AGENDA REVIEW – MONDAY, DECEMBER 2, 2024 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 PM, on Monday, December 2, 2024.**

APPROVAL OF MINUTES

- A. City Council Meeting Minutes – November 18, 2024**
- B. Budget Public Hearing Meeting Minutes – November 18, 2024**
- C. Executive Session Meeting Minutes – November 18, 2024**

INTRODUCTORY REMARKS

- B. Thursday, December 5, 2024 – Planning & Public Works (5:30pm)**
- C. Tuesday, December 10, 2024 – Candidate Filing Opens (8am)**
- D. Monday, December 16, 2024 – Public Health & Safety (4:00pm)**
- E. Tuesday, December 24, 2024 – City Hall Closed ½ Day – Christmas Eve**
- F. Wednesday, December 25, 2024 – City Hall Closed – Christmas Day**
- G. Wednesday, January 1, 2025 – City Hall Closed – New Year’s Day**
- H. Monday, January 6, 2025 – City Council (7:00pm)**

COMMUNICATIONS AND PETITIONS

APPOINTMENTS

- A. Proposed Bill No. 3529** - An ordinance re-appointing Christopher Graville as City Attorney for a one-year term. **(First and Second Reading)** Per ordinance 3122, City Attorney Graville’s term expires not later than December 7th, 2024. Mayor Nation has offered the re-appointment of Mr. Graville for an additional one-year term. Given the time constraints and term expiration, both readings of bill #3529 are requested.



RECORD OF PROCEEDING

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

NOVEMBER 18, 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

ABSENT

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

APPROVAL OF MINUTES

The minutes of the October 21, 2024 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve the October 21, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the October 21, 2024 Executive Session were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the October 21, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a proclamation to Everett Jennings, 222 Riverbend Drive, in recognition of earning the rank of Eagle Scout.

Mr. Gary Wiegert, 1324 Babler Park Road, encouraged fiscal responsibility and spoke against tax increases.

Ms. Joi Goodbread, 1705 Ridgemont Court, expressed concerns that after recent heavy rain and flooding, the gate at River Valley Drive was not open right away.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, December 2, at 7 p.m.

APPOINTMENTS

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

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3526 Pertains to the acceptance of a portion of Chesterfield Ridge Center Drive in Alexander Woods as a public street in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3526. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3526 was read for the first time.

Bill No. 3527 Amends Article 4 of the Unified Development Code for modification to the City’s Tree List **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3527. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3527 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, November 21, at 5:30 p.m., as a committee of the whole.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, made a motion, seconded by Councilmember Moore, to approve a proposed resolution adopting the budget for the City of Chesterfield for the year beginning on January 1, 2025 and ending on December 31, 2025, as unanimously recommended by the Finance and Administration Committee of the Whole. A roll call vote was taken with the following results: Ayes – Budoor, Wahl, McGuinness, Mastorakos, Hurt, Monachella, Moore and Hansen. Nays – None. Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 502.

Parks, Recreation & Arts Committee

Councilmember Hurt made a motion, seconded by Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, to grant member emeritus status for former Councilmember Alan Politte on the Parks, Recreation and Arts Citizens Advisory Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Budoor made a motion, seconded by Councilmember Monachella, to increase the annual dog park membership fee by five dollars per dog, beginning the 2025 fiscal year. A roll call vote was taken with the following results: Ayes – McGuinness, Mastorakos, Moore, Budoor, Hurt, Hansen and Monachella. Nays – Wahl. Mayor Nation declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Hurt, to approve the Alternative Forestry Management Program, authorize a three-year contract with Native Landscape Solutions in an amount not to exceed \$51,697 and authorize a 2025 budget transfer of \$61,697 from the Parks Fund Fund Reserves, as unanimously recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – McGuinness, Monachella, Hurt, Mastorakos, Wahl, Moore, Hansen and Budoor. Nays – None. Mayor Nation declared the motion passed.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that the City was awarded a \$575,000 Municipal Parks Grant for replacement of the Central Park playground, as previously authorized by City Council. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to authorize the City Administrator to execute the Municipal Parks Grant Acceptance Agreement, authorize the City Administrator to execute a contract with Play and Park Structures in an amount not to exceed \$1,450,000 and authorize a 2025 budget transfer of \$1,450,000 from Parks Fund Fund Reserves, of which \$575,000 is to be reimbursed by grant funds. A roll call vote was taken with the following results: Ayes – Wahl, McGuinness, Mastorakos, Budoor, Hurt, Hansen, Monachella and Moore. Nays – None. Mayor Nation declared the motion passed.

Mr. Geisel reported that Sushi Boat, located at 84 Clarkson Wilson, has requested a new liquor license for retail sale of all kinds of intoxicating liquor, drinks to be consumed on premise and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Hansen made a motion, seconded by Councilmember Budoor, to approve issuance of a new liquor license to Sushi Boat. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Moore made a motion, seconded by Councilmember Budoor, to authorize City staff to order four park maintenance vehicles that are included in the 2025 budget, during fiscal year 2024 due to procurement cut-off dates, and to authorize the appropriate accounting transactions associated therewith. A roll call vote was taken with the following results: Ayes – Monachella, Budoor, Hansen, Wahl, Mastorakos, Hurt, Moore and McGuinness. Nays – None. Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for the construction of sanitary sewer improvements on North Outer Forty, funded by state grant funds and a partnership with Gateway Studios. Councilmember Hurt made a motion, seconded by Councilmember Wahl, to accept the low bid as submitted by Kelpo Contracting and to authorize the City Administrator to enter into an agreement with Kelpo Contracting in an amount not to exceed \$4,834,000 for construction of sanitary sewer improvements on North Outer Forty as previously contemplated with a cooperation agreement with Gateway Studios and partially funded with state of Missouri grant funds, authorize an agreement with HR Green in an amount not to exceed \$115,000 for construction engineering and to authorize the associated budget amendments. A roll call vote was taken with the following results: Ayes – Moore, Mastorakos, Wahl, Hurt, McGuinness,

Budoor, Monachella and Hansen. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3528 Provides for the approval of a Boundary Adjustment Plat for Lots 16A and 17A of Schaeffer’s Grove Subdivision Plat 1 **(First and Second Readings) Department of Planning recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3528. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3528 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3528 with the following results: Ayes – Hurt, Wahl, Mastorakos, Budoor, Hansen, Monachella, Moore and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3528 approved, passed it and it became **ORDINANCE NO. 3315**.

Bill No. 3524 Establishes the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause **(Second Reading held until January 2025)**

City Administrator Geisel indicated that no action is required pertaining to Bill No. 3524 at this meeting. The second reading is scheduled for January 2025 due to statutory requirements.

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 7:54 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____



RECORD OF PROCEEDING

PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD 690 CHESTERFIELD PARKWAY WEST

NOVEMBER 18, 2024

Mayor Nation called the Public Hearing to order at 6:47 p.m. Councilmembers Monachella, McGuinness, Wahl, Mastorakos, Hurt, Moore, Hansen and Budoor were in attendance, along with approximately ten visitors/members of the Press.

Section 3 of Ordinance No. 10 requires the City Administrator to prepare and submit a budget for City Council to consider/adopt, prior to January 1 of each year. Section 4 of Ordinance No. 10 requires that a Public Hearing be held, prior to the adoption of the budget. This budget presentation satisfies all requirements of Ordinance No. 10.

Mayor Nation recognized Finance Director Jeannette Kelly who noted that the budget has been created around the City's Mission Statement. Ms. Kelly continued by summarizing the budget process. The initial budget was submitted to Council and one budget workshop followed on October 1. Ms. Kelly stated that the proposed FY2025 budget provides for \$1,820,234 net revenues over expenditures for the four major funds (presentation attached). It was also noted that as of December 31, 2024 a total of approximately \$10 million has been set aside in debt service accounts for future debt payments.

Parks Sales Tax Fund

Ms. Kelly stated that the passage of Proposition "P", in November 2004, resulted in the creation of a Parks Sales Tax Fund, which funds all parks and recreation activities. The Parks Fund is supported by a ½ cent sales tax and, unlike the General Fund Sales Tax and the Capital Improvement Sales Tax, the City receives 100% of the revenue from this tax. The Parks Sales Tax Fund pays for things such as the Athletic Complex, Central Park, Family Aquatic Center and Eberwein Dog Park. It also pays for a number of other things

such as right-of-way landscaping maintenance as well as maintenance of various pocket parks and repair or replacement of City limit signs as needed.

In FY2025 the prepaid debt reserve will fund the last two years of debt service for 2026 and 2027 as the City anticipates exercising first call options for all bond issuances; therefore, the City will pay off the debt two years early in 2027.

Ms. Kelly reported that revenues in the Parks Sales Tax Fund are budgeted at \$8.16 million in FY2025 compared to \$7.85 million in FY2024. Total proposed expenditures for FY2025 are \$24,280 greater than the FY2024 adopted budget.

Total revenue (including sales tax revenue) in the Parks Sales Tax Fund is projected to generate approximately \$9,995,965 during FY2025. Expenditures and transfers out are projected to total \$8,118,903 and \$1,130,657, respectively. The Parks Sales Tax Fund – Fund Reserves are expected to end the year at \$5,564,484 during FY2025.

Capital Improvement Sales Tax Fund

The Capital Improvement Sales Tax Fund is self-sufficient since it is funded from the ½ cent sales tax, approved in 1996, as Propositions “R” and “S.” Ms. Kelly stated that the City only receives 85% of the total money it gets from the ½ cent sales tax, due to a statutory requirement that the City share 15% of the total with the St. Louis County sales tax pool. In conjunction with a \$30 million bond issue approved by the voters in 1996 for improvements to public rights-of-way, voters also approved a ½ cent sales tax for capital improvements.

Ms. Kelly reported that sales tax revenues in the Capital Improvement Sales Tax Fund are projected to total approximately \$6,936,000 in FY2025, up about 4 percent from the FY2024 adopted budget. Proposed expenditures for FY2025 are \$8,129,255 for capital projects and improvements, resulting in a \$674,305 reduction to the fund balance.

As a reminder, the City does not generally intend to carry a fund balance in the Capital Improvements Fund; however, the timing of projects will affect this. The FY2025 fund balance is projected to be \$1,195,491.

Public Safety Fund

Ms. Kelly reported that the Public Safety budgeted expenditures for FY2025 are \$13,633,208. This FY2025 proposed budget includes the compensation step increases for the Fraternal Order of Police (FOP), per the contract, and a 4 percent merit increase for non-FOP employees.

Ms. Kelly explained that the Public Safety Fund was created in FY2018, and the FY2025 budget will accomplish the same goals. The Public Safety Fund acts as a net zero fund

balance budget where the General Fund funds nearly \$9.1 million of the public safety operations.

General Fund

The two major sources of General Fund revenues are sales taxes and utility taxes, which represent \$9,129,000 and \$7,293,000 respectively. Intergovernmental revenues, including motor fuel taxes, motor vehicle sales taxes, cigarette taxes, road and bridge taxes, and other grant sources represent \$4,894,500. The remaining revenues consist of licenses and permits (\$1,181,000), charges for services (\$136,318), court receipts (\$799,300) and other miscellaneous sources (\$600,539).

A portion of the additional land acquired in 2020 adjacent to Central Park is also funded by General Fund. As mentioned earlier, City Council has earmarked funds to prepay debt service. The prepaid debt reserve will fund the last two years of debt service for 2026 and 2027 as the City anticipates exercising first call options for all bond issuances; therefore, the City will pay off the debt two years early in 2027.

Ms. Kelly reported that General Fund revenues are projected to total \$24,033,657 in FY2025. This is an increase of approximately \$601,000 from the FY2024 budget. Total proposed expenditures and transfers for FY2025 are \$22,719,788.

Ms. Kelly stated that the City maintains General Fund – Fund Reserves of over 40% of the City’s operating budget. The General Fund – Fund Reserve balance is projected to total \$17,425,495 at the end of FY2025 and, when factoring in the amount required to be set-aside due to the City’s “40%” policy, leaves \$8,337,580 available over and above the 40% fund reserve policy to fund additional projects, as reviewed/approved by City Council, during FY2025 and beyond.

ADJOURNMENT

There being no public discussion or comment, Mayor Nation adjourned the meeting at 6:59 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

BILL NO. 3529

ORDINANCE NO. _____

AN ORDINANCE RE-APPOINTING CHRISTOPHER GRAVILLE AS CITY ATTORNEY FOR A ONE-YEAR TERM

WHEREAS, City Attorney Christopher Graville was appointed as the City’s Interim City Attorney by Resolution 423 on April 20th, 2016 to serve at the pleasure of the Mayor and City Council until an attorney was named to represent the City; and

WHEREAS, Christopher Graville was appointed as the City’s City Attorney by Ordinance 2928 on December 5th, 2016 to serve at the pleasure of the Mayor and City Council for a term designated to expire not later than December 6th, 2020; and

WHEREAS, Christopher Graville was re-appointed as the City’s City Attorney by Ordinance 3122 on December 7th, 2020 to serve at the pleasure of the Mayor and City Council for a term designated to expire not later than December 6th, 2024; and

WHEREAS, The Mayor has nominated Christopher Graville for re-appointment as the City Attorney, to serve at the pleasure of the Mayor and City Council for an additional one-year term expiring not later than December 8th, 2025 pursuant to the power and authority vested in the Mayor to appoint positions granted to him pursuant to Section 77.330 R.S.Mo, and pursuant to Chesterfield City Code section 120.160 and Section 77.370 R.S.Mo.; and

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

Section 1. Christopher Graville shall assume the position of City Attorney, to serve at the pleasure of the Mayor and City Council. Said appointment shall become effective immediately and the term of appointment shall terminate not later than December 8th, 2025.

Section 2. Terms and conditions of Mr. Graville’s appointment are unchanged from the “Agreement” incorporated into Ordinance 2928.

Section 3. The Mayor is authorized to execute the Agreement.

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

PASSED AND APPROVED THIS 2nd DAY OF DECEMBER, 2024.

PRESIDING OFFICER

MAYOR – BOB NATION

ATTEST:

VICKIE MCGOWND, CITY CLERK

First Reading Held: _____

BILL NO. 3321

ORDINANCE NO. 3122

AN ORDINANCE RE-APPOINTING CHRISTOPHER GRAVILLE AS CITY ATTORNEY

WHEREAS, Interim City Attorney Christopher Graville was appointed as the City's Interim City Attorney by Resolution 423 on April 20th, 2016 to serve at the pleasure of the Mayor and City Council until an attorney was named to represent the City; and

WHEREAS, Christopher Graville was appointed as the City's City Attorney by Ordinance 2928 on December 5th, 2016 to serve at the pleasure of the Mayor and City Council for a term designated to expire not later than December 6th, 2020; and

WHEREAS, The Mayor has nominated Christopher Graville for re-appointment as the City Attorney, to serve at the pleasure of the Mayor and City Council for a term expiring not later than December 6th, 2024 pursuant to the power and authority vested in the Mayor to appoint positions granted to him pursuant to Section 77.330 R.S.Mo, and pursuant to Chesterfield City Code section 120.160 and Section 77.370 R.S.Mo.; and

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

Section 1. Christopher Graville shall assume the position of City Attorney, to serve at the pleasure of the Mayor and City Council. Said appointment shall become effective immediately and the term of appointment shall terminate not later than December 6th, 2024.

Section 2. Terms and conditions of Mr. Graville's appointment are unchanged from the "Agreement" incorporated into Ordinance 2928.

Section 3. The Mayor is authorized to execute the Agreement.

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

PASSED AND APPROVED THIS 7th DAY OF DECEMBER, 2020.

Bob Nation
PRESIDING OFFICER

Bob Nation
MAYOR - BOB NATION

ATTEST:

Vickie McGownd
VICKIE MCGOWND, CITY CLERK

First Reading Held: 12/7/2020

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Dan Hurt

Vice Chair: Councilmember Mary Monachella

- 1. Proposed Bill No. 3526 – Public Street Acceptance – Alexander Woods:** An ordinance pertaining to the acceptance of a portion of Chesterfield Ridge Center Drive in Alexander Woods as a public street in the City of Chesterfield. City Staff estimates that this additional 2,400 square yards of pavement on Chesterfield Ridge Center Drive will cost the City of Chesterfield approximately \$8,400 annually. However, in this case the developer also reconstructed 4,300 square yards of existing City pavement (Nardin Drive) in poor condition which saved the City \$314,000 in estimated reconstruction costs. **(Second Reading) Planning & Public Works Committee recommends approval.**

- 2. Proposed Bill No. 3527 – P.Z. 08-2024 City of Chesterfield (Unified Development Code – Article 4):** An amendment to Article 4 of the Unified Development Code for modification to the City’s Tree List. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

- 3. POWER OF REVIEW – Chesterfield Village Mall:** A Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway. **(Voice Vote) Planning & Public Works Committee recommends approval with the condition that a redesigned staircase be submitted prior to MZA approval.**

- 4. Next Meeting – December 5, 2024 (5:30pm)**

NEXT MEETING

The next Planning and Public Works Committee is scheduled for Thursday, December 5, 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

Department of Public Works



TO: Michael O. Geisel, PE
City Administrator

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

Justin Wyse, AICP, PTP
Director of Planning

Zachary S. Wolff, PE
Assistant City Engineer

FROM: Jeff Paskiewicz, PE *JJP*
Senior Civil Engineer

DATE: October 21, 2024

RE: Public Street Acceptance
Alexander Woods

Public Works staff recently conducted an inspection of the Alexander Woods subdivision. As part of the inspection, we have determined that the following street meets the City of Chesterfield's design and construction standards for acceptance as a public street:

- | | |
|-------------------------------------|---|
| (1) Chesterfield Ridge Center Drive | Approximately 830 feet; from Intersection of Nardin Drive to the eastern limit of the Chesterfield Ridge Center Drive bridge
Book 368, Page 1-3; Book 23496, Page 2984;
Book 23486, Page 1674 |
|-------------------------------------|---|

A draft ordinance and a map showing the location of the above referenced street and the associated record plat exhibit are attached. The street area to be accepted is approximately 2,398 square yards of concrete pavement. The remaining section of Chesterfield Ridge Center Drive was previously accepted as a public street by way of ordinance 3038

Nardin Drive is located in the Alexander Woods subdivision and was reconstructed to City standards as part of the subdivision construction. The Nardin Drive right-of-way was existing and no new right-of-way was necessary. A small portion of right-of-way, which covered the previous roundabout on Nardin Drive, was vacated as indicated on the attached record plat.

Action Recommended

I recommend forwarding the acceptance of the above-referenced street and associated sidewalks to the Planning and Public Works Committee for its consideration. If the Planning and Public Works Committee recommends approval, the matter should be forwarded to City Council for consideration.

ORDINANCE NO. _____

BILL NO. 3526

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF A PORTION OF CHESTERFIELD RIDGE CENTER DRIVE IN ALEXANDER WOODS AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Alexander Woods; and

WHEREAS, the street in Alexander Woods was intended to be a public street and was therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield.

WHEREAS, Payne Family Homes has completed required street improvements in Alexander Woods.

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

Section 1. The following street is hereby accepted by the City of Chesterfield for future care and maintenance:

- (1) Chesterfield Ridge Center Drive: Approximately 830 feet; from Intersection of Nardin Drive to the eastern limit of the Chesterfield Ridge Center Drive bridge Book 368, Page 1-3; Book 23496, Page 2984, Book 23486, Page 1674

Section 2. 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

<p>FIRST READING HELD:</p> <p>_____</p>

Chesterfield Ridge Center Drive

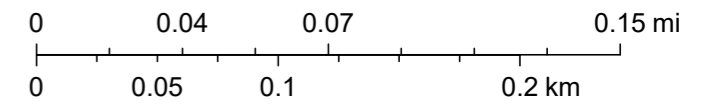


10/18/2024, 2:10:12 PM

 Preliminary Parcels

 Parcels

1:4,000

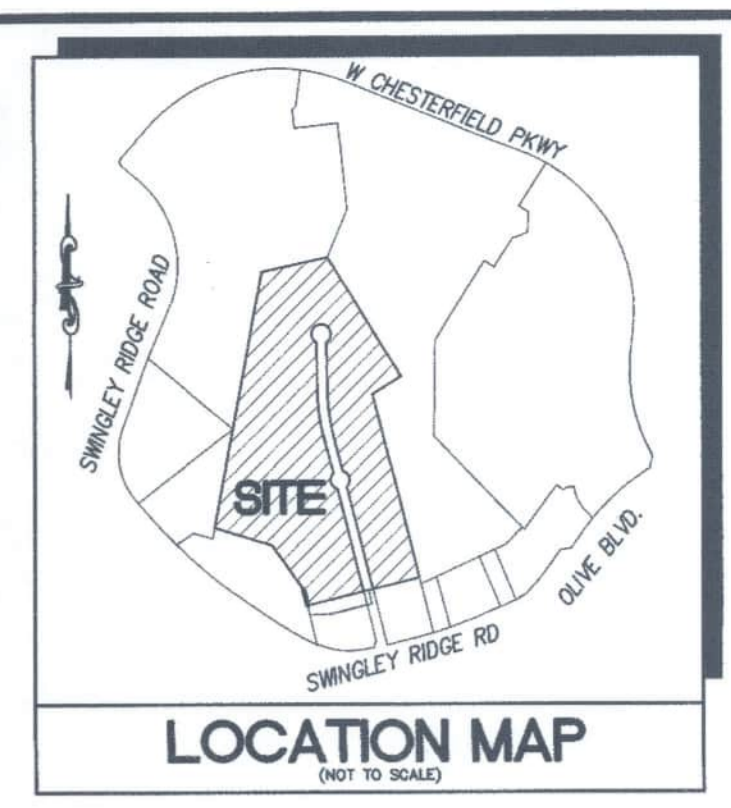


Esri., Inc., City of Chesterfield, Missouri

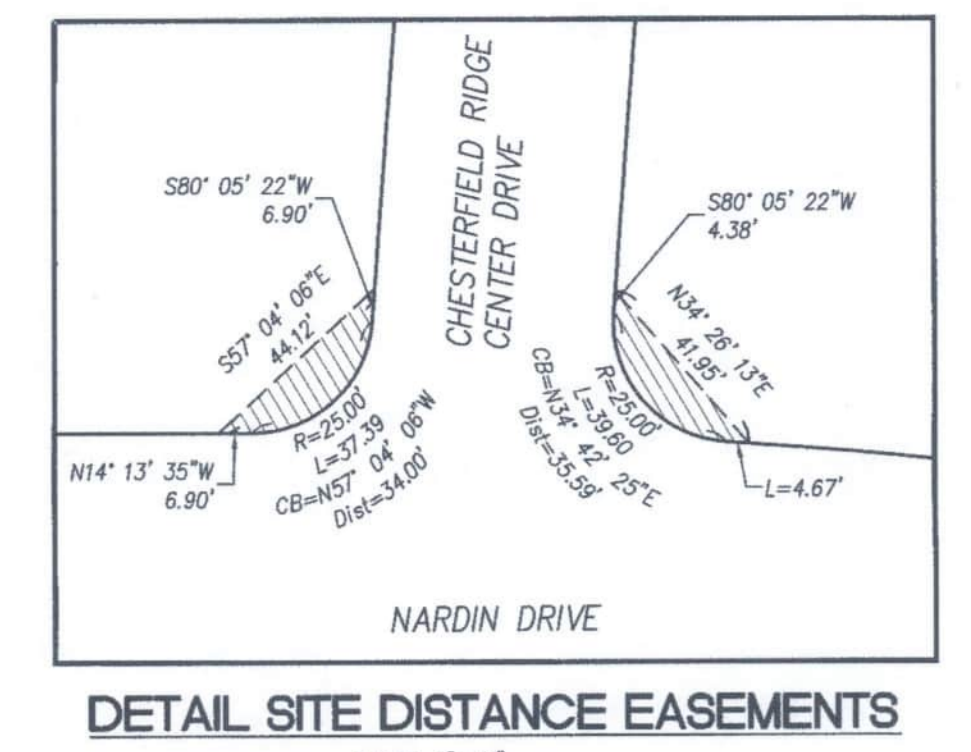
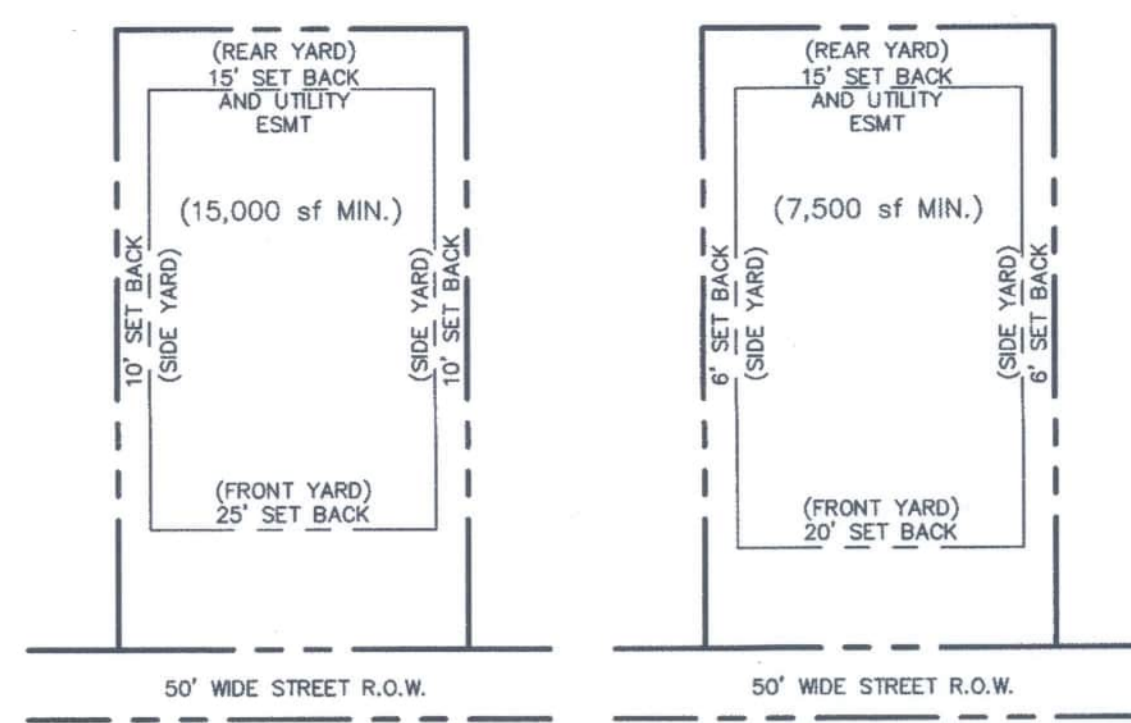
ALEXANDER WOODS SUBDIVISION

A TRACT OF LAND BEING LOTS 12, 13, 30, 31 and Part of 32 of WEST COUNTY ACRES PLAT ONE AS RECORDED IN PLAT BOOK 64, PAGE 64 AND LOTS 14 THRU 18 AND 24 THRU 29 OF WEST COUNTY ACRES PLAT TWO AS RECORDED IN PLAT 68, PAGE 17 LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

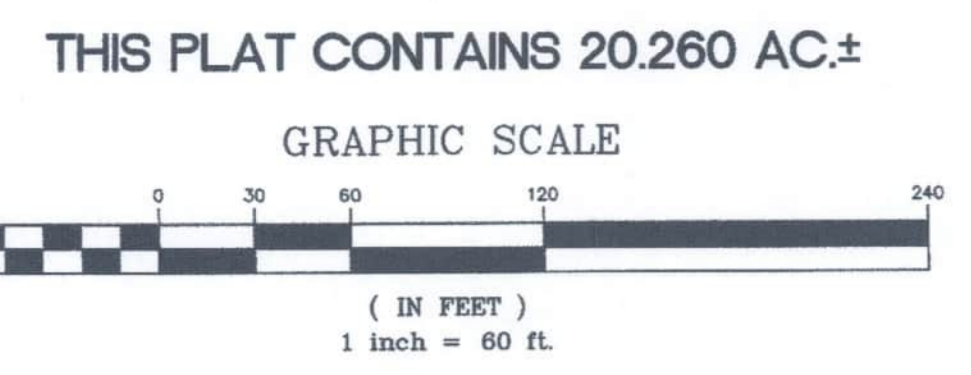
Curve #	Length	Radius	Chord Direction	Chord Length
C1	238.60	1025.00	N7° 47' 08" W	238.06
C2	7.77	150.00	S78° 36' 19" W	7.77
C3	118.29	150.00	N80° 17' 17" W	115.25



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9100 FAX: (636) 500-9101
e-mail: general@stockinc.com
Web: www.stockinc.com



LEGEND
 ○ BENCH MARK
 ○ FOUND IRON ROD
 ○ FOUND IRON PIPE
 ○ RIGHT OF WAY MARKER
 ○ LOT ADDRESS



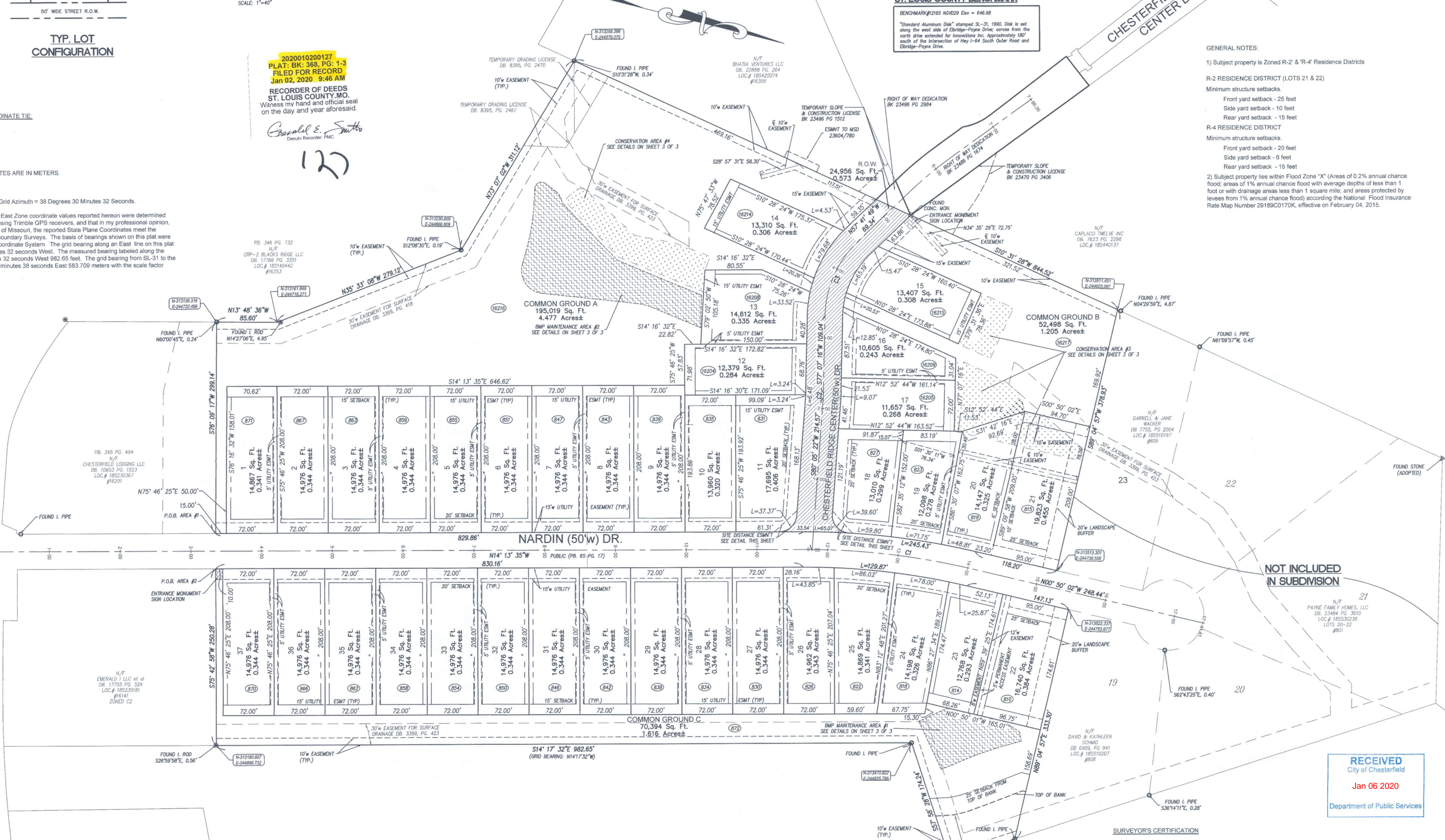
ABBREVIATIONS
 DB DEED BOOK
 FT FEET
 FND FOUND
 N.F. NOW OR FORMERLY
 PLAT BOOK
 PAGE
 R.B. RADIAL BEARING
 SQ. SQUARE
 (86°W) RIGHT-OF-WAY WIDTH

LOT 21 and LOT 22 CONFIGURATION
TYP. LOT CONFIGURATION

20200110200127
 PLAT: BK: 368, PG: 1-3
 FILED FOR RECORD
 Jan 02, 2020 9:46 AM
 RECORDER OF DEEDS
 ST. LOUIS COUNTY, MO.
 Witness my hand and official seal
 on the day and year aforesaid.
Carroll E. Smith
 Deputy Recorder, P.M.C.

STATEMENT OF STATE PLANE COORDINATE TIE
 STATION: SL-31
 GRID FACTOR = 0.99990765
 NORTH (Y) = 312625.342
 EAST (X) = 244719.740
 NOTE: 1 METER = 3.28083333 FEET
 ALL STATE PLANE COORDINATES ARE IN METERS.
 STATION: SL-31, ADJUSTED IN 2011
 Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during 2018 using Trimble GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys. The basis of bearings shown on this plat were adopted from the Missouri State Plane Coordinate System. The grid bearing along an East line on this plat is found to be North 14 degrees 17 minutes 32 seconds West. The measured bearing labeled along the same line is North 14 degrees 17 minutes 32 seconds West 962.65 feet. The grid bearing from SL-31 to the Southeast corner is North 17 degrees 57 minutes 30 seconds East 583.702 meters with the scale factor applied.



GENERAL NOTES:
 1) Subject property is Zoned R-2' & R-4' Residence Districts
 R-2 RESIDENCE DISTRICT (LOTS 21 & 22)
 Minimum structure setbacks
 Front yard setback - 25 feet
 Side yard setback - 10 feet
 Rear yard setback - 15 feet
 R-4 RESIDENCE DISTRICT
 Minimum structure setbacks
 Front yard setback - 20 feet
 Side yard setback - 6 feet
 Rear yard setback - 15 feet
 2) Subject property lies within Flood Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 25189C0170K, effective on February 04, 2015.

RECORD PLAT
ALEXANDER WOODS SUBDIVISION
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI

12/16/19
Walter J. Pflieger
 WALTER J. PFLIEGER, P.L.S.
 MISSOURI PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 1000-000728
 CERTIFICATE OF AUTHORITY
 LC-225-D

RECEIVED
 City of Chesterfield
 Jan 06 2020
 Department of Public Services

SURVEYOR'S CERTIFICATION
 This is to certify that Stock and Associates Consulting Engineers, Inc. have, during January, 2019, by order of and for the use of Payne Family Homes, executed a Property Boundary Survey and Record Plat of a tract of land being Lots 12, 13, 30, 31 and part of 32 of West County Acres Plat One as recorded in Plat Book 64, Page 64 and Lots 14 thru 18 and 24 thru 29 of West County Acres Plat Two as recorded in Plat Book 68, Page 17 located in U.S. Survey 415, Township 5 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and that the results of said survey and Record Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

This is to certify that the "Alexander Woods Subdivision" Plat, was approved by the City Council for the City of Chesterfield by Ordinance No. 3029, on the 2nd day of Dec. 2019 and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.
Bob Nation
 Bob Nation, Mayor
Vicki McGownd
 Vicki McGownd, City Clerk

PREPARED FOR:
 PAYNE FAMILY HOMES
 10411 BAUR BLVD
 ST. LOUIS, MO 63132

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC NO. 222-D
 By *Walter J. Pflieger*
 Walter J. Pflieger, Missouri L.S. No. 2008-00728

DATE	JOB NO.	CHECKED BY	DATE
01/17/19	217-6103	J.K.	
W.S.D. #	BASE MAP #		
S.L.C. MAT #	HAT S.L.P. #		
M.O.A.R. #			
SHEET TITLE			
RECORD PLAT			
SHEET NO.	1 OF 3		

ALEXANDER WOODS SUBDIVISION

A TRACT OF LAND BEING LOTS 12, 13, 30, 31 and Part of 32 of WEST COUNTY ACRES PLAT ONE AS RECORDED IN PLAT BOOK 64, PAGE 64 AND LOTS 14 THRU 18 AND 24 THRU 29 OF WEST COUNTY ACRES PLAT TWO AS RECORDED IN PLAT BOOK 68, PAGE 17 LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein plat and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and re-subdivided in the manner shown on this plat, which subdivision plat shall hereafter be known as:

"ALEXANDER WOODS SUBDIVISION"

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Chesterfield Ridge Center Drive, Fifty (50) feet wide, and its roundings, which for better identification are shown cross hatched on this plat, is hereby dedicated to City of Chesterfield, St. Louis County, Missouri for public use forever.

All Common Grounds and easements, shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Spire Missouri, Inc., AmerenUE, Southwestern Bell of St. Louis, AT&T of Missouri, Metropolitan St. Louis Sewer District, the relevant Cable Company, their respective successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

The BMP Maintenance Areas as shown on this plat, which for better identification are shown [diagonal lines] are for the stormwater management features, also known as BMPs (Best Management Practices). The BMP Maintenance Areas hereby established are irrevocable and shall continue forever subject to a "Maintenance Agreement" dated 17th day of April, 2019 as recorded in the Recorder of Deeds Book 23496, Page 1054, or as amended thereafter. The Alexander Woods Homeowners Association shall be obligated to maintain, repair, construct, improve and operate the BMP Maintenance Areas in accordance with above said Maintenance Agreement and the approved Stormwater Management Facilities Report #19MSD-00031.

The Conservation Areas as shown on this plat, which for better identification are shown [dotted lines] are established as protection areas for vegetation landscaping only and shall be preserved in their revegetated natural state. Structures of any size, whether temporary or permanent, including trails, are not permitted in the Conservation Areas. Landscaping as approved by the City of Chesterfield during site plan review shall be maintained and preserved in accordance with the applicable Ordinances of the City of Chesterfield, by the Alexander Woods Homeowners' Association.

The Sight Distance Easements as shown hereon are hereby dedicated to the City of Chesterfield, Missouri, for public use forever, to ensure and protect the clear and unobstructed view of motorists on and entering the adjacent roadway. The grade of the land within the Sight Distance Easements shall not be changed without the prior approval of the City of Chesterfield. No signs, fences or poles shall be erected within any Sight Distance Easement except for those required and maintained by the City of Chesterfield. No trees or shrubs shall be planted in any Sight Distance Easement. Grass or other plantings within the Sight Distance Triangles shall be maintained in accordance with applicable ordinances of the City of Chesterfield.

The Landscape Buffer Areas are established as protected areas for natural vegetation and vegetative landscaping only. Structures of any size, whether temporary or permanent, are not permitted within the Landscape Buffer Areas, trails, public sidewalks, public roadways, private roadways, fences, and utilities shall be allowed within the perimeter buffers, natural vegetation and vegetative landscaping as approved by the city of chesterfield during site plan review is required to be maintained and preserved by the Alexander Woods Homeowners' Association in accordance with applicable ordinances of the City of Chesterfield, Missouri.

The Alexander Woods Homeowners' Association may erect subdivision signs/monuments, landscaping and irrigation within the common ground/common open space and areas labeled "entrance monument area" which shall be maintained by the Homeowners' Association, and its successors and assigns. Easements are hereby granted to the Alexander Woods Homeowner's Association, its successors and assigns for the purpose of constructing, maintaining, improving, repairing, replacing, landscaping, irrigation and lighting subdivision monument signs, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and temporary storage of materials during construction, maintenance, improvement, repair and replacement of said entrance monument items. All improvements, landscaping, planting, irrigation and lighting within the entrance monument areas shall be done in accordance with the applicable ordinances of the City of Chesterfield. Subdivision signs/monuments, landscaping, and irrigation within the entrance monument areas shall not be modified without authorization, approval, and permit by the City of Chesterfield, Missouri.

No clearing, grading, excavation, construction, or disturbance of any kind is permitted within Fifty (50) feet of Bonhomme Creek and Caulks Creek or within Twenty five (25) feet of other natural watercourses, in accordance with the City of Chesterfield Natural Watercourse Protection Requirements.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Alexander Woods dated 12/28/2017 and recorded herein with the Recorder's Office.

Common Ground Area as shown hereon, shall be conveyed to the Alexander Woods Homeowners Association by Special Warranty deed dated 12/28/2017 and recorded herein with the Recorder's Office.

Permanent and/or semi permanent monuments, as required, will be set at all lot corners within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS WHEREOF, I have hereunto set my hand this 19 day of December, 2019.

By: *Kevin L Roy*
Print Name: Kevin L Roy
Print Title: CFO

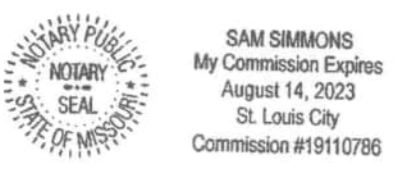
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 19 day of December, 2019, before me, *Sam Simmons*, a Notary Public in and for said state, personally appeared *Kevin Roy*, known to me to be the person who executed the within Record Plat and acknowledged to me that he (he/she) executed the same for the purposes therein stated.

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

Sam Simmons
Notary Public

My commission expires: Aug 14, 2023



LENDER CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book 23484, Page 325, of the Public Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this 23 day of December, 2019.

Stifel Bank

By: *Andrew Weissler*
Print Name: Andrew Weissler
Print Title: Sr. Vice President

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

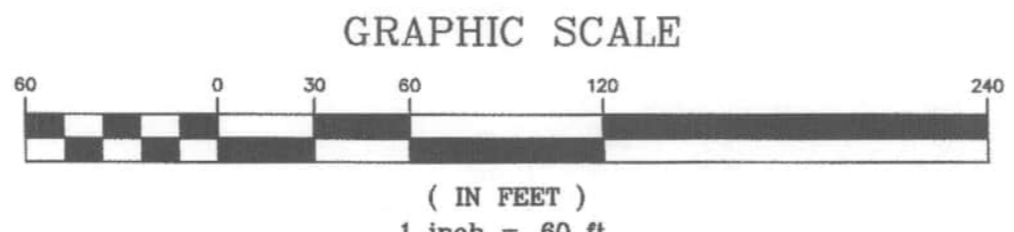
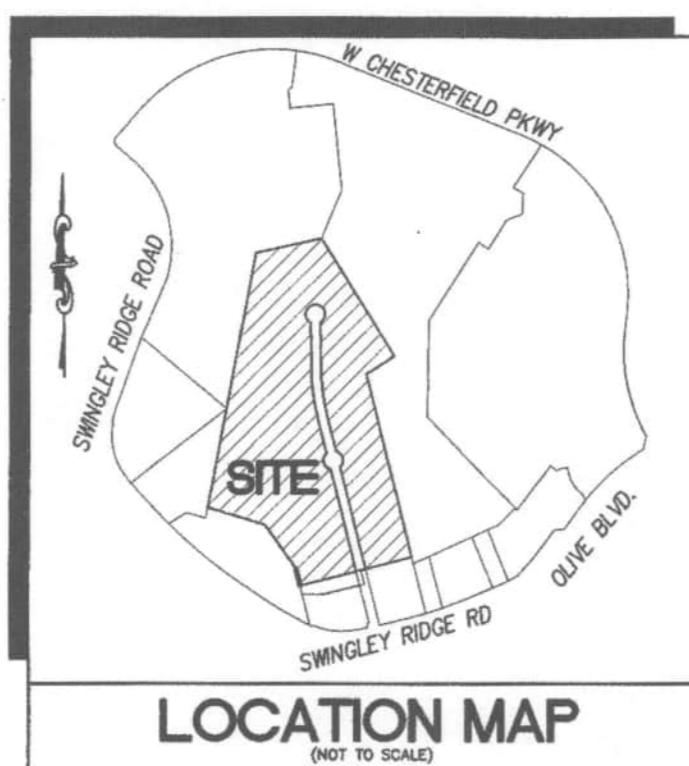
On this 23 day of December, 2019, before me appeared *Andrew Weissler*, to me personally known, who, being by me duly sworn, did say that he is the Sr. Vice President of *Stifel Bank*, known to me to be the person who executed the within instrument in behalf of said *Stifel Bank*, and acknowledged to me that *Andrew Weissler*, executed same for the purposes therein stated.

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

Andrew Weissler
Notary Public

My commission expires: 8-7-2022

PREPARED FOR:
PAYNE FAMILY HOMES
10411 BAUR BLVD
ST. LOUIS, MO 63132



ABBREVIATIONS

DB	DEED BOOK
FT	FEET
FND.	FOUND
N/F	NEW OR FORMERLY
PLB	PLAT BOOK
P.B.	PLAT BOOK
R.B.	RADIAL BEARING
SO	SQUARE
(86°W)	RIGHT-OF-WAY WIDTH

NOTE: THE EASEMENTS AS ESTABLISHED ON LOTS 12, 13, 30, 31, & 32 OF WEST COUNTY ACRES PLAT ONE, PB 64, PG 64 & LOTS 14, 15, 16, 17, 18, 24, 25, 26, 27, 28, & 29 OF WEST COUNTY ACRES PLAT TWO, PB 67, PG 17 ALONG WITH THE SOUTHWESTERN BELL TELEPHONE EASEMENTS BY DB 3489, PG 594 ARE TO BE VACATED BY SEPARATE DOCUMENT SHOWN HATCHED [diagonal lines].

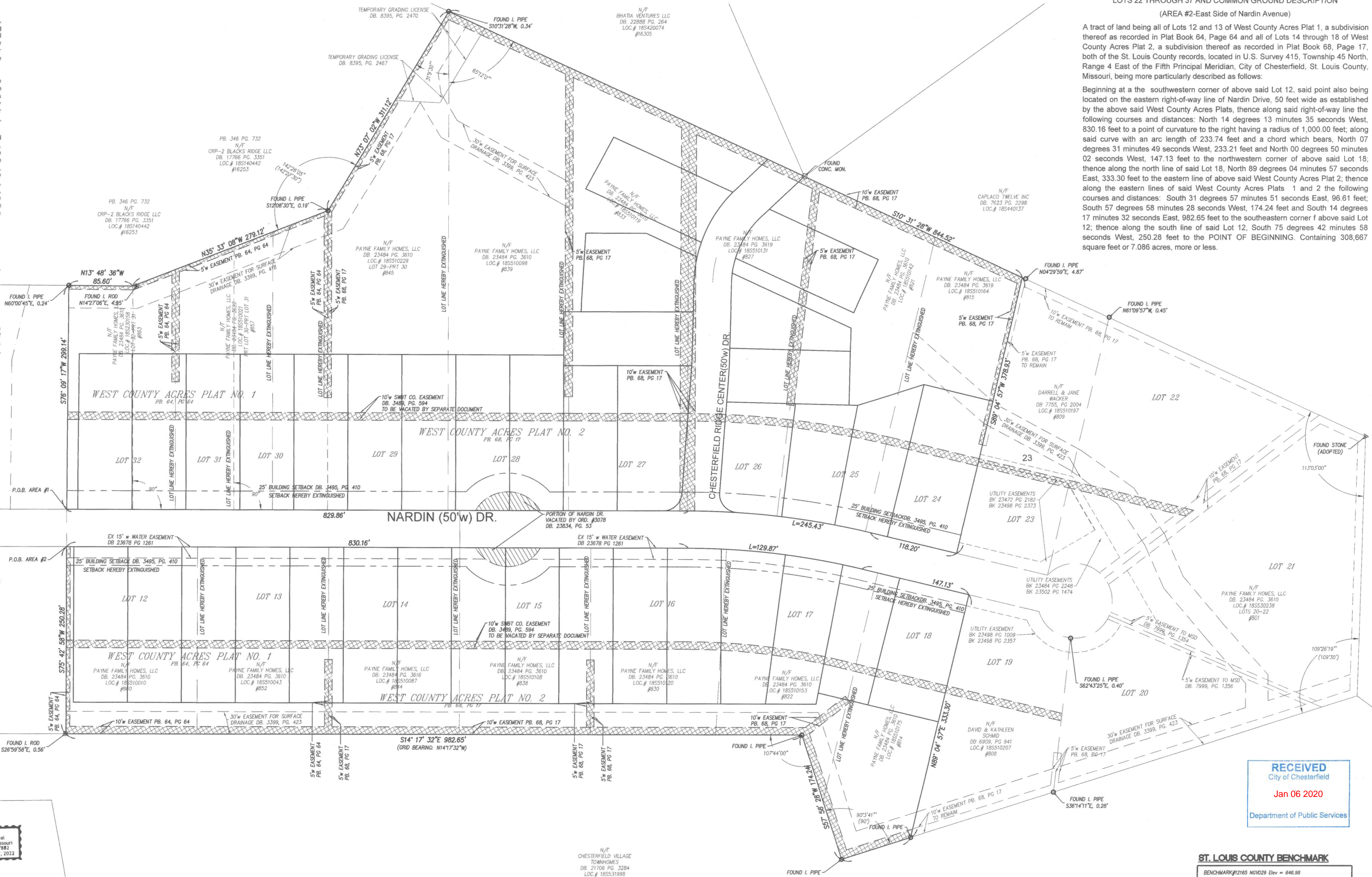
THE CITY OF CHESTERFIELD HAS VACATED THEIR INTEREST IN THE EASEMENTS AS ESTABLISHED BY P.B. 64, PG. 64 AND P.B. 68, PG. 17 WITHIN THE LIMITS OF THIS SUBDIVISION BY ORD. #3077 & RECORDED IN DB. 23834, PG. 41

LOTS 1 THROUGH 21 AND COMMON GROUND DESCRIPTION

(AREA #1-West Side of Nardin Ave.)
A tract of land being all of Lots 30, 31 and 32 of West County Acres Plat 1, a subdivision thereof as recorded in Plat Book 64, Page 64 and all of Lots 24 through 29 of West County Acres Plat 2, a subdivision thereof as recorded in Plat Book 68, Page 17, both of the St. Louis County records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:
Beginning at a the southeastern corner of above said Lot 32, said point also being located on the western right-of-way line of Nardin Drive, 50 feet wide as established by the above said West County Acres Plats, thence along the southern line of said Lot 32, South 76 degrees 09 minutes 17 seconds West, 299.14 feet to the southwest corner thereof; thence along the western lines of above said West County Acres Plats 1 and 2 the following courses and distances: North 13 degrees 48 minutes 36 seconds West, 85.60 feet; North 35 degrees 33 minutes 08 seconds West, 279.12 feet; North 73 degrees 07 minutes 02 seconds West, 311.12 feet and North 10 degrees 31 minutes 28 seconds East, 844.52 feet to the northwestern corner of above said Lot 24; thence along the north line of said Lot 24, North 89 degrees 04 minutes 57 seconds East, 378.93 feet to the western right-of-way line of above said Nardin Drive; thence along said right-of-way line the following courses and distances: South 00 degrees 50 minutes 02 seconds East, 118.20 feet to a point of curvature to the left having a radius of 1,050.00 feet; thence along said curve with an arc length of 245.43 feet and a chord which bears, South 07 degrees 31 minutes 49 seconds East, 244.87 feet to a point of tangency and South 14 degrees 13 minutes 35 seconds East, 829.86 feet to the POINT OF BEGINNING. Containing 573,850 square feet or 13.174 acres, more or less.

LOTS 22 THROUGH 37 AND COMMON GROUND DESCRIPTION

(AREA #2-East Side of Nardin Avenue)
A tract of land being all of Lots 12 and 13 of West County Acres Plat 1, a subdivision thereof as recorded in Plat Book 64, Page 64 and all of Lots 14 through 18 of West County Acres Plat 2, a subdivision thereof as recorded in Plat Book 68, Page 17, both of the St. Louis County records, located in U.S. Survey 415, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:
Beginning at a the southwestern corner of above said Lot 12, said point also being located on the eastern right-of-way line of Nardin Drive, 50 feet wide as established by the above said West County Acres Plats, thence along said right-of-way line the following courses and distances: North 14 degrees 13 minutes 35 seconds West, 830.16 feet to a point of curvature to the right having a radius of 1,000.00 feet; along said curve with an arc length of 233.74 feet and a chord which bears, North 07 degrees 31 minutes 49 seconds West, 233.21 feet and North 00 degrees 50 minutes 02 seconds West, 147.13 feet to the northwestern corner of above said Lot 18; thence along the north line of said Lot 18, North 89 degrees 04 minutes 57 seconds East, 333.30 feet to the eastern line of above said West County Acres Plat 2; thence along the eastern lines of said West County Acres Plats 1 and 2 the following courses and distances: South 31 degrees 57 minutes 51 seconds East, 96.61 feet; South 57 degrees 58 minutes 28 seconds West, 174.24 feet and South 14 degrees 17 minutes 32 seconds East, 982.65 feet to the southeastern corner f above said Lot 12; thence along the south line of said Lot 12, South 75 degrees 42 minutes 58 seconds West, 250.28 feet to the POINT OF BEGINNING. Containing 308,667 square feet or 7.086 acres, more or less.



ST. LOUIS COUNTY BENCHMARK
BENCHMARK #2165 N10220 Elev = 646.08
Standard Aluminum Disk stamped SL-31, 1960. Disk is set along the west side of Bridge-Payne Drive, across from the north drive entrance for Innovations Inc. Approximately 180' south of the intersection of Hwy-64 South Outer Road and Bridge-Payne Drive.

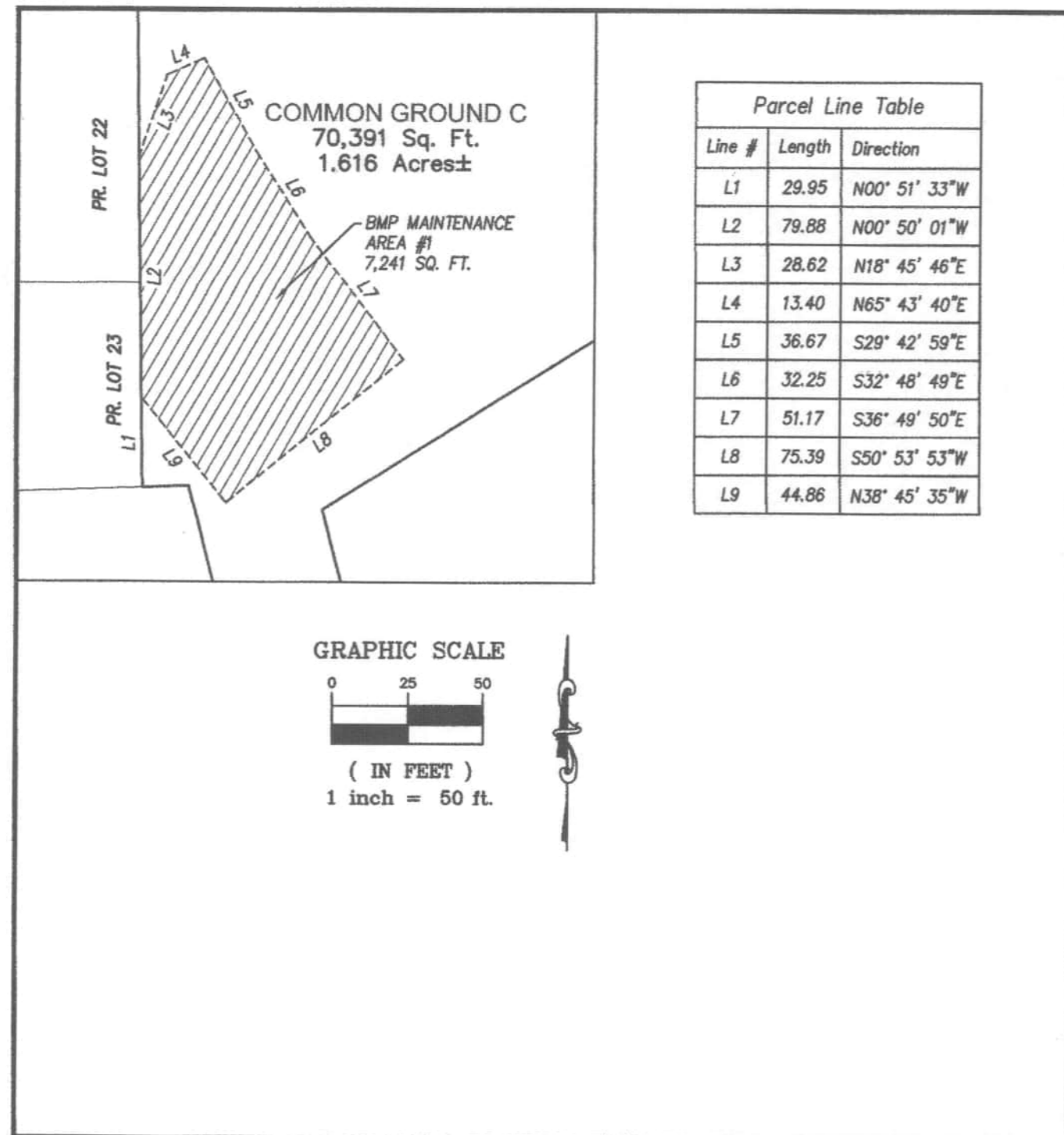
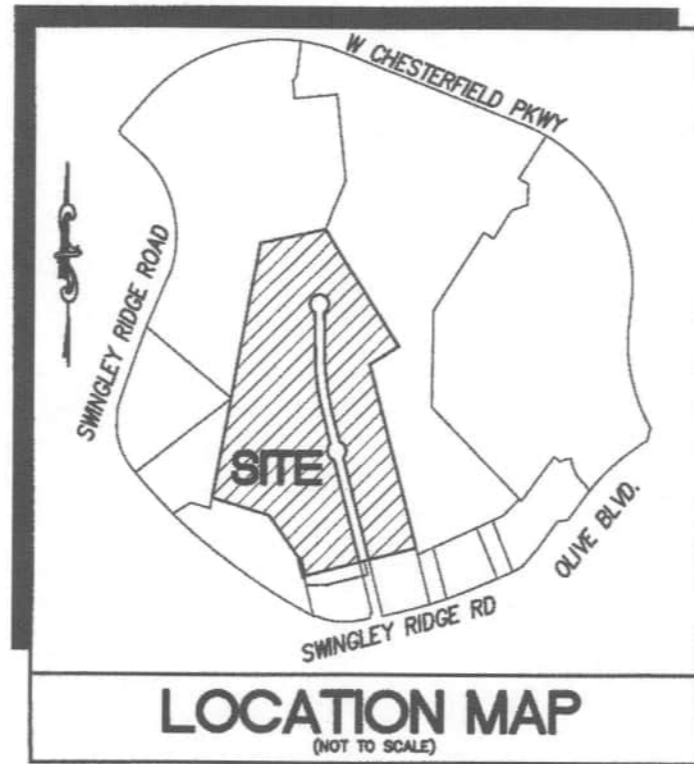
PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.
RECORD PLAT: **ALEXANDER WOODS SUBDIVISION**
CITY OF CHESTERFIELD, MISSOURI
ST. LOUIS COUNTY, MISSOURI

REVISIONS:
1. 2019-03-26 REV PER CITY LETTER DATED 2019-02-20
2. 2019-04-18 REV PER CITY LETTER DATED 2019-04-10
3. 2019-04-29 REV PER MSD E-MAIL DATED 2019-04-29
4. 2019-06-27 REV PER MSD FLD CHG #1
5. 2019-10-15 REV PER CLIENT COMMENTS

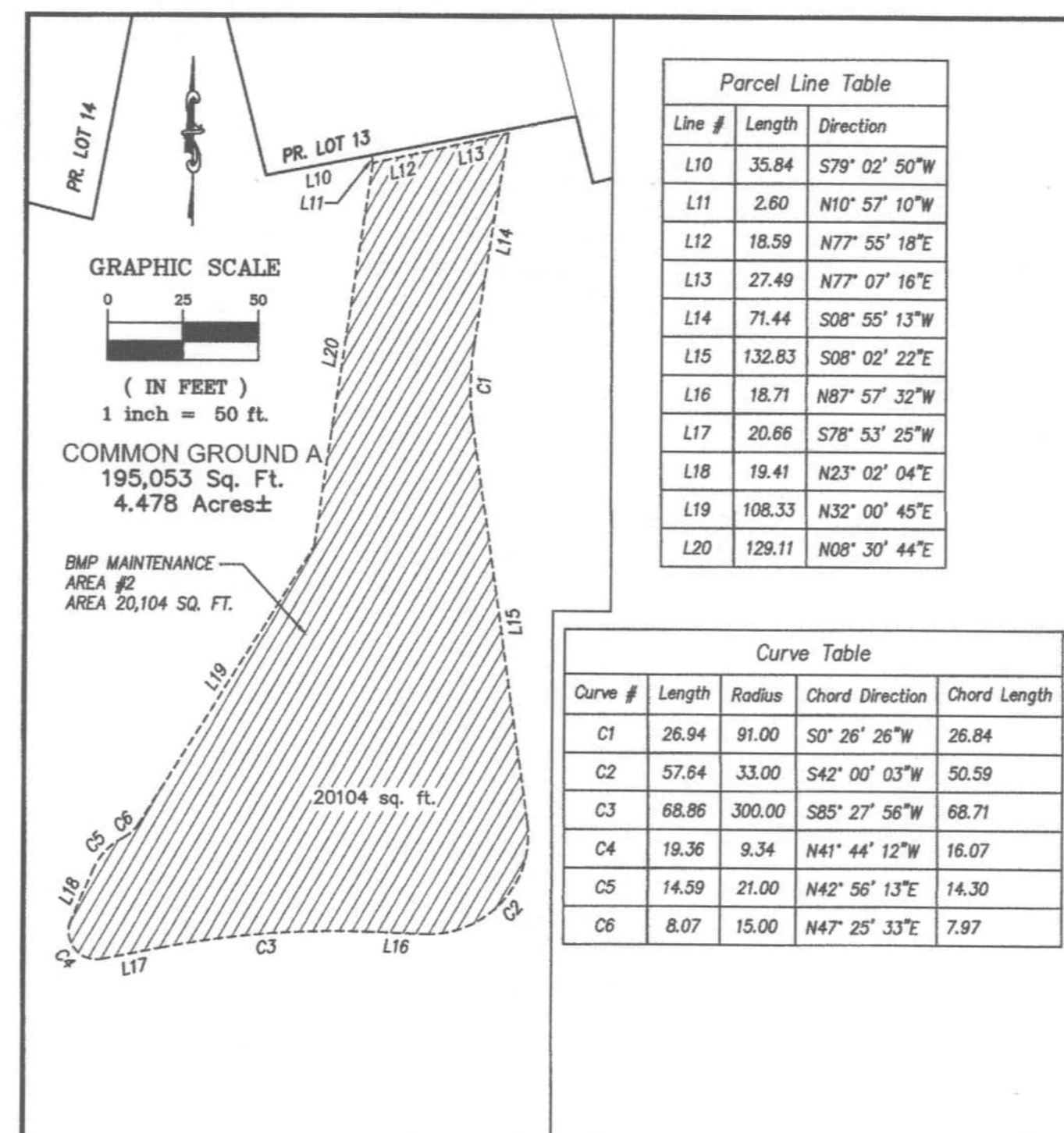
DRAWN BY: J.K. CHECKED BY: W.J.P.
DATE: 01/17/19 JOB NO: 217-6103
M.S.D. # BASE MAP #
S.L.C. HAT # HAT S.U.P. #
M.D.A.R. #
SHEET TITLE:
RECORD PLAT
SHEET NO.: 2 OF 3

ALEXANDER WOODS SUBDIVISION

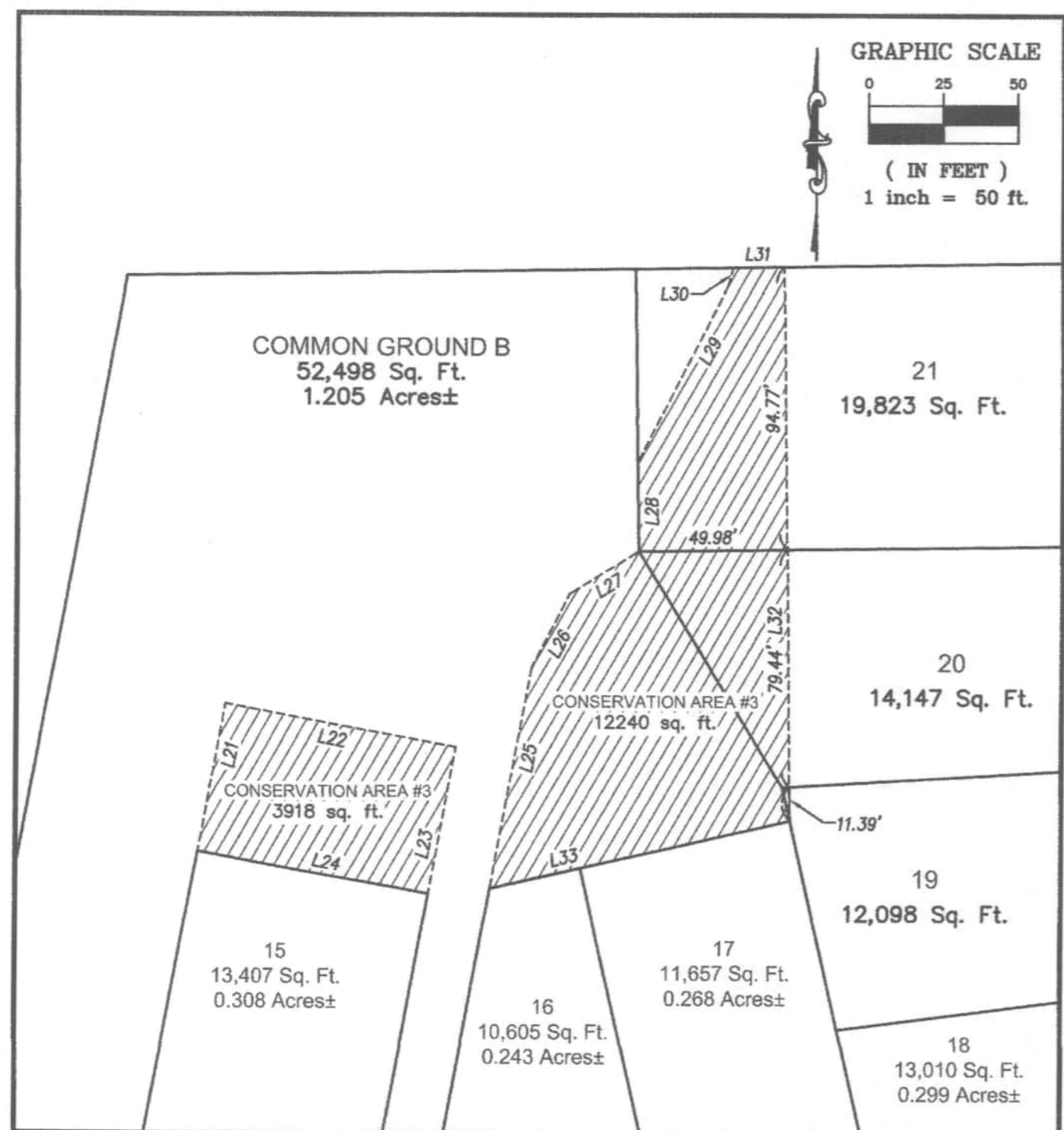
A TRACT OF LAND BEING LOTS 12, 13, 30, 31 and Part of 32 of WEST COUNTY ACRES PLAT ONE AS RECORDED IN PLAT BOOK 64, PAGE 64 AND LOTS 14 THRU 18 AND 24 THRU 29 OF WEST COUNTY ACRES PLAT TWO AS RECORDED IN PLAT 68, PAGE 17 LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



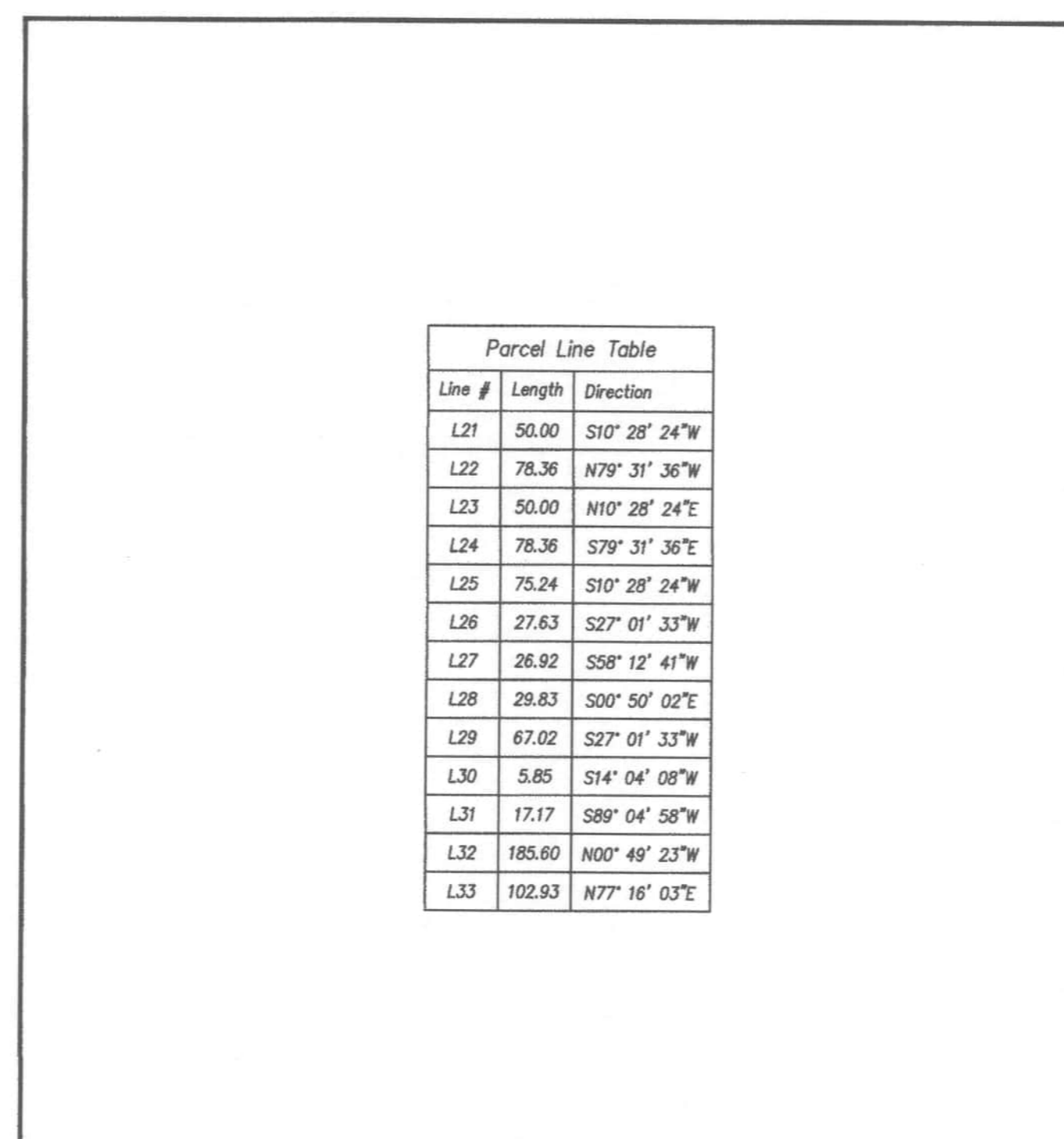
BMP MAINTENANCE AREA #1 DETAIL



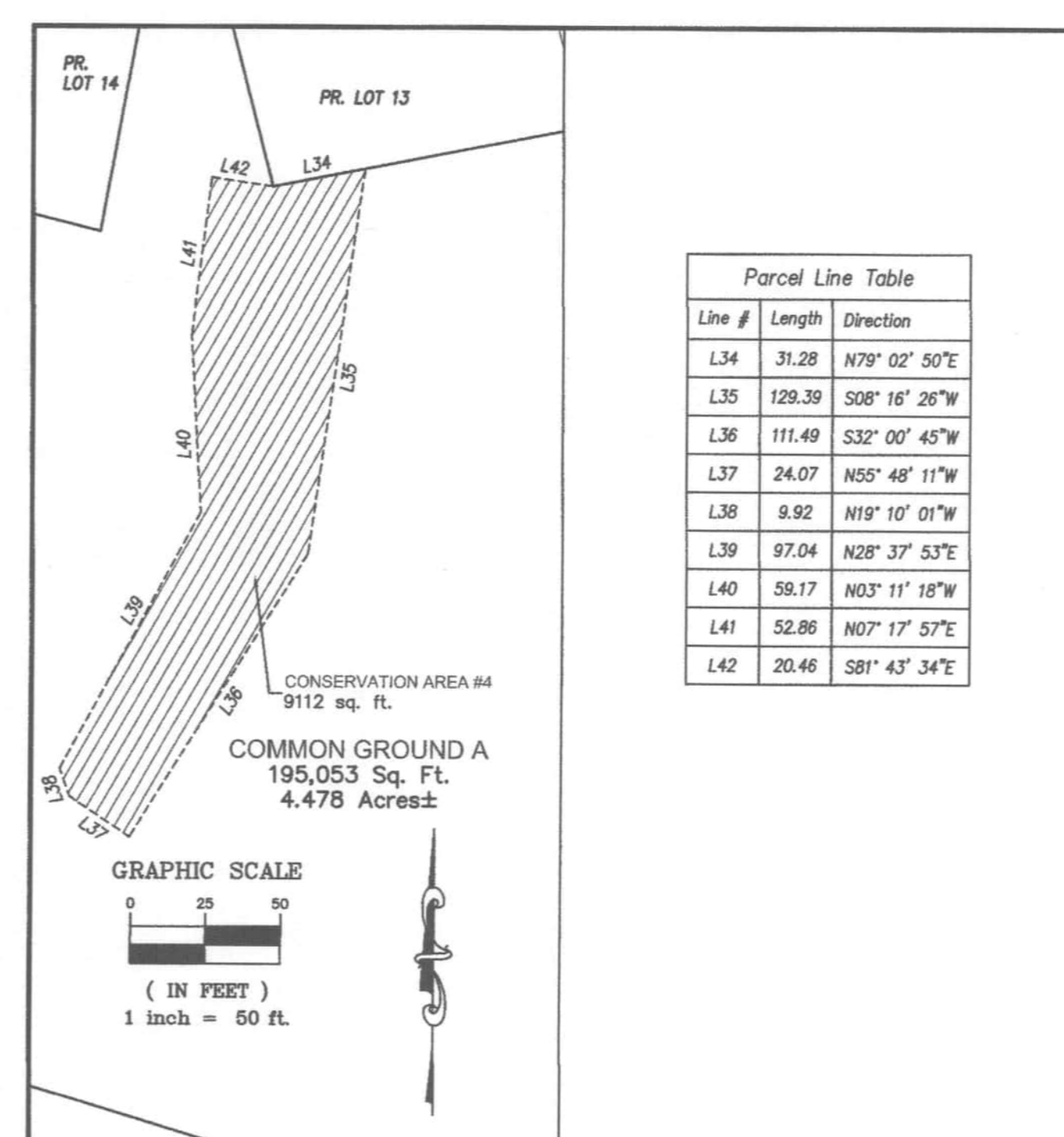
BMP MAINTENANCE AREA #2 DETAIL



CONSERVATION AREA #3 DETAIL

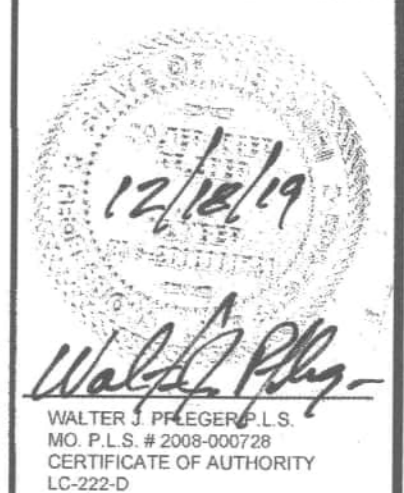


CONSERVATION AREA #3 DETAIL



CONSERVATION AREA #4 DETAIL

RECEIVED
City of Chesterfield
Jan 06 2020
Department of Public Services



REVISIONS:

- 2019-03-26 REV PER CITY LETTER DATED 2019-02-20
- 2019-04-18 REV PER CITY LETTER DATED 2019-04-10
- 2019-04-25 REV PER MSD E-MAIL DATED 2019-04-25
- 2019-05-27 REV PER MSD FLD CHG #1
- 2019-10-15 REV PER CLIENT COMMENTS

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 01/17/19	JOB NO: 217-6103
M.S.D. # #	BASE MAP # #
S.L.C. HAT # #	HAT S.U.P. # #
M.D.N.R. # #	
SHEET TITLE RECORD PLAT	
SHEET NO. 3 OF 3	

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

JW

Date: November 18th, 2024

RE: P.Z. 08-2024 City of Chesterfield (Unified Development Code – Article 4):
An amendment to Article 4 of the Unified Development Code for modifications to the City's Tree List.

Summary

The Unified Development Code (UDC) contains a table that details the species of trees that are permitted to be planted within City limits. It also further breaks down which of the trees may be utilized as street trees or parking lot trees based on a variety of a species individual characteristics. Landscape plans are reviewed against this table in addition to the requirements in Section 405.04.020 Tree Preservation and Landscape Requirements. This table has become outdated in recent years and Chesterfield Citizens Environmental Advisory Committee has expressed interest in having it updated.

A Public Hearing was held on October 14th, 2024 and no issues were raised. Planning Commission voted on the request and a motion to recommend approval passed by a vote of 7-0.

The petition was review by the Planning & Public Works Committee on November 7th, 2024. The Committee made a motion to forward the petition to City Council with a recommendation to approve.

BILL NO. 3527

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHESTERFIELD AMENDING SECTION 405.04.020 OF THE UNIFIED DEVELOPMENT CODE RELATING TO THE TABLE FOR CITY'S TREE LIST.

WHEREAS, the City of Chesterfield Unified Development Code contains regulations pertaining to Tree Preservation and Landscape Requirements; and

WHEREAS, the City desires to amend the table for the tree list contained within these regulations; and

WHEREAS, a Public Hearing was held before the Planning Commission on October 10, 2024; and,

WHEREAS, the Planning Commission recommended approval of the following amendments; and,

WHEREAS, the Planning & Public Works Committee, having considered said request, recommended approval of the following amendments; and,

WHEREAS, the City Council, having considered said request, voted to approve the amendments to Section 405.04.020 Tree List of the Unified Development Code.

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

Section I: The City of Chesterfield hereby approves the updates to Section 405.04.020 Tree List as set out in Attachment "A" which is attached hereto and made part thereof.

Section II: If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of a competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section III: Where this Ordinance differs or conflicts with other laws, rules or regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

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

Section V: 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: 11/18/2024

UNIFIED DEVELOPMENT CODE

405 Attachment 5

City of Chesterfield

Table 5

Tree List

[CC 1990 Ch. 31, Attach 5; Ord No. 2801, §3 (Exh. A), 6-16-2014]

Scientific Name	Common Name	Street Tree	Parking Lot Tree Island Tree	Deciduous	Evergreen	Ornamental	Mature Height (ft)	Growth Rate	Size Class
<i>Abies concolor</i>	Fir, White (Concolor)		x		x		45+	Slow/Med	Large
<i>Acer ginnala</i>	Maple, Amur		x	x		x	20-25	Med	Small
<i>Acer platanoides</i>	Maple, Norway	x		x			45+	Med	Large
<i>Acer platanoides</i> 'Columnare'	Maple, Norway, Columnar		x	x			45+	Med	Large
<i>Acer rubrum</i> varieties	Maple, Red and Varieties	x	x	x			45+	Fast	Large
<i>Acer saccharinum</i>	Maple, Silver			x			45+	Fast	Large
<i>Acer saccharum</i> varieties	Maple, Sugar and Varieties	x	x	x			45+	Slow/Med	Large
<i>Acer tataricum</i>	Maple, Tatarian		x	x			15-25	Med	Small
<i>Acer x freemanii</i> 'Jeffersred'	Maple, Hybrid, Autumn Blaze	x	x	x			45+	Med/Fast	Large
<i>Acer x freemanii</i> 'Scarsen'	Maple, Scarlet Sentinel		x	x			45+	Fast	Large
<i>Aesculus glabra</i>	Buckeye, Ohio		x	x		x	25-35	Slow	Medium
<i>Aesculus hippocastanum</i>	Horsechestnut			x		x	30-45	Med	Medium
<i>Aesculus pavia</i>	Buckeye, Red		x	x		x	20-30	Slow	Slow
<i>Alnus glutinosa</i>	Alder, European	x		x			45+	Med/Fast	Large
<i>Amelanchier arborea</i>	Serviceberry, Downy		x	x		x	25-30	Slow/Med	Medium
<i>Amelanchier laevis</i> 'Cumulus'	Serviceberry, Cumulus		x	x		x	25-30	Slow/Med	Medium
<i>Amelanchier x grandiflora</i> 'Robin Hill'	Serviceberry, Robin Hill		x	x		x	25-30	Slow/Med	Medium
<i>Betula nigra</i> 'BNMTF Dura-heat'	Dura-heat River Birch		x	x		x	30+	Med	Medium
<i>Carpinus betulus</i>	Hornbeam, European	x	x	x			35-40	Slow/Med	Medium
<i>Carpinus caroliniana</i>	Hornbeam, American	x	x	x		x	20-35	Med	Small
<i>Carya illinoensis</i>	Pecan			x			45+	Med/Fast	Large
<i>Carya laciniata</i>	Hickory, Shellbark			x			45+	Slow/Med	Large
<i>Carya ovata</i>	Hickory, Shagbark			x			45+	Slow	Large
<i>Catalpa speciosa</i>	Catalpa, Northern			x			45+	Fast	Large
<i>Celtis laevigata</i>	Sugarberry	x		x			45+	Fast	Large
<i>Celtis occidentalis</i> varieties	Hackberry and Varieties	x		x			45+	Med/Fast	Large
<i>Cercidiphyllum japonicum</i>	Katsura		x	x		x	45+	Med/Fast	Large
<i>Cercis canadensis</i>	Redbud, Eastern		x	x		x	25-30	Fast	Medium
<i>Chionanthus virginicus</i>	Fringetree			x		x	20-50	Med	Small
<i>Cladrastis kentukea</i>	Yellowwood	x		x			30-50	Slow/Med	Large
<i>Cornus florida</i>	Dogwood, Flowering		x	x			15-25	Slow/Med	Small

Note: Trees not found on this list may be reviewed/approved on a case by case basis by the Department of Planning.

UNIFIED DEVELOPMENT CODE									
Scientific Name	Common Name	Street Tree	Parking Lot Tree Island Tree	Deciduous	Evergreen	Ornamental	Mature Height (ft)	Growth Rate	Size Class
<i>Crataegus crus-galli</i>	Hawthorn, Cockspur		x	x		x	15-20	Med	Small
<i>Crataegus laevigata</i> 'Superba'	Hawthorn, Crimson Cloud	x	x	x		x	15-20	Med	Small
<i>Crataegus phaenopyrum</i>	Hawthorn, Washington		x	x		x	20-30	Med	Small
<i>Crataegus viridis</i>	Hawthorn, Green			x		x	25-30	Med	Small
<i>Crataegus viridis</i>	Hawthorn, Winter King		x	x		x	25-30	Med	Small
<i>Eucommia ulmoides</i>	Rubbertree, Hardy	x	x	x			45+	Med	Large
<i>Fagus grandifolia</i>	Beech, American	x		x			45+	Slow/Med	Large
<i>Fagus sylvatica</i>	Beech, European			x			45+	Slow/Med	Large
<i>Ginkgo biloba</i> -Male	Ginkgo (male)	x	x	x			45+	Slow/Med	Large
<i>Gleditsia triacanthos inermis</i> - thornless, podless varieties	Honeylocust - thornless, podless varieties	x	x	x			45+	Fast	Large
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree		x	x			45+	Med/Fast	Large
<i>Halesia carolina</i>	Silverbell		x	x		x	20-30	Slow	Medium
<i>Ilex decidua</i>	Holly, Deciduous		x	x		x	45+	Slow	Large
<i>Ilex opaca</i>	Holly, American				x		45+	Slow	Large
<i>Juniperus chinensis</i>	Juniper, Chinese		x		x		20-30	Slow/Med	Small
<i>Juniperus virginiana</i> varieties	Redcedar, Eastern		x		x		30-40	Med	Medium
<i>Koelreuteria paniculata</i>	Golden Rain Tree	x	x	x			25-40	Med/Fast	Medium
<i>Liquidambar styraciflua</i>	Sweetgum			x			45+	Fast	Large
<i>Liriodendron tulipifera</i>	Tuliptree			x			45+	Fast	Large
<i>Magnolia acuminata</i>	Cucumber Tree		x	x			45+	Slow/Med	Large
<i>Magnolia grandiflora</i>	Magnolia, Southern			x		x	45+	Med	Large
<i>Magnolia soulangeana</i>	Magnolia, Saucer		x	x		x	20-30	Slow/Med	Medium
<i>Magnolia virginiana</i>	Magnolia, Sweetbay		x	x		x	15-25	Med	Small
<i>Metasequoia glyptostroboides</i>	Dawn Redwood	x		x			70-100	Fast	Large
<i>Nyssa aquatica</i>	Water Tupelo			x			50-80	Slow/Med	Med/Large
<i>Nyssa sylvatica</i>	Blackgum	x	x	x			30-50	Slow	Medium
<i>Ostrya virginiana</i>	Hop-hornbeam	x	x	x			30-40	Slow/Med	Medium
<i>Oxydendron arboreum</i>	Sourwood (Sorrel Tree)		x	x			20-30	Slow/Med	Medium
<i>Picea abies</i>	Norway Spruce				x		40-60	Med/Fast	Med/Large
<i>Picea glauca</i>	Spruce, White		x	x	x		30-40	Med	Medium
<i>Picea pungens</i>	Spruce, Colorado Blue		x	x	x		30-40	Med	Medium
<i>Pinus densiflora</i>	Pine, Japanese Red		x		x		45+	Med	Large
<i>Pinus flexilis</i>	Pine, Limber		x		x		30-40	Med	Large
<i>Pinus resinosa</i>	Pine, Red				x		45+	Med	Large
<i>Pinus strobus</i>	Pine, Eastern White		x		x		45+	Fast	Large
<i>Pinus thunbergiana</i>	Pine, Japanese Black		x		x		45+	Med	Large

Note: Trees not found on this list may be reviewed/approved on a case by case basis by the Department of Planning.

UNIFIED DEVELOPMENT CODE									
Scientific Name	Common Name	Street Tree	Parking Lot Tree Island Tree	Deciduous	Evergreen	Ornamental	Mature Height (ft)	Growth Rate	Size Class
<i>Platanus occidentalis</i>	Sycamore			x			45+	Fast	Large
<i>Platanus x acerifolia</i>	Planetree, London	x		x			45+	Fast	Large
<i>Platycladus orientalis</i>	Arborvitae, Oriental		x	x	x	x	30-40	Slow	Medium
<i>Prunus cerasifera</i>	Plum, Purple-leaf		x	x		x	15-25	Med	Small
<i>Prunus sargentii</i> 'Columnaris'	Cherry, Sargent, Columnar		x	x		x	30-40	Med	Medium
<i>Prunus serrulata</i>	Cherry, Flowering, Japanese		x	x		x	25-35	Med	Medium
<i>Quercus acutissima</i>	Oak, Sawtooth	x		x			45+	Med	Large
<i>Quercus alba</i>	Oak, White			x			45+	Med	Large
<i>Quercus bicolor</i>	Oak, Swamp White	x		x			45+	Med	Large
<i>Quercus coccinea</i>	Oak, Scarlet	x		x			45+	Med/Fast	Large
<i>Quercus falcata</i> var. <i>pagodafolia</i>	Oak, Cherrybark			x			45+	Med	Large
<i>Quercus imbricaria</i>	Oak, Shingle	x		x			45+	Med	Large
<i>Quercus macrocarpa</i>	Oak, Bur			x			45+	Slow/Med	Large
<i>Quercus michauxii</i>	Oak, Swamp Chestnut	x		x			45+	Med	Large
<i>Quercus muehlenbergii</i>	Oak, Chinkapin	x		x			45+	Med	Large
<i>Quercus prinus</i>	Oak, Chestnut	x		x			45+	Med	Large
<i>Quercus robur</i>	Oak, English,	x		x			45+	Med	Large
<i>Quercus rubra</i>	Oak, Northern Red	x	x	x			45+	Med/Fast	Large
<i>Quercus shumardii</i>	Oak, Shumard	x		x			45+	Med/Fast	Large
<i>Quercus stellata</i>	Oak, Post			x			45+	Slow	Large
<i>Quercus velutina</i>	Oak, Black			x			45+	Med	Large
<i>Salix nigra</i>	Willow, Black			x			30-40	Fast	Medium
<i>Sassafras albidum</i>	Sassafras			x			30-40	Med	Medium
<i>Sophora japonica</i>	Pagodatree, Japanese			x		x	45+	Med	Large
<i>Syringa reticulata</i>	Lilac, Japanese Tree		x	x		x	25-30	Med	Small
<i>Taxodium distichum</i>	Bald Cypress			x			45+	Med	Large
<i>Thuja plicata</i>	Arborvitae, Green Giant				x		50	Fast	Large
<i>Thuja occidentalis</i>	Arborvitae, Emerald Green				x	x	14	Slow	Small
<i>Tilia americana</i>	American Basswood	x		x			45+	Med/Fast	Large
<i>Tilia cordata</i> varieties	Littleleaf Linden	x	x				45+	Slow/Med	Large
<i>Tsuga canadensis</i>	Hemlock, Canadian		x		x		45+	Slow/Med	Large
<i>Ulmus americana</i> varieties	Elm, American and Varieties	x		x			60-80	Med/Fast	Large
<i>Ulmus parvifolia</i>	Elm, Chinese or Lacebark	x		x			45+	Med/Fast	Large
<i>Zelkova serrata</i> varieties	Zelkova, Japanese	x		x			45+	Fast	Large

Note: Trees not found on this list may be reviewed/approved on a case by case basis by the Department of Planning.

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: December 2nd, 2024

RE: Chesterfield Village Mall: A Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned "PC&R" Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway. (Ward 2)

Summary

Stock & Associates Consulting Engineers, Inc. in collaboration with Bosk Architects, on behalf of TSG Downtown Chesterfield Redevelopment, LLC, have submitted a Site Development Concept Plan for a site commonly known as the Chesterfield Mall.

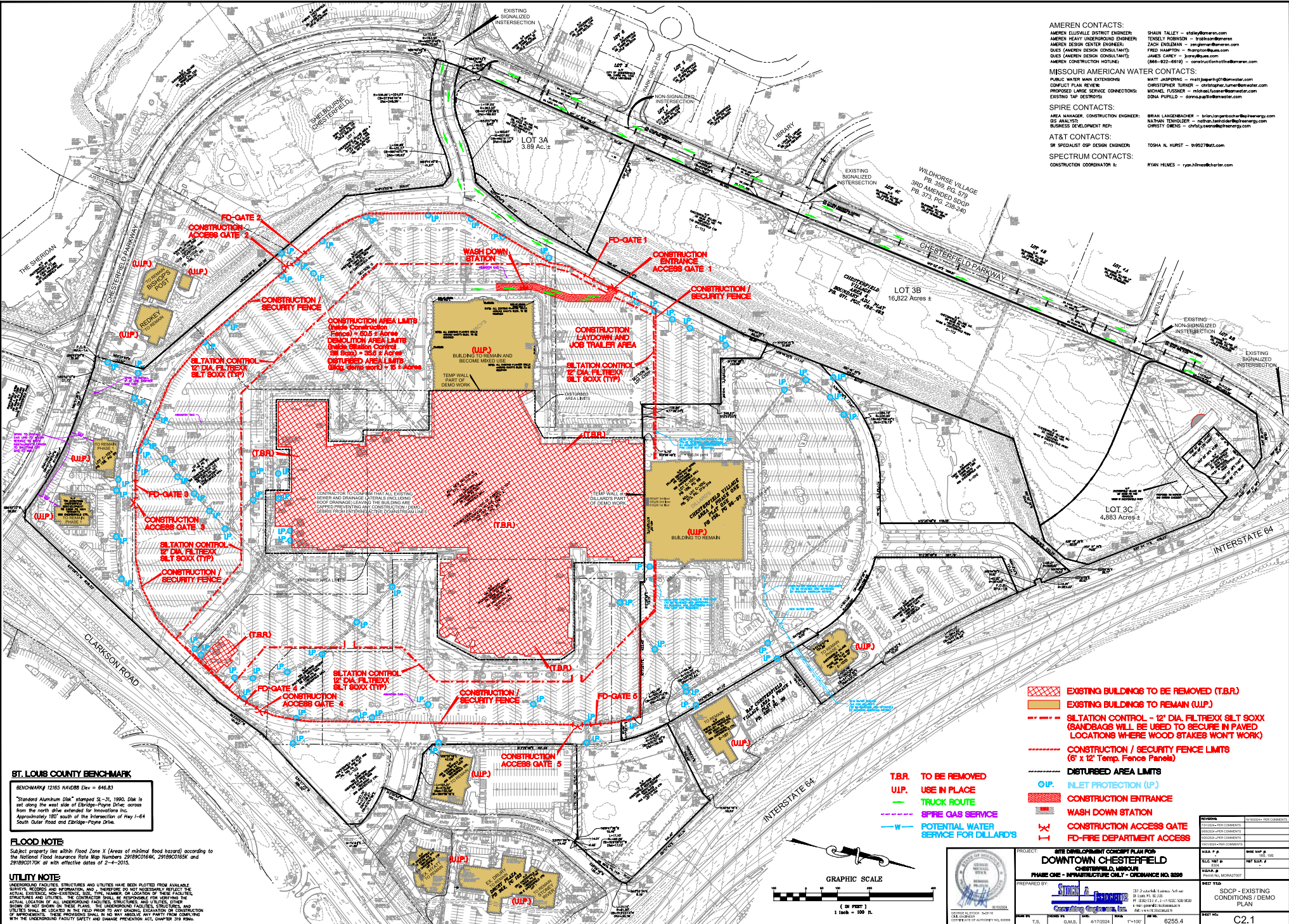
Per [Site Specific Ordinance 3298](#), the development has automatic Power of Review in addition to the requirement for the Site Development Concept Plan to be reviewed by Architectural Review Board.

The project was reviewed by Architectural Review Board on October 10th, 2024. In order to keep the infrastructure related plans within the purview of the Board, staff focused the review on the aesthetics of the proposed street grid and the grand stair case. It was communicated that future submittals for the public park area, parking garage, and individual lot developments would also be reviewed by the Board. The Board made a motion to recommend approval, as presented. The motion passed by a vote of 5-0.

The project was then reviewed by the Planning Commission on October 28th, 2024. Following discussion on the proposed parking garage, traffic impact, and the grand staircase among other items, the Commission made a motion to recommend approval as presented. The motion passed by a vote of 7-0.

The applicant requested to hold the project at the November 7th, 2024 Planning & Public Works Committee meeting. The request to hold was approved by the Committee.

The project was review by Planning & Public Works Committee of the Whole on November 21st, 2024. A motion to recommend approval with the condition that the developer submit a revised design for the staircase for approval prior to issue of the first MZA consistent with the topics discussed passed by a vote of 6-0.



AMEREN CONTACTS:
 AMEREN ELUVABLE DISTRICT ENGINEER: SHAWN TALLEY - stalley@ameren.com
 AMEREN HEAVY UNDERGROUND ENGINEER: TERESE ROBINSON - tterese@ameren.com
 AMEREN DESIGN CENTER ENGINEER: ZACH ENGLMAN - zen@ameren.com
 QUES (AMEREN DESIGN CONSULTANTS): FRED HAMPTON - fhampton@ques.com
 QUES (AMEREN DESIGN CONSULTANTS): JAMES CANEY - jcaney@ques.com
 AMEREN CONSTRUCTION NOTICES: (866-922-6619) - constructionnotices@ameren.com

MISSOURI AMERICAN WATER CONTACTS:
 PUBLIC WATER MAIN EXTENSIONS: WATT ANDERSON - watt@amwater.com
 CONFLICT PLAN REVIEW: CHRISTOPHER TURNER - christopher.turner@amwater.com
 PROPOSED LARGE SERVICE CONNECTIONS: MICHAEL FUSNER - michael.fusner@amwater.com
 EXISTING TAP MASTERS: DONA PURDLO - donapurdlo@amwater.com

SPIRE CONTACTS:
 AREA MANAGER, CONSTRUCTION ENGINEER: BRIAN LANGENBACHER - brian.langenbacher@spireenergy.com
 QES ANALYST: NATHAN TENHOLDER - nathan.tenholder@spireenergy.com
 BUSINESS DEVELOPMENT REP: CHRISTY CHENE - chrissy@spireenergy.com

AT&T CONTACTS:
 SR SPECIALIST OSP DESIGN ENGINEER: TOSHA N. HURST - thurst@att.com

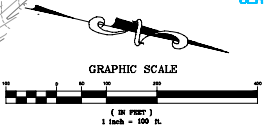
SPECTRUM CONTACTS:
 CONSTRUCTION COORDINATOR II: RYAN HILMES - ryan.hilmes@charter.com

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK 12163 NAD83S DTM = 646.83
 "Standard Aluminum Disk" stamped SL-31, 1992. Disk is set along the west side of Eldridge-Payne Drive, across from the north side of the intersection of Hwy 1-64 South Outer Road and Eldridge-Payne Drive.

FLOOD NOTE
 Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Data Map Numbers 22962C0166K, 22962C0166L, and 22962C0170K at with effective dates of 2-4-2015.

UTILITY NOTE
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY, RECORDS AND INFORMATION AND, THEREFORE, ARE NOT NECESSARILY ACCURATE. THE ACTUAL LOCATION, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION BY ALL UTILITIES AND UTILITIES CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND UTILITIES CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND UTILITIES CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND UTILITIES CONTRACTORS.

- EXISTING BUILDINGS TO BE REMOVED (T&R)
- EXISTING BUILDINGS TO REMAIN (U.I.P.)
- SILTATION CONTROL - 12" DIA. FILTREX SILT SOX (BANDBAGS WILL BE USED TO SECURE IN PAVED LOCATIONS WHERE WOOD STAKES WONT WORK)
- CONSTRUCTION / SECURITY FENCE LIMITS (8' x 12' Temp. Fence Panels)
- DISTURBED AREA LIMITS
- INLET PROTECTION (I.P.)
- CONSTRUCTION ENTRANCE
- WASH DOWN STATION
- CONSTRUCTION ACCESS GATE
- FD-FIRE DEPARTMENT ACCESS
- T&R TO BE REMOVED
- U.I.P. USE IN PLACE
- TRUCK ROUTE
- SFPRE GAS SERVICE
- POTENTIAL WATER SERVICE FOR DILLARDS

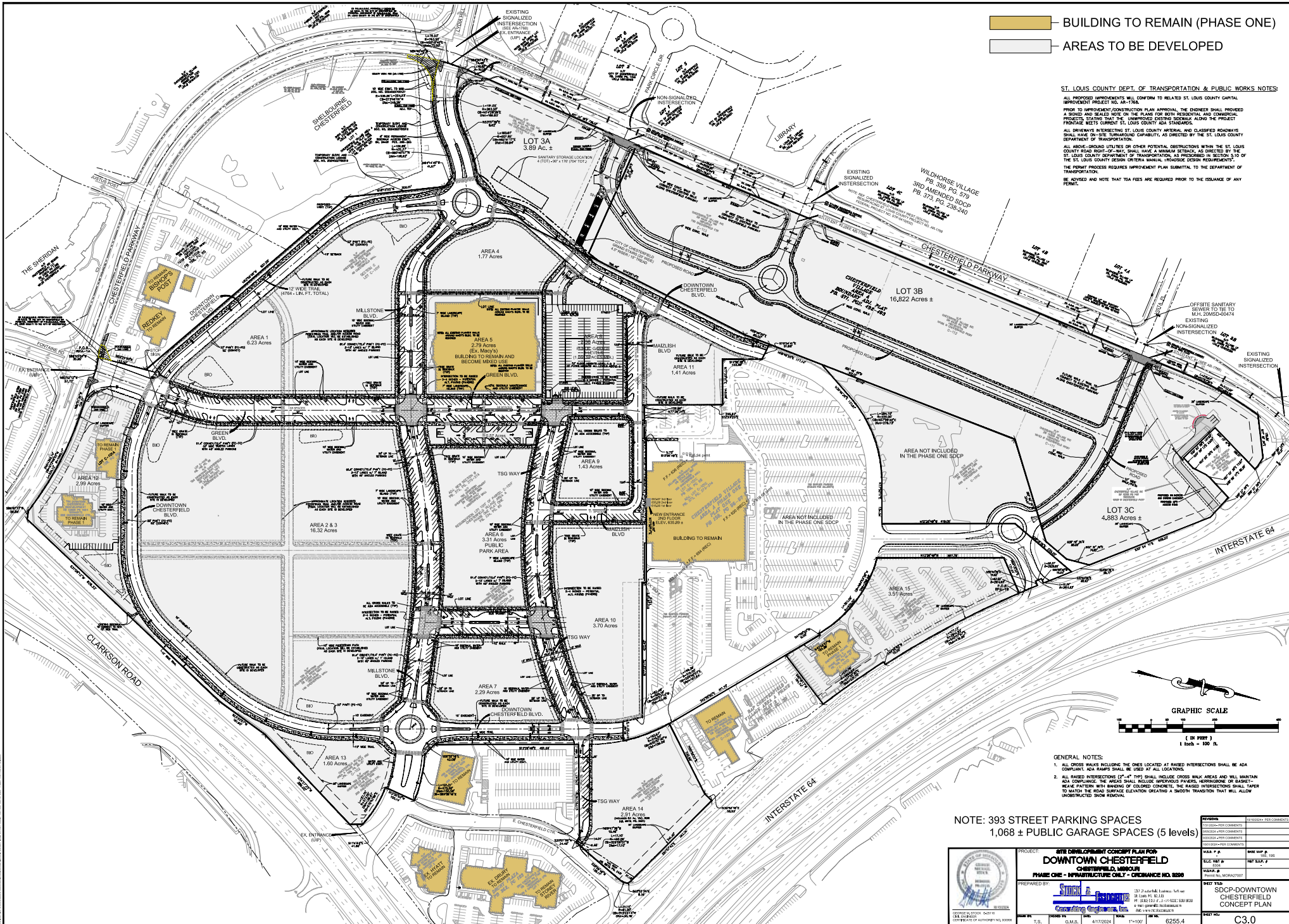


		PROJECT: SITE DEVELOPMENT CONCEPT PLAN FOR DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI PHASE ONE - INFRASTRUCTURE ONLY - CLEARANCE NO. 2390	SHEET NO. 105 SHEET TOTAL 105 DATE: 4/17/2024 SCALE: 1"=100' DRAWING NO.: 6255-4
PREPARED BY: STEVEN J. PAPPALARDO Consulting Engineers, Inc.	2312 JEFFERSON LANE, SUITE 200 ST. LOUIS, MO 63114 TEL: (314) 431-1122 FAX: (314) 431-1123 WWW.CONSULTINGENGINEERSINC.COM	SHEET TITLE: SDCP - EXISTING CONDITIONS (DEMO PLAN)	SHEET NO.: C2.1

- BUILDING TO REMAIN (PHASE ONE)
- AREAS TO BE DEVELOPED

ST. LOUIS COUNTY DEPT. OF TRANSPORTATION & PUBLIC WORKS NOTES:

ALL PROPOSED IMPROVEMENTS WILL CONFORM TO RELATED ST. LOUIS COUNTY CAPITAL IMPROVEMENT PROJECT NO. AM-1765.
 PRIOR TO IMPROVEMENT CONSTRUCTION PLAN APPROVAL, THE ENGINEER SHALL PROVIDE A SIGNED AND SEALED NOTE ON THE PLANS FOR BOTH RESIDENTIAL AND COMMERCIAL PROJECTS STATING THAT THE UNIMPROVED EXISTING ROADWAY ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
 ALL DRIVEWAYS INTERSECTING ST. LOUIS COUNTY arterial AND CLASSIFIED ROADWAYS SHALL HAVE ON-SITE TURNAROUND CAPABILITY, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
 ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A WINDOW SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS DESCRIBED IN SECTION 3.10 OF THE ST. LOUIS COUNTY SIDEWALK SYSTEM MANUAL, "SIDEWALK REQUIREMENTS".
 THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.
 REVIEW AND NOTE THAT T&E FEES ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMIT.

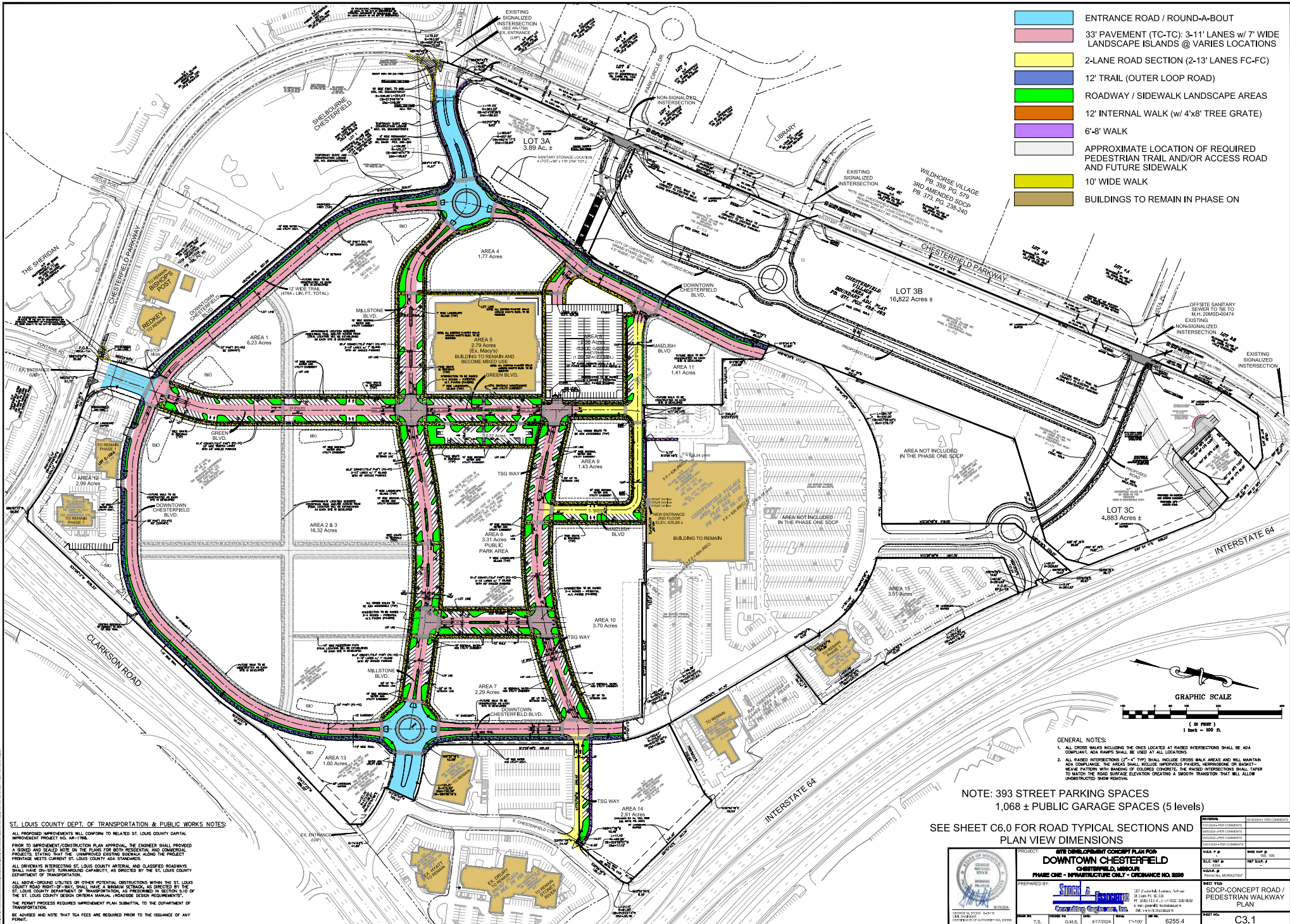


GENERAL NOTES:

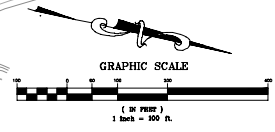
- ALL CROSS WALKS INCLUDING THE ONES LOCATED AT RAISED INTERSECTIONS SHALL BE ADA COMPLIANT. ADA RAMP SHALL BE USED AT ALL LOCATIONS.
- ALL RAISED INTERSECTIONS (T-4) SHALL INCLUDE CROSS WALK AREAS AND WILL MAINTAIN ADA COMPLIANCE. THE AREAS SHALL INCLUDE INTERLOCKED PAVEMENT, HERRINGBONE OR BASKET-WEAVE PATTERN WITH BANDING OF COLORED CONCRETE. THE RAISED INTERSECTIONS SHALL TAPER TO MATCH THE ROAD SURFACE ELEVATION CREATING A SMOOTH TRANSITION THAT WILL ALLOW UNOBSTRUCTED SLOW REMOVAL.

**NOTE: 393 STREET PARKING SPACES
 1,068 ± PUBLIC GARAGE SPACES (5 levels)**

	PROJECT:	SITE DEVELOPMENT CONCEPT PLAN FOR DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	DATE:	4/17/2024	
	PREPARED BY:	STEVENS & ASSOCIATES Consulting Engineers, Inc.	SCALE:	1"=100'	
DATE:	4/17/2024	NO.:	6255-4	SHEET NO.:	C3.0



- ENTRANCE ROAD / ROUND-A-BOUT
- 33' PAVEMENT (TC-TC): 3-11' LANES w/ 7' WIDE LANDSCAPE ISLANDS @ VARIES LOCATIONS
- 2-LANE ROAD SECTION (2-13' LANES FC-FC)
- 12' TRAIL (OUTER LOOP ROAD)
- ROADWAY / SIDEWALK LANDSCAPE AREAS
- 12' INTERNAL WALK (w/ 4x8' TREE GRATE)
- 6'-8" WALK
- APPROXIMATE LOCATION OF REQUIRED PEDESTRIAN TRAIL AND/OR ACCESS ROAD AND FUTURE SIDEWALK
- 10' WIDE WALK
- BUILDINGS TO REMAIN IN PHASE ONE



- GENERAL NOTES:
- ALL CROSS WALKS INCLUDING THE ONES LOCATED AT RAISED INTERSECTIONS SHALL BE ADA COMPLIANT. ADA RAMPS SHALL BE USED AT ALL LOCATIONS.
 - ALL RAISED INTERSECTIONS 12'-4" HIGH SHALL INCLUDE CROSS WALK AREAS AND SHALL MEET ADA COMPLIANCE. THE AREAS SHALL INCLUDE IMPERVIOUS PAVEMENT, HERRINGBONE OR BASKET-WEAVE PATTERN WITH FINISH OF COLLECTED CURBSIDE. ON RAISED INTERSECTIONS SHALL TAPER TO MATCH THE ROAD SURFACE ELEVATION CREATING A SMOOTH TRANSITION THAT WILL ALLOW UNOBSTRUCTED VISION REMOVAL.

NOTE: 393 STREET PARKING SPACES
1,068 ± PUBLIC GARAGE SPACES (5 levels)

SEE SHEET C6.0 FOR ROAD TYPICAL SECTIONS AND PLAN VIEW DIMENSIONS

ST. LOUIS COUNTY DEPT. OF TRANSPORTATION & PUBLIC WORKS NOTES:

ALL PROPOSED IMPROVEMENTS WILL CONFORM TO RELATED ST. LOUIS COUNTY CAPITAL IMPROVEMENT PROJECT NO. 481737A.

PRIOR TO IMPROVEMENT/CONSTRUCTION PLAN APPROVAL, THE ENGINEER SHALL PROVIDE A CHECK AND SEALER NOTE ON THE PLANS FOR BOTH RESIDENTIAL AND COMMERCIAL PROJECTS STATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT PROPOSED MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.

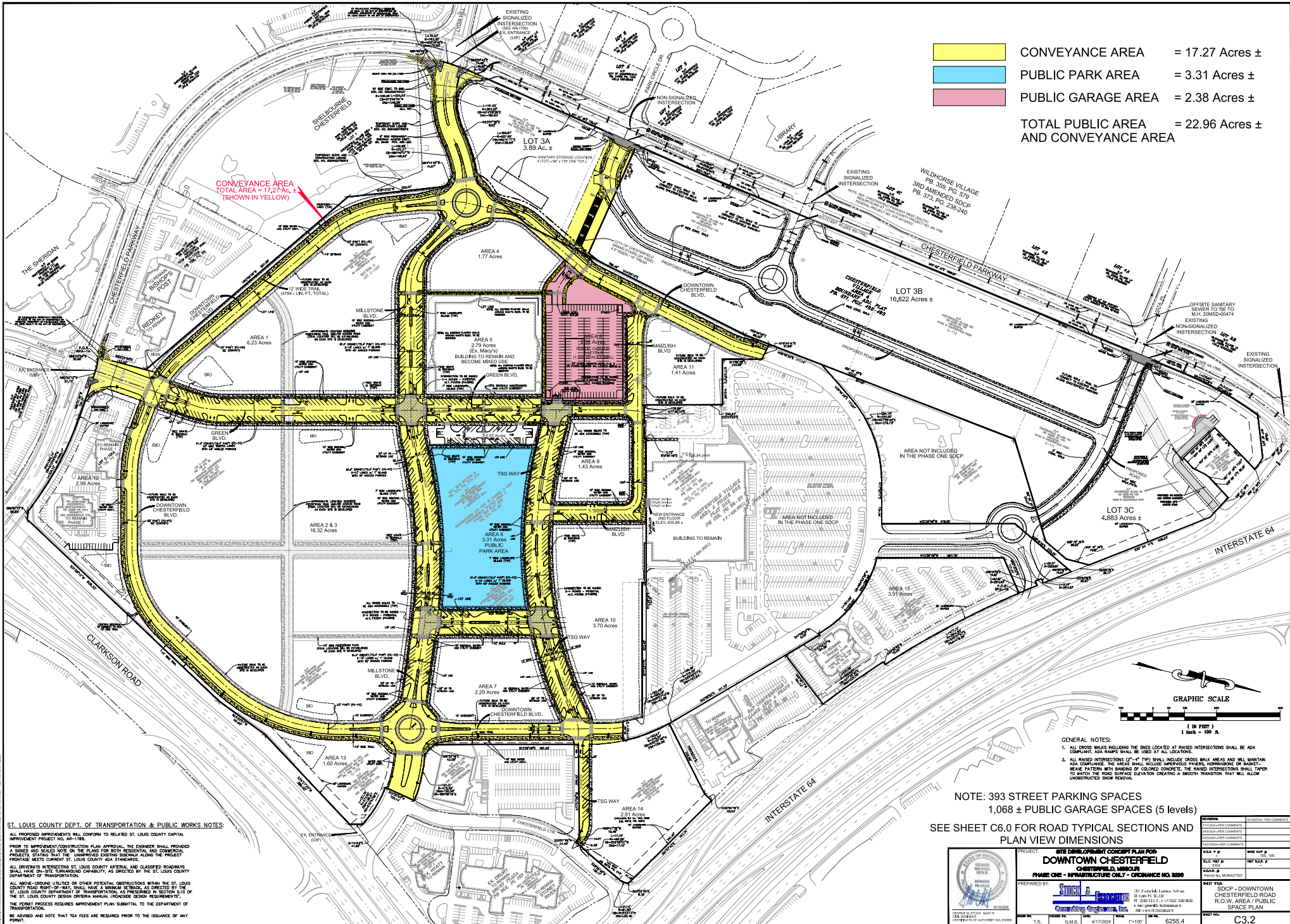
ALL DRIVEWAYS INTERSECTING ST. LOUIS COUNTY ARTERIAL AND CLASSIFIED ROADWAYS SHALL HAVE 30" MINIMUM FINISH CAPABILITY, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.

ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A REMOVAL SCHEDULE AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 110.0 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL (PROCESSED DESIGN REQUIREMENTS).

THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.

BE ADVISED AND NOTE THAT TCA FEES ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMIT.

	PROJECT:	SITE DEVELOPMENT CONCEPT PLAN FOR DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI PHASE ONE - INFRASTRUCTURE ONLY - ORDINANCE NO. 2390	SHEET NO. C3.1 DATE: 4/17/2024 SCALE: 1"=100' DRAWN BY: G.M.C.
	PREPARED BY: STEVENS & ASSOCIATES Consulting Engineers, Inc. 2310 South Main Street, Suite 100 St. Louis, MO 63104 P: 314.437.7171 F: 314.437.2000 E: info@stevens.com W: www.stevens.com	SHEET # 8 SLC REF # PLAN # DATE: 11/08/2017	SHEET # 8 REF SHEET # DATE: 11/08/2017



CONVEYANCE AREA = 17.27 Acres ±
 PUBLIC PARK AREA = 3.31 Acres ±
 PUBLIC GARAGE AREA = 2.38 Acres ±
 TOTAL PUBLIC AREA = 22.96 Acres ±
 AND CONVEYANCE AREA

CONVEYANCE AREA
TOTAL AREA = 17.27 Ac. ±
(SHOWN IN YELLOW)

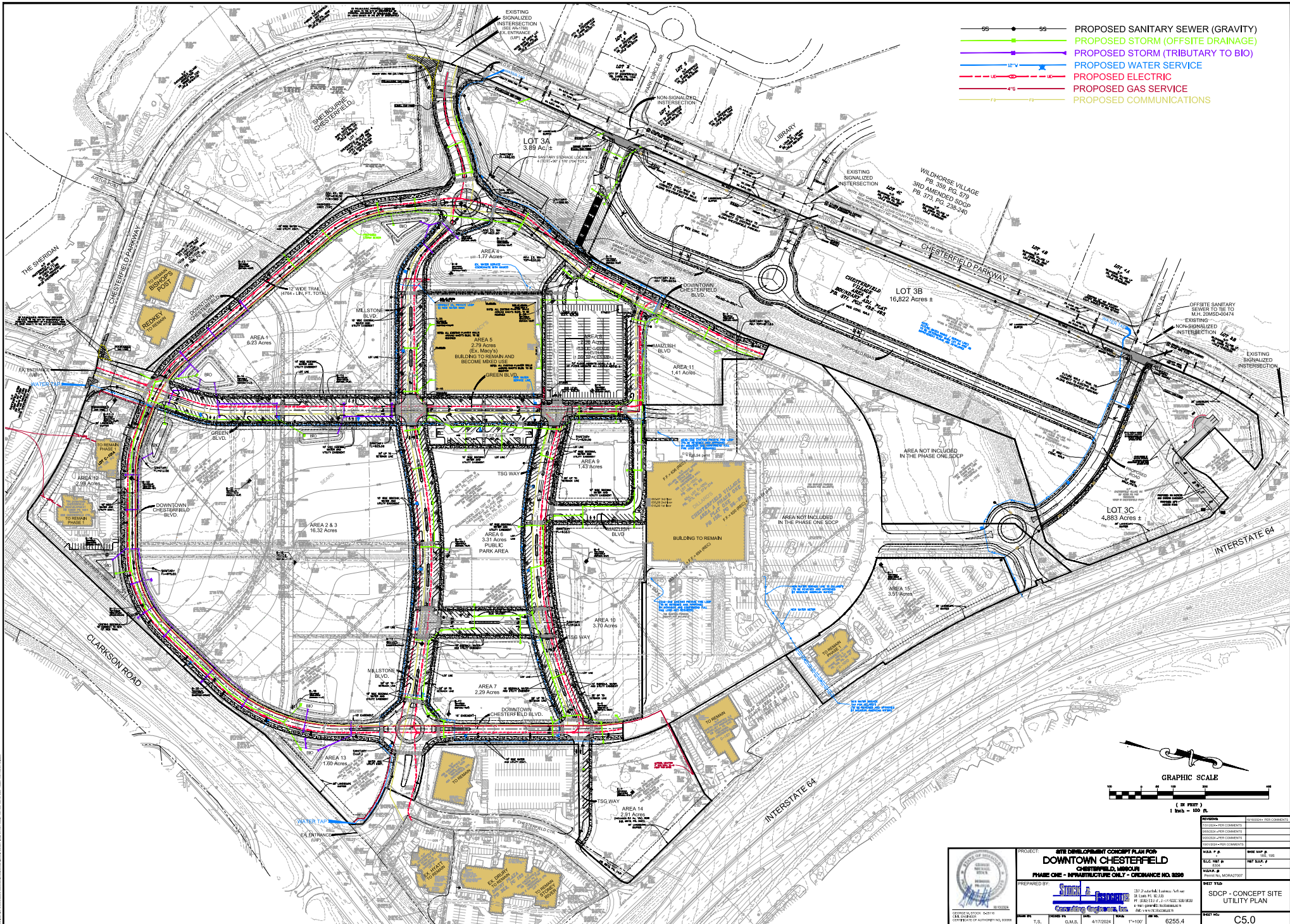
GENERAL NOTES:
 1. ALL CROSS WALKS INCLUDING THE ONES LOCATED AT RAISED INTERSECTIONS SHALL BE ADA COMPLIANT. ADA RAMPS SHALL BE USED AT ALL LOCATIONS.
 2. ALL RAISED INTERSECTIONS (2" OF FREQ) SHALL INCLUDE CROSS WALK AREAS AND SHALL MAINTAIN ADA COMPLIANCE. THE AREAS SHALL INCLUDE IMPERVIOUS PAVEMENT, HIGHLIGHTING OR BANNET-PAVEMENT PATTERN WITH BANDED OR COLORED CURBSIDE. THE RAISED INTERSECTIONS SHALL BE DESIGNED TO MATCH THE ROAD SURFACE ELEVATION CREATING A SMOOTH TRANSITION THAT WILL ALLOW UNOBSTRUCTED VISION RENEVAL.

NOTE: 393 STREET PARKING SPACES
 1,068 ± PUBLIC GARAGE SPACES (5 levels)

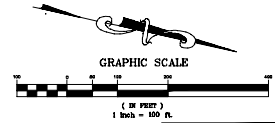
SEE SHEET C6.0 FOR ROAD TYPICAL SECTIONS AND PLAN VIEW DIMENSIONS

ST. LOUIS COUNTY DEPT. OF TRANSPORTATION & PUBLIC WORKS NOTES:
 ALL PROPOSED IMPROVEMENTS WILL CONFORM TO RELATED ST. LOUIS COUNTY CAPITAL IMPROVEMENT PROJECT NO. 16-178.
 PRIOR TO APPROVAL/CONSTRUCTION PLAN APPROVAL, THE ENGINEER SHALL PROVIDE A FINDER AND SCHEDULE FOR THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION. PROJECTS STATED THAT THE UNIMPROVED EXISTING ROADWAY ALONG THE PROJECT PORTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
 ALL DRIVEWAYS INTERSECTING ST. LOUIS COUNTY AERIAL AND CLASSIFIED ROADWAYS SHALL HAVE 20:1 SIDE SLOPE CAPABILITY, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
 ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM 20:1 SLOPE AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.1.0 OF THE ST. LOUIS COUNTY DESIGN MANUAL, FINISHES DESIGN REQUIREMENTS. THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.
 BE ADVISED AND NOTE THAT TIA FEES ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMIT.

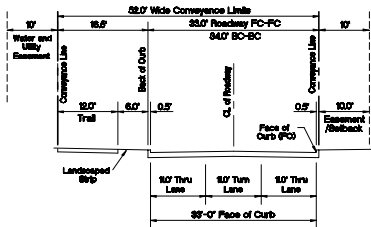
		SITE DEVELOPMENT CONCEPT PLAN FOR: DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI PHASE ONE - INFRASTRUCTURE ONLY - ORDINANCE NO. 2390		SHEET # 8 SHEET # 100
PREPARED BY: STIMCO & ASSOCIATES Consulting Engineers, Inc. 2310 South Main Street, Suite 200 St. Louis, MO 63104 Phone: 314.433.1111 Fax: 314.433.1112 www.stimco.com		DATE: 4/17/2024 SCALE: 1"=100' SHEET NO.: 6255.4	SHEET # 7 SHEET # 9 SHEET # 10 SHEET # 11 SHEET # 12 SHEET # 13 SHEET # 14 SHEET # 15 SHEET # 16 SHEET # 17 SHEET # 18 SHEET # 19 SHEET # 20 SHEET # 21 SHEET # 22 SHEET # 23 SHEET # 24 SHEET # 25 SHEET # 26 SHEET # 27 SHEET # 28 SHEET # 29 SHEET # 30 SHEET # 31 SHEET # 32 SHEET # 33 SHEET # 34 SHEET # 35 SHEET # 36 SHEET # 37 SHEET # 38 SHEET # 39 SHEET # 40 SHEET # 41 SHEET # 42 SHEET # 43 SHEET # 44 SHEET # 45 SHEET # 46 SHEET # 47 SHEET # 48 SHEET # 49 SHEET # 50 SHEET # 51 SHEET # 52 SHEET # 53 SHEET # 54 SHEET # 55 SHEET # 56 SHEET # 57 SHEET # 58 SHEET # 59 SHEET # 60 SHEET # 61 SHEET # 62 SHEET # 63 SHEET # 64 SHEET # 65 SHEET # 66 SHEET # 67 SHEET # 68 SHEET # 69 SHEET # 70 SHEET # 71 SHEET # 72 SHEET # 73 SHEET # 74 SHEET # 75 SHEET # 76 SHEET # 77 SHEET # 78 SHEET # 79 SHEET # 80 SHEET # 81 SHEET # 82 SHEET # 83 SHEET # 84 SHEET # 85 SHEET # 86 SHEET # 87 SHEET # 88 SHEET # 89 SHEET # 90 SHEET # 91 SHEET # 92 SHEET # 93 SHEET # 94 SHEET # 95 SHEET # 96 SHEET # 97 SHEET # 98 SHEET # 99 SHEET # 100	SHEET NO.: C3.2 PROJECT: SDOP - DOWNTOWN CHESTERFIELD ROAD R.O.W. AREA / PUBLIC SPACE PLAN



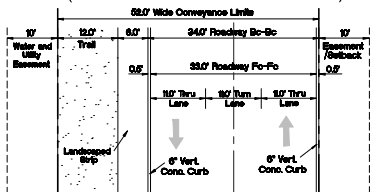
- PROPOSED SANITARY SEWER (GRAVITY)
- PROPOSED STORM (OFFSITE DRAINAGE)
- PROPOSED STORM (TRIBUTARY TO BIO)
- PROPOSED WATER SERVICE
- PROPOSED ELECTRIC
- PROPOSED GAS SERVICE
- PROPOSED COMMUNICATIONS



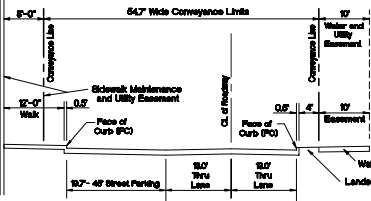
	PROJECT: SITE DEVELOPMENT CONCEPT PLAN FOR DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI PHASE ONE - INFRASTRUCTURE ONLY - ORDINANCE NO. 2890	SHEET NO. C5.0 DATE: 4/17/2024 SCALE: 1"=100' SHEET NO.: 6255.4
	PREPARED BY: STANTEC INC. CONSULTING ENGINEERS, INC.	321 South Main Street, 4th Fl. St. Louis, MO 63102 P: (314) 213-7171 F: (314) 213-2000 A: info@stntec.com www.stntec.com



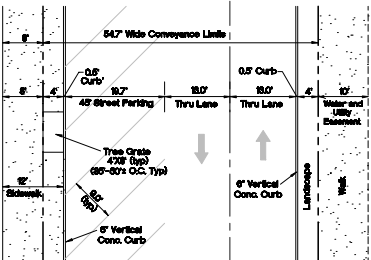
DOWNTOWN CHESTERFIELD BLVD.
(TYPICAL LOOP ROAD SECTION)



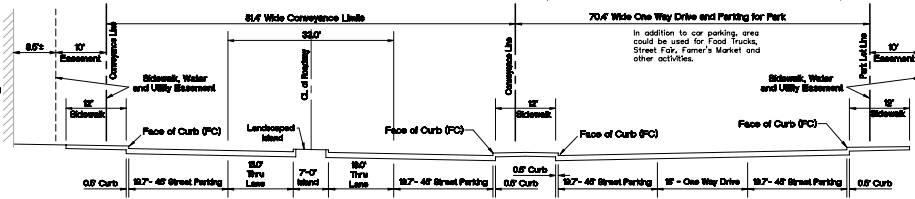
DOWNTOWN CHESTERFIELD BLVD.
(PLAN VIEW)



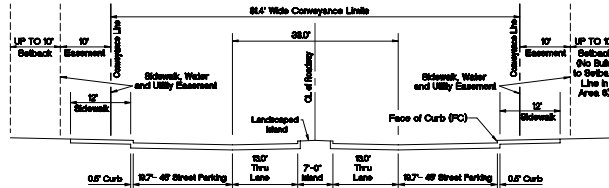
MAIZLISH BLVD.
(BETWEEN AREA 8 AND AREA 11)



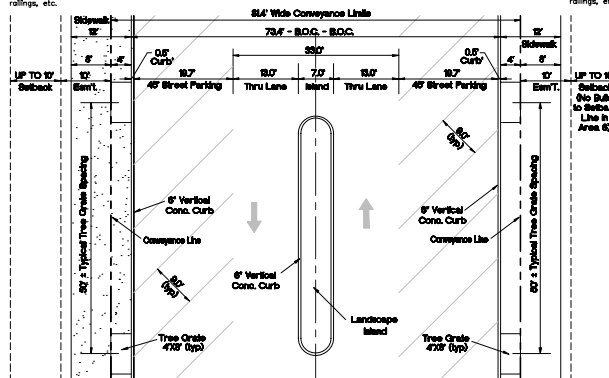
PLAN VIEW 3-LANE SECTION
(BETWEEN AREA 8 AND AREA 11)



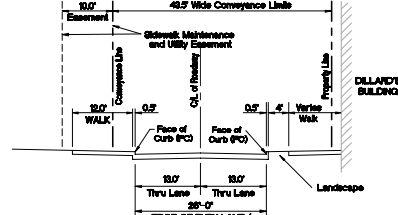
SECTION VIEW GREEN BOULEVARD IN FRONT OF EX. MACY'S
BETWEEN MACY'S (area 5) AND PROPOSED PARK (area 6)



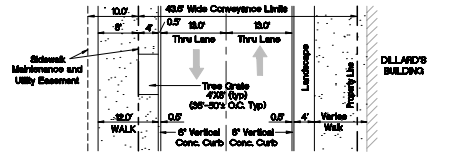
TSG WAY / MILLSTONE / GREEN BOULEVARD
(TYPICAL SECTION VIEW)



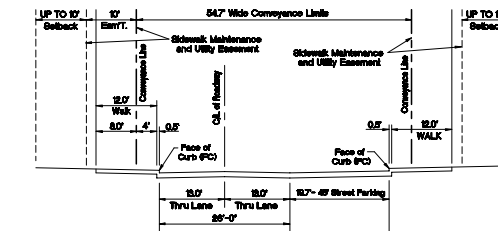
TSG WAY / MILLSTONE / GREEN BOULEVARD
(PLAN VIEW)



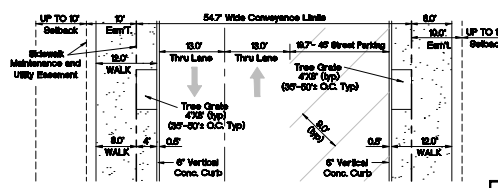
TYPICAL 2-LANE SECTION - MAIZLISH BLVD.
(BETWEEN AREA 9 AND DILLARD'S)



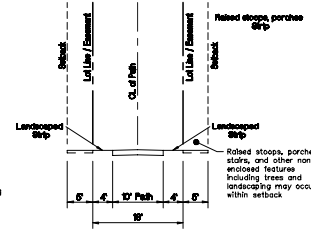
PLAN VIEW 2-LANE SECTION - MAIZLISH BLVD.
(BETWEEN AREA 9 AND DILLARD'S)



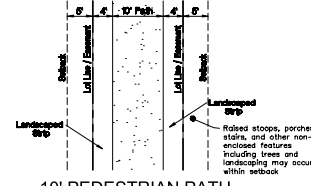
TYPICAL 2-LANE SECTION - MAIZLISH BLVD.
(BETWEEN AREA 9 AND AREA 10)



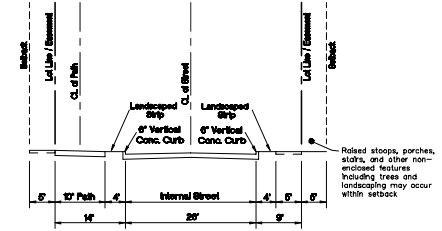
PLAN VIEW 2-LANE SECTION - MAIZLISH BLVD.
(BETWEEN AREA 9 AND AREA 10)



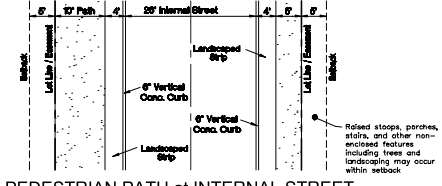
10' PEDESTRIAN PATH
(TYPICAL SECTION VIEW)



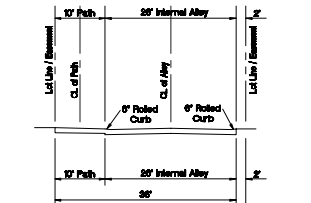
10' PEDESTRIAN PATH
(PLAN VIEW)



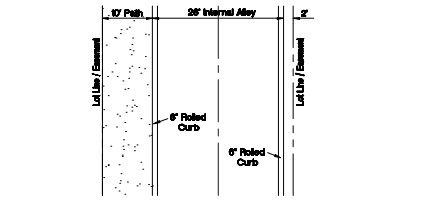
10' PEDESTRIAN PATH at INTERNAL STREET
(TYPICAL SECTION VIEW)



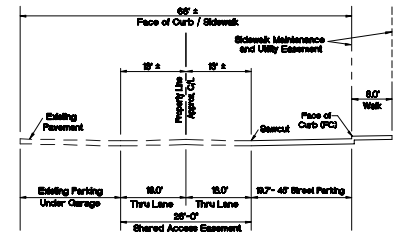
10' PEDESTRIAN PATH at INTERNAL STREET
(PLAN VIEW)



10' PEDESTRIAN PATH at INTERNAL ALLEY
(TYPICAL SECTION VIEW)



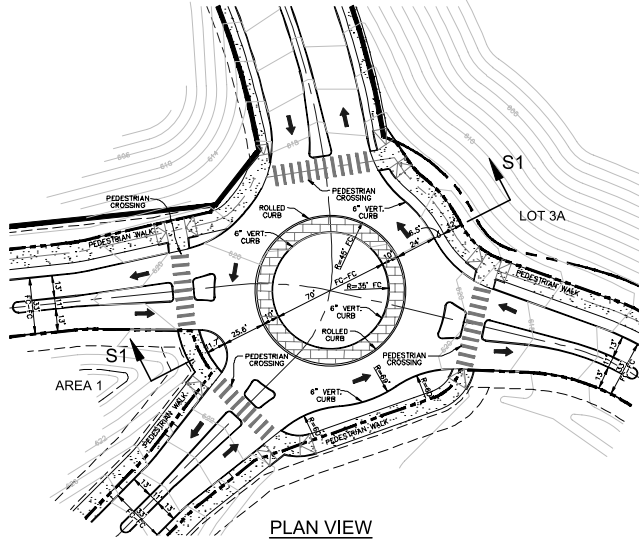
10' PEDESTRIAN PATH at INTERNAL ALLEY
(PLAN VIEW)



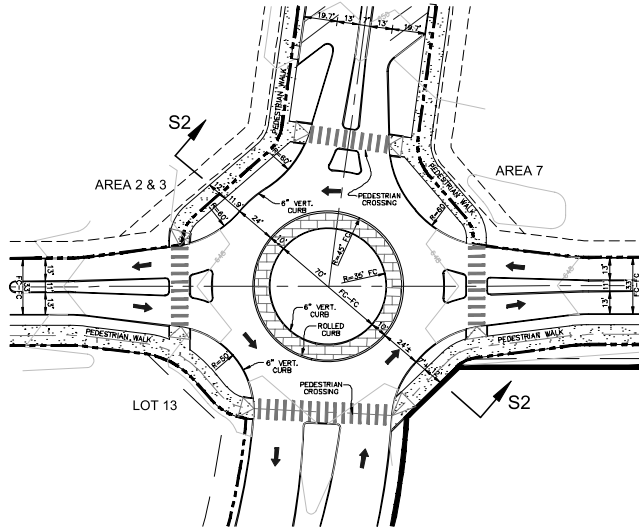
TYPICAL 2-LANE SECTION
(SHARED ACCESS SOUTH SIDE AREA 14)

NOTE: SEE SHEET C6.1 FOR ADDITIONAL SITE SECTIONS

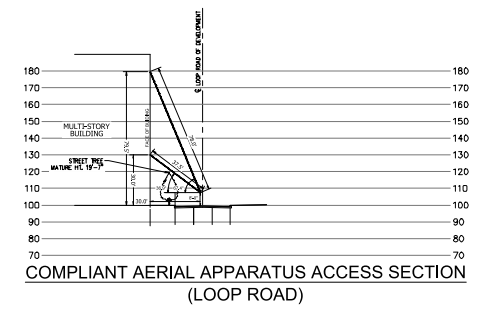
	PROJECT:	SITE DEVELOPMENT CONCEPT PLAN FOR DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI	DATE: 11/11/2024	SCALE: 1/8" = 1'-0"
	PHASE ONE - INFRASTRUCTURE ONLY - ORDINANCE NO. 2390			
PREPARED BY:			DATE: 11/11/2024	SCALE: 1/8" = 1'-0"
DATE: 11/11/2024	DRAWN BY:	DATE: 11/11/2024	CHECKED BY:	DATE: 11/11/2024
PROJECT NO.:	C6.0			



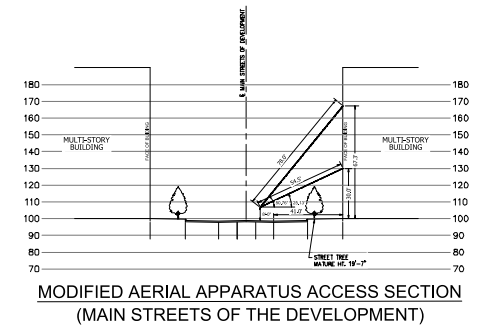
PLAN VIEW



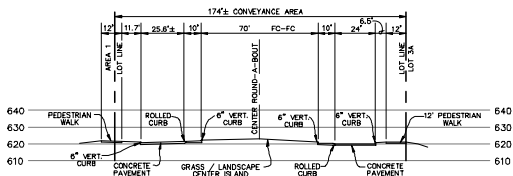
PLAN VIEW



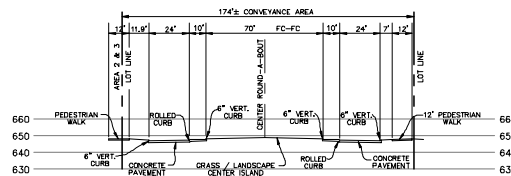
COMPLIANT AERIAL APPARATUS ACCESS SECTION (LOOP ROAD)



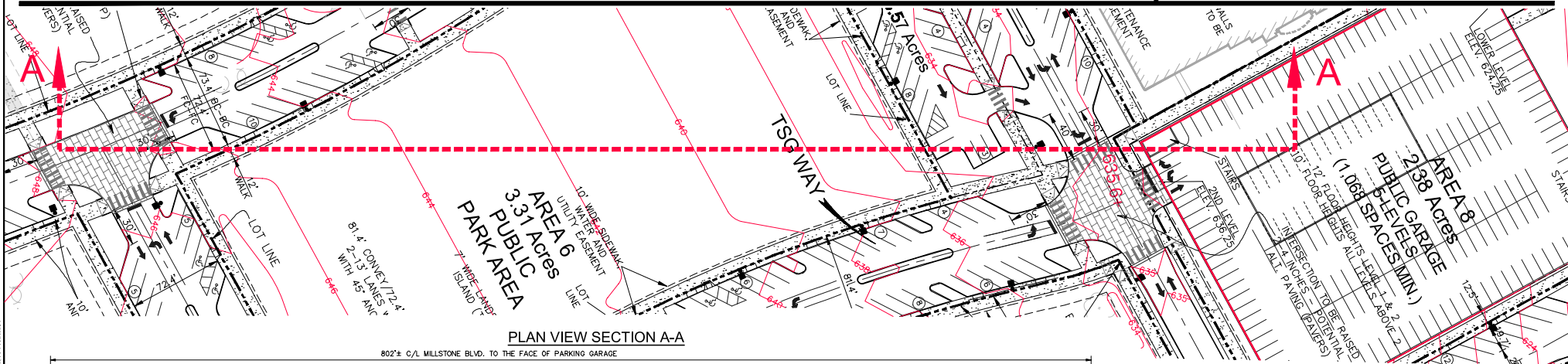
MODIFIED AERIAL APPARATUS ACCESS SECTION (MAIN STREETS OF THE DEVELOPMENT)



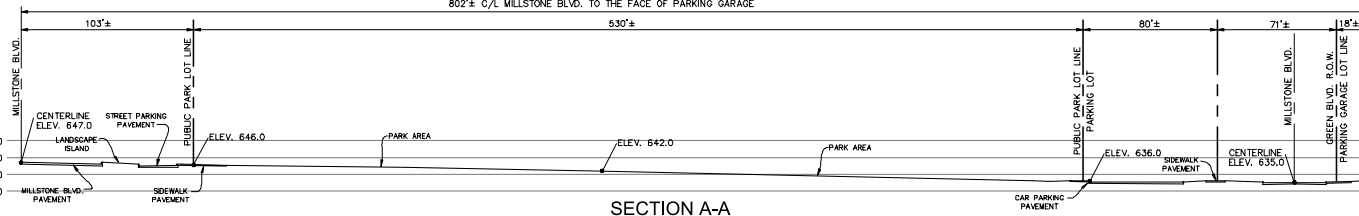
SECTION: S1-S1



SECTION: S2-S2



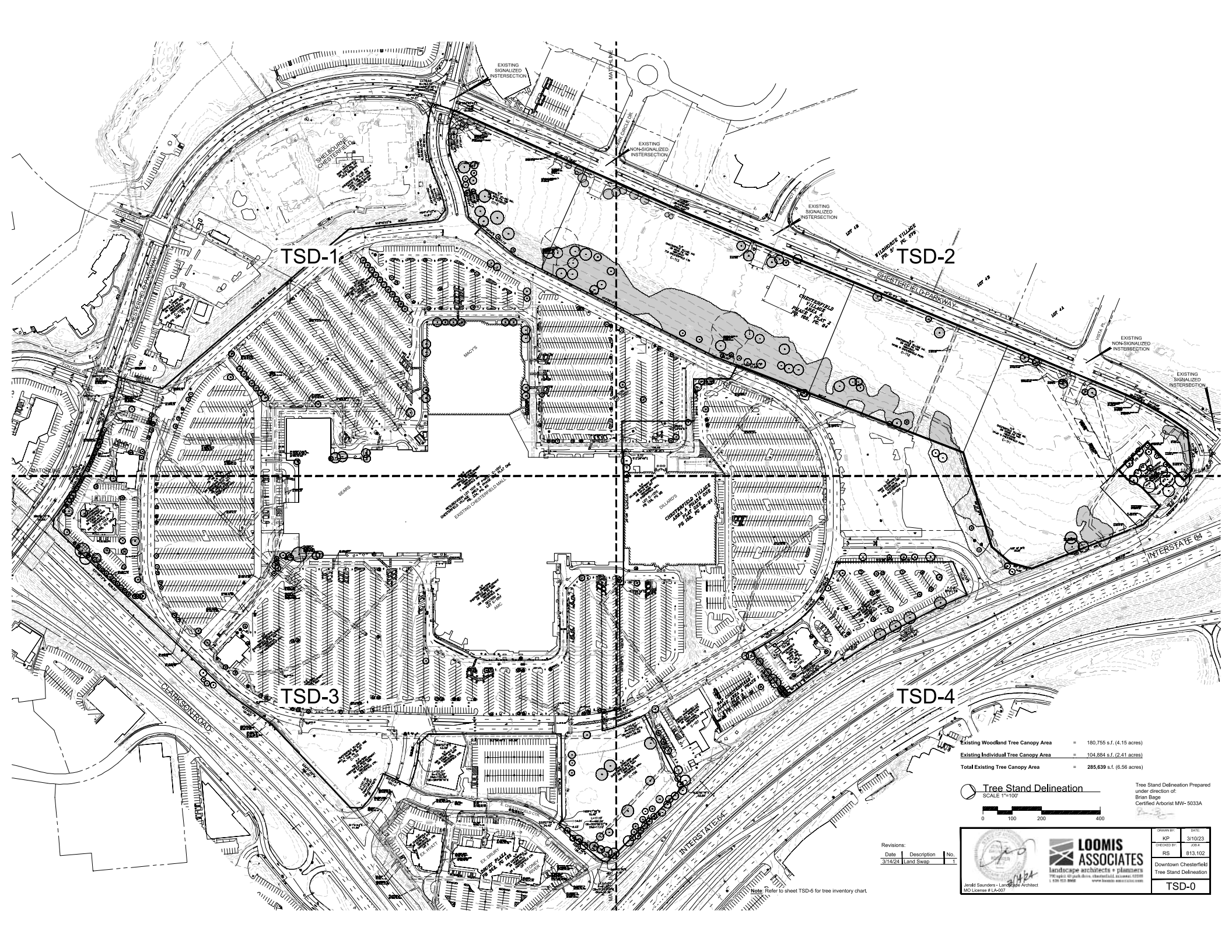
PLAN VIEW SECTION A-A



SECTION A-A

LEVEL 1 ELEV. 642.0	650
LEVEL 2 ELEV. 643.5	650
LEVEL 3 ELEV. 644.0	640
LEVEL 4 ELEV. 645.0	640
LEVEL 5 ELEV. 646.0	630

	PROJECT: SITE DEVELOPMENT CONCEPT PLAN FOR DOWNTOWN CHESTERFIELD CHESTERFIELD HEIGHTS PHASE ONE - INFRASTRUCTURE ONLY - ORDINANCE NO. 2388	DATE: 11/15/2024 SCALE: 1"=100' PROJECT NO.: 6255-4
	PREPARED BY: Steven E. Smith Steven E. Smith & Associates, Inc. 231 South Park Avenue, Suite 200 Chesterfield, MO 63005 P: 636.271.1111 F: 636.271.0000 www.stevensmith.com	ISSUE NO.: 10024-001 DATE: 11/15/2024 SCALE: 1"=100' PROJECT NO.: 6255-4
	CLIENT: CHESTERFIELD HEIGHTS PHASE ONE - INFRASTRUCTURE ONLY - ORDINANCE NO. 2388	DATE: 11/15/2024 SCALE: 1"=100' PROJECT NO.: 6255-4
	PROJECT TITLE: SDCP - CONCEPT PLAN TYPICAL ROAD / SITE SECTIONS	PROJECT NO.: C6.1



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

Tree Stand Delineation
 SCALE 1"=100'

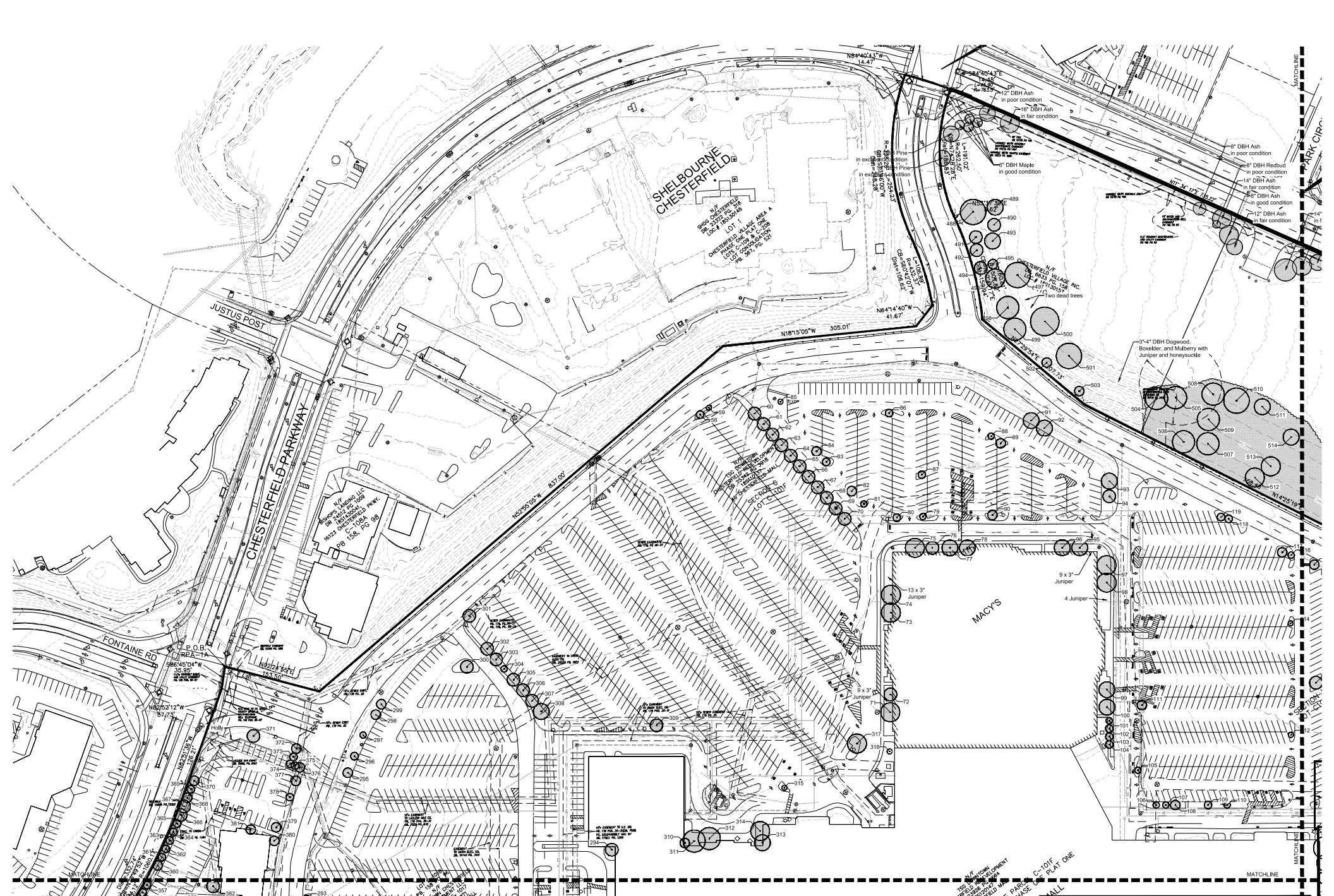


Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW-5033A

Revisions:	Date	Description	No.
	3/14/22	Land Swap	1

<p>LOOMIS ASSOCIATES landscape architects + planners <small>1701 W. GAY ST. CHESTERFIELD, MISSOURI 63010 P: 636.553.8800 www.loomis-assoc.com</small></p>	DRAWN BY: KP CHECKED BY: RS	DATE: 3/10/23 JOB #: 813.102
	Downtown Chesterfield Tree Stand Delineation TSD-0	

Note: Refer to sheet TSD-6 for tree inventory chart.



Tree Stand Delineation - Southwest
 SCALE 1"=50'



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

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

SEE SHEET TSD-5 FOR TREE INVENTORY
 PREPARED BY B. BAGE
 - PARCEL C-T/OIF PLAT ONE

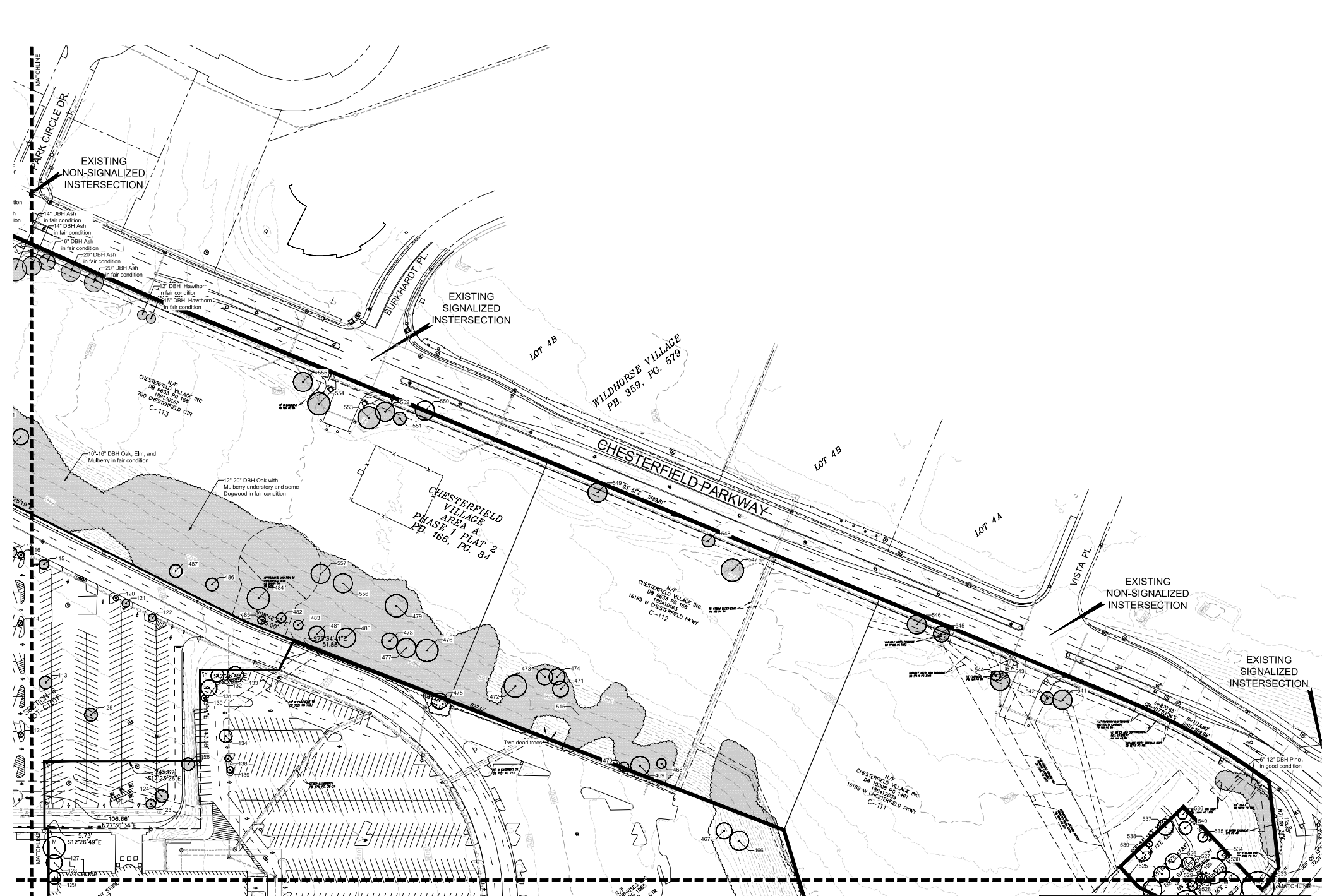
Revisions:

Date	Description	No.
3/14/22	Land Swap	1

DATE	BY
3/10/23	KP
813.102	RS

Downtown Chesterfields
 Tree Stand Delineation

TSD-1



 Tree Stand Delineation - Northwest
 SCALE 1"=50'


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

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

Revisions:

Date	Description	No.
3/14/22	Land Swap	1

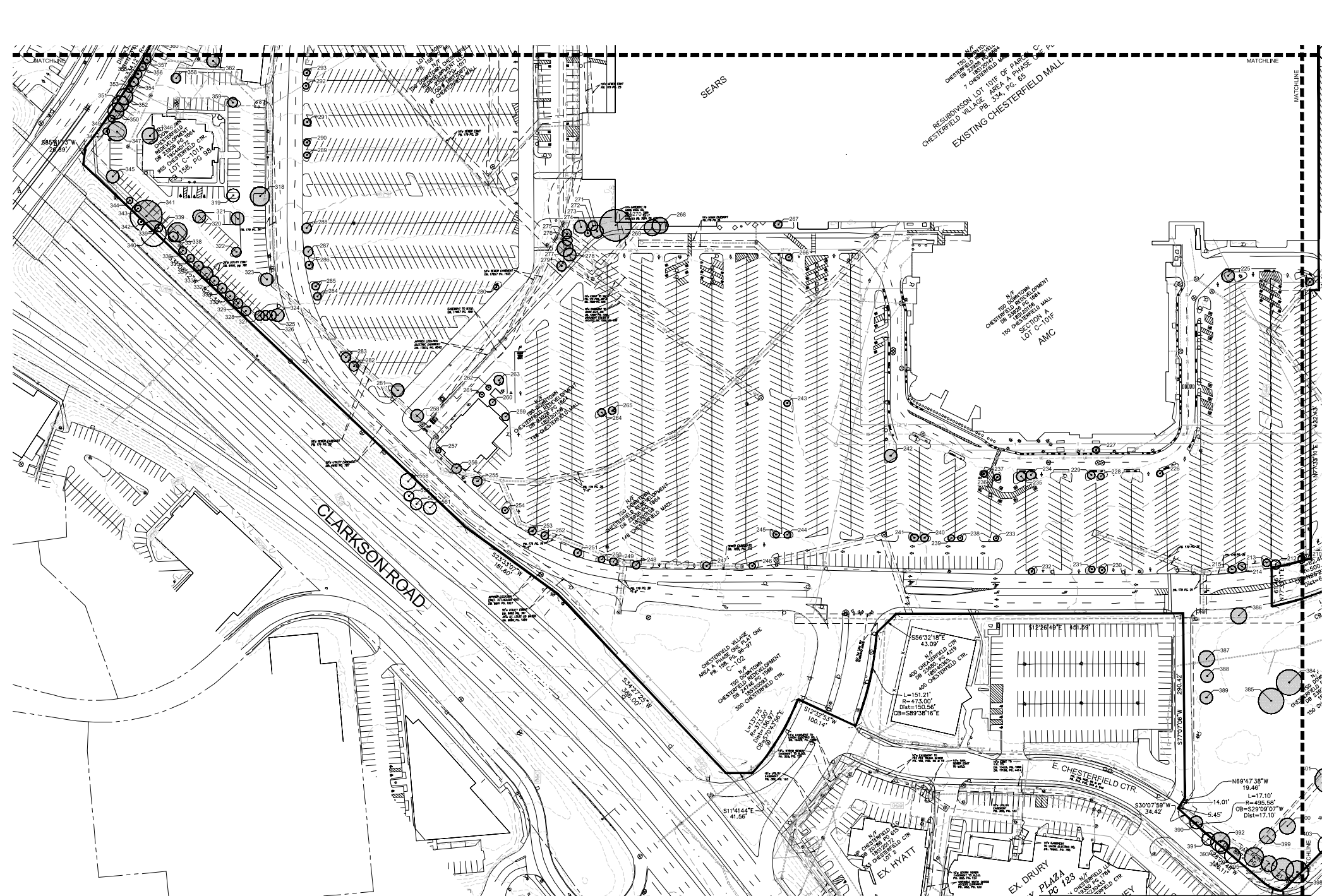




LOOMIS ASSOCIATES
 landscape architects + planners
700 Maple St. Suite 200, Chesterfield, Missouri 63010
 P: 636.553.8800 www.loomis-associates.com

DESIGNED BY	KP	DATE	3/10/23
CHECKED BY	RS	NO.	813.102
Downtown Chesterfield Tree Stand Delineation			
TSD-2			

Jerald Saunders - Landscape Architect
 MO License # LA-207



Tree Stand Delineation - Southeast
 SCALE 1"=50'



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

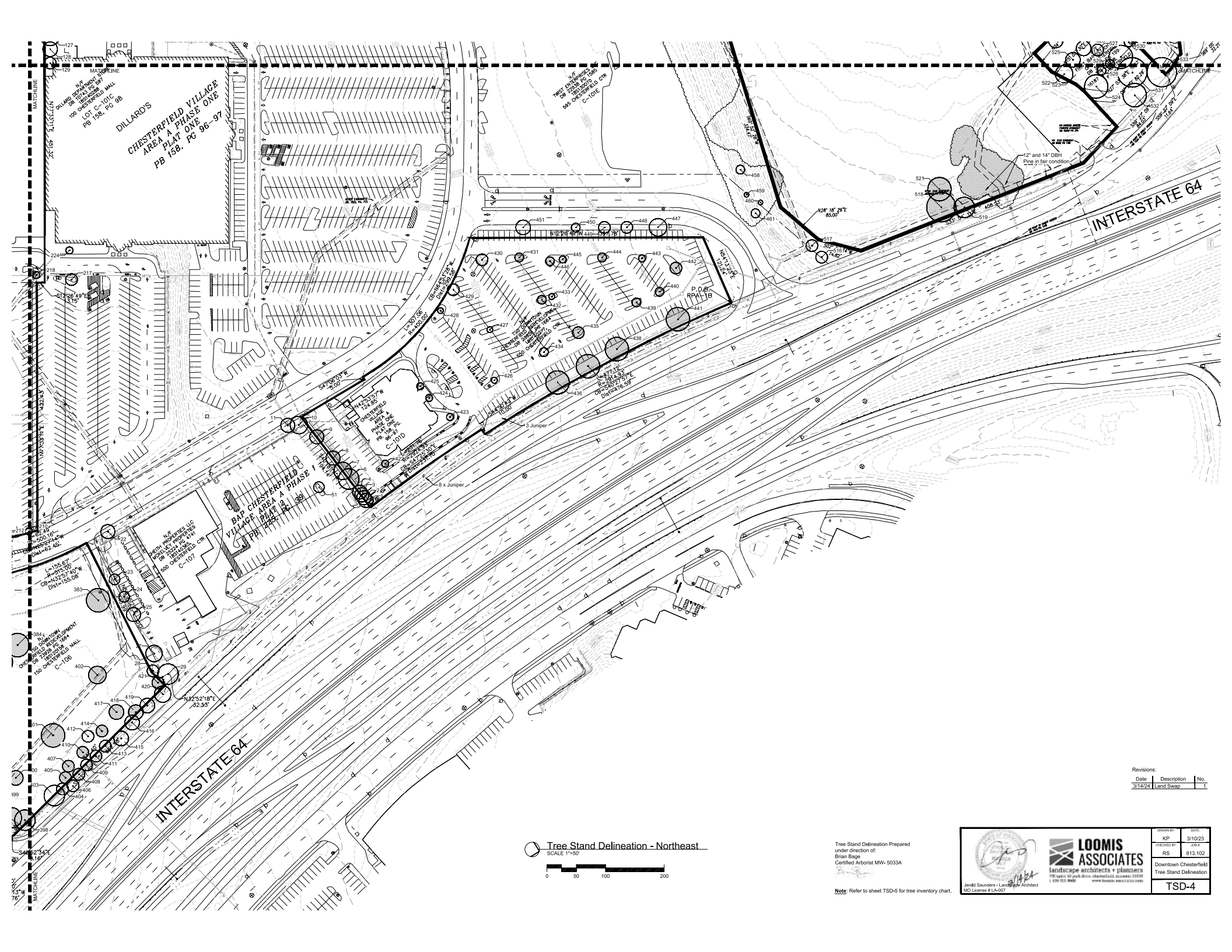
Note: Refer to sheet TSD-5 for tree inventory chart.

Revisions:

Date	Description	No.
3/14/22	Land Swap	1

LOOMIS ASSOCIATES
 landscape architects + planners
781.933.8800 | www.loomis-assoc.com

PROJECT NO. KP 3/10/23
 DRAWN BY RS 813.102
 Downtown Chesterfields
 Tree Stand Delineation
TSD-3



DILLARD'S
CHESTERFIELD VILLAGE
AREA PLAT ONE
PB 158, PG 96-97

BAL CHESTERFIELD
VILLAGE AREA A PHASE I
PB 282

INTERSTATE 64

Tree Stand Delineation - Northeast
SCALE 1"=50'

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

Note: Refer to sheet TSD-6 for tree inventory chart.

Revisions:		
Date	Description	No.
3/14/23	Land Swap	1

LOOMIS ASSOCIATES
landscape architects + planners
700 Upper St. Park Drive, Chestersfield, MD 21038
P 410.353.8800 www.loomis-la.com

DESIGNED BY	DATE
KP	3/10/23
RS	813.102
Downtown Chesterfields Tree Stand Delineation	
TSD-4	

ID	Tree Name	DBH	Species	Condition	Comment
1	Amur Maple	8	24	1	
2	Amur Maple	10	24	1	
3	Amur Maple	7	24	1	
4	Amur Maple	8	24	1	
5	Ash	15	35	2	
6	Ash	20	35	2	
7	Amur Maple	8	24	1	
8	Maple	20	30	2	
9	Maple	20	30	2	
10	Maple	9	24	2	
11	Redbud	10	24	3	
12	Redbud	10	24	3	
13	Amur Maple	8	12	1	
14	Amur Maple	7	18	3	
15	Amur Maple	8	24	3	
16	Maple	20	20	3	
17	Maple	7	20	3	
18	Maple	20	30	3	
19	Amur Maple	4	18	1	
20	London	8	12	1	Trunk damage
21	Cherry	4	6	2	Over-cake embedded
22	Pear	12	20	2	Crack in stem
23	Pear	8	20	2	
24	Pear	8	20	2	
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171	Ash	12	20	1	
172	Ash	12	20	1	
173	Ash	12	20	1	
174	Ash	12	20	1	
175	Ash	12	20	1	
176	Ash	12	20	1	
177	Ash	12	20	1	
178	Ash	12	20	1	
179	Ash	12	20	1	
180	Ash	12	20	1	
181	Ash	12	20	1	
182	Ash	12	20	1	
183	Ash	12	20	1	
184	Ash	12	20	1	
185	Ash	12	20	1	
186	Ash	12	20	1	
187	Ash	12	20	1	
188	Ash	12	20	1	
189	Ash	12	20	1	
190	Ash	12	20	1	
191	Ash	12	20	1	
192	Ash	12	20	1	
193	Ash	12	20	1	
194	Ash	12	20	1	
195	Ash	12	20	1	
196	Ash	12	20	1	
197	Ash	12	20	1	
198	Ash	12	20	1	
199	Ash	12	20	1	
200	Ash	12	20	1	

ID	Tree Name	DBH	Species	Condition	Comment
201	Ash	10	20	1	
202	Amur Maple	8	24	1	
203	Amur Maple	8	24	1	
204	Amur Maple	8	24	1	
205	Amur Maple	8	24	1	
206	Amur Maple	8	24	1	
207	Amur Maple	8	24	1	
208	Amur Maple	8	24	1	
209	Amur Maple	8	24	1	
210	Amur Maple	8	24	1	
211	Amur Maple	8	24	1	
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245	Amur Maple	8	24	1	
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250	Amur Maple	8	24	1	
251	Amur Maple	8	24	1	
252	Amur Maple	8	24	1	
253	Amur Maple	8	24	1	
254	Amur Maple	8	24	1	
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263	Amur Maple	8	24	1	
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265	Amur Maple	8	24	1	
266	Amur Maple	8	24	1	
267	Amur Maple	8	24	1	
268	Amur Maple	8	24	1	
269	Amur Maple	8	24	1	
270	Amur Maple	8	24	1	
271	Amur Maple	8	24	1	
272	Amur Maple	8	24	1	
273	Amur Maple	8	24	1	
274	Amur Maple	8	24	1	
275	Amur Maple	8	24	1	
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277	Amur Maple	8	24	1	
278	Amur Maple	8	24	1	
279	Amur Maple	8	24	1	
280	Amur Maple	8	24	1	
281	Amur Maple	8	24	1	
282	Amur Maple	8	24	1	
283	Amur Maple	8	24	1	
284	Amur Maple	8	24	1	
285	Amur				

Downtown Chesterfield

A Unique **21st Century Downtown** for the Saint Louis Region

SDCP – **Street Concept Design**

September 19, 2024

bosk



**THE
STAENBERG
GROUP**
BEYOND DEVELOPMENT™

Site Design

A key factor for the success of an urban master planned development is to create a unique sense of place that can create interest and livability within a brand new built environment.

Downtown Chesterfield utilizes a variety of street types, block sizes, park spaces, view corridors, and building heights to achieve a rich and inviting sense of place, while also delivering buildable lots that will attract high quality investment and design.



1. Site Relationships

The neighborhood is defined by the outer existing ring road, a central park and retail core, and multiple access points between the two. This approach maximizes connections out to the adjacent properties and encourages movement into the central park and retail core with clear sight lines and attractive streets.

Higher density buildings with more active retail and transparent ground floors are planned for the central lots, with lower scale development and quieter residential and landscaped edges around the ring road.

A variety of lot scales provide multiple development opportunities. Larger lots will be required to provide alleys and pedestrian access with some design flexibility to meet specific program needs.

2. Circulation System and Access

Street design is a key element to Downtown Chesterfield.

The primary street configuration offers extensive street parking, landscape opportunities, pedestrian space, and building amenity space.

Other streets and lanes are intended to be pedestrian priority, residential scale, and shared use to serve functional needs with a more intimate and residential scale.

Service is provided from alleys and minimal curb cuts. A central parking garage loads directly from the ring road for easy ingress/egress.

3. Topography

The existing stepped and tiered topography of the mall site is being restored to a consistent gradient across the neighborhood so that streets and intersections are comfortable and safe for pedestrians and drivers.

The larger hill down to Chesterfield Parkway will be amenitized with a grand stair to allow easy pedestrian access to the adjacent amenities to the west.

Summary

Unlike other mixed use developments being developed throughout the US, **Downtown Chesterfield is a true downtown urban core with high rise office, hotel, retail and residential** uses. A richly landscaped public realm including a 3.15 acre central park at the heart of the development organizes a plan which is home to hundreds of shops, restaurants and corporate headquarters. Thousands of residents, workers and visitors enjoy the vibrant urban setting and regional connectivity with **three interstate access points**.

A bold planning concept **includes a 1.25 mile pedestrian loop** that places all residents and tenants of this district within a 5-10 minute walk of any destination in Downtown Chesterfield. **Pocket parks, jogging trails and bicycle paths are carefully choreographed** throughout the 117 acre site to provide equal access to all areas of Downtown Chesterfield and connectivity to the surrounding community.

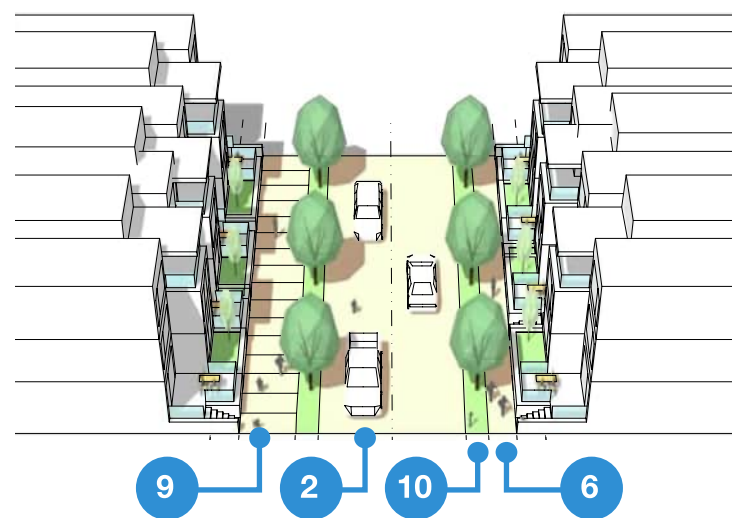
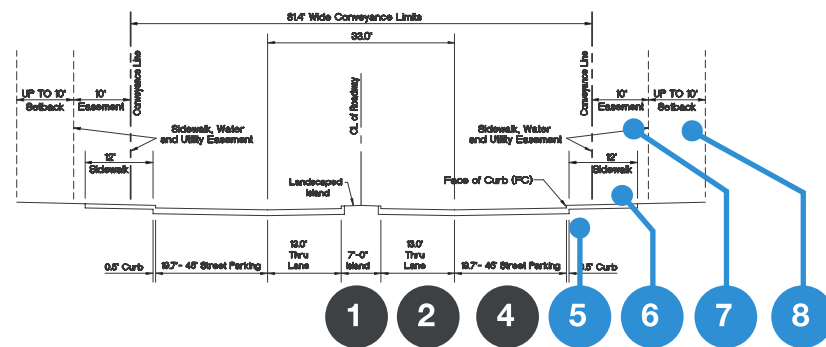
With a grid of tree-lined urban streets designed for corporate headquarters, luxury condominiums, upscale apartments, hotels, retail, restaurants and entertainment, **Downtown Chesterfield offers a walkable, safe, and ecologically sustainable urban district** that gives priority to the pedestrian over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

Example Sections



Illustrative tree design example on top, with referenced Civil Section below.

Civil Drawings dictate dimensional requirements and govern when discrepancies exist.



Street Concept

Downtown Chesterfield's streets are defined by the following characteristics:

- Inviting design that encourages walking and retail activity
- Maximize green space and shade from street trees and building canopies
- Interior streets & sidewalks that are smaller in scale to provide variety and interest
- Wider lanes and angled parking spaces to meet regional driver expectations

The SDCP dictates a minimal conveyance limit with most public pedestrian areas to be within the property line of the various lots. This makes it important to establish consistent but flexible street design characteristics for the neighborhood.

Street Elements

- 1. Landscape Island** - Provides landscape planting area. Structured planting, rock and landscape is encouraged, though grass is also acceptable.
- 2. Drive Lane** - Per SDCP
- 3. Diagonal Planting Areas** - Similar width to parking spaces with soil for trees and landscaping planting
- 4. Diagonal Street Parking** - Per SDCP
- 5. Sidewalk (Within Conveyance Limit)** The segment nearest the curb alternates between tree grates and hardscape area containing lighting fixtures (street lights and pedestrian lighting), bicycle racks, benches,

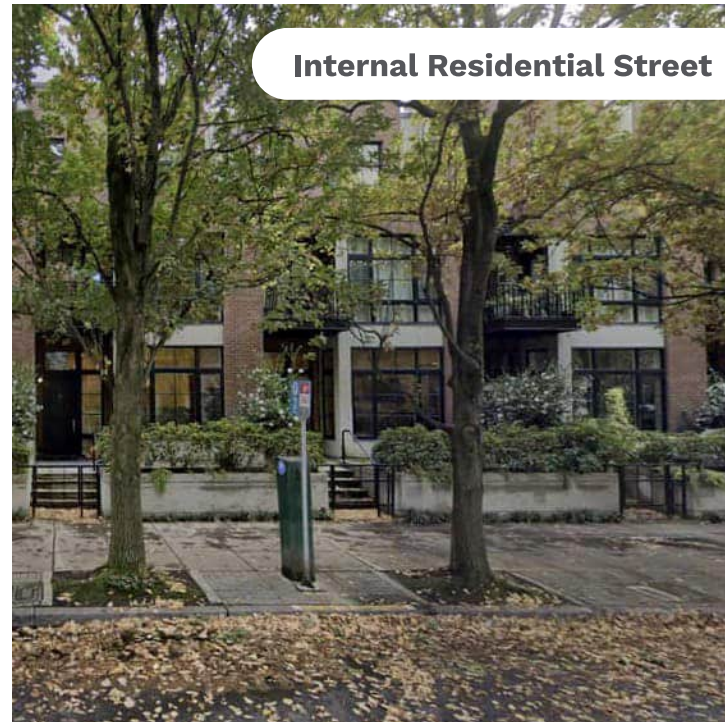
and other street amenities

- 6. Sidewalk (Within Property Line)** Dedicated sidewalk space is consistent and connects to other sidewalks at street intersections. Primary material is concrete, but more decorative concrete and other paving materials may be used in certain areas.
- 7. Easement Zone** - This area mostly overlaps the sidewalk zone. Within the segment outside of the sidewalk; no permanent structures are allowed but sidewalk cafe seating, cafe rails, and overhead canopies are encouraged.
- 8. Setbacks** - Typically up to 10', exact location and dimensions dictated by future Design Guidelines, Section Plans, and individual developments. May be used for various building elements, outdoor dining, and other uses.
- 9. Pedestrian Path** - 100% hardscape area, provides dedicated, wide, walking path augmenting the sidewalk areas.
- 10. Landscape Strip** - provides green buffer for trees, grass, decorative rock, and plantings. Strip is primarily green space, but perpendicular paving areas can connect adjacent hardscape areas for accessibility.

(Conveyance elements noted in BLACK, elements within Property Line noted in BLUE)



Residential Sidewalk Frontage



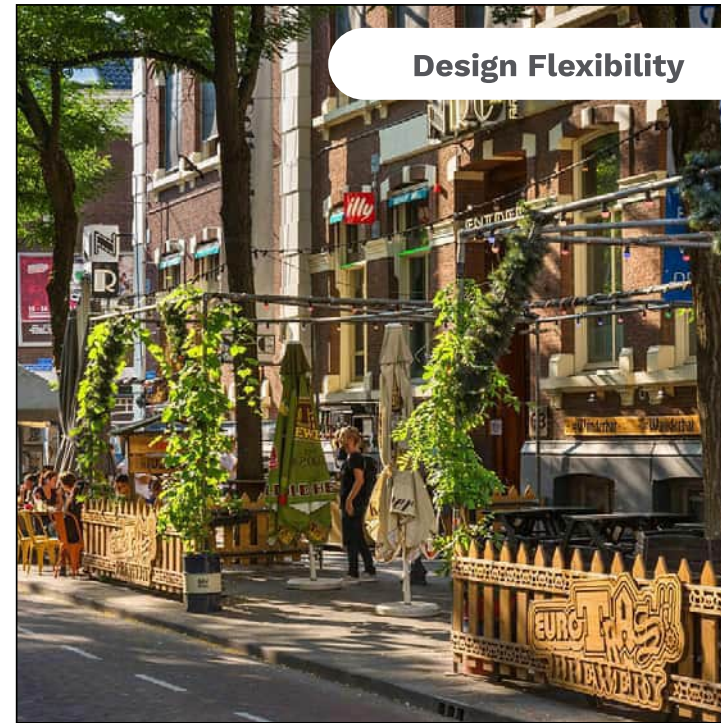
Internal Residential Street



Street Amenities and Curb Bulb-Outs



Retail Activity and Non-Permanent Street Amenities



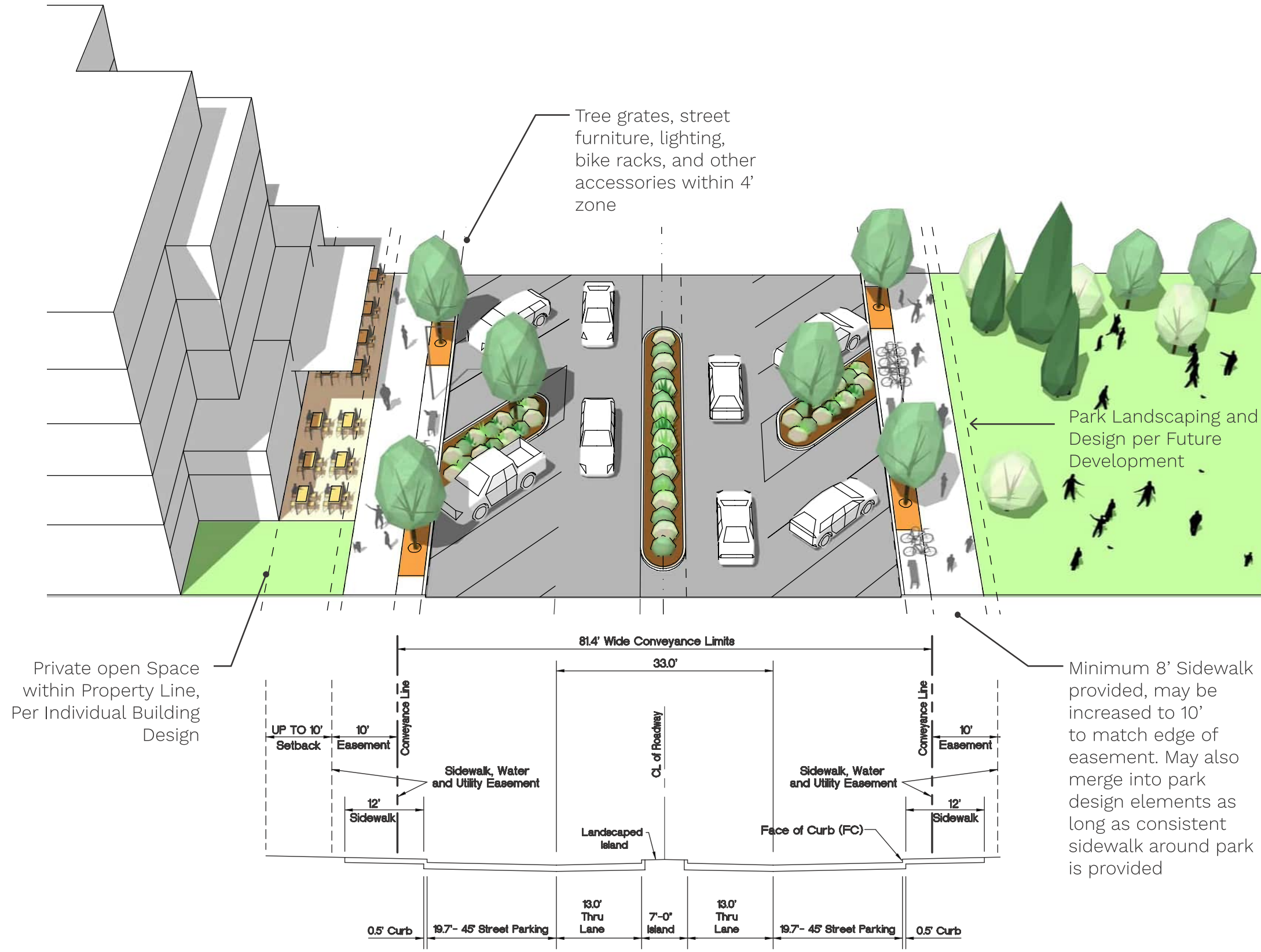
Design Flexibility



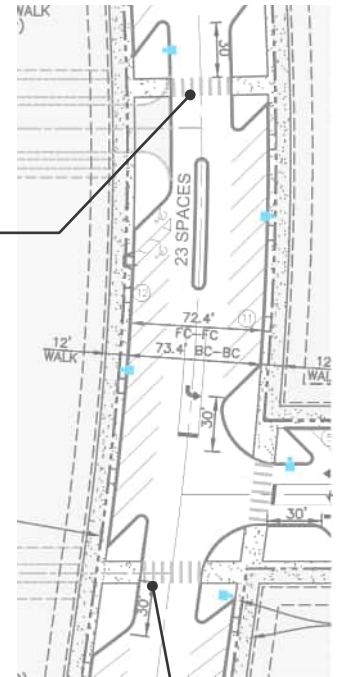
Dedicated Pedestrian Path

Street Sections

TSG Way & Millstone Lots 2, 7, 9, & 10 Along Park

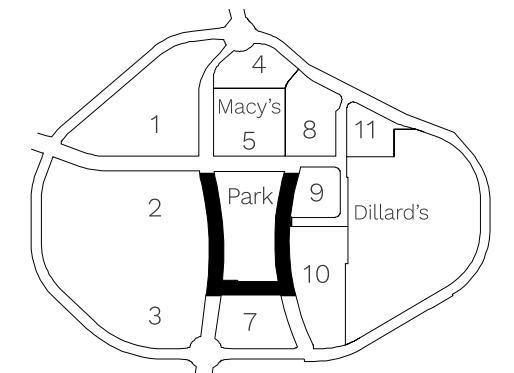


Cross walks are provided mid-block to the park to maximize pedestrian network and shorten the effective block lengths



Sidewalks are continuous block-to-block via clear crosswalks and curb bulb-outs to minimize crossing distance. Refer to civil plans for all locations.

Minimum 8' Sidewalk provided, may be increased to 10' to match edge of easement. May also merge into park design elements as long as consistent sidewalk around park is provided



Street Section Location Key N.T.S.

Street is similar to Civil Section Labeled "TSG WAY / MILLSTONE / GREEN BOULEVARD", refer to Civil plan for layout

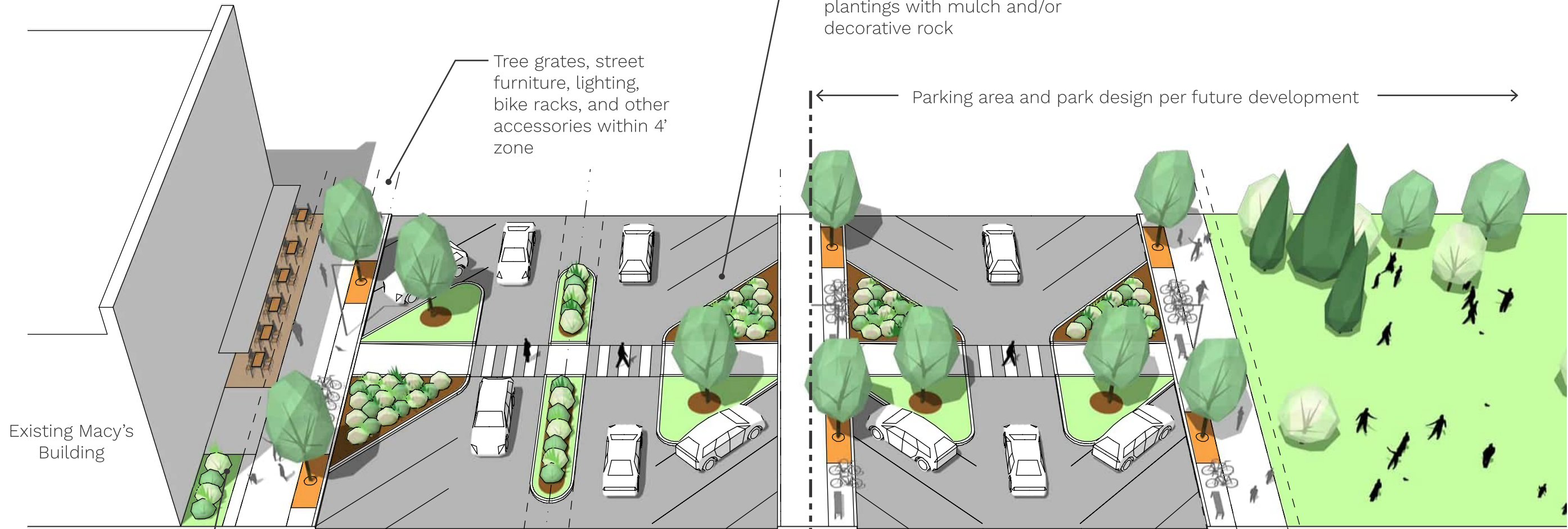
Street Sections

Green Boulevard Between Lot 5 and Park

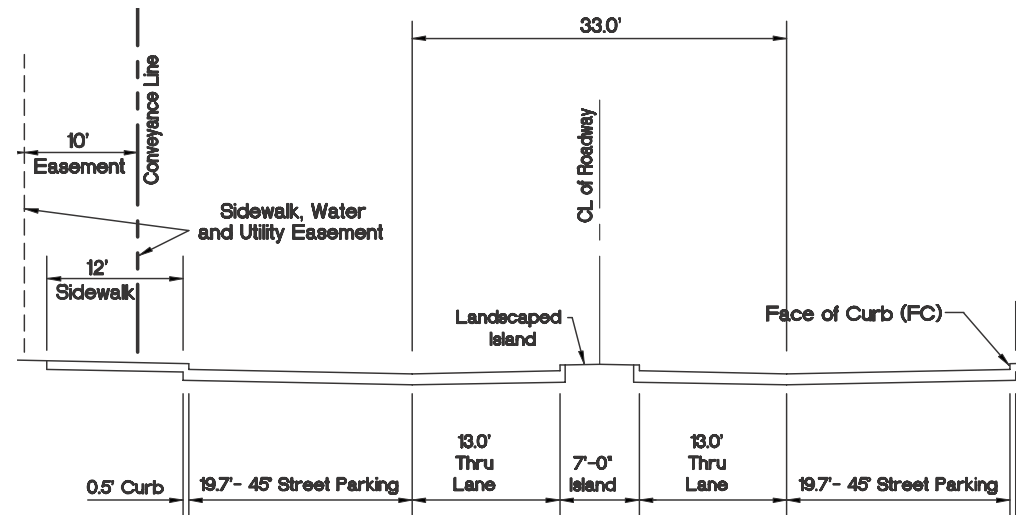
Landscape areas can mix grass and structured plantings with mulch and/or decorative rock

Tree grates, street furniture, lighting, bike racks, and other accessories within 4' zone

Parking area and park design per future development

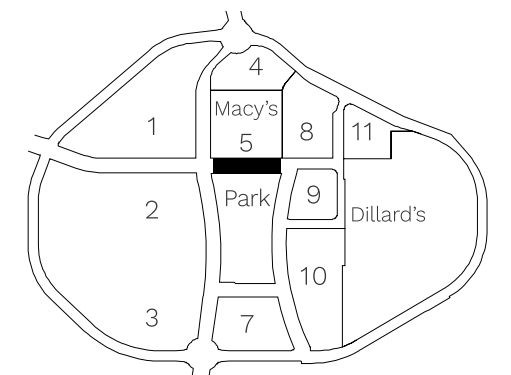


Similar streetscape to other sections. Setback to face of Macy's is based on existing condition, and should be used to maximize retail cafe seating, landscaping, and other amenities



One-way diagonal parking lot. Area should be designed to accommodate alternate uses such as food truck setup, street fair, farmer's market and other activities. Utility connections for power and water should be considered

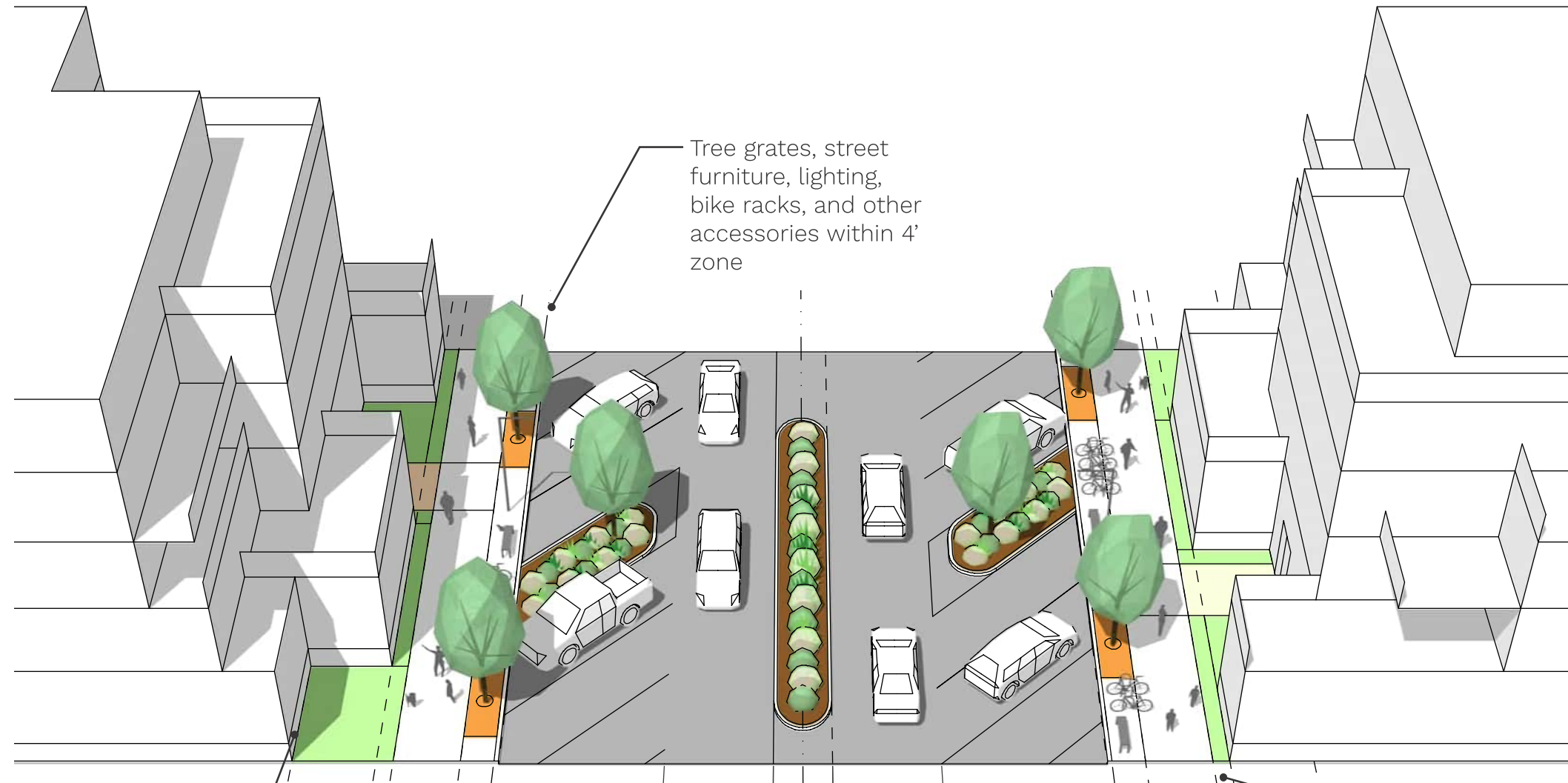
Approx. location of conveyance line, re: Civil



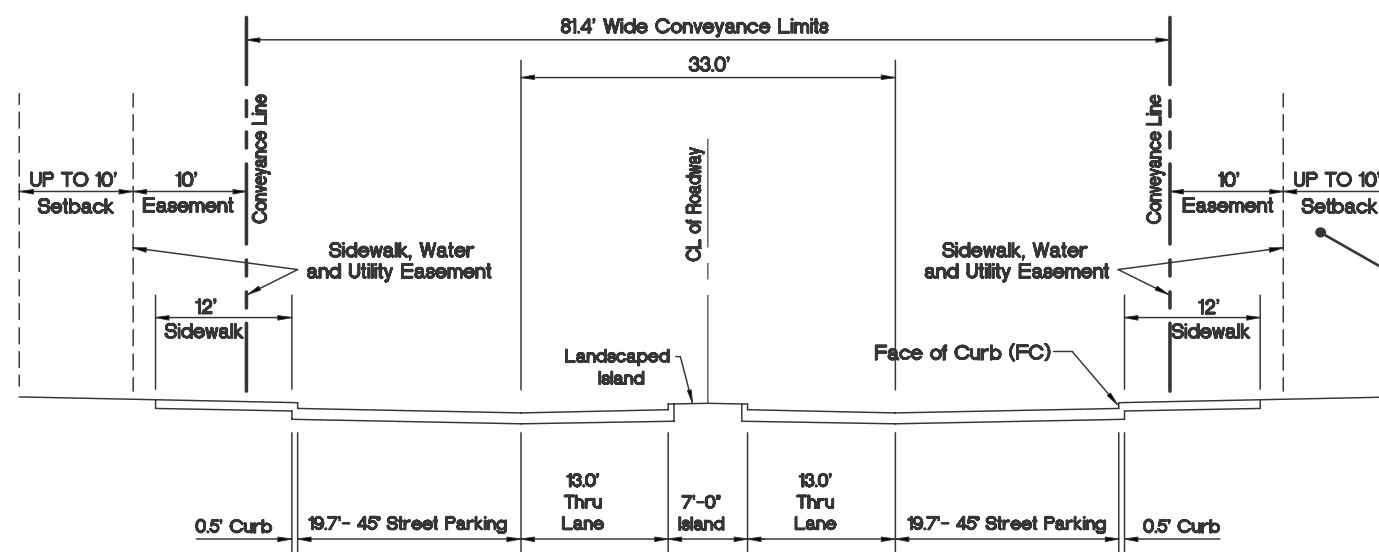
Street is similar to Civil Section Labeled "TSG WAY / MILLSTONE / GREEN BOULEVARD", refer to Civil plan for layout

Street Sections

Green Between Lots 1 & 2
Millstone Between Lots 3 & 7
TSG Way Between Lots 7 & 10

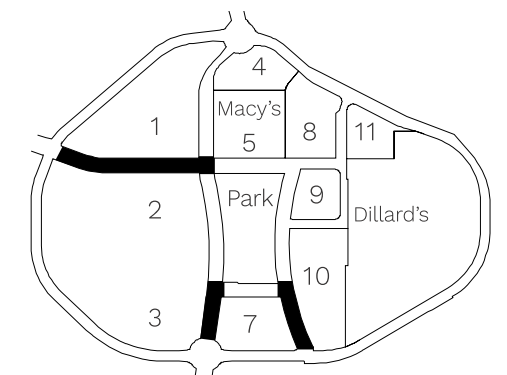


Private open Space within Property Line, Per Individual Building Design



Minimum 8' Sidewalk provided (12' including Tree Grate area), Areas with residential use may come closer to easement with minimal setback.

The smaller setback at residential may be landscaped or used as private patios



Street Section Location Key N.T.S.

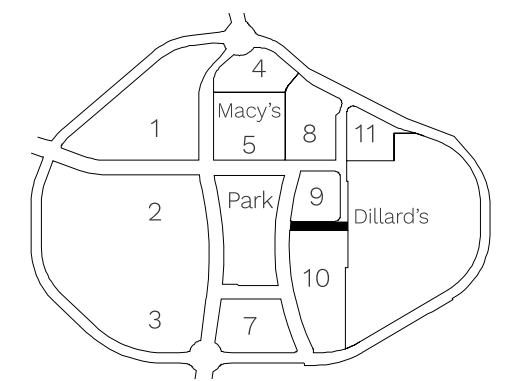
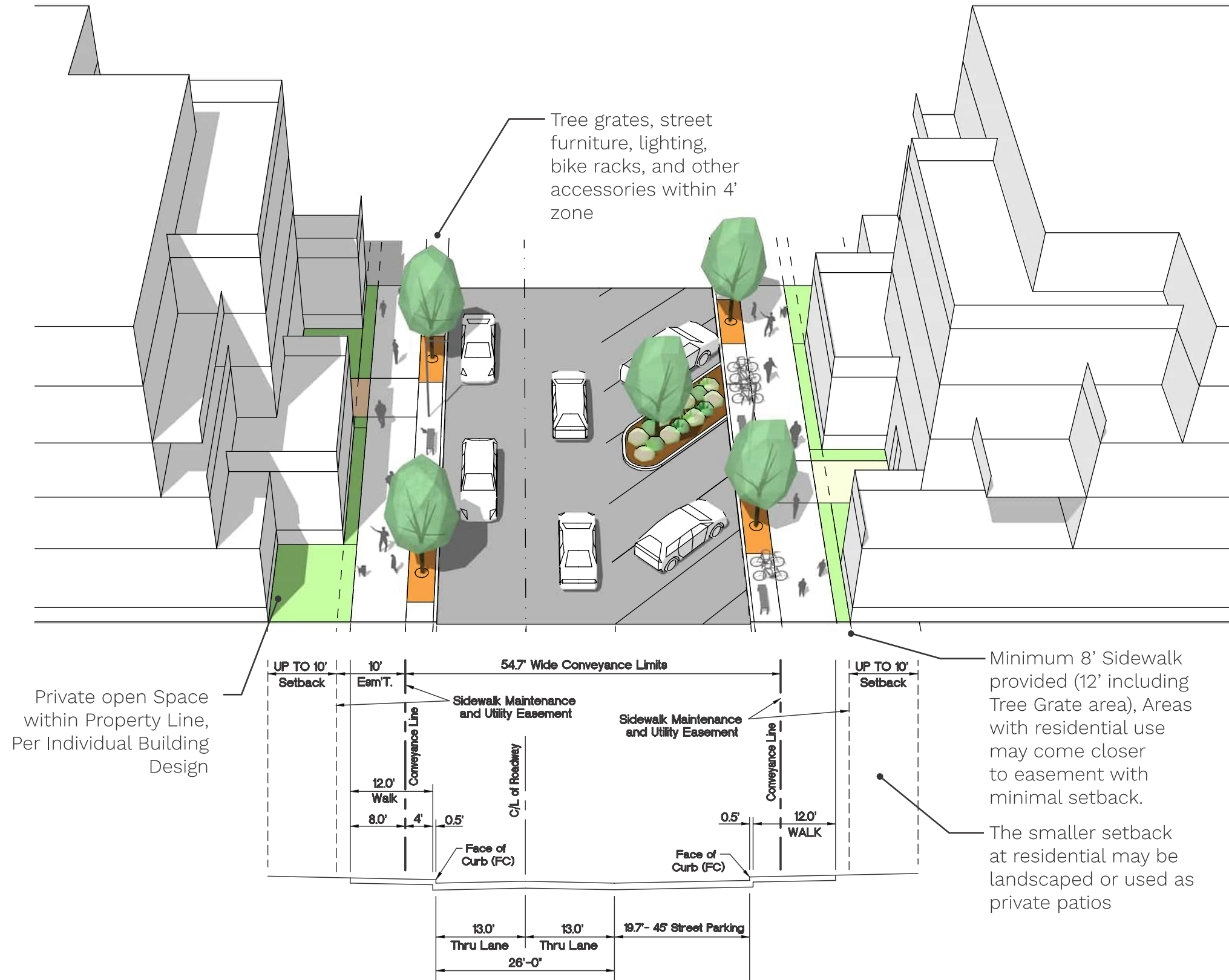
Street Sections

Maizlish Boulevard 2-Lane Section (Between Lot 9 and 10)

Notes:

This pedestrian-only section can be used to subdivide the larger blocks and should provide contiguous, connected pedestrian path coordinated with the rest of the plan.

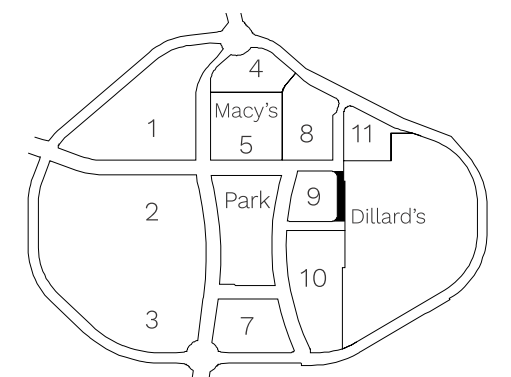
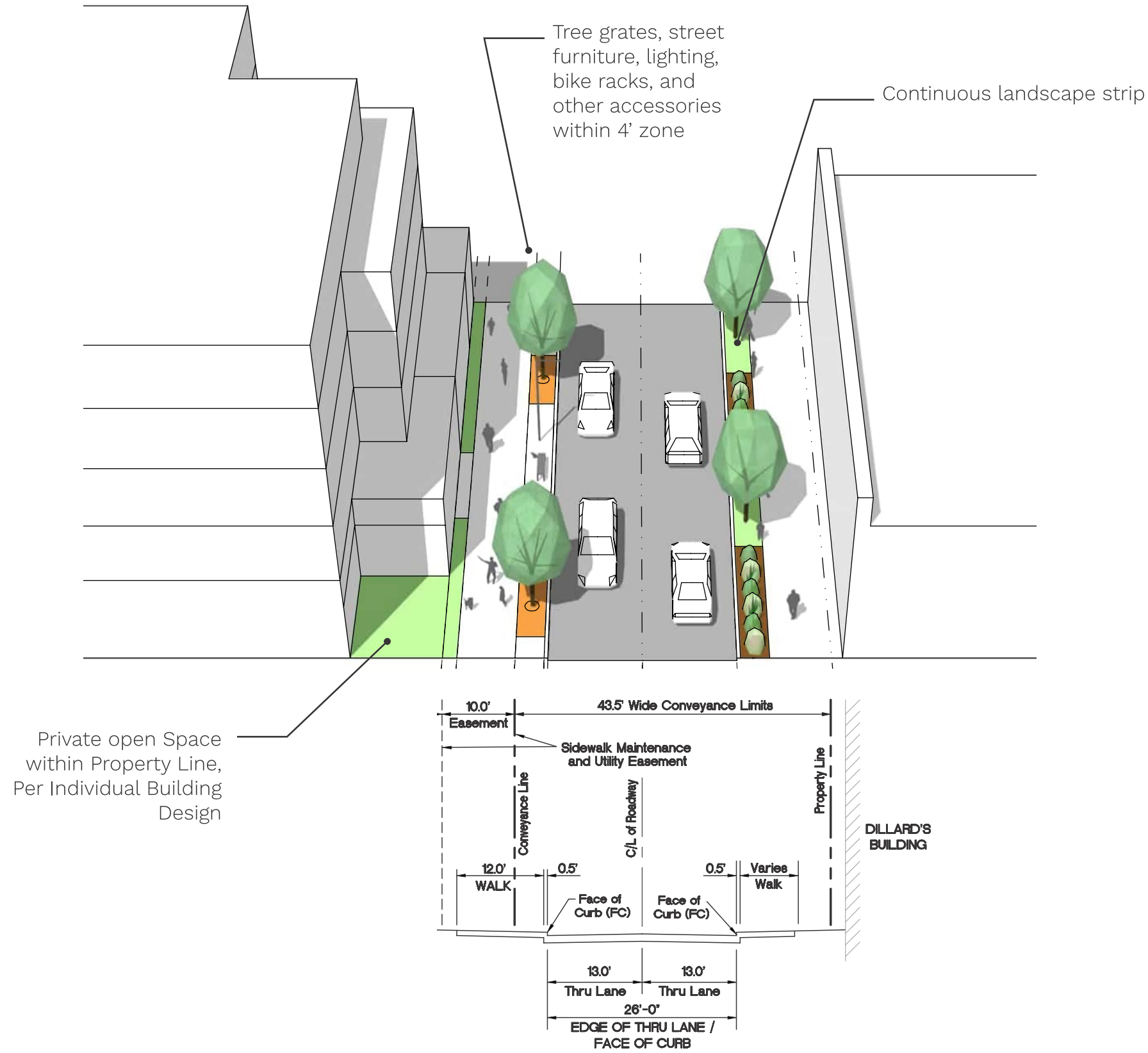
- Private land with public access easement
- May contain utilities, though space must be provided for trees as shown
- Concrete is the standard paving material, but accent scoring, coloring, texture and alternate materials are encouraged to accent key intersections and locations as necessary
- Ground floor residential use should be the primary frontage along the path
- Building setbacks are encouraged to provide privacy and daylighting while maintaining a contrast to the wider roads



Street Section Location Key N.T.S.

Street Sections

Maizlish Boulevard 2-Lane Section (Between Lot 9 and Dillard's)



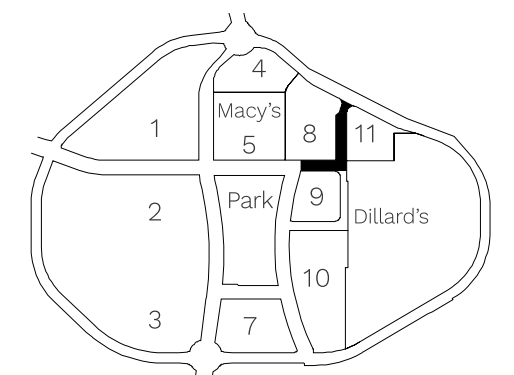
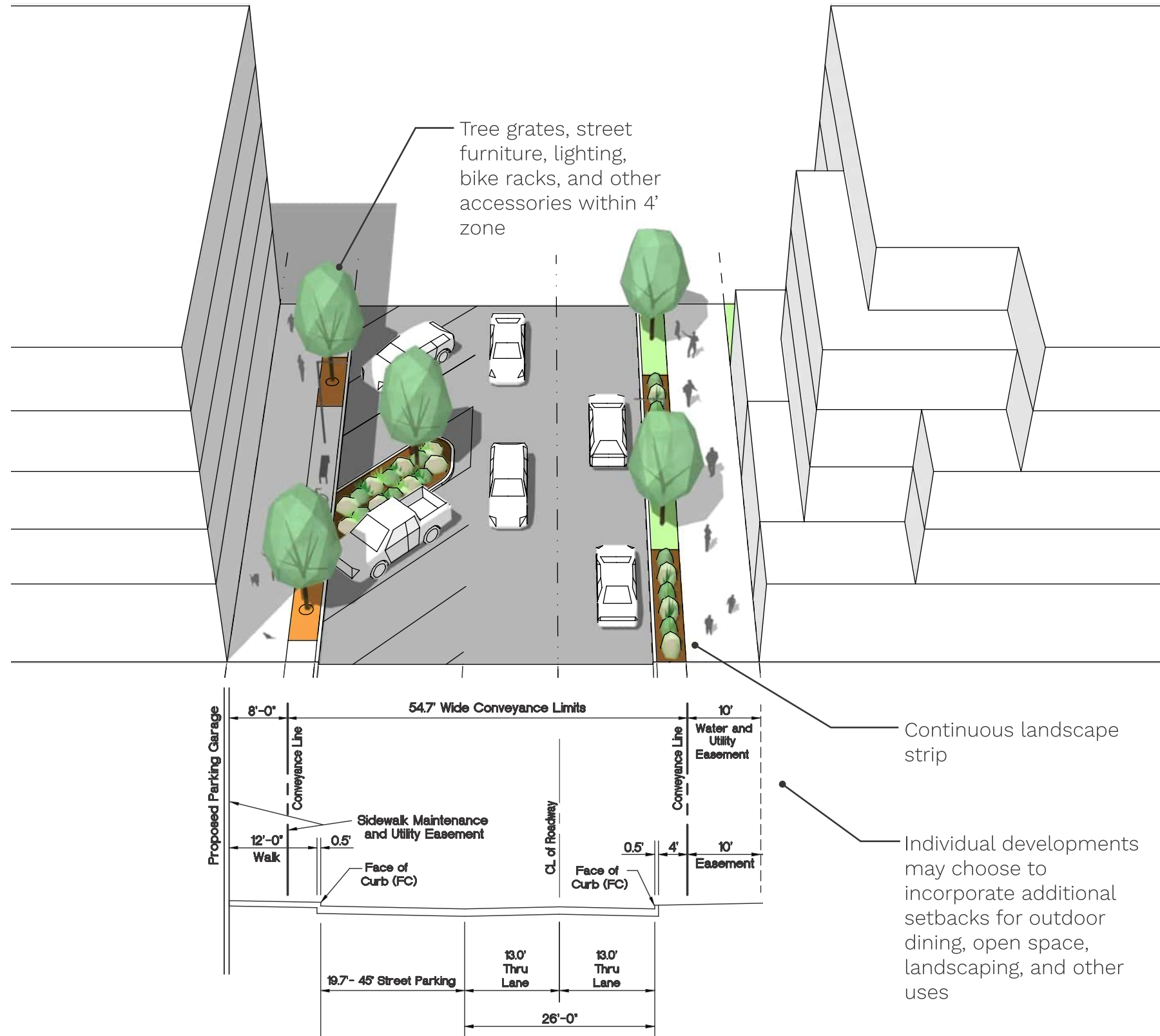
Street Section Location Key N.T.S.

Street Sections

Green & Maizlish Boulevard

2-Lane Section

(Between Lots 8-9 and 8-11)

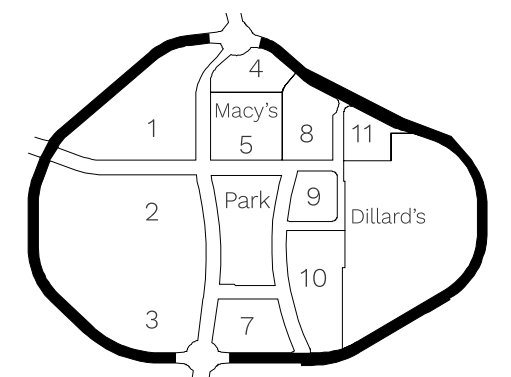
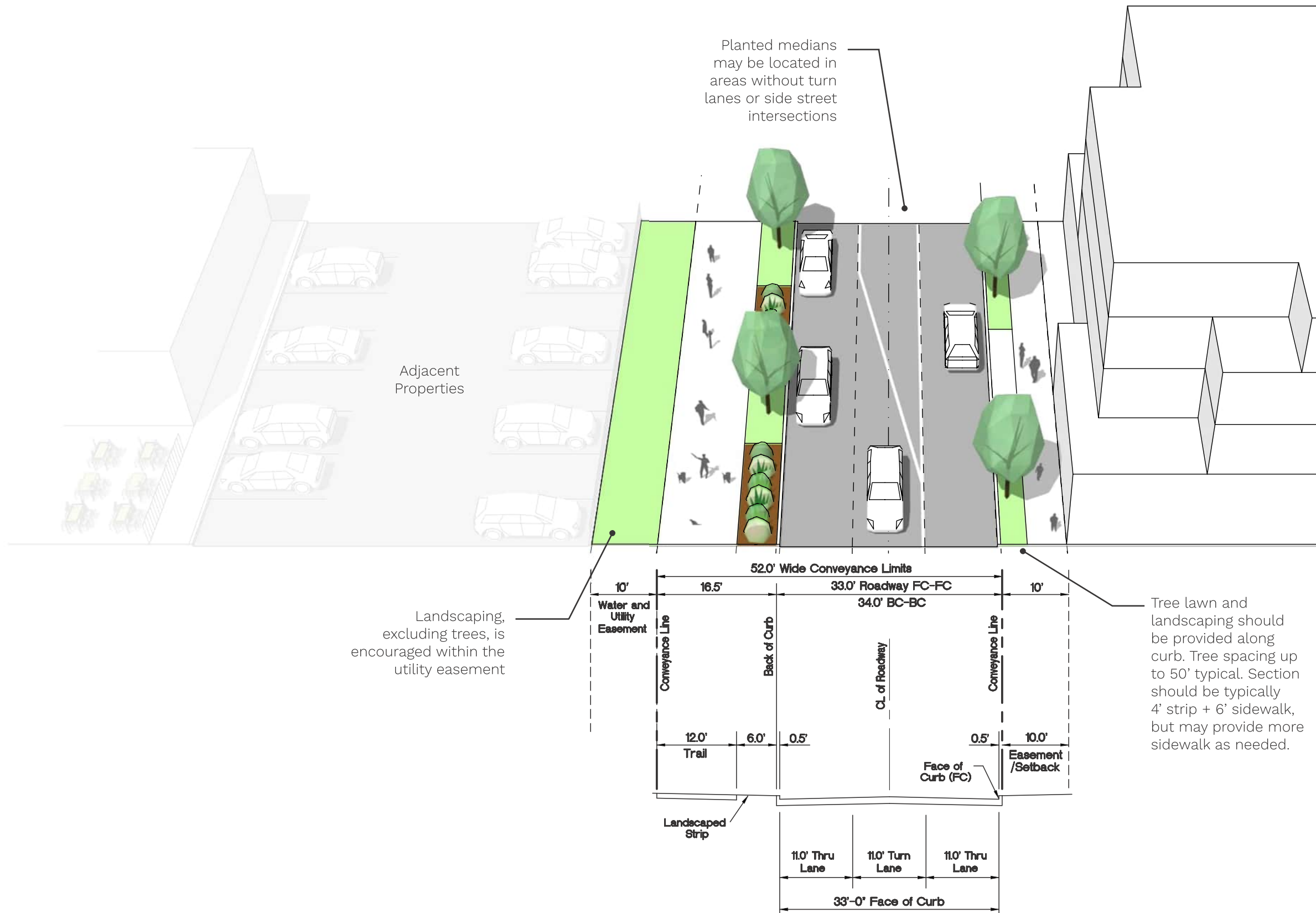


Street Section Location Key N.T.S.

Street Sections

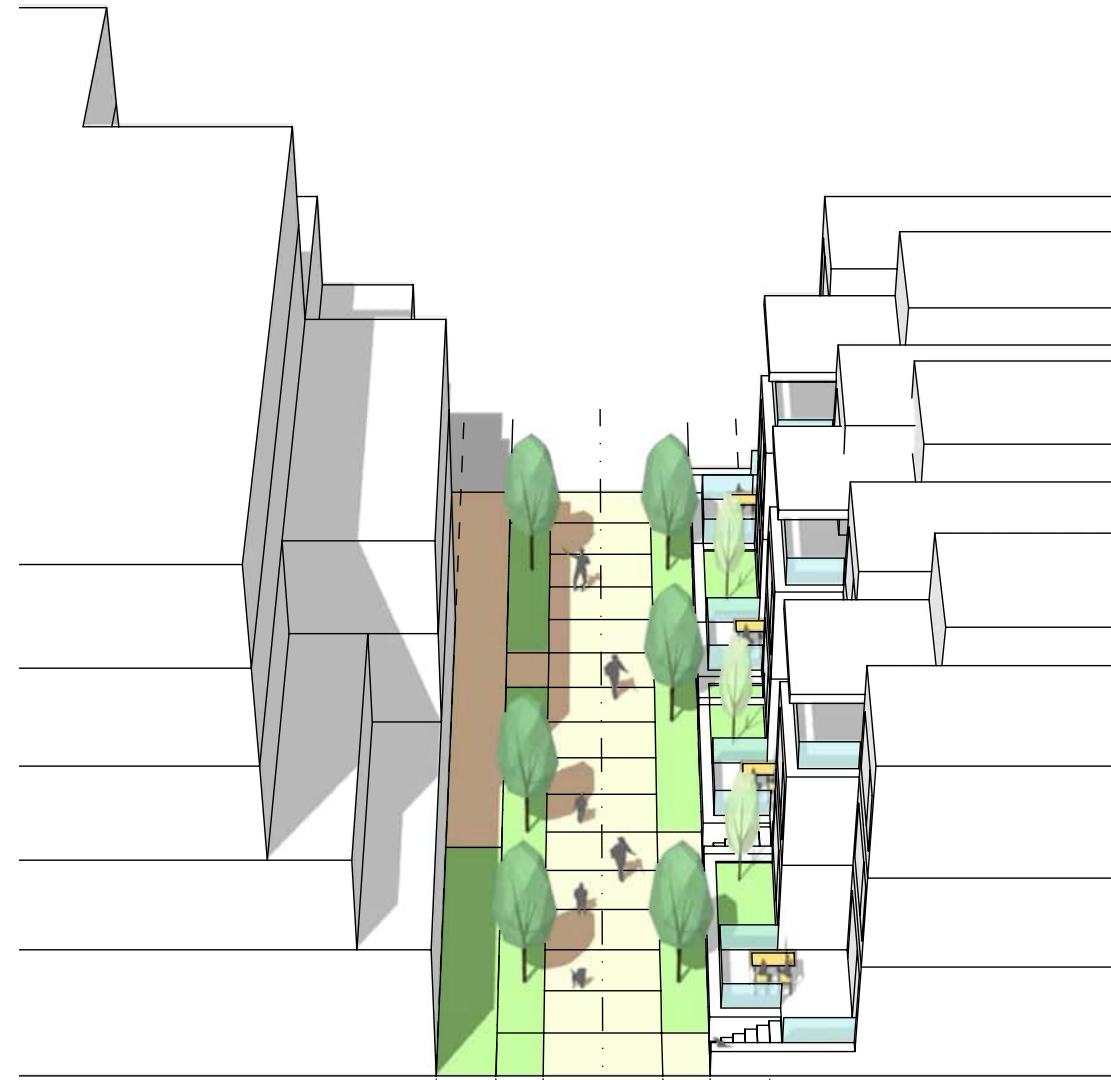
Downtown Chesterfield Boulevard

Ring Road



Street Sections

10' Pedestrian Path

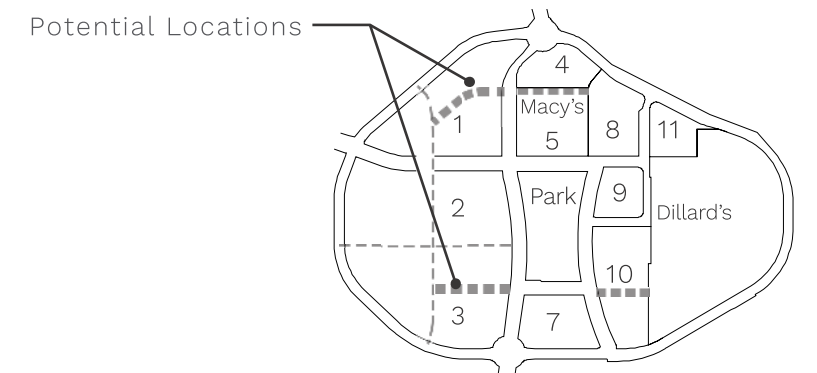
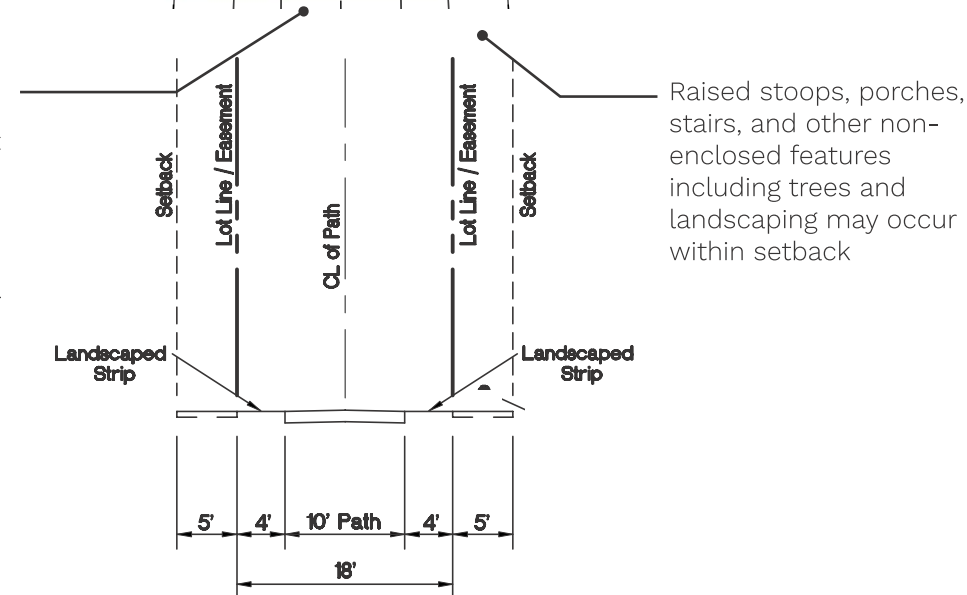


Notes:

This pedestrian-only section can be used to subdivide the larger blocks and should provide contiguous, connected pedestrian path coordinated with the rest of the plan.

- Private land with public access easement
- May contain utilities, though space must be provided for trees as shown
- Concrete is the standard paving material, but accent scoring, coloring, texture and alternate materials are encouraged to accent key intersections and locations as necessary
- Ground floor residential use should be the primary frontage along the path
- Building setbacks are encouraged to provide privacy and daylighting while maintaining a contrast to the wider roads

Throughout the project, the pedestrian path should maintain a design scheme that is distinct from other sidewalk areas to create a strong identity and ease of wayfinding. Patterned, textured, and stained concrete may be used, as well as pavers and other high quality hardscape materials.



Street Section Location Key N.T.S.

Street Sections

10' Pedestrian Path at Internal Street

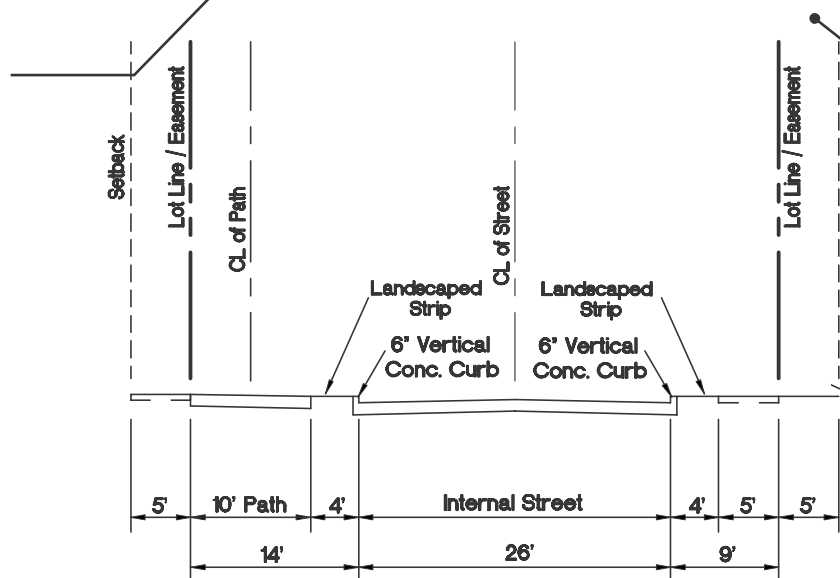
Notes:

This mixed-mobility street can be used for curb-side service, but through traffic is discouraged. Can be used to subdivide the larger blocks and should provide contiguous, connected pedestrian path coordinated with the rest of the plan.

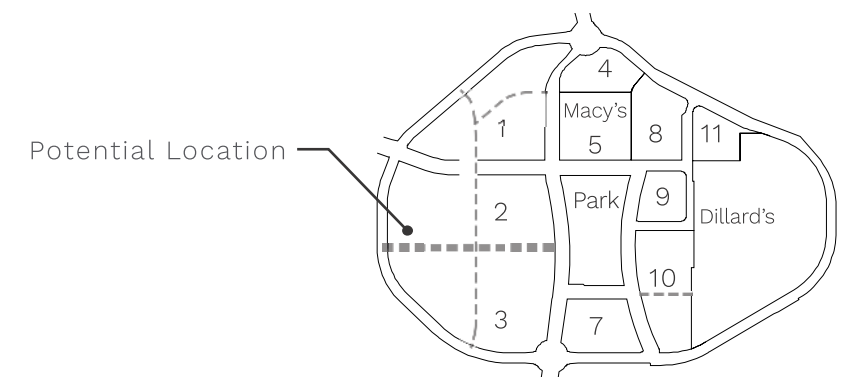
- Private land with public access easement
- May contain utilities, though space must be provided for trees as shown
- Concrete is the standard paving material, but accent scoring, coloring, texture and alternate materials are encouraged to accent key intersections and locations as necessary
- Vehicle and Pedestrian sections should be designed with similar design elements and materials where possible.
- Ground floor residential use should be the primary frontage along the path, with retail uses at the corners as needed
- Building setbacks are encouraged to provide privacy and daylighting while maintaining a contrast to the wider roads



Throughout the project, the pedestrian path should maintain design scheme that is distinct from other sidewalk areas to create a strong identity. Patterned, textured, and stained concrete may be used, as well as pavers or other high quality hardscape materials.



Raised stoops, porches, stairs, and other non-enclosed features including trees and landscaping may occur within setback



Street Section Location Key N.T.S.

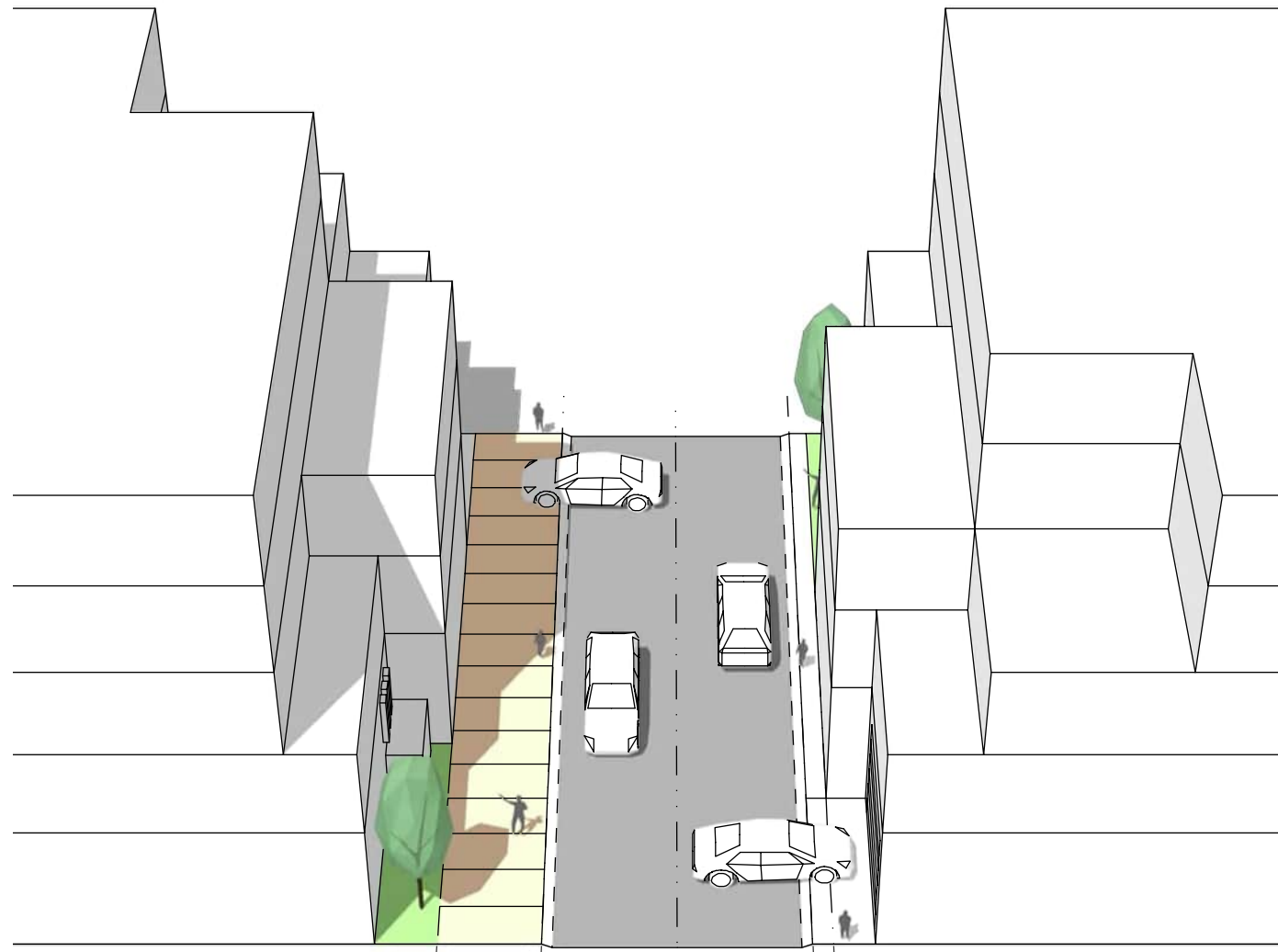
Street Sections

10' Pedestrian Path at Internal Alley

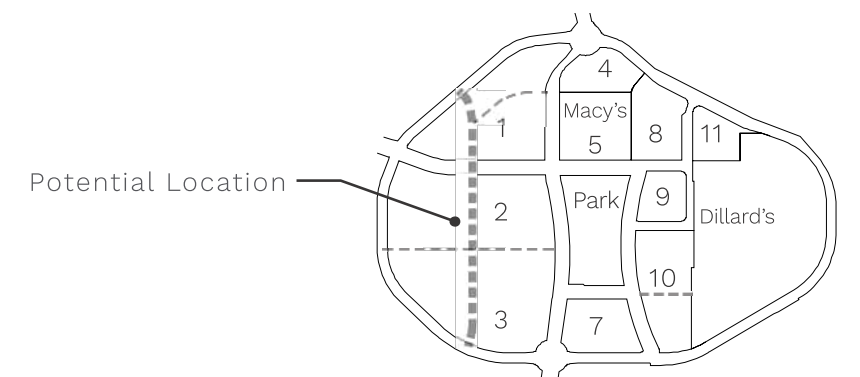
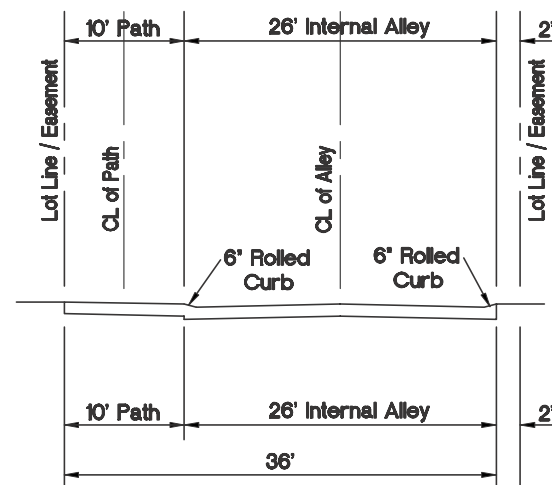
Notes:

The majority of all service, utility, and vehicle access should be provided from an internal alley.

- Private land with public access easement
- May contain utilities
- Drive surface is asphalt or concrete paving, except where sidewalks cross where sidewalk design should pass continuous across alley
- Landscaping is encouraged where buildings setback from alley section
- Pedestrian path should be curb separated for safety, or otherwise delineated with physical design elements.
- A similar alley section with minimal or no sidewalk where pedestrian path is not required



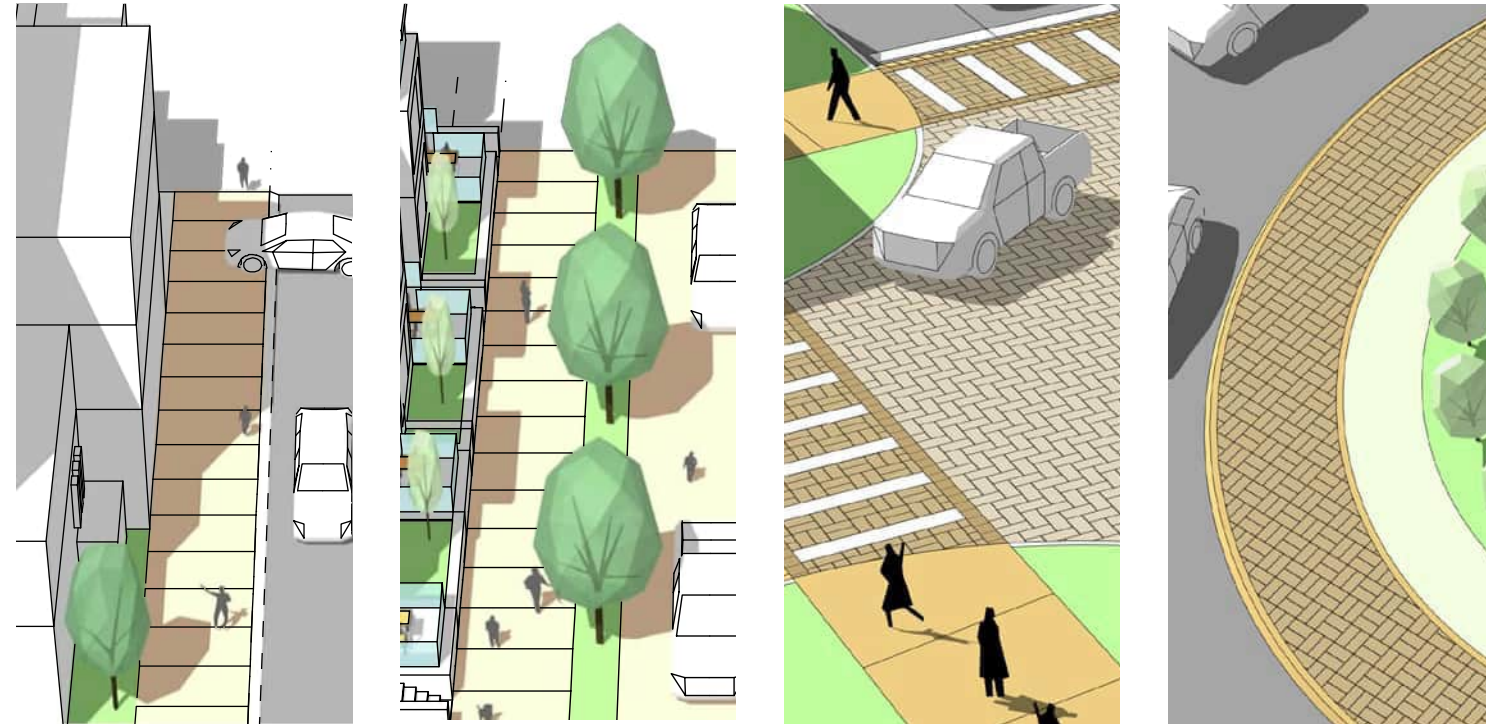
Throughout the project, the pedestrian path should maintain design scheme that is distinct from other sidewalk areas to create a strong identity. Patterned, textured, and stained concrete may be used, as well as pavers or other high quality hardscape materials.



Street Section Location Key N.T.S.

Street Details

Accent Hardscape



Intent

Throughout the development, areas of special importance are to be treated with a consistent and identifiable hardscape theme. This package designates these areas as shown by the light orange color. These areas include:

- 12' Pedestrian paths
- Key raised intersections and adjacent sidewalks
- Roundabout hardscape
- Other key pedestrian crossings

These areas are to receive a design utilizing color, texture, and material that may fit the specific location and function, while providing a consistent identity for the overall neighborhood.

Appropriate concepts and strategies include:

- Brick or concrete pavers
- Integrally stained concrete
- Sandblast or exposed aggregate textures
- Stone accents
- Patterns
- Decorative motifs



Large Format Stone and Pavers



Colored and Scored Concrete



Complimentary Paver and Concrete Color

Street Details

Landscaped Areas

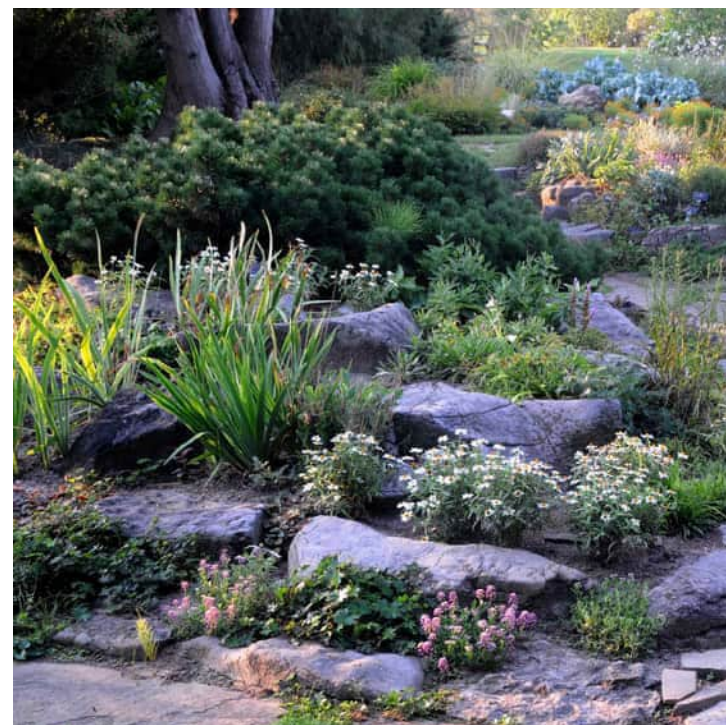


Intent

Extensive green areas are planned for around the neighborhood including tree lawns, medians, diagonal parking planing strips, corner bulb-outs and more.

While turf grass is acceptable, the landscape design is encouraged to utilize a palette of mulch, rock, shrubs, ornamental grasses, and flowers.

- Native and low water planting is preferred
- Low maintenance and natural designs are preferred over structured and heavily manicured plantings
- Rock and mulch color, type, and size should be coordinated across the neighborhood
- Lower height elements should be used at intersections and sight triangles for visual safety
- Annual flowers may be utilized in specific locations, but generally perennial flowers or wild flowers are encouraged



Street Details

Key Intersections

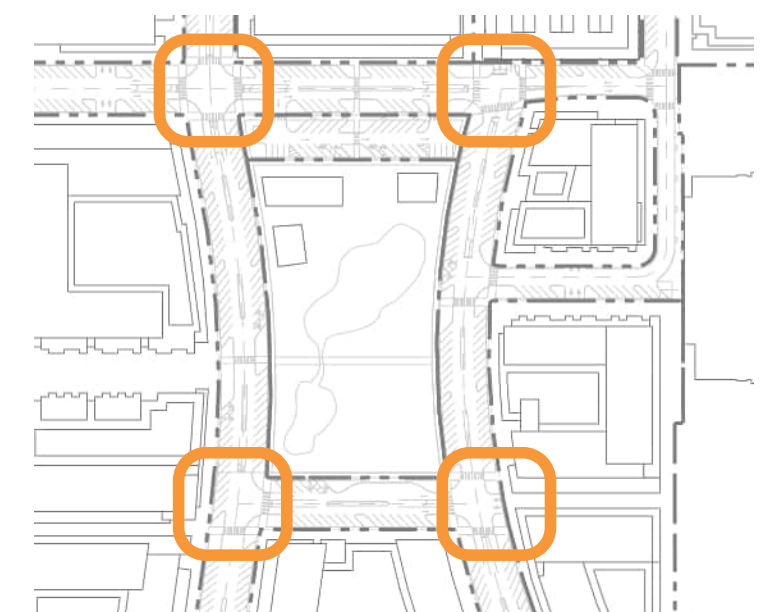
Intent

The four intersections surrounding the park are to receive special intersection treatments that are intended to calm traffic speeds, prioritize pedestrian safety and ease of crossing, as well as furthering a distinct public realm identity for Downtown Chesterfield.

1. Intersection to be raised 2"-4" (re: Civil plans), the raised area includes the crosswalks
2. Impervious pavers, herringbone or basket-weave pattern
3. Banding of colored concrete
4. Crosswalks and striping also to be rendered with pavers, basket-weave pattern
5. Connecting sidewalk areas leading up to intersection to receive accent treatment

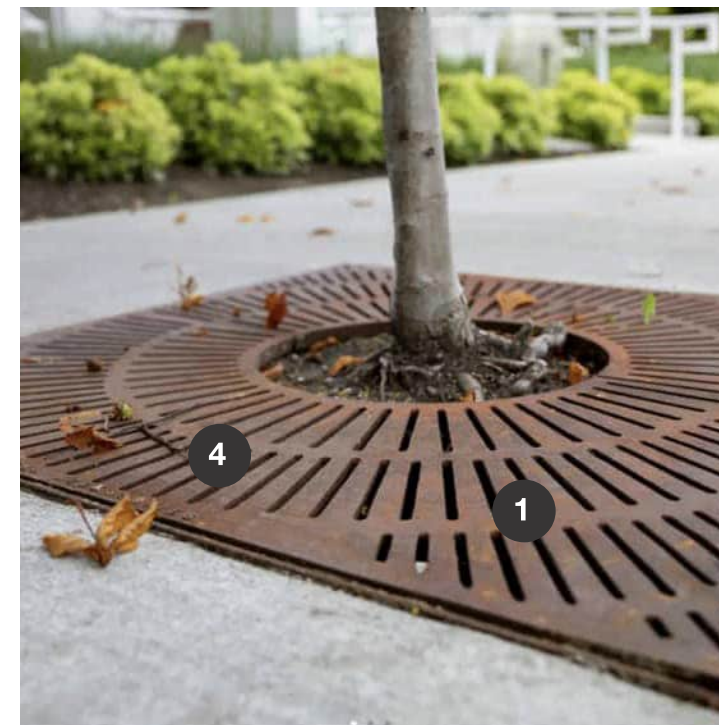


Locations



Street Details

Tree Grates

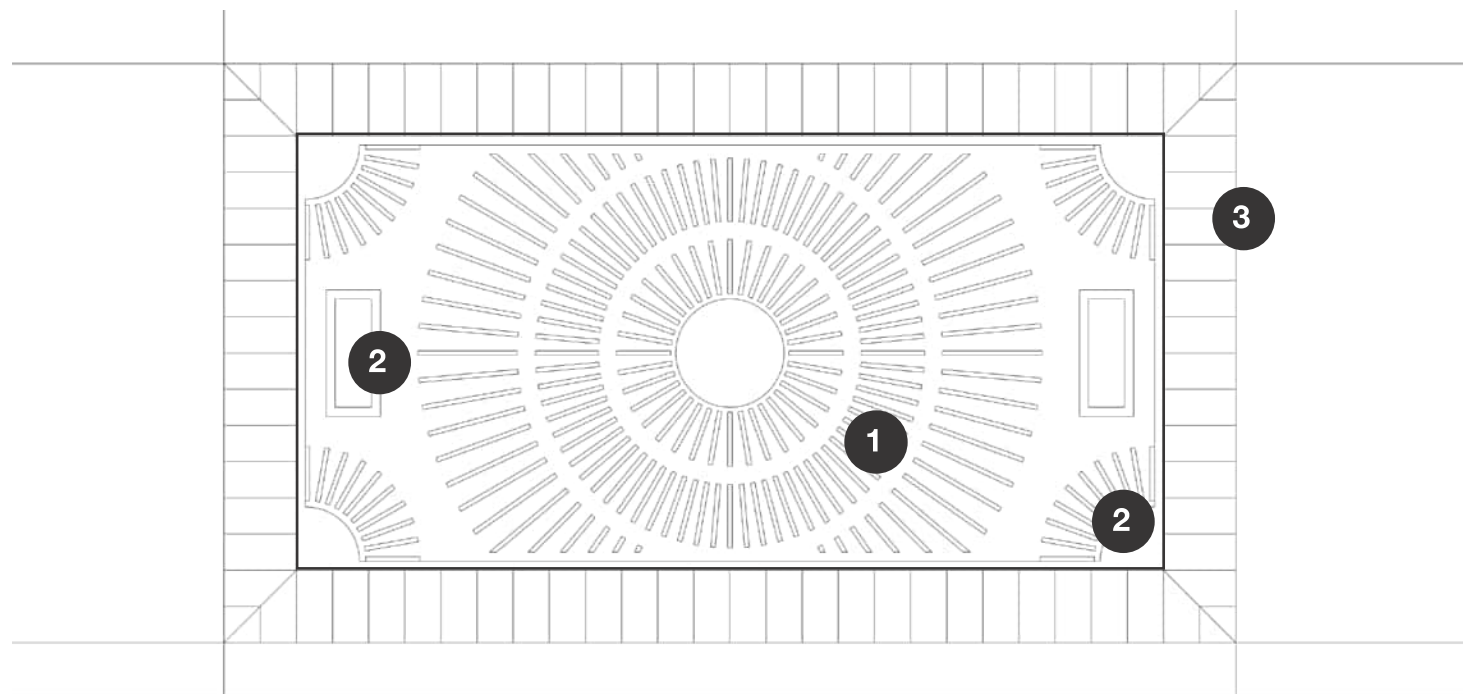


Intent

Street trees within the development will be located with tree grate in the sidewalk zone adjacent to the curb. The width shall be 4' (parallel to the curb) and typical length shall be 8', though longer grates are allowable.

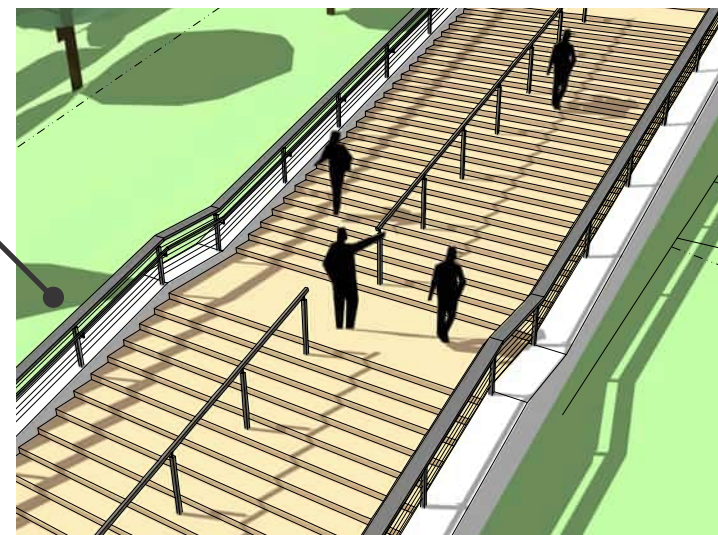
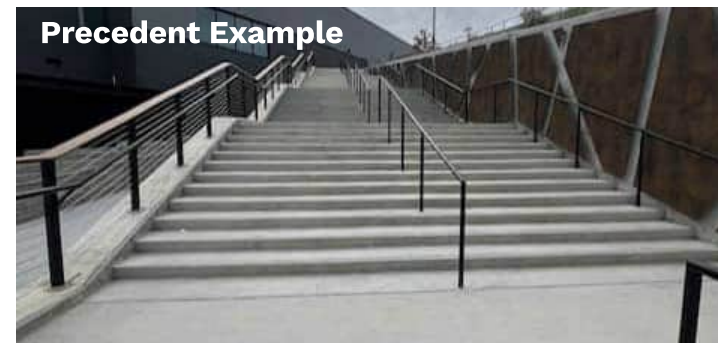
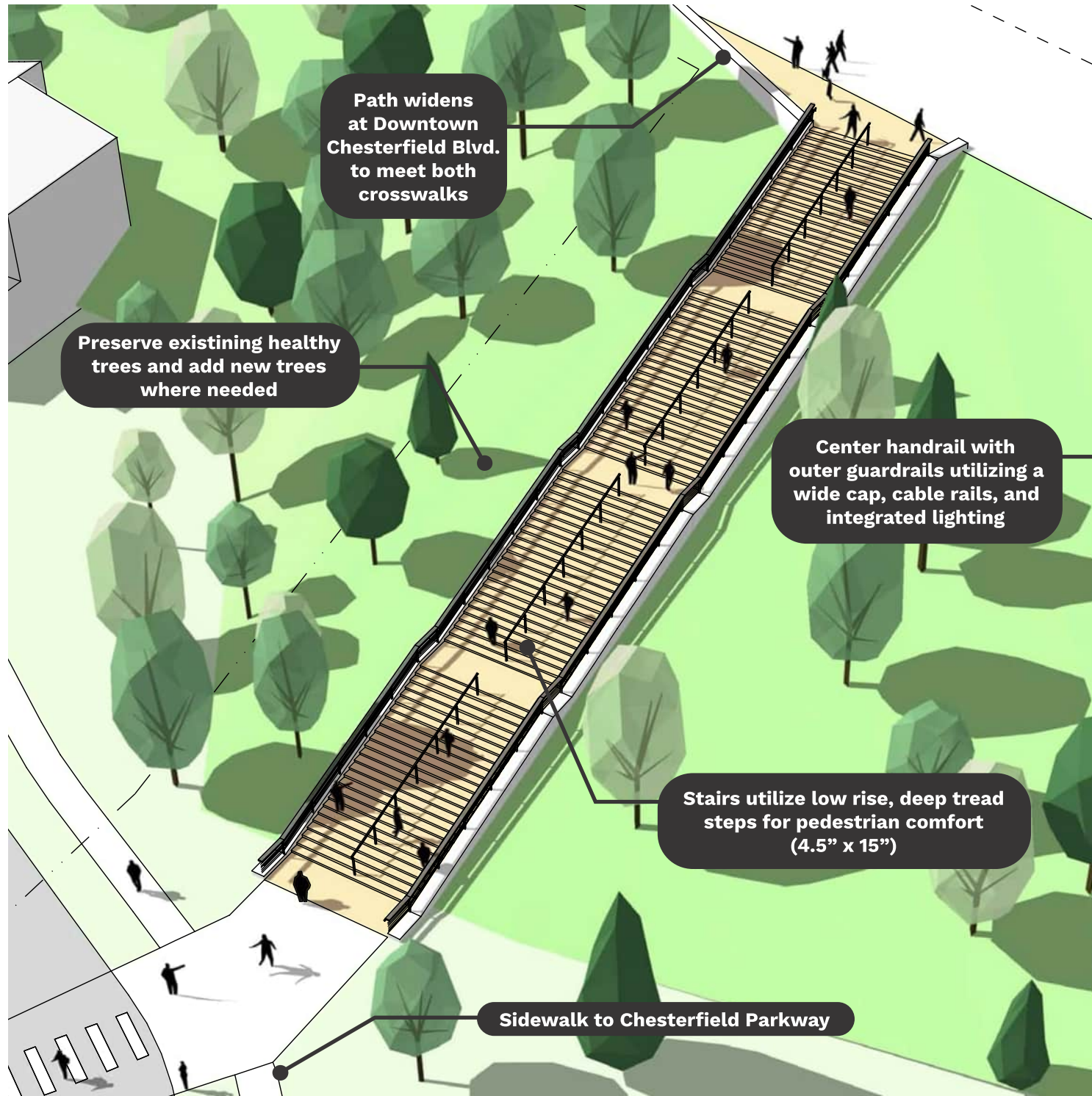
The use of grates extends the walkable sidewalk zone, while providing protected, un-compacted, growing volume for the tree's health.

1. The design should be a basic radial pattern with concentric rings that can be cut away for future trunk growth.
2. Downtown Chesterfield logo or branding may be utilized with the grate pattern.
3. Perimeter of the grate may be accented with sidewalk scoring, pavers, or texture.
4. Weather steel, or cast iron appearance may be used, but all grates within the development are to match



Special Features

Grand Stair



Intent

In order to create a direct connection from Downtown Chesterfield to the various amenities around Central Park Chesterfield, a stair is required to navigate the ~40' slope down to Chesterfield Boulevard.

The design intent is to create a simple but elegant stair with shallow rises and deep treads to create a more comfortable walking experience. The 20' width and lighting fixtures will contribute to a feeling of safety and visibility.

Given the anticipated use of the Downtown Chesterfield parking garage by Chesterfield Amphitheater patrons, the stair is configured in a straight connection to minimize walking time.

Location



Special Features

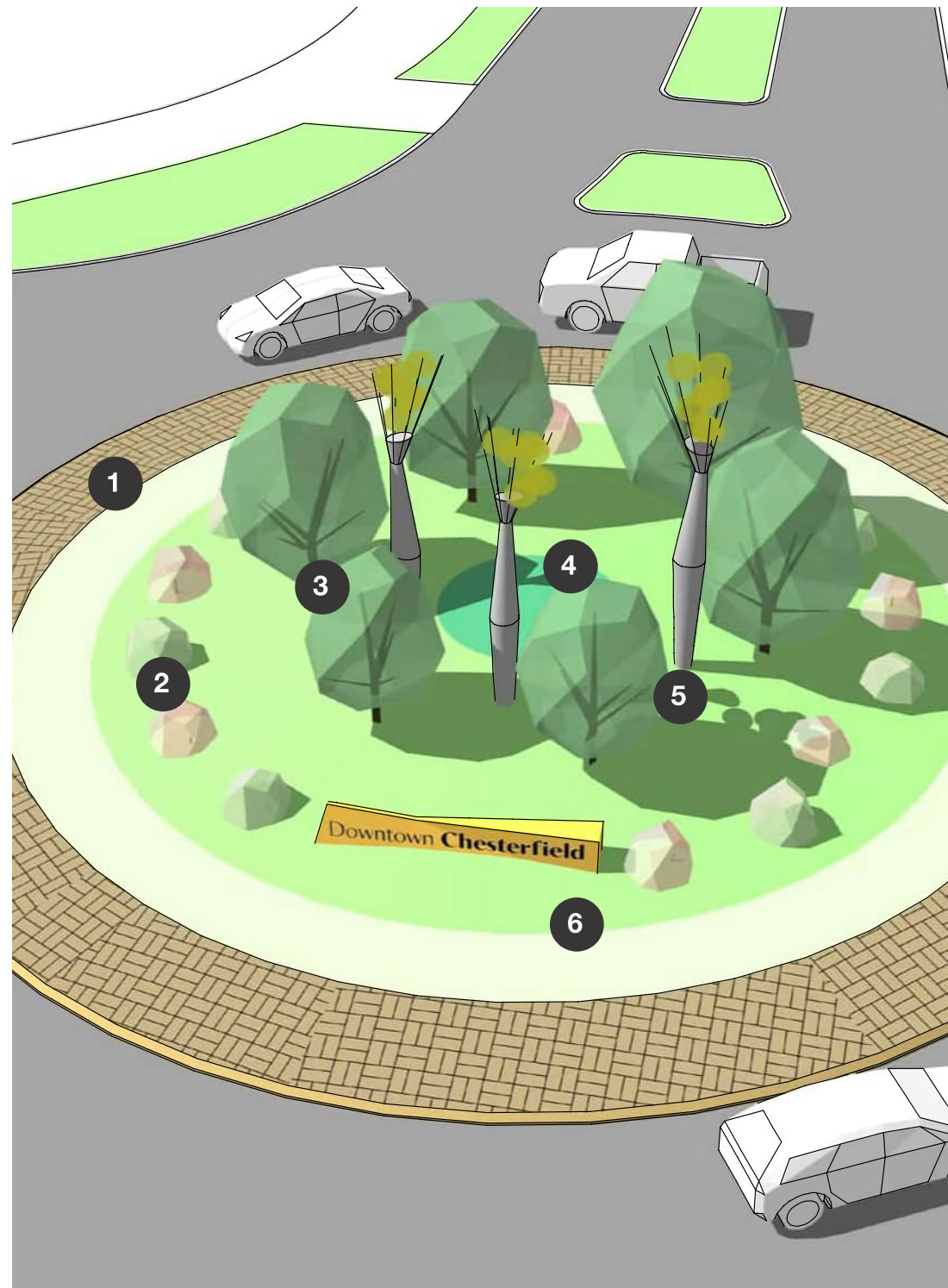
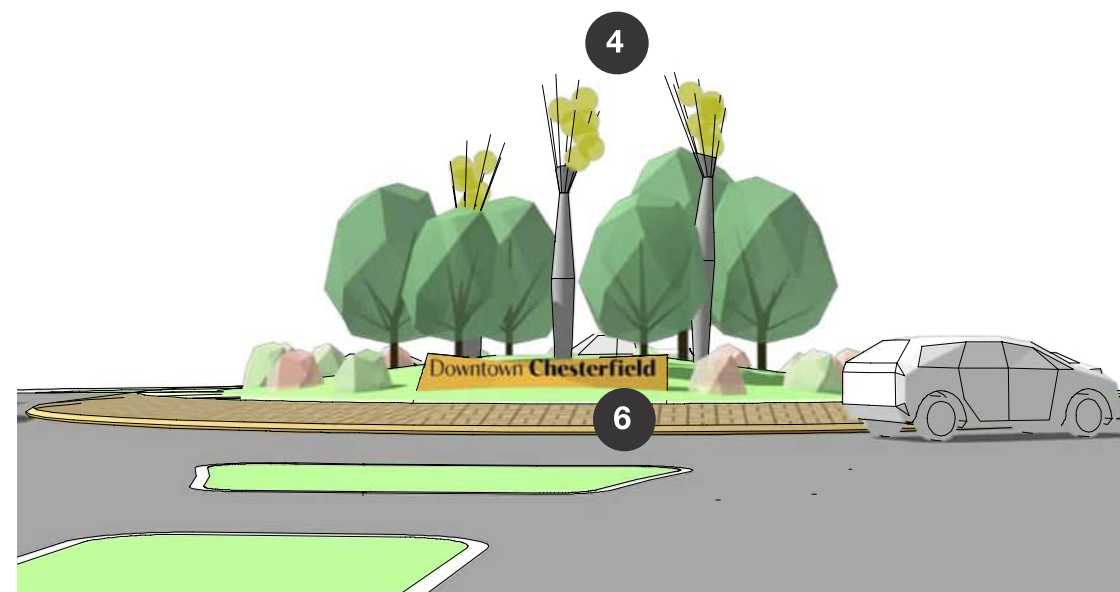
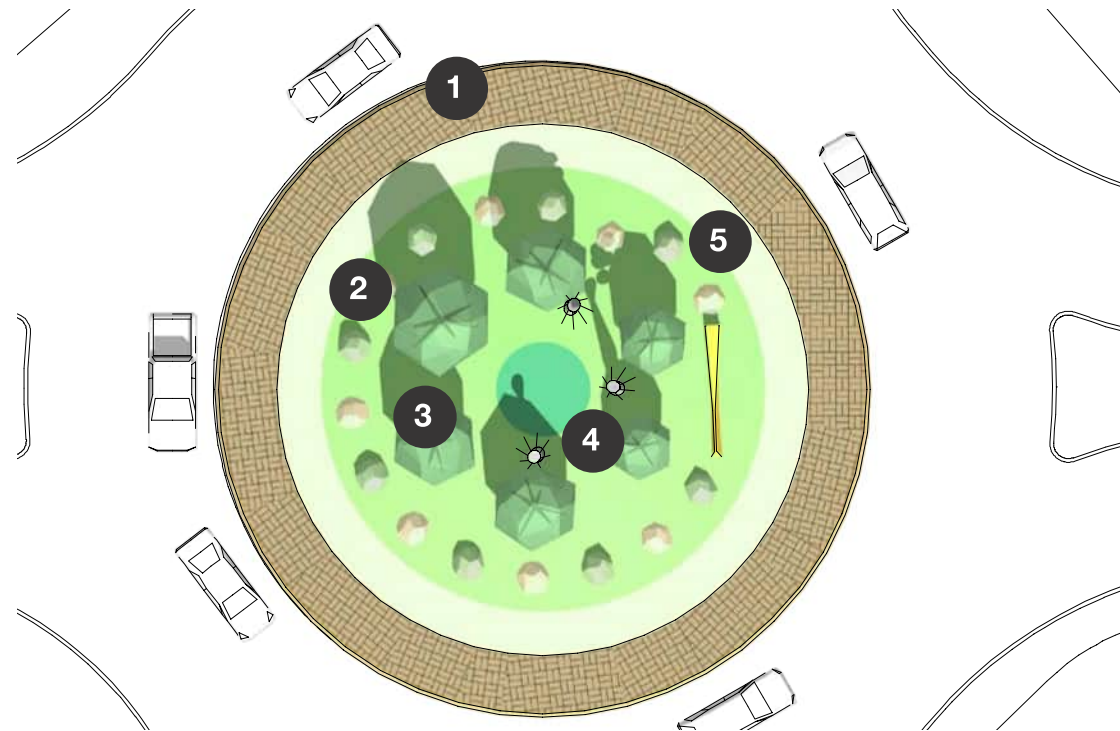
Entry Roundabouts

Intent

Downtown Chesterfield Boulevard features two roundabouts to efficiently move traffic, but they also serve as important neighborhood identity and welcoming elements. The roundabout design should reference the greater streetscape design language and should feature slightly elevated quality as the first impression of the neighborhood.

1. Roll-over curb and decorative pavers to match intersections
2. Outer landscape ring, grass and/or low plantings
3. Inner ring, ornamental trees or vertical plantings. Variation in color and structure
4. Central feature composed of water, art sculptures, or monuments.
5. Minimal lighting should be utilized for night time visibility and identity
6. Neighborhood identity signage

Locations



FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Barb McGuinness

Vice-Chair: Councilmember Michael Moore

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

NEXT MEETING

The next Finance and Administration Committee is not yet 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 Monachella

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

NEXT MEETING

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

If you have any questions or require additional information, please contact 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 December 16, 2024 at 4pm.

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. Liquor License – The Lumiere of Chesterfield – 16255 Chesterfield Parkway West** – requested a new liquor license for retail sale of all kinds of intoxicating liquor, drinks to be consumed on premise, and Sunday sales. There are no known outstanding municipal violations at this location. **(Voice Vote)**
- B. Wilson Avenue Right of Way Parcel Nine** – Recommendation to authorize the City Administrator to issue payment in the amount of \$33,115 and execute all necessary right of way and easement documents associated with Parcel Nine of the Wilson Avenue Project. This is a budgeted purchase within Account 120-079-5261. **(Roll Call Vote) Department of Public Works recommends approval.**
- C. Bid Recommendation – Amphitheater Restroom** – Recommendation to authorize the City Administrator to execute a change order with Aspire Construction Services LLC in an amount not to exceed \$805,000 for construction of restroom at the Chesterfield Amphitheater. This will necessitate a Budget Amendment from Parks Fund – Fund Reserves to Account 119-085-5299 (Special Projects). **(Roll Call Vote) Department of Public Works recommends approval.**

OTHER LEGISLATION

- A. Proposed Bill No. 3524** – An ordinance of the City of Chesterfield, Missouri establishing the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause. **(NO ACTION REQUIRED at this meeting; Second Reading held until January 2025)**

UNFINISHED BUSINESS

There is no unfinished business scheduled for this meeting.

NEW BUSINESS

There is no new business scheduled for this meeting



MEMORANDUM

DATE: November 20, 2024

TO: Mike Geisel
City Administrator

FROM: Denise Pozniak, Business Assistance Coordinator

SUBJECT: LIQUOR LICENSE REQUEST – SHDG Missouri LLC dba The Lumiere of Chesterfield

The Lumiere of Chesterfield... has requested a new liquor license for retail sale of all kinds of intoxicating liquor, drinks to be consumed on premise, and Sunday sales.

Business description: Upscale senior living community

There are no known outstanding municipal violations at this location:
16255 W Chesterfield Pkwy

Brad Queen is the managing officer.

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

With City Council approval at the Monday December 2, 2024 city council meeting, I will immediately issue this license.

Memorandum

Department of Public Works



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

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

DATE: November 18, 2024

RE: Wilson Avenue Right of Way Parcel Nine

As you know, the City of Chesterfield has secured a grant to reconstruct the northern portion of Wilson Avenue. Design was completed earlier this year and we are currently in the right of way acquisition phase, with construction expected to commence in 2026. While the City must pay all costs associated with project design, right of way, and construction engineering, the Surface Transportation Program (STP) grant will fund up to \$1,143,170 of the estimated \$1,633,100 construction cost. The 2024 City of Chesterfield Budget includes \$310,000 in Account 120-079-5261 for Wilson Avenue right of way.

Prior to generating a bid package and advertising for bids, the City must acquire right of way, permanent drainage easements, and temporary easement from ten parcels. When acquiring right of way, the City must adhere to all requirements of the Uniform Act (federal law) and MODOT. This includes full appraisals, with an appraisal review, for any property where the acquisition is complex and/or the value exceeds \$25,000. Accordingly, we conducted appraisals, including an appraisal review, for six of the ten properties prior to commencing property acquisition.

Thus far we have successfully negotiated property acquisition from eight of the ten property owners, including Parcel 9, at a total cost of \$109,797. This includes Parcel 10 which was previously approved by City Council in the amount of \$49,984. The other property acquisitions did not require City Council approval as they were below the \$25,000 threshold. For additional details regarding the Wilson Avenue property acquisitions, see the attached memo from Senior Civil Engineer Jeff Paskiewicz.

Action Recommended

This matter should be forwarded to City Council for the approval of a budgeted expenditure in excess of \$25,000. Should City Council concur with Staff's recommendation, it should authorize the City Administrator to issue payment in the amount of \$33,115 and execute all necessary right of way and easement documents associated with Parcel 9.

Memorandum

Department of Public Works



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

FROM: Jeff Paskiewicz, Senior Civil Engineer *JSP*

DATE: November 18, 2024

**RE: Wilson Ave Improvement Project (2021-PW-14)
Right-of-Way and Easement Compensation
Parcel 9 – 16119 Walnut Hill Farm Drive**

As you are aware, the City will be reconstructing Wilson Avenue from Wild Horse Creek Road to Walnut Hill Farm Drive and constructing a new asphalt overlay from Walnut Hill Farm Drive to approximately 1,200 feet south to the Wilson Avenue culvert. As part of the project, land acquisition in the form of right-of-way, permanent easements, and temporary construction easements will be necessary from ten parcels. Per Missouri Department of Transportation (MoDOT) requirements for local public agency land acquisition, six of the parcels require appraisals and review appraisals completed by a certified appraiser. Appraisals and review appraisals were completed for these six parcels and compensation amounts have been determined.

The 2024 budget contains \$310,000 for the necessary property acquisition. The anticipated individual compensation amount for four of the ten parcels will be over \$25,000 each and will require City Council approval. The anticipated compensation for the remaining six parcels will be under \$25,000 each. Those do not require City Council approval.

To date, staff has acquired easements/right-of-way from eight of the ten parcels, including parcel 9, at a total cost of \$109,797. One of the parcels already acquired was over \$25,000 and City Council approved the compensation at the July 15, 2024 meeting. The remaining two parcels, parcels 1 and 4, are anticipated to be in excess of \$25,000 and will also be submitted to City Council for approval at a later date once final negotiations have occurred.

Staff has successfully negotiated with the owner of parcel 9 and the easement and right-of-way documents were signed on November 14, 2024. The documents will be recorded upon payment to the property owner. Copies of the signed documents are attached and a breakdown of the compensation is detailed below.

Easement Type	Area (SF)	\$/SF	Cost
Temporary Construction Easement	8,070	\$0.34	\$2,744
Right-of-Way	17,865	\$1.70	\$30,371

Total: \$33,115

It is my recommendation that approval for compensation for the temporary construction easement and right-of-way associated with Parcel 9, in the amount of \$33,115, be placed on a City Council agenda for their approval.

If approved by City Council, payment can be processed from fund 120-079-5261 in the amount of \$33,115 and made payable to “Donald A. Flower, Trustee”.

Attachment: Executed Easement Documents

Cc: Zach Wolff, Assistant City Engineer

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 14th day of NOVEMBER, 2024, by and between Dawn D. Flower or Donald A. Flower, or Their Successors, Trustees of the Dawn D. Flower Revocable Trust, U/I Dated 3/13/2000, as from time to time amended of the County of Saint Louis, State of Missouri, Grantor(s) and the City of Chesterfield, Missouri, 690 Chesterfield Parkway West, Chesterfield, Missouri, 63017, Grantee.

WITNESSETH: that the said Grantor, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantee, the real estate situated in St. Louis County, Missouri and indicated by the hatched area on the attached Exhibit "A".

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its assigns and successors forever.

The said Grantor hereby covenanting that Dawn D. Flower or Donald A. Flower, or Their Successors, Trustees of the Dawn D. Flower Revocable Trust, U/I Dated 3/13/2000, as from time to time amended and their heirs, executors and administrators, shall and will Warrant and Defend the title to the premises unto the said Grantee, and to its assigns and successors forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2024 and thereafter, and the special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor(s) has(have) executed these presents the day and year first above written.



(Signature) Dawn D. Flower or Donald A. Flower, or Their Successors, Trustees of the Dawn D. Flower Revocable Trust, U/I Dated 3/13/2000, as from time to time amended

DONALD A. FLOWER,
(Printed Name) TRUSTEE

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

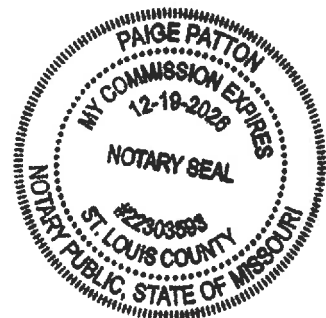
On this 14 day of November, 2024, before me personally appeared Ronald A. Flower, Trustee to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

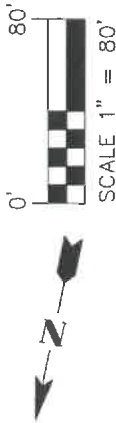
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My term expires: 12/19/2026

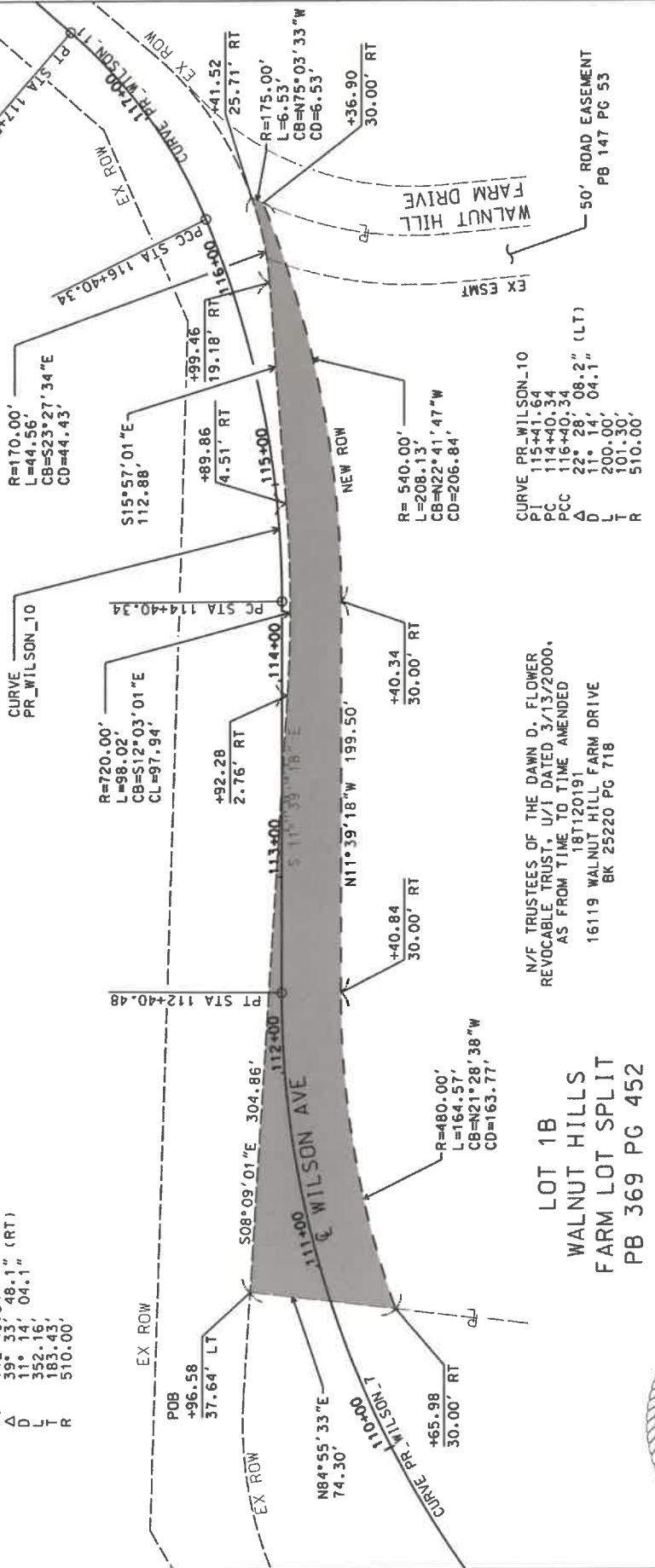




CURVE PR_WILSON_7
 PI 110.72.11
 PC 108.88.68
 PT 119.88.68
 Δ 39.33, 48.1" (RT)
 D 11.14, 04.1"
 L 352.16
 T 183.43
 R 510.00


LEGEND
 --- EX RIGHT OF WAY LINE
 --- PR RIGHT OF WAY LINE
 --- EX PROPERTY LINE
 --- EX TEMPORARY
 --- CONSTRUCTION EASEMENT LINE
 --- POINT OF BEGINNING
 --- POINT OF COMMENCEMENT

CURVE PR_WILSON_11
 PI 117.00.62
 PC 116.40.34
 PT 117.58.73
 Δ 26.36, 04.0" (LT)
 D 22.28, 08.2"
 L 118.39
 T 60.28
 R 255.00



N/F TRUSTEES OF THE DAWN D. FLOWER
 REVOCABLE TRUST, U/I DATED 3/13/2000,
 AS FROM TIME TO TIME AMENDED
 18T120191
 16119 WALNUT HILL FARM DRIVE
 BK 25220 PG 718

LOT 1B
 WALNUT HILLS
 FARM LOT SPLIT
 PB 369 PG 452

PROPOSED USE: NEW RIGHT OF WAY	AREA OF TRACT	
	17,865 SF ±	0.410 ACRE ±
 OATES ASSOCIATES 720 Olive, Suite 700 St. Louis, MO 63101 314.588.8381 www.oatesassociates.com Collinsville St. Louis Belleville St. Charles MISSOURI DESIGN FIRM LICENSE NO: 001168	PROJECT NO.:	220130.001
	DATE:	09/29/2023
	REVISION:	
16119 WALNUT HILL FARM DRIVE CHESTERFIELD, MO 63005		EXHIBIT A



DATE: 9/19/2024
 EXPIRES 12/31/25

Parcel: 9
Route: Wilson Avenue
City: Chesterfield
County: St. Louis
Owner: Trustees Of The Dawn D. Flower Revocable Trust, U/I Dated 3/13/2000, as from time to time amended
New Right of Way

Part of Lot 1B of "Walnut Hill Farm Lot Split", reference being had to the plat thereof recorded in the St. Louis County Recorder's Office in Plat Book 369 on Page 452, St. Louis County, Missouri, described as follows:

Beginning at the northeast corner of said Lot 1B; thence on an assumed bearing of South 08 degrees 09 minutes 01 second East on the east line of said Lot 1B, 304.86 feet; thence southerly 98.02 feet continuing on said east line, being a curve to the left having a radius of 720.00 feet, the chord of said curve bears South 12 degrees 03 minutes 01 second East, 97.94 feet; thence South 15 degrees 57 minutes 01 second East continuing on said east line, 112.88 feet; thence southeasterly 44.56 feet continuing on said east line, being a curve to the left having a radius of 170.00 feet, the chord of said curve bears South 23 degrees 27 minutes 34 seconds East, 44.43 feet to the southerly line of said Lot 1B; thence westerly 6.53 feet on said southerly line, being a non-tangential curve to the left having a radius of 175.00 feet, the chord of said curve bears North 75 degrees 03 minutes 33 seconds West, 6.53 feet; thence northwesterly 208.13 feet on a non-tangential curve to the right having a radius of 540.00 feet, the chord of said curve bears North 22 degrees 41 minutes 47 seconds West, 206.84 feet; thence North 11 degrees 39 minutes 18 seconds West, 199.50 feet; thence northerly 164.57 feet on a curve to the left having a radius of 480.00 feet, the chord of said curve bears North 21 degrees 28 minutes 38 seconds West, 163.77 feet to the north line of said Lot 1B; thence North 84 degrees 55 minutes 33 seconds East on said north line, 74.30 feet to the Point of Beginning.

Said parcel contains 17,865 square feet or 0.410 acre, more or less.



DATE: 9/19/2024
EXPIRES 12/31/25

TEMPORARY CONSTRUCTION EASEMENT

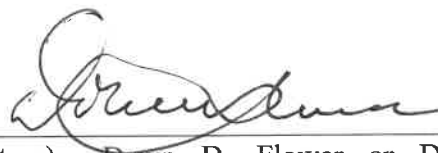
THIS INDENTURE, made and entered into this 14th day of NOVEMBER, 2024, by and between Dawn D. Flower or Donald A. Flower, or Their Successors, Trustees of the Dawn D. Flower Revocable Trust, U/I Dated 3/13/2000, as from time to time amended of the County of Saint Louis, State of Missouri, Grantor(s) and the City of Chesterfield, Missouri, 690 Chesterfield Parkway West, Chesterfield, Missouri, 63017, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, do by these presents, grant unto the Grantee, a Temporary Construction Easement upon the following described premises situated in the County of St. Louis and State of Missouri, to wit, all the real estate indicated by [REDACTED] on the attached Exhibit "A" hereby made a part of this Indenture.

SAID Temporary Construction Easement is granted for the purpose of making cuts, fills and sloping embankment, constructing drives, sidewalks, temporary roadways, and overhead utilities, etc., if any, providing working room and implementing any and all other construction items until such time as Wilson Avenue Improvement Project is completed and accepted by the City of Chesterfield. Upon the granting or denial of acceptance by the City of Chesterfield or its assigns, this easement shall terminate.

Grantor covenants that no installation will be placed on the above platted land as will interfere with the proper construction of the aforementioned project until this easement is terminated.

IN WITNESS WHEREOF, the said Grantor has executed these presents the day and year first above written.



(Signature) Dawn D. Flower or Donald A. Flower, or Their Successors, Trustees of the Dawn D. Flower Revocable Trust, U/I Dated 3/13/2000, as from time to time amended

Donald A. Flower,
(Printed Name) TRUSTEE

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 14 day of November, 2024, before me personally appeared Donald A Flower, Trustee to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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


Notary Public

My term expires: 12/19/26

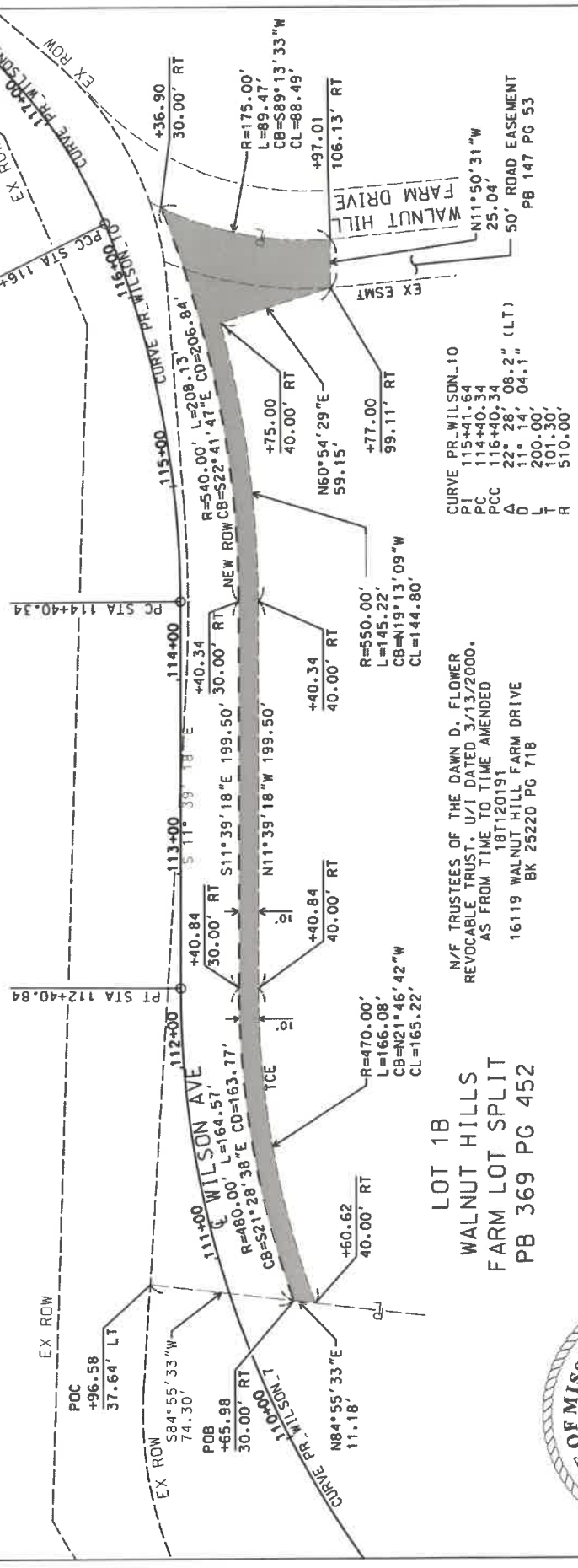




CURVE PR-WILSON_7
 PI 110+72.11
 PC 108+88.68
 PT 112+40.84
 Δ 39° 33' 48.1" (RT)
 D 11° 14' 04.1"
 L 352.16'
 LT 183.43'
 R 510.00'

LEGEND
 --- EX RIGHT OF WAY LINE
 --- PR RIGHT OF WAY LINE
 --- EX PROPERTY LINE
 --- PR TEMPORARY
 --- CONSTRUCTION EASEMENT LINE
 --- POINT OF BEGINNING
 --- POINT OF COMMENCEMENT

CURVE PR-WILSON_11
 PI 117+00.62
 PC 116+40.34
 PT 117+58.73
 Δ 26° 36' 04.0" (LT)
 D 22° 28' 08.2"
 L 118.39'
 LT 60.28'
 R 255.00'

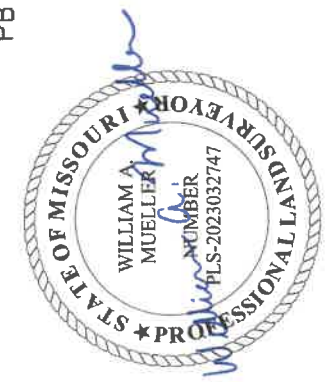


LOT 1B
 WALNUT HILLS
 FARM LOT SPLIT
 PB 369 PG 452

N/F TRUSTEES OF THE DAWN D. FLOWER
 REVOCABLE TRUST, U/I DATED 3/13/2000,
 AS FROM TIME TO TIME AMENDED
 18T120191
 16119 WALNUT HILL FARM DRIVE
 BK 25220 PG 718

CURVE PR-WILSON_10
 PI 115+41.64
 PC 114+40.34
 PT 116+40.34
 Δ 22° 28' 08.2" (LT)
 D 11° 14' 04.1"
 L 200.00'
 LT 101.30'
 R 510.00'

CURVE PR-WILSON_11
 PI 117+00.62
 PC 116+40.34
 PT 117+58.73
 Δ 26° 36' 04.0" (LT)
 D 22° 28' 08.2"
 L 118.39'
 LT 60.28'
 R 255.00'



DATE: 10/21/2024
 EXPIRES 12/31/25

PROPOSED USE: TEMPORARY CONSTRUCTION EASEMENT	AREA OF TRACT 8,070 SF±	
	0.185 ACRE ±	
 OATES ASSOCIATES 720 Olive, Suite 700 St. Louis, MO 63101 314-588-8381 www.oatesassociates.com Collinsville St. Louis Belleville St. Charles MISSOURI DESIGN FIRM LICENSE NO.: 00106	PROJECT NO.: 220130.001	EXHIBIT <h1>A</h1>
	DATE: 09/29/2023	REVISION: 10/21/2024

Parcel: 9
Route: Wilson Avenue
City: Chesterfield
County: St. Louis
Owner: Trustees Of The Dawn D. Flower Revocable Trust, U/I Dated 3/13/2000, as from time to time amended
Temporary Construction Easement

Part of Lot 1B of "Walnut Hill Farm Lot Split", reference being had to the plat thereof recorded in the St. Louis County Recorder's Office in Plat Book 369 on Page 452, St. Louis County, Missouri, described as follows:

Commencing at the northeast corner of said Lot 1B; thence on an assumed bearing of South 84 degrees 55 minutes 33 seconds West on the north line of said Lot 1B, 74.30 feet to the Point of Beginning.

From said Point of Beginning; thence southerly 164.57 feet on a non-tangential curve to the right having a radius of 480.00 feet, the chord of said curve bears South 21 degrees 28 minutes 38 seconds East, 163.77 feet; thence South 11 degrees 39 minutes 18 seconds East, 199.50 feet; thence southeasterly 208.13 feet on a curve to the left having a radius of 540.00 feet, the chord of said curve bears South 22 degrees 41 minutes 47 seconds East, 206.84 feet to the southerly line of said Lot 1B; thence westerly 89.47 feet on said southerly line, being a non-tangential curve to the left having a radius of 175.00 feet, the chord of said curve bears South 89 degrees 13 minutes 33 seconds West, 88.49 feet; thence North 11 degrees 50 minutes 31 seconds West, 25.04 feet; thence North 60 degrees 54 minutes 29 seconds East, 59.15 feet; thence northerly 145.22 feet on a non-tangential curve to the right having a radius of 550.00 feet, the chord of said curve bears North 19 degrees 13 minutes 09 seconds West, 144.80 feet; thence North 11 degrees 39 minutes 18 seconds West, 199.50 feet; thence northerly 166.08 feet on a curve to the left having a radius of 470.00 feet, the chord of said curve bears North 21 degrees 46 minutes 42 seconds West, 165.22 feet to the north line of said Lot 1B; thence North 84 degrees 55 minutes 33 seconds East on said north line, 11.18 feet to the Point of Beginning.

Said parcel contains 8,070 square feet or 0.185 acre, more or less.



DATE: 10/21/2024
EXPIRES 12/31/25

Memorandum

Department of Public Works



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

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

DATE: November 20, 2024

RE: Amphitheater Restroom

On August 19, 2024 the City of Chesterfield City Council authorized a contract with Aspire Construction services in an amount not to exceed \$2,400,000 to construct Back of House improvements to the Chesterfield Amphitheater. As you will recall, the design of this project also included construction of new restroom near the south entrance to the Amphitheater, but that portion of the project was subsequently removed (by City Staff) from construction due to budgetary concerns. When Council approved the construction contract with Aspire they also indicated a willingness to fund the restroom portion of the project with Parks Fund – Fund Reserves and directed Staff to determine whether the restroom could be added to this construction project.

Construction of the Back of House improvements is underway, and the project is proceeding appropriately. Concurrent with the commencement of construction, City Staff has been working with Bond Architects to finalize the design/specifications/estimate of the restroom, including review by utility companies and St. Louis County. The design is now complete and we expect to have all utility reviews / permits by the end of the year.

Aspire has indicated that - assuming permits are obtained as expected and there are no unanticipated events outside their control – they can construct the restroom concurrent with the Back of House project and meet the June 2, 2025 construction deadline. Accordingly, the City Staff requested a proposal from Aspire to construct the restroom concurrent with Back of House improvements, which was received by the City on November 15, 2024. That proposal, which included a cost of \$734,019 (below the Bond estimate), was thoroughly reviewed by the City Staff and Bond Architects. Aspire has stated that they can only provide costs this low because they have already mobilized and have existing equipment and supervision on site. They opine that if construction of the restroom was postponed to a future off-season the costs submitted by Aspire and other contractors would likely be significantly higher.

After reviewing the proposal from Aspire and consulting with the project Architect, **it is my recommendation that the City pursue construction of the restroom at this time. This will necessitate approval of a change order with Aspire in an amount not to exceed \$805,000.** This includes the cost from Aspire and a ten percent contingency. Details on the proposed change order are provided in the attached memorandum from Civil Engineer Anjana Kittu. If this project is approved by City Council, we will immediately execute a change order with Aspire, and they will begin construction of the restroom in early 2025, with an estimated completion date of June 2, 2025.

Please note that prior to issuance of the change order, the City will need to execute a 2024 Budget Adjustment to allocate \$805,000 from Parks Fund – Fund Reserves to Account 119-085-5299 (Special Projects). Should you have questions or need additional information on this matter, please contact me.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation it should authorize the City Administrator to execute a change order with Aspire Construction Services LLC in an amount not to exceed \$805,000 for construction of an additional restroom at the Chesterfield Amphitheater. It should also authorize the City Administrator to execute a 2024 Budget Adjustment allocating \$805,000 from Parks Fund – Fund Reserves to Account 119-085-5299 (Special Projects).

Concurrence:



Jeanette Kelly, Director of Finance



Memorandum

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

FROM: Anjana Kittu, PE - Civil Engineer ATK

DATE: November 20, 2024

RE: Amphitheater Restroom Building Addition Change Order, 2023-PW-15

As you know, on October 24, 2023, City Council authorized a contract with Bond Architects (Bond) in an amount not to exceed \$265,000 for architectural and engineering design services related to construction of a restroom facility and back-of-house improvements at the Chesterfield Amphitheater. Based on the cost estimate provided by Bond on May 30, the scope of the construction project was adjusted to focus solely on back-of-house improvements, including a new building addition located just south of the Amphitheater stage. The restroom addition was deferred to become a separate future project.

At the City Council meeting on August 19, Council authorized an agreement with Aspire Construction, LLC (Aspire) in an amount not to exceed \$2,400,000 for the back-of-house addition and a south canopy. At the meeting, City Council expressed interest in also moving forward with construction of the restroom as part of the project with Aspire. Subsequently, Staff met with Bond to review the project schedule to ensure all work can be completed prior to the 2025 Amphitheater season. From there, Bond finalized plans and specifications for the restroom, and submitted for permit approval from St. Louis County, MSD, and the Monarch Fire Protection District. Staff anticipates that all permits for the restroom will be issued by the end of the year.

Once plans for the restroom were substantially completed, Staff met with Aspire on November 5, 2024 to discuss the viability of adding the construction of the restroom

to the current project and verify that construction of the restroom could indeed be completed within the current project schedule. Aspire indicated that, assuming there are no delays outside their control, they can substantially complete construction of the restroom by the original project completion date of June 2, 2025. On November 15, 2024, Aspire provided a cost of \$734,019 for the construction of the restroom building (see attached). This proposal from Aspire is reasonably consistent with the cost estimate provided by Bond for the restroom. The attached plans show the proposed location of the restroom facility and the interior layout of the restroom.

Based upon a review of the estimate from Aspire, confirmation from Aspire that they can complete the restroom by the existing contract completion date, and the current progress with necessary permits, I believe it is viable to add construction of the restroom to this project. Accordingly, I recommend requesting City Council allocate an additional \$805,000 for this project. This amount will allow Staff to process a contract change order with Aspire in the amount of \$734,019 to add construction of restroom to the existing contract and a 10% contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete the project. If approved, this would result in a total contract amount with Aspire for the Amphitheater back-of-house improvements and restroom of \$2,783,492 and a total City Council project authorization of \$3,205,000.

Attachments: Restroom Site Plan Exhibit
Restroom Plan Sheet
Aerial of Amphitheater
Restroom Pricing from Aspire Construction LLC



bond
architects

222 SOUTH CENTRAL AVE.
SUITE# 501
ST. LOUIS, MO 63105
TEL: 314.863.4994
FAX: 314.863.4996
www.bondarchitectsinc.com

Bond Architects, Inc.
Missouri State Certificate of Authority #
2009027409

City of Chesterfield
Owner
690 Chesterfield Parkway West
Chesterfield, MO 63017

CASE Engineering
MEP/FP Engineer
MO Certificate of Authority #001498
796 Merus Court
St. Louis, MO 63026
(636) 349.1600 tel

SSE, Inc.
Structural Engineer
MO Certificate of Authority #000090
138 West Clinton Pl
St. Louis, MO
(314) 956.2233 tel

Cole & Associates, Inc.
Civil Engineer
MO Certificate of Authority #001165
1520 S. Fifth Street, Suite 307
St. Charles, MO 63303
(636) 978.7508 tel

Chesterfield Amphitheater

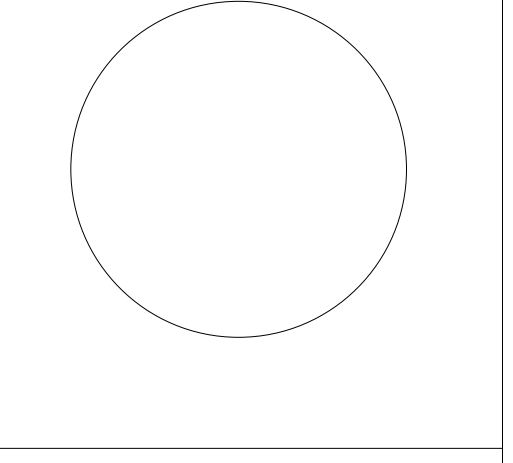
631 Veterans Pl. Dr.
Chesterfield, MO 63017

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

Project No: 23053

Revisions		
No.	Description	Date

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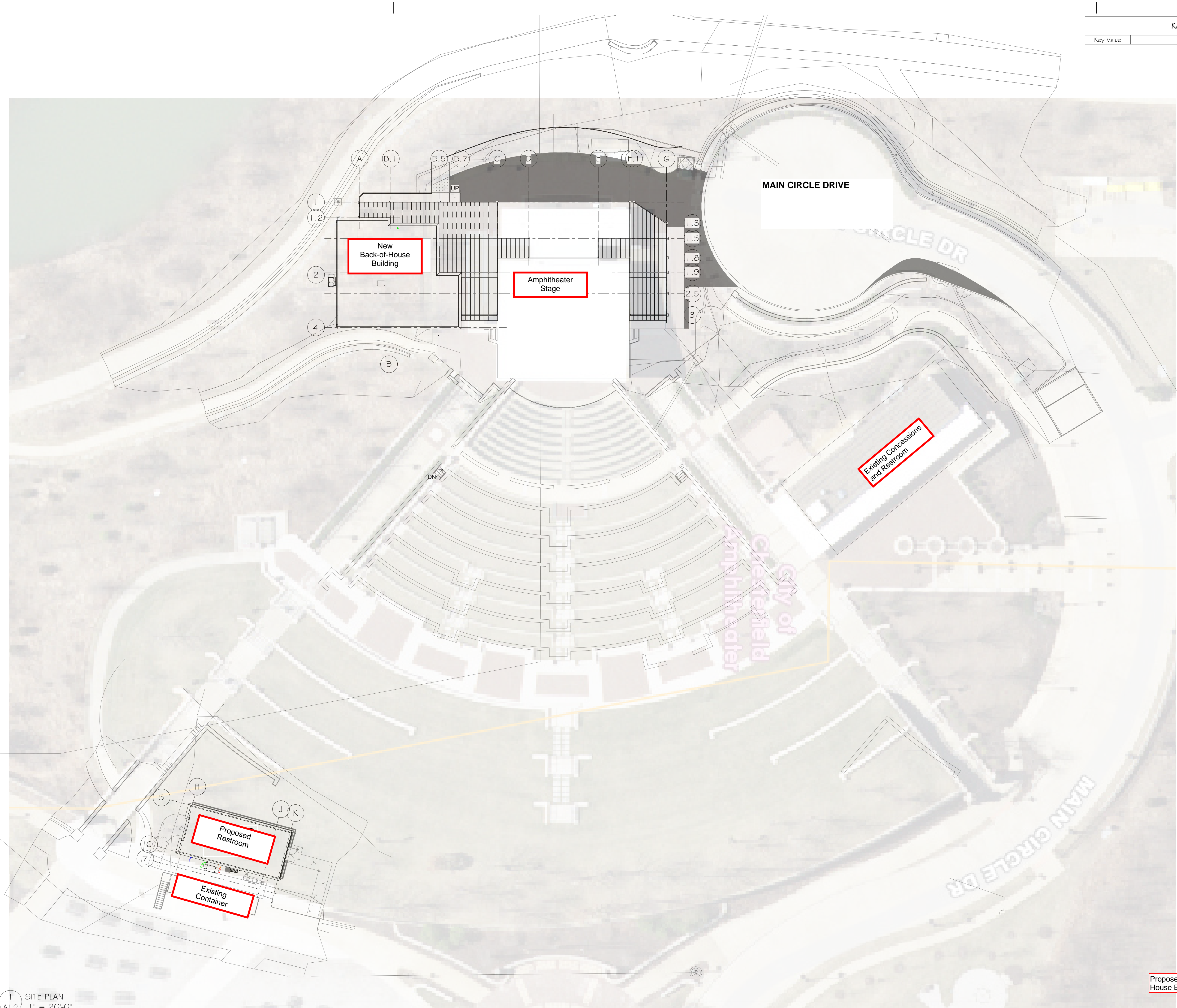
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DATE: 03/29/24

SITE PLAN

A1.0

Keynote Legend	
Key Value	Keynote Text



Proposed Restroom

Proposed Back of House Building

N
1 SITE PLAN
A1.0 1" = 20'-0"

4/1/2024 12:20:10 PM



bond
architects

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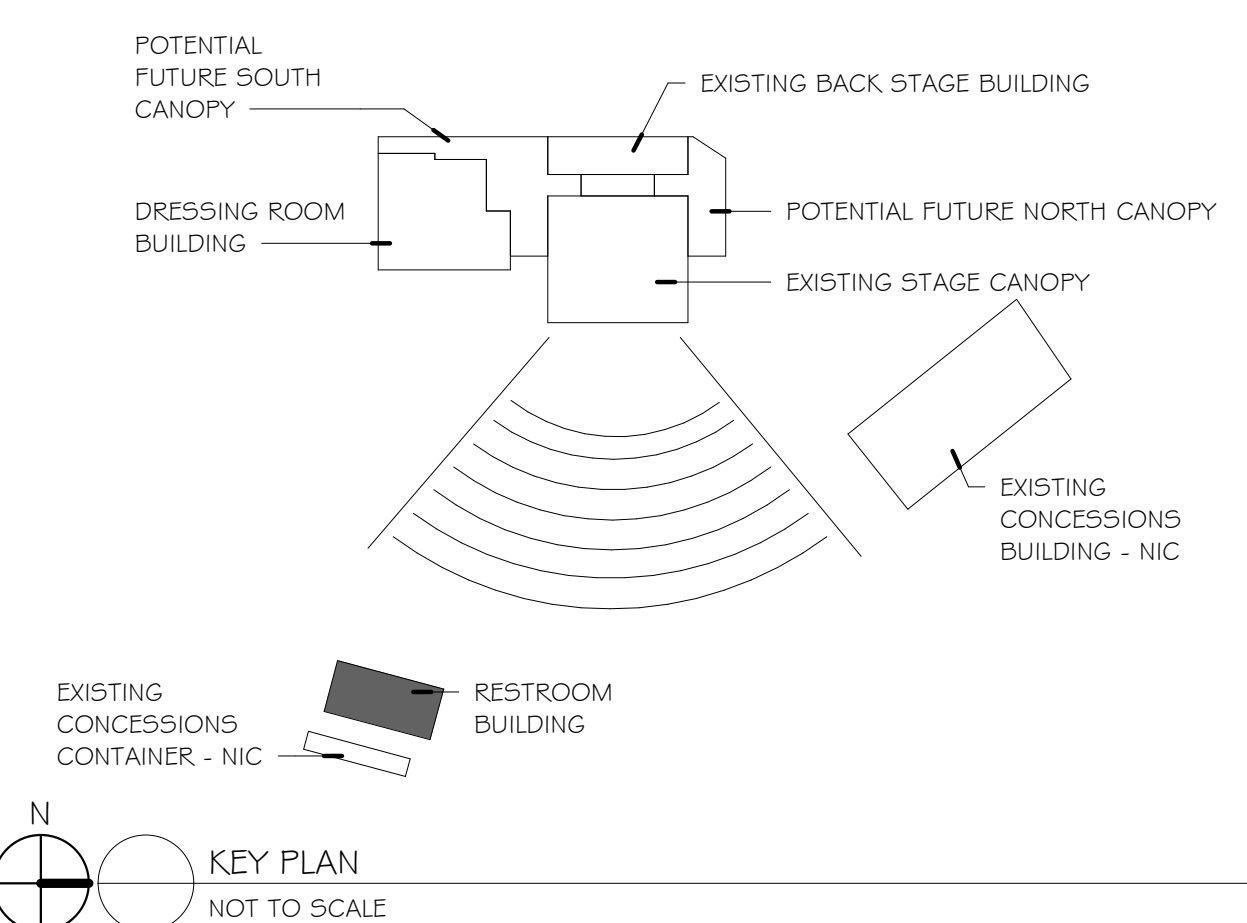
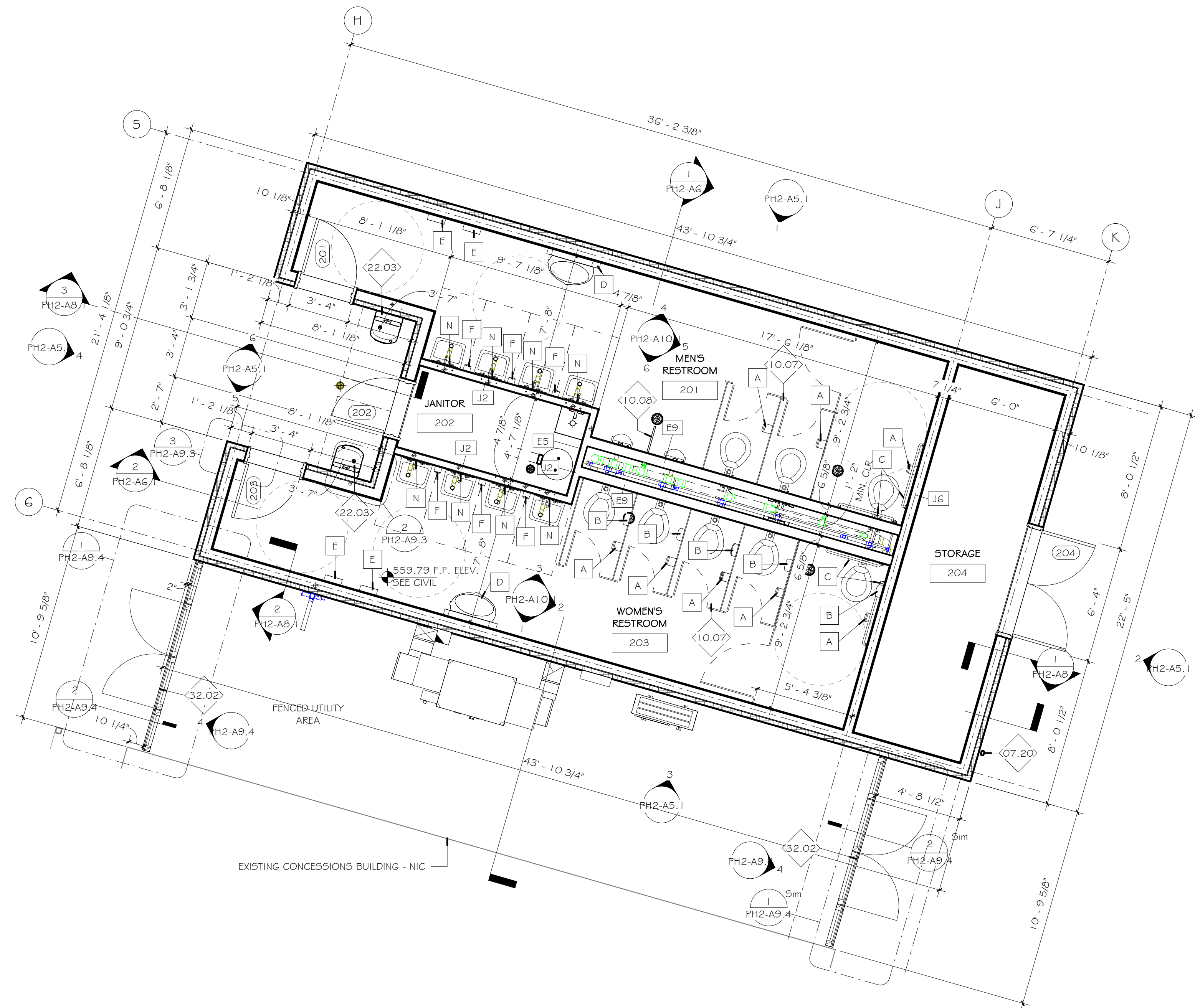
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KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
07.20	PREFINISHED METAL DOWNSPOUT
10.07	TOILET PARTITION
10.08	URINAL SCREEN
22.03	DRINKING FOUNTAIN, PROVIDE BLOCKING AS REQUIRED, SEE PLUMBING DRAWINGS
32.02	6" WOOD PRIVACY FENCE & GATE, SEE DETAILS

CPCI EQUIPMENT SCHEDULE			
FINISH MARK	PRODUCT TYPE	FINISH MANUFACTURER	STYLE
A	TOILET TISSUE DISPENSER	BRADLEY	DIPLOMAT MODEL 5A10
B	SANITARY NAPKIN DISPOSAL	BRADLEY	DIPLOMAT MODEL 4A10
C	GRAB BAR	BRADLEY	812 SERIES
D	BABY CHANGING STATION	BRADLEY	MODEL 962-11
E	HAND DRYER	BRADLEY	AERIX+ 2923-287401
F	SOAP DISPENSER	BRADLEY	DIPLOMAT MODEL GA01-11
N	MIRROR	BRADLEY	CHANNEL FRAME MODEL 781



Chesterfield Amphitheater - Phase 2

Restroom Building

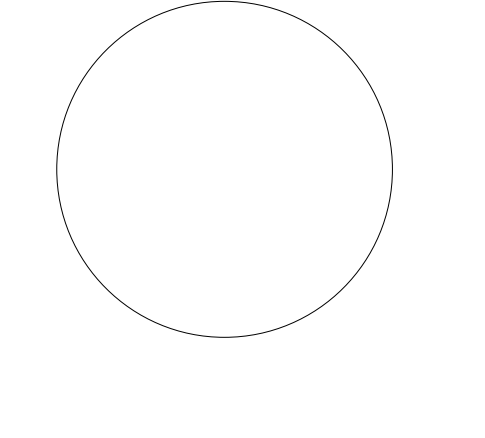
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Revisions		
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DATE: 07/05/2024

FLOOR PLAN - PHASE 2

PH2-A2.1

7/1/2024 3:54:11 PM

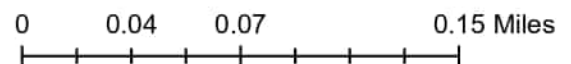
ENLARGED RESTROOM BUILDING FLOOR PLAN
PH2-A2.1 1/4" = 1'-0"

Central Park Restroom and Amphitheater



8/29/2024 11:09 AM

Scale: 1:4,177





ASPIRE CONSTRUCTION SERVICES LLC

P: 636-493-1600

C: 636-485-0373

E: gkrueger@aspire-stl.com

W: www.aspire-stl.com

November 14th, 2024

**** ACS Proposal Chesterfield Amphitheater Restroom ****

Aspire Construction Services proposes to furnish all labor, material, and supervision for the above referenced project per Bond Architects plans, site visit and qualifications listed below for the lump sum amount of: **Seven Hundred Thirty-Four Thousand One Hundred Nineteen Dollars and No Cents (\$734,019.00).**

Qualifications:

- Concrete
 - Form and pour all foundation walls
 - Furnish and install rebar material
 - Form, pour and finish slab on grade
 - Form, pour, and finish concrete sidewalk
 - Haul off spoils
- Earthwork
 - Clearing and Demolition of site and existing portion of sidewalk
 - Excavation and backfill
- Flashing and Sheet Metal
 - Steel siding with associated flashing and insulation where required
 - TPO Roof
 - Shop fabricated coping and cleat in manufacturer's color
 - Fabricated gutters and downspouts
- Steel
 - Structural steel per plans
 - Steel Framing
- Fencing
 - 10 lf of 6' high, Pressure Treated Pine Wood Horizontal Fence
 - 2 6' wide x 6' high, Double Swing Gate with Three Gate Butt Hinges Per Lead and One Lockable handle
- Finishes
 - Sherwin Williams Deco Flake Fluid Applied Floors
 - Painting and priming along with installation of SF-2 (Palladium) and WC-04 (Strata)
 - Scranton "hiny hiders partitions" toilet compartments, ceiling hung models no longer available
 - Drywall installation
- Doors

- 3 HM-1 Doors
- 1 pair type HM-2 Doors
- Door hardware
- Mechanical
 - Installation of self contained system, no power wiring, control wiring, or interlock wiring
 - HVAC system based on drawings dated 6-25-2024
 - One (1) Heat pump split system.
 - One (1) ERV
 - One (1) electric unit heater, provided by MC and installed by EC
 - Refrigerant piping and condensate piping.
 - Ductwork
- Electrical
 - Install 8 gfci protected outlets, 3 weatherproof gfci outlets and 1 dedicated duplex outlet
 - Install power to WH-2, EUH-1, ERV-1 and HP-1
 - Install photo eye and time clock
 - Install light fixtures per reflected ceiling plans with wall switches and ceiling sensors
 - Install panel B and underground feeder, feeder to be fed from concession building to new bathroom panel B location
 - Bore 385' from concession building to new building location if pavers are not removed we will remove them , we need a 3'x3' are to turn the conduit up at the new restroom
 - GC to reinstall pavers when re installing other pavers
 - One 12" x 12" quazite box to be installed in middle of run where we make our turn
 - Wire one tstat, tstat provided by HVAC
- Plumbing/Utilities
 - Plumbing system based on drawings dated 6/28/2024.
 - DWV piping to 5' outside of building to be ran in Schedule 40 PVC.
 - Domestic water piping to 5' outside of building to be ran in Copper TYP "L" Pro-Press.
 - Point of use mixing valves at all fixtures requiring hot water in lieu of system mixing valve.
 - Non ASME expansion tank

Exclusion:

- No fire alarm included.
- All work to be done during normal working hours.
- No work to be done outside of above scope.
- Permit Fees
- All electrical to come from Concession Building, reduction in price by \$3,000 if from Concession Container

Aspire Construction Services LLC



Grant Krueger 11/14/24

ACCEPTED

BY:

DATE:

Description	Subtotal	Alternate #1:
Division 01 00 00 - General Requirements (Site Logistics)	\$ 20,360.00	
Division 02 00 00 - Existing Conditions (Demo)	\$ -	
Division 03 00 00 - Concrete	\$ 88,055.00	
Division 04 00 00- Masonry	\$ -	
Division 05 10 00 - Structural Metal Framing	\$ 13,397.62	
Division 05 30 00 - Structural Steel	\$ 18,640.00	
Division 05 40 00 - Cold-Formed Metal Framing (CFS Trusses)	\$ -	
Division 06 10 00 - Rough Carpentry (Wood Framing)	\$ 6,380.00	
Division 06 40 00 - Architectural Woodwork (Millwork)	\$ -	
Division 06 60 00 - Composite Fabrications (Solid Surface)	\$ -	
Division 07 21 00 - Thermal Insulation	\$ 4,444.00	
Division 07 27 00 - Air Barriers/Joint Sealants/EIFS	\$ 2,776.00	
Division 07 30 00 - Steep Slope Roofing (Asphalt Shingles)	\$ -	
Division 07 46 00 - Siding	\$ -	
Division 07 50 00 - Membrane Roofing	\$ -	
Division 07 60 00 - Flashing and Sheet Metal	\$ 105,883.00	
Division 08 10 00 - Doors and Frames	\$ 12,065.00	
Division 08 33 00 - Coiling Doors and Grilles	\$ -	
Division 08 40 00 - Entrances, Storefronts, and Curtain Walls	\$ -	
Division 08 50 00 - Windows	\$ -	
Division 09 21 16 - Gypsum Board Assemblies (Drywall)	\$ 9,793.06	
Division 09 23 00 - Gypsum Plastering (Taping)	\$ 5,002.00	
Division 09 51 00 - Acoustical Ceilings	\$ -	
Division 09 60 00 - Flooring	\$ -	
Division 09 66 00 - Terrazzo Flooring	\$ -	
Division 09 67 00 - Fluid-Applied Flooring (Epoxy)	\$ 13,487.00	
Division 09 80 00 - Acoustic Treatment	\$ -	
Division 09 90 00 - Painting and Coating	\$ 24,902.00	
Division 10 11 00 - Visual Display Units (Markerboards, Tack Boards, Etc.)	\$ -	
Division 10 14 00 - Signage	\$ 300.00	
Division 10 21 00 - Compartments and Cubicles (Toilet Partitions)	\$ 12,657.05	
Division 10 26 13 - Corner Guards/Fire Extinguisher Cabinets	\$ 1,000.00	
Division 10 28 00 - Toilet, Bath, and Laundry Accessories	\$ 9,756.99	
Division 10 51 00 - Lockers	\$ -	
Division 10 71 00 - Exterior Protection (Window Shades)	\$ -	
Division 10 75 00 - Flagpoles	\$ -	
Division 21 00 00 - Fire Suppression	\$ -	
Division 22 00 00 - Plumbing	\$ 95,900.00	
Division 23 00 00 - HVAC	\$ 84,989.00	
Division 26 00 00 - Electrical	\$ 42,640.00	
Division 27 00 00 - Communications	\$ -	
Division 31 00 00 - Earthwork	\$ 24,085.00	
Division 32 12 16 - Asphalt Paving	\$ -	
Division 32 31 00 - Fences and Gates	\$ 9,000.00	
Division 32 32 00 - Retaining Walls	\$ -	
Division 32 18 13 - Synthetic Grass Surfacing	\$ 2,780.00	
Division 32 90 00 - Planting	\$ -	
Division 33 00 00 - Utilities	\$ 43,510.00	
SUBTOTAL	\$ 651,802.71	\$ -
Overhead	\$ 15,643.27	
General Conditions	\$ 15,240.00	
Subtotal	\$ 682,685.98	
MSD Permit	\$ 1,365.37	
Building Permit	\$ 6,826.86	
Builder's Risk Insurance	\$ -	
General Liability Insurance	\$ 6,826.86	
Subtotal	\$ 697,705.07	
Bond	\$ 6,977.05	
Fee	\$ 29,336.44	\$ -
Total	\$ 734,018.56	\$ -

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: October 7, 2024

RE: **Special Business District** – An ordinance to establish the Downtown Chesterfield Special Business District and authorizing an election related thereto.



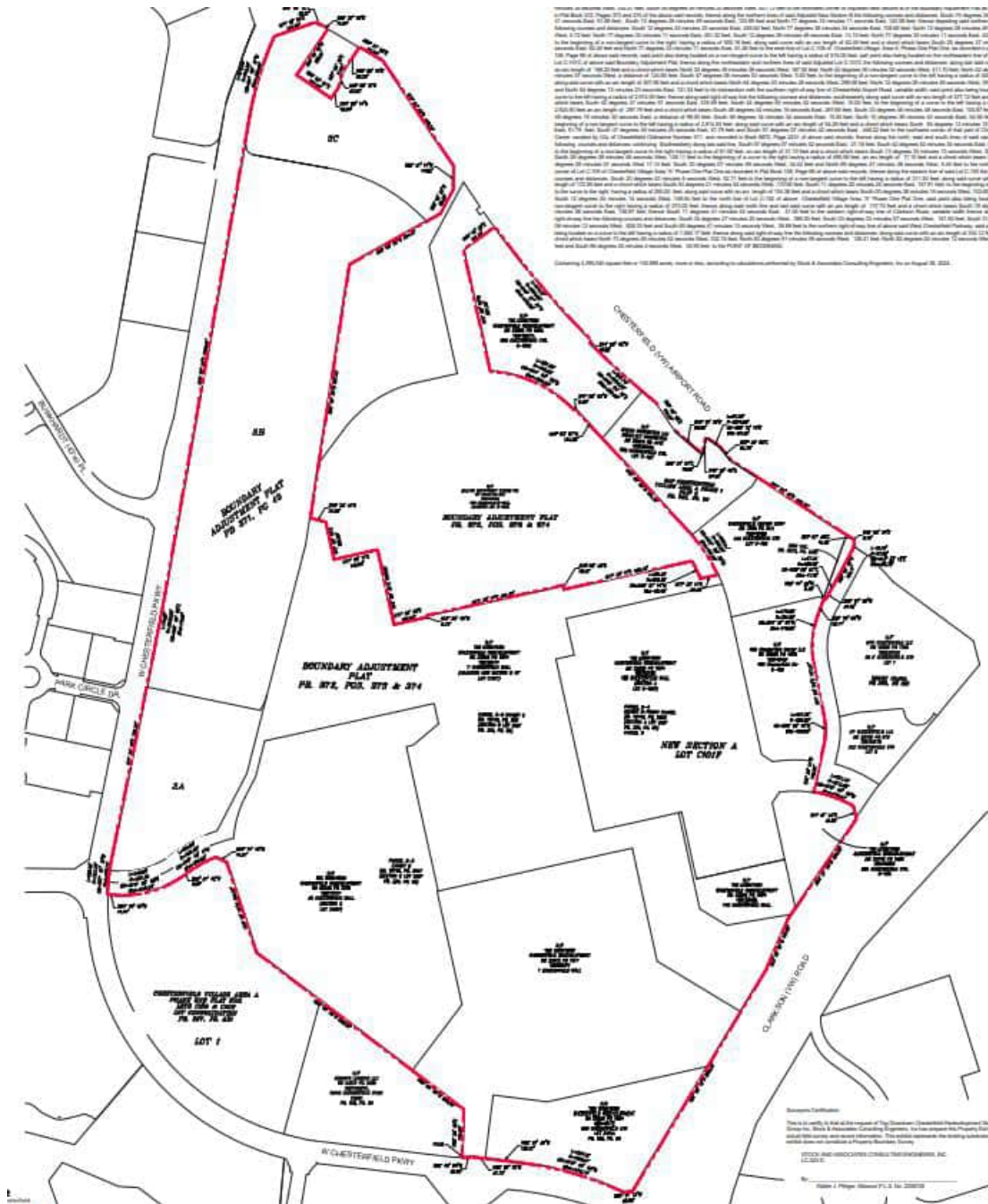
Summary

TSG Downtown Chesterfield Redevelopment, LLC has submitted a petition to establish a Special Business District (SBD) in accordance with the requirements of the approved Development Agreement between the City of Chesterfield and Downtown Chesterfield Redevelopment, LLC. City Council previously approved a Resolution of Intent after receiving a petition to establish the district. In accordance with the Revised Statutes of the State of Missouri, a public hearing will be held and ultimately an ordinance considered by the City of Chesterfield to establish the district. If approved, the City Clerk will coordinate to conduct a main in elevation which would authorize a levy on the subject site to pay for additional services not currently provided on the site. The petition includes public maintenance under the SBD of the following items:

- A. Maintenance, repair, and replacement of streets, street lighting, bike paths, and pedestrian pathways;
- B. Maintenance, repair, and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- C. Security;
- D. Maintenance, repair and replacement of the public parking garage;
- E. Maintenance, repair and replacement of the public park including programming for marketing and events;
- F. Legal, insurance, administration, and financial oversight; and
- G. All other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

Additionally, a Survey and Investigation Report is required and provided. This report summarizes the services currently provided by the City of Chesterfield as well as the

future costs anticipated with the development of the site. As the report demonstrates, significant impacts are anticipated to current City services and the SBD provides a method to fund these improvements without diverting funds from existing obligation of services.



Attachments:

- 1) SBD Ordinance
- 2) Survey and Investigation Report

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI ESTABLISHING THE DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT; MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri, and

WHEREAS, upon petition by one or more owners of real property on which is paid the ad valorem real property taxes within a proposed special business district, the governing body of the City may adopt a resolution of intention to establish a special business district pursuant to the Special Business Districts Act, Sections 71.790 to 71.808 of the Revised Statutes of Missouri, as amended (the “SBD Act”), and

WHEREAS, the City received a Petition to Establish the Downtown Chesterfield Special Business District (the “Petition”), filed by an owner of real property subject to real property taxes within the proposed boundaries of the Downtown Chesterfield Special Business District (the “District”), which Petition is attached hereto and incorporated herein by reference as Exhibit 1, and

WHEREAS, pursuant to Section 71.794.(1) of the SBD Act, on September 3, 2024, the City’s City Council (the “Council”) adopted Resolution No. 501, as the resolution of intention to establish the District, in accordance with the SBD Act (the “Original Intent Resolution”); then, on September 17, 2024 the Council adopted an amended Resolution No. 501, which amended the Original Intent Resolution by changing the date and time of the public hearing resolved in the Original Intent Resolution, and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council held a public hearing to consider the establishment of the District on Monday, October 7, 2024 at 6:45 p.m. at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017 (the “Public Hearing”), and

WHEREAS, pursuant to Section 71.794 of the SBD Act, the Council caused notice of the Public Hearing to be published on two separate occasions in a newspaper of general circulation not more than fifteen days nor less than ten days before the Public Hearing, and

WHEREAS, pursuant to the SBD Act, the Council caused to be mailed a notice by United States certified mail, return-receipt requested of the Public Hearing to all owners of record of real property and licensed businesses located in the proposed District, and

WHEREAS, at the Public Hearing the Council heard all protests and received all evidence for or against the proposed action, all in accordance with the SBD Act, and

WHEREAS, pursuant to Section 71.792 of the SBD Act, the Council conducted a survey and investigation for the purposes of determining the nature of and suitable location for the District improvements, the approximate cost of acquiring and improving the land therefor, the area to be included in the District, the need for and cost of special services, and cooperative promotion activities, and the percentage of the cost of acquisition, special services, and improvements in the District which are to be assessed against the property within the District and that part of the cost, if any, to be paid by public funds, and

WHEREAS, a written report of the survey and investigation was filed in the Office of the City Clerk of the City of Chesterfield, Missouri, and was made available for public inspection (the "Report"), which Report is attached hereto and incorporated herein by reference as Exhibit 2, and

WHEREAS, the cost of the Report is included as a part of the cost of establishing the District, in accordance with the SBD Act, and

WHEREAS, the Council seeks to establish the District in accordance with the SBD Act.

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

Section 1. Upon review of the Report and the Petition the Council finds that the establishment of the District is in the best interest of the City and that the property owners, businesses, and tenants in said District and the public in general will benefit from the establishment of said District and the increased level of services and improvements provided by the proposed additional tax revenues from said District. Therefore, pursuant to the SBD Act, the Downtown Chesterfield Special Business District is hereby established, and will continue to exist and function until dissolved by an ordinance of the Council. The District shall include the real property depicted in the Petition, and as legally described on Exhibit 3, attached hereto and incorporated herein by reference.

Section 2. Pursuant to Section 71.800.5 of the SBD Act, the Council hereby orders an election on the approval of a tax on owners of real property in the District in a sum not to exceed \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the District for the purpose of providing revenue to the District (the “Proposition”). Ballots on the Proposition shall be mailed by or on behalf of the City Clerk by March 4, 2025, with the election on the Proposition to occur on April 15, 2025. The procedures for the application of a ballot on the Proposition and the related election shall be governed by the SBD Act.

Section 3. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the property in the District shall be subject to the provisions of the additional tax described in Section 2 of this Ordinance, which additional tax will have an initial rate of levy to be imposed upon the property lying within the boundaries of the District of \$0.85 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the District. Subject to the approval of the Proposition in accordance with the SBD Act and this Ordinance, the additional revenue generated by the additional tax will be put to the uses described in the Petition and in accordance with the SBD Act.

Section 4. The Downtown Chesterfield Special Business District Advisory Board (the “Board”) is hereby created by this Ordinance, and as set forth below.

- (a) The Mayor of the City, with the consent of the Council, will appoint the seven-member Board, which Board will make recommendations as to the uses of the District to the Council. Appointments to the Board will be made via a resolution of the Council, except for the initial appointments to the Board, which are set forth in this Ordinance.
- (b) Members of the Board must be at least 18 years of age.
- (c) Two of the seven members of the Board will be designees of TSG Downtown Chesterfield Redevelopment, LLC, a Missouri limited liability company, or its permitted successors or assigns in interest, as agreed to by the City. Five of the seven members of the Board will be designees of the City.
- (d) Each member of the Board will serve for a four-year term (except as provided herein with respect to the initial members), with terms expiring as of December 31st of the designated year or when their successors are appointed as provided herein, whichever is later. The initial members will be appointed for the terms set forth as follows:
 - (a) one member will be appointed for a term expiring

December 31, 2025; (b) two members will be appointed for a term expiring December 31, 2026; (c) two members will be appointed for a term expiring December 31, 2027; and (d) two members will be appointed for a term expiring December 31, 2028.

- (e) The Mayor, with consent of the Council, may remove any member of the Board for misconduct or neglect of duty upon written charges and after a public hearing.
- (f) Vacancies on the Board occasioned by removal, resignation, expiration of term, or otherwise will be reported in writing to the City Administrator of the City by the Board. The vacancy will be filled in like manner as an original appointment, except that it will be done via a resolution of the Council. Appointments to fill vacancies will be for the unexpired portion of a term only.
- (g) The Council hereby authorizes and approves the Board to exercise those powers and fulfill such duties as are required or authorized for such Board under the SBD Act. The City shall exercise all administrative functions of the Board.
- (h) The Board shall, within thirty days of notice that the Proposition passed at an election held in accordance with the SBD Act, fix a time and place for its annual meeting. At each annual meeting, the Board shall adopt and then file with the Council a proposed annual budget for the District, which shall set forth the projected revenues and expenditures for the ensuing year; provided, however, that such proposal annual budget for the District is only a recommendation to the Council, and is not the final budget of the District unless approved by the Council.

Section 5. The Mayor hereby appoints and the Council hereby consents to the appointment of the below-listed individuals to the District's initial Board.

<u>Name</u>	<u>Initial Term Expiration Date</u>
City's Chief of Police, currently, Cheryl Funkhouser	December 31, 2025
City's Finance Director, currently, Jeannette Kelly	December 31, 2026
City's Director of Planning, currently, Justin Wyse	December 31, 2026
City's Director of Public Works, currently, James Eckrich	December 31, 2027
City's Director of Parks, currently, Mike Geisel	December 31, 2027

Michael H. Staenberg

December 31, 2028

Timothy S. Lowe

December 31, 2028

Section 6. Pursuant to the SBD Act, the Council shall have all the powers necessary to carry out any and all improvements relating to the District described in this Ordinance and the Petition, and as further described in Section 71.796 of the SBD Act.

Section 7. Pursuant to Section 71.808 of the SBD Act, the findings of the Council of the benefits to be derived by the District, as set out in this Ordinance and the Petition, shall be conclusive.

Section 8. The WHEREAS clauses of this Ordinance are hereby incorporated herein by reference.

Section 9. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 202__.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

FIRST READING HELD: 10/7/2024

Vickie McGownd, CITY CLERK

[The remainder of this page is intentionally left blank.]