

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.
 - 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(1) 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 ¹/₂ 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:

<u>PRESENT</u>

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 Kelpe Contracting and to authorize the City Administrator to enter into an agreement with Kelpe 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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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

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 reappointment 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

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

<u>Section 1.</u> 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:

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 reappointment 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.

PRESIDING OFFICER

Bob Mation MAYOR - BOB NATION

ATTEST:

Vickie Mc Downd

VICKIE MCGOWND. CITY CLERK

First Reading	Held:	121	7	12020

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.
- 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 <i>City Administrator</i>
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, PETP 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:

<u>Section 1</u>. 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

<u>Section 2</u>. 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

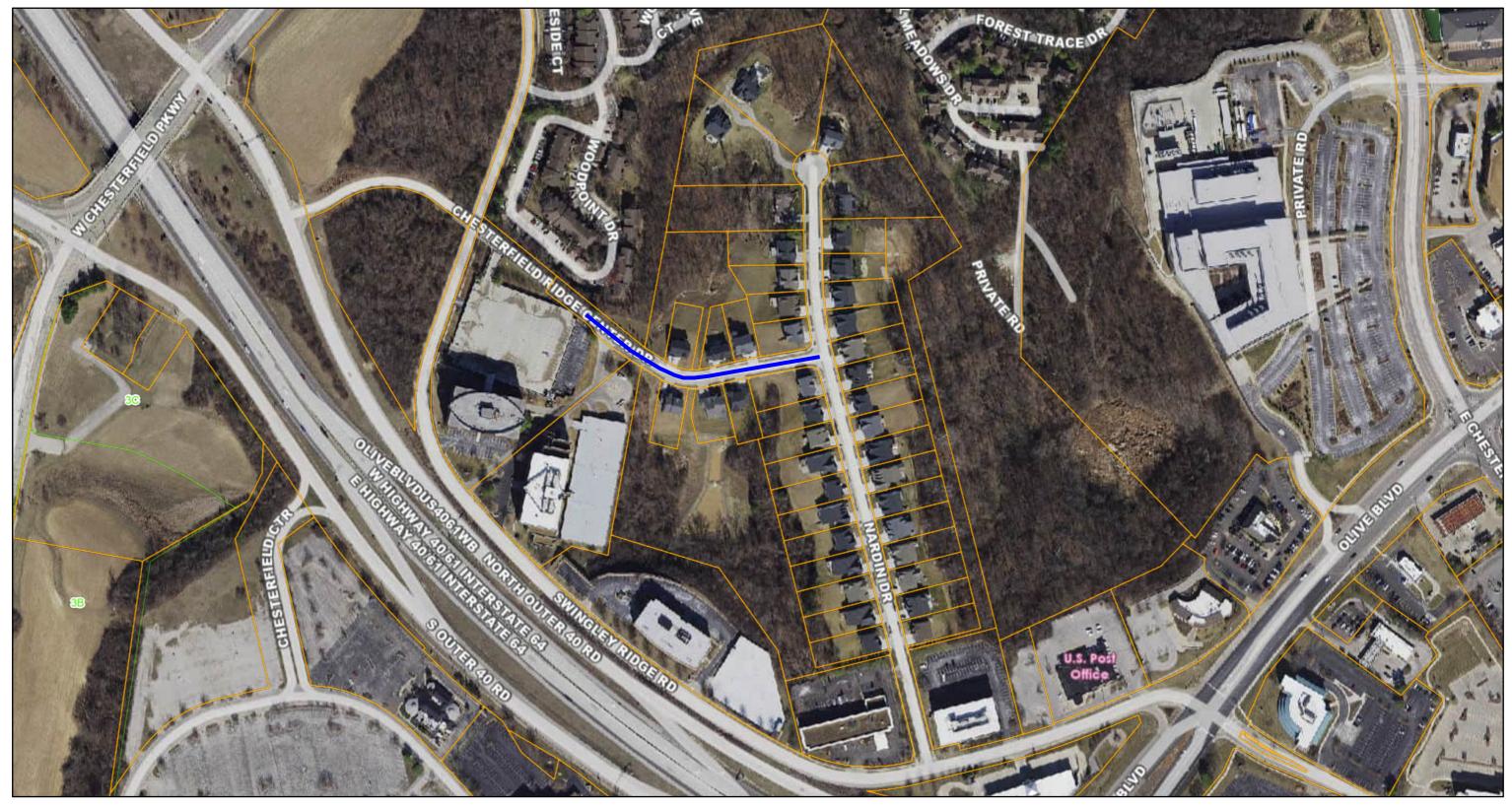
Bob Nation, MAYOR

ATTEST:

FIRST READING HELD:

Vickie McGownd, CITY CLERK

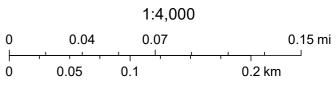
Chesterfield Ridge Center Drive



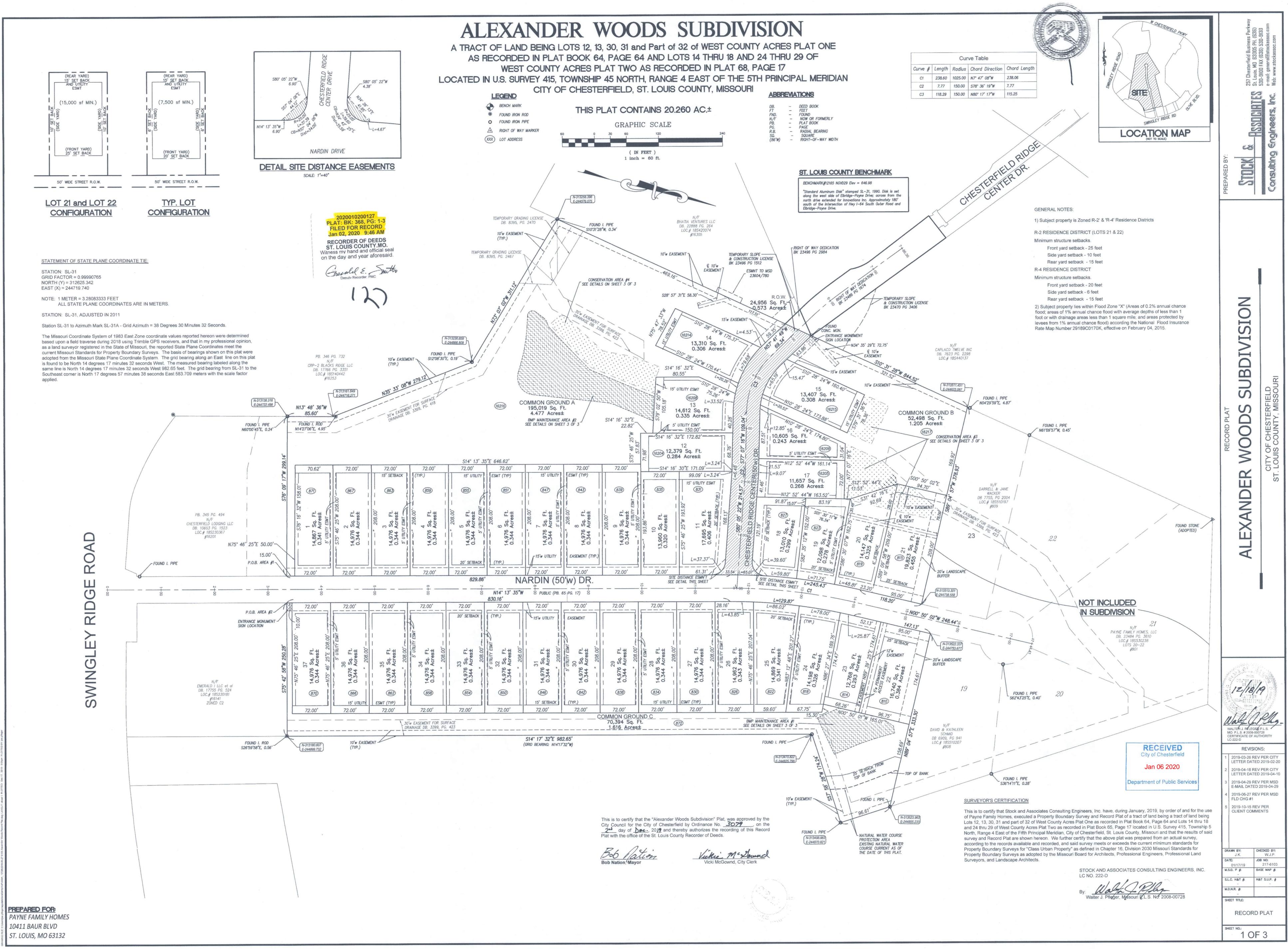
10/18/2024, 2:10:12 PM

Preliminary Parcels

Parcels



Esri., Inc., City of Chesterfield, Missouri



We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and resubdivided 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 7////// 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 d.b.a. 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 for the stormwater management features, also known as BMPs (Best Management Practice). 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 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 December 17th and recorded herein with the Recorder's Office.

Common Ground Area as shown hereon, shall be conyeyed to the Alexander Woods Homeowners Association by Special Warranty deed dated December 17 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 THEREOF, I have hereunto set my hand this 19 day of December, 2019.

By: _______ Print Name: Kevin & Roy Print Title: CFO

STATE OF MISSOURI

COUNTY OF ST. LOUIS

On this 19 day of December in the year 20 before me, Sam S Notary Public in and for said state, personally appeared Kevin Rov	immons a
Notary Public in and for said state, personally appeared Kevin Rov	known to me to be the
person who executed the within Record Plat and acknowledged to me that (he/s he purposes therein stated.	he) executed the same for

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

My commission expires: Aug 14,2023

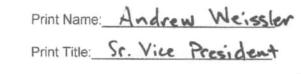
SAM SIMMONS My Commission Expin August 14, 2023 St. Louis City Commission #1911078

LENDER CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book 23484, Page 3625 of the St. Louis County 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 ach win



-----STATE OF MISSOURI WENDE K. AITES Notary Public - Notary Seal St Louis County - State of Missouri COUNTY OF SALAT LOUS Commission Number 14907882 My Commission Expires Aug 7, 2022 On this 23 day of DECEMBER , 2019 , before me appeared ANDREG 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 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.

My commission expires: 8-7-2022

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

FOUND I. ROD

S26°59'58"E, 0.56'

-010-	WNGLEY RIDGE	Ore ROAD	
	5 ((

PB. 346 PG. 732 N/F CRP-2 BLACKS RIDGE LLC DB. 17766 PG. 3351 LOC.# 18S140442 #16253

107 32

EX 15' w WATER EASEMENT

DT 12

DB 23678 PG 1261

5' BUILDING SETBACK DB. 3495, PG.

PAYNE FAMILY HOMES, LLC

DB. 23484 PG. 3610

LOC.# 185510010

SETBACK HEREBY EXTINGUISHED

64

PB.

N13° 48' 36"W

85.60'

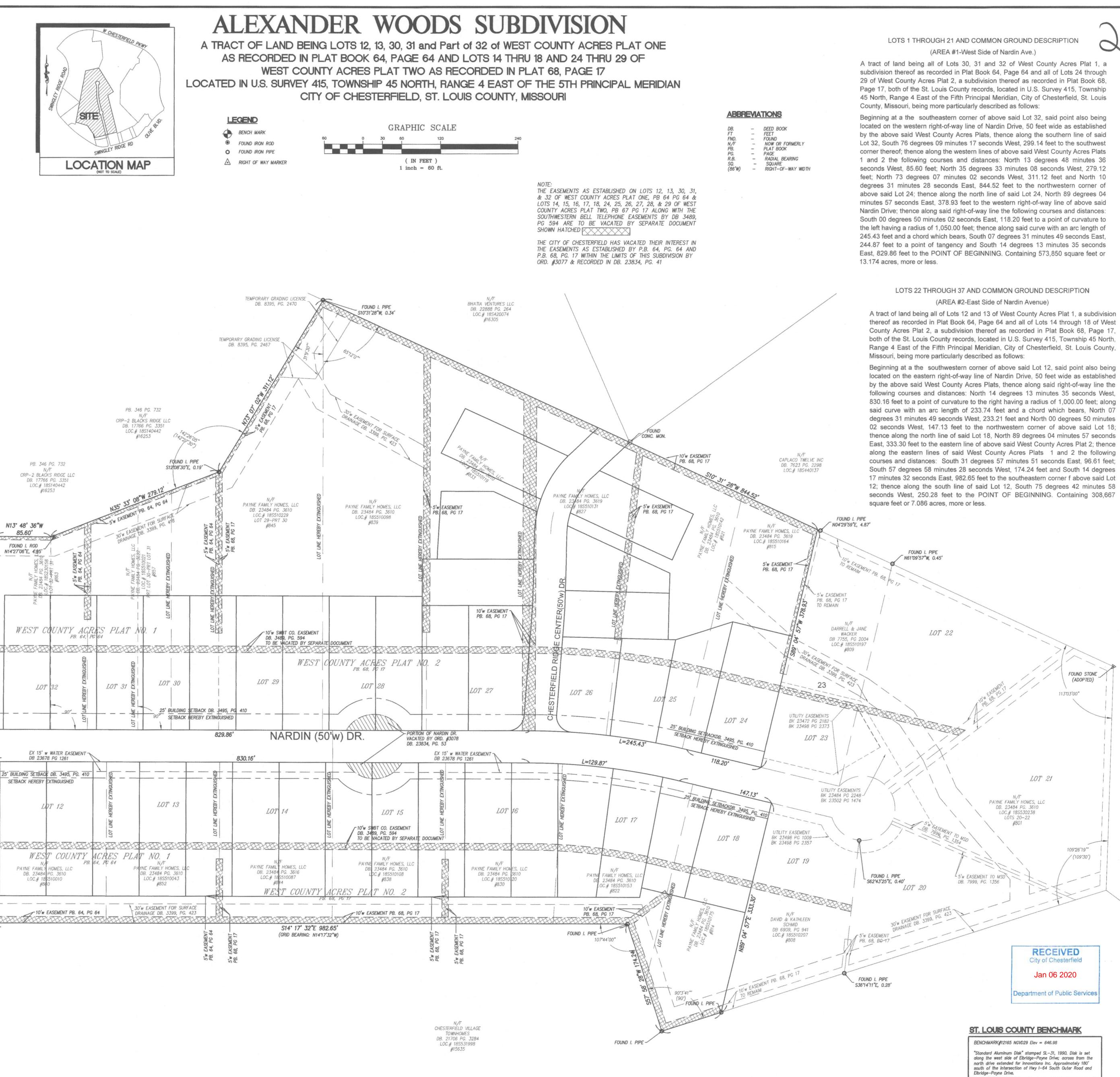
FOUND I. ROD

N14'27'06"E, 4:95'

N60'00'45"E, 0.24'

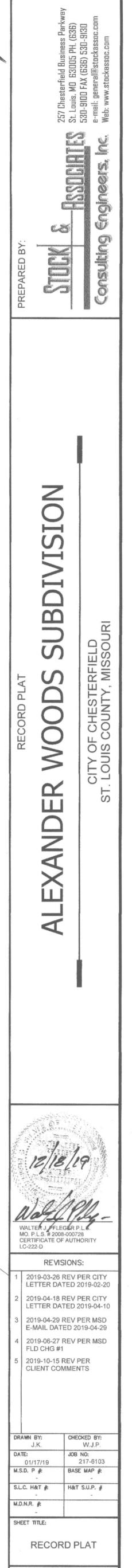
P.O.B. AREA #1-

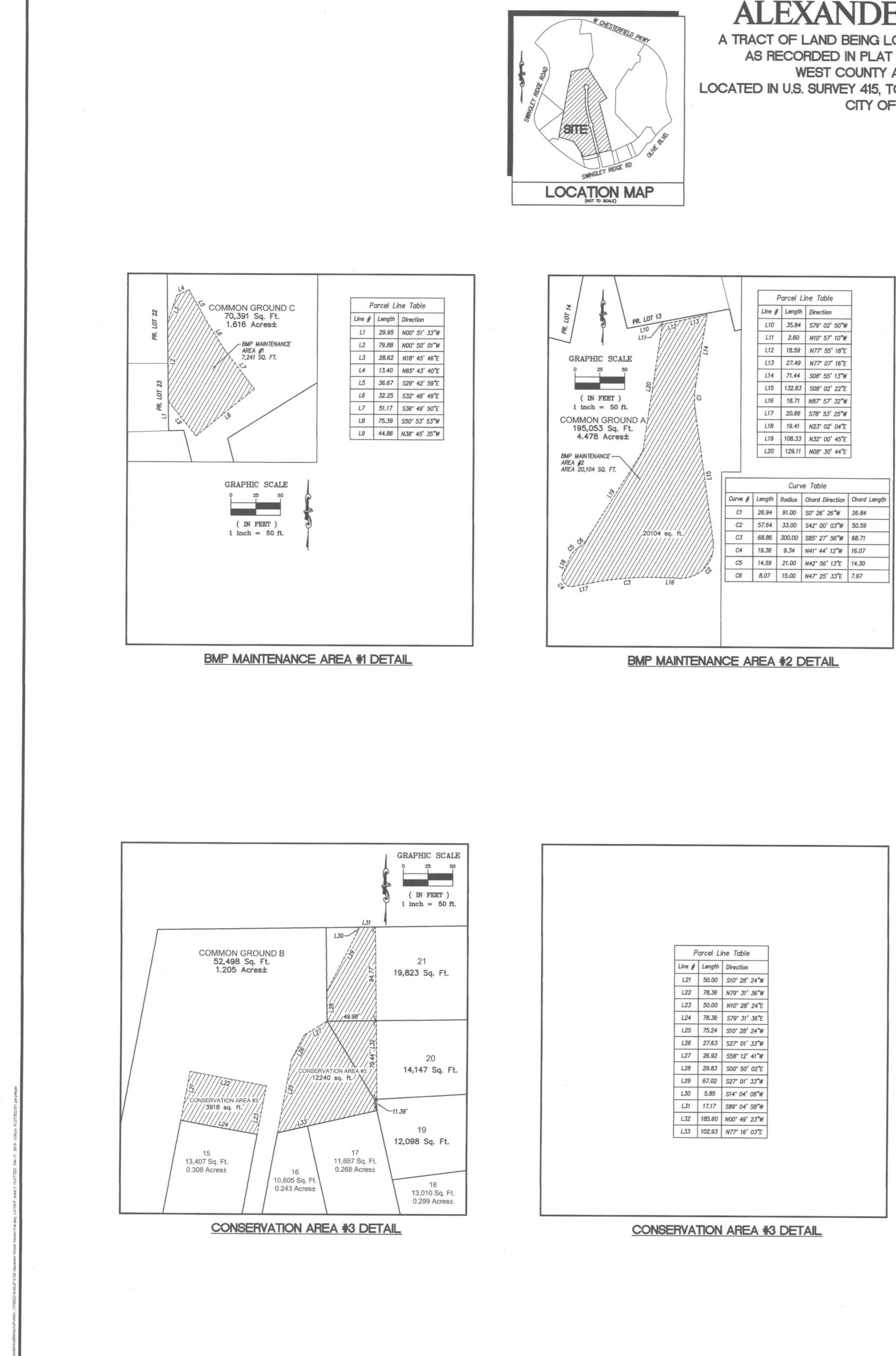
P.O.B. AREA #2 -



SHEET NO .:

2 OF 3



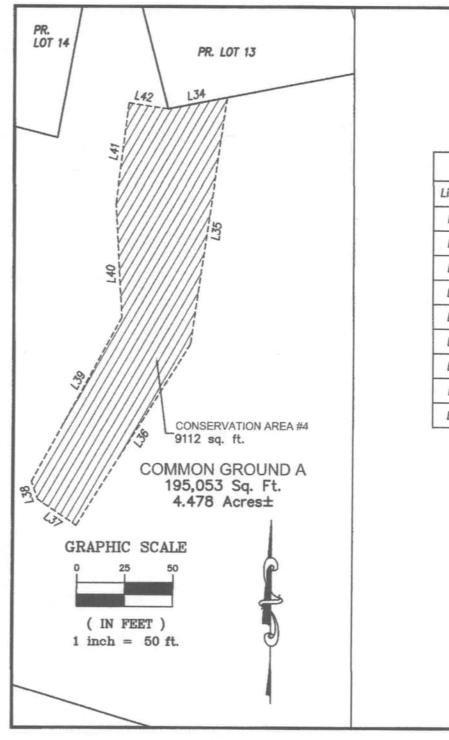


PREPARED FOR: PAYNE FAMILY HOMES 10411 BAUR BLVD ST. LOUIS, MO 63132

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

Р	arcel Li	ne Table
Line #	Length	Direction
L21	50.00	S10° 28' 24"W
L22	78.36	N79° 31' 36"W
L23	50.00	N10" 28' 24"E
L24	78.36	S79* 31' 36"E
L25	75.24	S10° 28' 24"W
L26	27.63	S27* 01' 33*W
L27	26.92	S58° 12' 41"W
L28	29.83	S00° 50' 02"E
L29	67.02	S27° 01' 33"W
L30	5.85	S14° 04' 08"W
L31	17.17	S89° 04' 58"W
L32	185.60	N00* 49' 23"W
L33	102.93	N77" 16' 03"E

CONSERVATION	AREA	#3	DE	FAIL

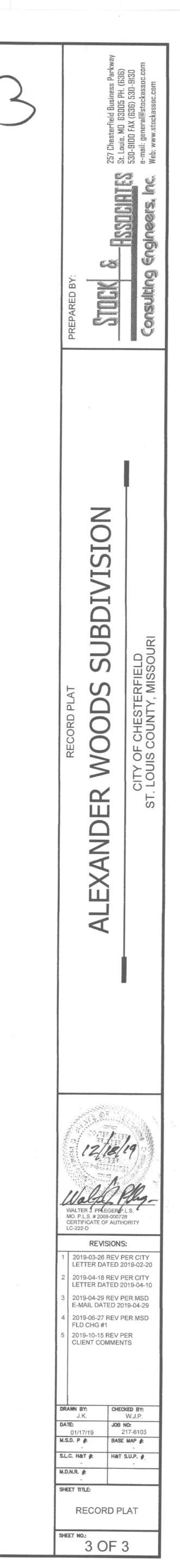


CONSERVATION AREA #4 DETAIL

		ne Table
ine #	Length	Direction
L34	31.28	N79° 02' 50"E
L35	129.39	S08° 16' 26"W
L36	111.49	S32° 00' 45"W
L37	24.07	N55* 48' 11"W
L38	9.92	N19" 10' 01"W
L39	97.04	N28° 37' 53"E
L40	59.17	N03° 11' 18"W
L41	52.86	N07* 17' 57*E
L42	20.46	S81" 43' 34"E

RECEIVED City of Chesterfield Jan 06 2020

Department of Public Services



Memorandum Department of Planning

To: Michael O. Geisel, City Adminstrator

From: Justin Wyse, Director of Planning

Date: November 18th, 2024



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

<u>Summary</u>

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.

<u>Section II</u>: 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.

<u>Section III</u>: 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.

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

<u>Section V:</u> 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:

FIRST READING HELD: <u>11/18/2024</u>

Vickie McGownd, CITY CLERK

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

Page 1 of 3

UNIFIED DEVELOPMENT CODE									
Scientific Name	Common Name	Street Tree	Parking Lot Tree Island Tree	Deciduous	Evergreen	Ornamental	Mature Height (ft)	Growth Rate	Size Class
Crataegus crus-galli	Hawthorn, Cockspur		Х	Х		х	15-20	Med	Small
Crataegus laevigata 'Superba'	Hawthorn, Crimson Cloud	х	х	х		х	15-20	Med	Small
Crataegus phaenopyrum	Hawthorn, Washington		х	х		х	20-30	Med	Small
Crataegus virdis	Hawthorn, Green			х		х	25-30	Med	Small
Crataegus virdis	Hawthorn, Winter King		х	х		х	25-30	Med	Small
Eucommia ulmoides	Rubbertree, Hardy	х	Х	х			45+	Med	Large
Fagus grandifolia	Beech, American	х		х			45+	Slow/Med	Large
Fagus sylvatica	Beech, European			х			45+	Slow/Med	Large
Ginkgo biloba-Male	Ginkgo (male)	х	х	х			45+	Slow/Med	Large
Gleditsia triacanthos inermis -	Honeylocust -						45 .	End	T
thornless, podless varieties	thornless, podless varieties	х	х	х			45+	Fast	Large
Gymnocladus dioicus	Kentucky Coffeetree		х	х			45+	Med/Fast	Large
Halesia carolina	Silverbell		х	х		х	20-30	Slow	Medium
Ilex decidua	Holly, Deciduous		х	х		х	45+	Slow	Large
Ilex opaca	Holly, American				х		45+	Slow	Large
Juniperus chinensis	Juniper, Chinese		х		х		20-30	Slow/Med	Small
Juniperus virginiana varieties	Redcedar, Eastern		х		х		30-40	Med	Medium
Koelreuteria paniculata	Golden Rain Tree	x	х	х			25-40	Med/Fast	Medium
Liquidambar styraciflua	Sweetgum			х			45+	Fast	Large
Liriodendron tulipifera	Tuliptree			х			45+	Fast	Large
Magnolia acuminata	Cucumber Tree		Х	х			45+	Slow/Med	Large
Magnolia grandiflora	Magnolia, Southern			х		х	45+	Med	Large
Magnolia soulangeana	Magnolia, Saucer		х	х		х	20-30	Slow/Med	Medium
Magnolia virginiana	Magnolia, Sweetbay		х	х		х	15-25	Med	Small
Metasequoia glyptostroboides	Dawn Redwood	х		х			70-100	Fast	Large
Nyssa aquatica	Water Tupelo			х			50-80	Slow/Med	Med/Large
Nyssa sylvatica	Blackgum	х	х	х			30-50	Slow	Medium
Ostrya virginiana	Hop-hornbeam	х	х	х			30-40	Slow/Med	Medium
Oxydendron arboreum	Sourwood (Sorrel Tree)		х	х			20-30	Slow/Med	Medium
Picea abies	Norway Spruce				х		40-60	Med/Fast	Med/Large
Picea glauca	Spruce, White		х	Х	х		30-40	Med	Medium
Picea pungens	Spruce, Colorado Blue		х	Х	х		30-40	Med	Medium
Pinus densiflora	Pine, Japanese Red		х		х		45+	Med	Large
Pinus flexilis	Pine, Limber		х		х		30-40	Med	Large
Pinus resinosa	Pine, Red				х		45+	Med	Large
Pinus strobus	Pine, Eastern White		х		х		45+	Fast	Large
Pinus thunbergiana	Pine, Japanese Black		х		х		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
Platanus occidentalis	Sycamore			Х			45+	Fast	Large
Platanus x acerifolia	Planetree, London	х		х			45+	Fast	Large
Platycladus orientalis	Arborvitae, Oriental		х	х	х	х	30-40	Slow	Medium
Prunus cerasifera	Plum, Purple-leaf		Х	х		х	15-25	Med	Small
Prunus sargentii 'Columnaris'	Cherry, Sargent, Columnar		х	х		х	30-40	Med	Medium
Prunus serrulata	Cherry, Flowering, Japanese		х	х		х	25-35	Med	Medium
Quercus acutissima	Oak, Sawtooth	х		x			45+	Med	Large
Quercus alba	Oak, White			х			45+	Med	Large
Quercus bicolor	Oak, Swamp White	х		х			45+	Med	Large
Quercus coccinea	Oak, Scarlet	х		х			45+	Med/Fast	Large
Quercus falcata var.pagodafolia	Oak, Cherrybark			х			45+	Med	Large
Quercus imbricaria	Oak, Shingle	х		x			45+	Med	Large
Quercus macrocarpa	Oak, Bur			х			45+	Slow/Med	Large
Quercus michauxii	Oak, Swamp Chestnut	х		х			45+	Med	Large
Quercus muehlenbergii	Oak, Chinkapin	х		х			45+	Med	Large
Quercus prinus	Oak, Chestnut	х		х			45+	Med	Large
Quercus robur	Oak, English,	х		х			45+	Med	Large
Quercus rubra	Oak, Northern Red	х	х	х			45+	Med/Fast	Large
Quercus shumardii	Oak, Shumard	х		х			45+	Med/Fast	Large
Quercus stellata	Oak, Post			х			45+	Slow	Large
Quercus velutina	Oak, Black			х			45+	Med	Large
Salix nigra	Willow, Black			х			30-40	Fast	Medium
Sassafras albidum	Sassafras			х			30-40	Med	Medium
Sophora japonica	Pagodatree, Japanese			х		х	45+	Med	Large
Syringa reticulata	Lilac, Japanese Tree		х	х		х	25-30	Med	Small
Taxodium distichum	Bald Cypress			х			45+	Med	Large
Thuja plicata	Arborvitae, Green Giant				х		50	Fast	Large
Thuja occidentalis	Arborvitae, Emerald Green				х	х	14	Slow	Small
Tilia americana	American Basswood	х		х			45+	Med/Fast	Large
Tilia cordata varieties	Littleleaf Linden	х	х				45+	Slow/Med	Large
Tsuga canadensis	Hemlock, Canadian		х		х		45+	Slow/Med	Large
Ulmus americana varieties	Elm, American and Varieties	х		х			60-80	Med/Fast	Large
Ulmus parvifolia	Elm, Chinese or Lacebark	х		х			45+	Med/Fast	Large
Zelkova serrata varieties	Zelkova, Japanese	х		х		1	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.

Page 3 of 3

Memorandum Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: December 2nd, 2024



RE: <u>Chesterfield Village Mall</u>: 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)

<u>Summary</u>

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.

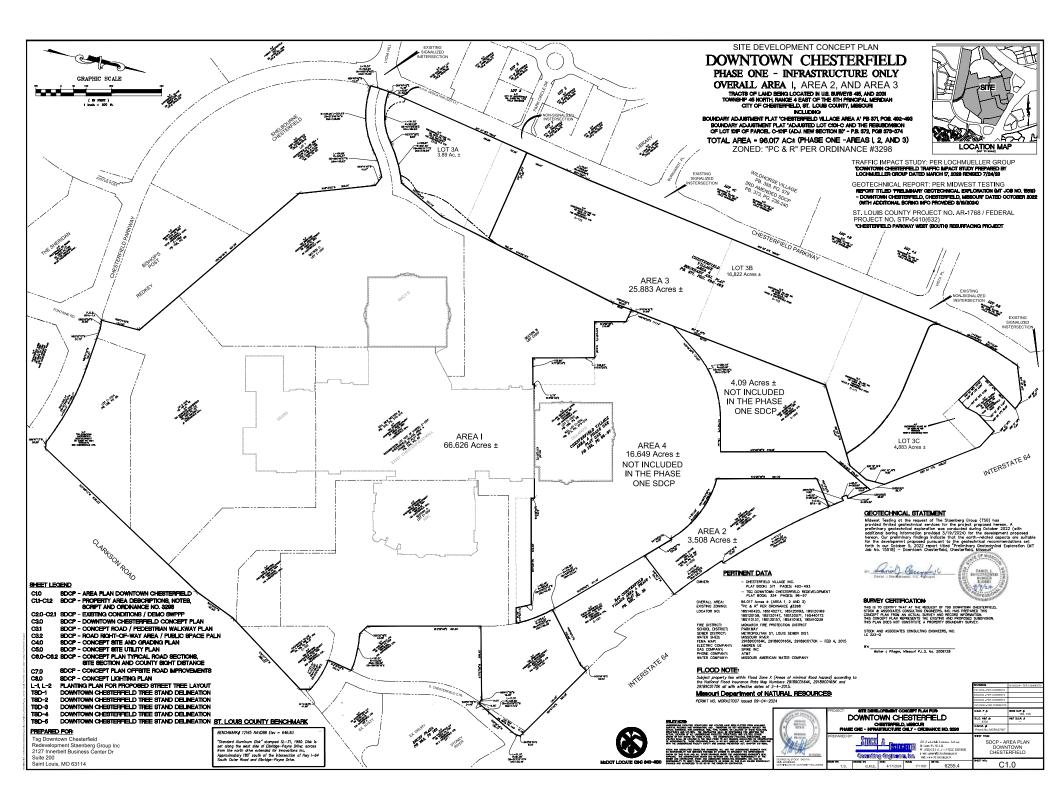
Per <u>Site Specific Ordinance 3298</u>, the development has automatic Power of Review in addition to the requirement for the Site Development Concept Plan to be reviewed by Architectural Review Board.

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.



AREA 1 DESCRIPTION

<section-header><text>

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

AREA 2 DESCRIPTION

A tract of land being Lot C101D of the Chesterfield Vilage A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 98 of the St. Louis County records, located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more narticularly described as follows:

Beginning at the northermices come of above said Lot C101D, said point also being bocated on the southern right-d-key line of Chesterfield Arport Read, variable width, said point also being botated on a curve to the left having a radius of 2314.33 feet, there a dang said right-d-key line the following curvess and distances. southerself width an arc largend 477.12 cells and a curve with beams South 40 dogrees *Timuted 57* socosites *Lat*.4755 feet Costen 44 dogrees *Timutes* 42 socosites the being having a a curve to the left having a radius of 23243 feet in arc length of 231.79 feet and a chord with beams South 47 dogrees *Timutes* 39 socosites the being having a come of above said Lot C101D, thren eading the southeasting and the data Lot C101D. South 40 dogrees *Timutes* 31 socosites *Lines* 40.50 km cm and *Lines* 15 socosites *Lines* 40.50 km cm and *Lines* 15 socosites *Lines* 15 socosites *Lines* 15 socosites *Lines* 16 social *Lines* 16 socosites *Lines* 16 social *Lines* 16 social *Lines* 16 social *Lines* 26 social *Lines* 16 socia Containing 152.812 square feet or 3,508 acres, more or less,

AREA 3 DESCRIPTION

Tracts of land being Lots C110, C111, C112, and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 166, Page 84; and Part of Us. Survey 415, as described in Book 10308, Page 1451 both of the SL Louis County Records, Located in U.S. Surveys 415 and 2022, Township 45 North, Range 4 East of the Fifth Principal Meridian, Oly of Chesterfield, SL Louis County, Miscour being more particularly described as disfused.

Createning, St. Cubit Cubit, meach retry into parcicle an individual control. Beginning at the control cubit Cubit, meach retry into parcel cubit cubits and cubits

Containing 1 127 465 square feet or 25 683 acres more or less

AREA 4 DESCRIPTION (NOT INCLUDED IN PHASE ONE SDCP)

A tract of land being Lot C101C of the Chestoriald Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louid County records, located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louid County, Missouri being more County records, located in U.S particularly described as follows

Locury (record), possible in U.S. subveys ints and 2002, Township 4 h norm, kinge 4 basis of hermin introgal Mendiau, Cury of Chealements 2, too Locury, Massion relegy more add right-one provide the second secon

Containing 726,544 square feet or 16.679 acres, more or less

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.

3. ALL UTLITES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THER LOCATION SHOLDL BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTLITUY COMPARISE, PRIOR TO CONTRACTOR TO HAVE EXSTING UTLITES RELD LOCATED. SHOLDL ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE DRIVERET MINEDUATELY.

ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.

SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "REVISED PRELIMINARY GEOTECHNICAL EXPLORATION" PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.

ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNFIED DEVELOPMENT CODE.

7. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.

CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.

9. PROR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDT, MUST RE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY MPROVENENTS.

10. ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.

TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.

12. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERRELD STANDARDS.

13. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.

14. NO SLOPES WITHIN SAINT LOUIS COUNTY RICHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).

15. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

16. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO GCCUPANCY OF ACCH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS USSUED.

THE INSTALLATION OF LANDSCHIPS AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTRICATION SIGNAGE CONSTRUCTION SHALL BE REVENUED BY THE GTY OF CHESTERFELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TREFTO FOR SIGHT DISTANCE CONSDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.

OR CONSTRUCTION. In HIG DESCRIPT & ADVISED THAT IT LITY COMPANIES BLL REQUERY COMPANIANT RELOCATION COST SHALL NOT BE CONSIDERED & AN ALLOWABL DESCRIPT ADART RELOCATION COST SHALL NOT BE CONSIDERED & AN ALLOWABL DESCRIPT ADART HE PETTIONERY THATTO CEMPARIANT ASSISSIENT CONTRIBUTION, INC. THE PETTIONERY THATTO CEMPARIANT ASSISSIENT CONTRIBUTION, INC. RELOCATION NO ADJUSTICES SHALL NOT ADART AND ADDITION AND ADDITION RELOCATION NO ADJUSTICES SHALL NOT ADDITION AND ADDITION ADDITION ALLOW COMPANY FIRRIN TO CEMPARIANT ON THOM DEMONSTRATION ALLOW COMPANY FIRRIN TO CEMPARIANT ON THOM DEMONSTRATION ADJUSTICES ADDITION ALLOW COMPANY FIRRING TO CEMPARIANT ON THOM DEMONSTRATION ALLOW COMPANY FIRRING TO CEMPARIANT ON THOM DEMONSTRATION ALLOW COMPANY FIRRING TO CEMPARIANT ON THOM DEMONSTRATION ADJUSTICES ADJUSTICES ADJUSTICES ADJUSTICES ADJUSTICES ALLOW COMPANY FIRRING TO CEMPARIANT ON THE ADJUSTICES ADJUSTICES ADJUSTICES ADJUSTICES ADJUSTICES ADJUSTICES ALLOW COMPANY FIRRING TO CEMPARIANT ON THE ADJUSTICES ADJUSTICE

19. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

TSG Downtown Chesterfield Redevelopment Staenberg Group, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter. (applicable subsection) (present zoning) of the City of Chesterfield

(present simily) in why of clearse ordinance No. 2005, do hereby gares and decisive that said property from the date of resorting this plan shall be developed only as shown therean, unless said plan is amended by the Planning Commisten, or volded or vacated by order of ordinance of the City of Chesterfield Council.

TSG Downtown Chesterfield Redevelopment

STATE OF MISSOURI SS.

The second secon

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written,

Notary Public

Print Name

My commission expires:

Chesterfield Village inc, a Missouri limited Partenership, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

(opplicable subsection) (present zoning) of the City of Chesterfield

(preset zong) and by of cleases of dramore No. 2006, do hereby opre- and deciser that sold property from the date of rescording this plon shall be developed any as shown therecon, unless sold plon is amended by the Planning Commision, or wolded or vacated by order of ordinance of the City of Chesterfield Council.

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

On this ______ day of ______, 2024, before me day personally approved is the ______ of ____, who before the day same, dd say his the ______ of _____ ond thet sade ______. The same day instrument was signed on behalf of sadd limited liability correspon, and that said _______ converses, same day instrument to be the free act and deed of sad limited liability correspond.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

My commission expires:

By: Vickie McGownd, City Clerk

ST. LOUIS COUNTY STANDARD NOTES

ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.

2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORZONTAL) TO 1 (VERTICAL). 3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE INATURAL DISCHARGE POINT. SINCHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.

5. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS

6. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS NDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.

7. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.

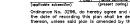
8. ALL HYDRANTS, POMER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

HORING AND TRAFFIC. ANY PHITY THIS TREFORMS WORK ON ST. LOUS COUNTY MANTANED PROPERTY SHALL PROVIDE THE CONTINUE THAT CREMINGLING INSURANCE CNERINGING EDERAL LUBBLITY CONTENCE (SEOLY INJURY AND PROPERTY DAMACE) IN THE ANDIHITS SHOTTED AS THE LUBB TO DURLITY SET ST THE FORMER UNTERS. SHOL PROFINCE STALLI ROUGE ST. LOUS COUNTY SHI A CREMINAL HORIZON SHALL BE PROVIDED PHONE TO THE SSURVEY OF ANY FRAME CREMING THE ALS DAVE TO ALS DAVE POLYCY CONSTRUCT AND HOLD TO SHALL BE PROVIDED PHONE TO THE SSURVEY OF ANY FRAME CREMING THE ALS DAVE FOR ALS DAVE FOLKY CONSTRUCT UNTER SCHOLT UNDER SCHOLES. THE CONTY THE ADDRESS SHALL PROVIDE TOM ALS DAVE POLYCY CONSTRUCT UNTER SCHOLT THE STORY OF ANY FRAME CREMING THE ALS DAVE FOLKY CONSTRUCT.

LUNIS. D PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HOHMAYS AND TRAFFIC, A SPECIAL CASH ESCHOW OF A SPECIAL ESCROW SUPPORED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HOHMAYKS AND INTERFET TO QUARANTEE COMPETING OF THE REQUIRED ROAWAYL MIPROVEMENTS.

CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERHED. NO EXSTING SDEMALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERHED. NO EXSTING SDEMALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ADURES DURING CONSTRUCTION AFTIVITIES.

						7/31/222N - PER COMMENTS	
						SIGSCEN . PER COMMENTS	
						900252N • PER COMMENTS	
						10/01/2024 • PER COMMENTS	
OF INC.	PROJECT:			NCEPT PLAN			8435 MAP # 185, 195
annes (P)				ESTERF	ELD	SLC. He1 & 8304	HAT SUP. 4
A HITER)+)	PHASE				NNCE NO. 3298	Permit No. MORA27007	
	PREPARED BY	STOCK	Real Party	HIN R DR	nterhid basinas Arbuy NE BEJB 953 J. J. J. Arbust 953 J. J. J. Arbust 955 J. J. J. J. Arbust 955 J.	SDCP - PI AREA DESI NOTES AN	CRIPTIONS,
GEORGE M, STOCK, 5-25116 CML DRUMER CENTERCATE OF AUTHORITY NO. 80899	T.S.	G.M.S.	4/17/2024	1*=100'	6255.4	экстика С′	1.1



Chesterfield Village, Inc.

by: ____

Print Name

10.00

AN ORDINANCE AMERICANO CITY OF CHESTERVILLI ORDINANCE 3285 TO ADD AN ADDITIONAL INFERMANTE OF LARE ZOLGU TO ANTI ADDITIONAL INFERMANTE AND AND ADDITIONAL TO ANTI ADDITIONAL AD MULTIPLESS PARSENCE. WHEREAS, its protocol, for Gip of Chesterfold, is inclusioning an issue of the second second second second second to be seen Commentation in some second protocol of the second second to be were read to asso second protocol and second second Second "Plasmod were read as of the second of Darker, and, we approximate the second secon

ORDERANCE NO. SZTT

WHERE ARE, a Public Hauring was held before the Massing Commission of \$1, 3123 (are).

WHENEAR, He Platning Commission buring considered taid respond

WINTERNA, the Plassing scal Public Works Constitute, having resultanced search, the Plassing approach of the initiation appendix art.

WHEREAS, the Chy Groood, looving counterest and repared, world to NOW THEREFORE BE IT ORDAINED BY THE CITY COLLECT. OF THE Y OF CHEATERPLEE, B. LOCH COUNTY, MIMOURS, AS FOLLOWS

Battan, J., Chy of Chronerfeld Medied Development Code and the Official reg District Map, which was part Hammi, are from by serred-the free additional Code "Parena Commercial and Noniberbeind First Intel 10.1108, news of Iner-ded Society of Granization Oct. Voc. of Chathans Banch, and east of Chamarhald may and Herrichia In Shina.

In the Lass with the grant of the degree 20 structure of a structure form of the structure A many, allowed back to the definition the physics of a source in the left herein $g = 0.125 \pm 0.12$ m s $^{-1}$ there are design with $g = 0.125 \pm 0.12$ m s $^{-1}$ the there are design with $g = 0.125 \pm 0.12$ m s $^{-1}$ the there design with $g = 0.125 \pm 0.12$ m s $^{-1}$ the there design are design with g = 0.125 m s $^{-1}$ the the left of the there design with g = 0.125 m s $^{-1}$ the the design of the desi

A. J. and a final build has Children of the Crysterfield Values A Fluxes The Plant Occ., industry and constraints in the State of the Constraints of the Plant Occ., and Local Course proversis herein 16 (2). Bayrows of Local 2021, Neurality Barth, Mangel 4 Haar of the URA Principal Workshort, Oly of Occessive Ad. R., and Courty, Mensuel Herry wave providently downline and failures.

It should be provided for the second second

tracts of land being late C110, C112, C112, and C113 of Chronicelleid Wilage

5. Starrey 417, an described in Jank Millin, Page 1941 texts of the W. Look and Bosenita, Jonatati in 117, "Accessed 415 and 4022, Township 45 Net? Tage 4 East of the FMD (Polyaka) Modilana, City of Universifield, 48: Look and J. Minnord Integrative performancy described as follows: ming at the positivenesses associat of above hald Lot C110, sold preve of invalid on the outers right of way [yes of West ChainerSidd Parkway, 7]

ATTA 4

With generative 11 weights Rest, 400-21 has to the assumement entered of distribution 12 means have the presented and only the set and 200 ment entering the set of the set and 200 ment entering the set of the set and 200 ment entering the set of the set and 200 ment entering the set of the set o

Home Occupation Actuality Art Disate

spept on the

Aughterson)

A. PERMITTED LANS

- Genual Party n. Cak
- a. Derark rade
- b. Ourseman
- a. Mittenti
- Annu et al. Josef Johng Lux Chill Carl Du Chententheld Village A. Husse Gao Flas G. a matchiness screening to the plan based as mountain as Path Inex 1986, page effects of the Science Analysis provides (Association of Science 4) (33 and 2020), Toward 43 North, Sanger 4) East of the PERs Potangae Maritian, Coy of Chenteriol Laylo Cauzey, Massari Intergr meroperinality discontined as Malane. Reading Roam a Heurester-Facility
- of the RL state Church remarks. Descending 10 K A Revers V Hand 2000, benefits of Lipsic Charge, Shared Dest permy periodic shore and additional to additional Lipsic Charge, Shared Dest permy periodic shore and additional Lipsic Charge, Shared Dest permy periodic shore and additional Lipsic Charge, Shared Dest permy periodic shore and additional Lipsic Charge, Shared Dest and Shared Dest additional Lipsic Charge, Shared Dest additional Lipsic Charge Dest additional Lipsic Charge, Shared Dest additional Lipsic Charge, Shared Dest additional Lipsic Charge Dest additional Lipsic Charge Shared Dest additional Lipsic Ch Office-shirted
 - in Office-general
 - * Cho-metral
 - an American Contesting (Specified Data)
 - a. Datary (ter
 - r. Breing Corter
 - Bernery.
 - IN Groupst IS Coffie map
 - dt. Green-corrected
 - in. Grony-statistics)
 - R. Grany-speciete to: Newspaper starshi
 - Perinsent of Any
 - 1. Revised and head No Drive Three 2 Betweet intent
 - 14. Repet autos ostalitaireari Heigitarbar
 - 6. Read man additioned Correctly
 - ers. Rest une establishment Reports
 - in. Artical processing service un finter al bondy itesi
 - in. Brankindry state
 - up Competendel annual facility
 - H. Dey ours perfer in Drag stem and pharmery
 - 8. Dry channy volations
 - in Provid subday railworth;
 - m. Headail
 - no. Indutant color
 - as. Had and material
 - ry. Nevel Institu
 - II. Harrid (made a. Laboratory-profit
- In fugure of projects 30 sounds 2ast, 271.4 for the two with lies of La Clifford Counter and State (1998) a 188. Laboratory Section 3. The performance approach, parameter to the Diry of Dersterficion Development Cosis in general, subject to all of the antiparces, rules a

Bat Antin

PRESIDING OFFICER

Likin Hound

alls Marganal, City CLIME

TINT

- re. Lineitrest
- Section &. The City Council, premiers on the petition field by the 12 sectod in P.Y. 03-2004 managing the arounteent emission in mi. rameshow
 - een. Parking area (stand-stars), including garages for particulate. Its including asias of strongs of damaged vehicles for more two 72 hours
- Investigation, 22, 05-2004 responsing the annucleurse establish in the behavior, and pairsant is the scoreverserial set of the CD at Character Restrict Correspondent takk and platish the generation of the CD at Character init by the Functing Correspondence to the 10⁶ king of April, 2005, down bere platish initial platish parameter to the power generation for CD at Character index (Theory 10⁶ of the Western Dataset (Dataset) and the CD at Character index (Charger 10⁶ of the Wester Dataset (Dataset) and the CD at Character output to initial and the State of Ministerio collection on CD at Performance and not restrict across facility intel Discourses interesting and facility
 - Her. Truste, miles
- Section 4. This ordinance shall be sequisizzed a thereof or except) seeming and maximum for existing an set out in Section 8 of the Dri improved Code of the City of Characteristic. a. Teaps, salars
 - g. Voleney 101
- Section 3. This reviewes at all the is full linux and other from and offer his College/university 8. However, and the state of th
- very Specialized private actival

 - The District shall prioritize the following

 Departy from development shall be a result of path conversion total in the following locations: on the pathweight

 Bob Matin Heb Nation, MATTOR
- our we such that is the failed op locations: on the or parameters on when how here young varies but back have have here the parameters of the parameter and hit you do not partner of the quarters for the new here the parameters that is not parameters of the quarters for the new meta-parameters that is not the quarters of the quarters of the parameter of the parameters and the parameters of the quarters for the new meta-dation of the parameter of the parameters of the parameter of the adjustment on the Photometers for ensurement fluers. NUMPREADING 19512 1/4/2014
 - the second 18 20 W.
 - Developer shall prioritize loads to live, weakable allowable. If live of pressional addacks on the parton of the primary sheats that lives Post, down 22 structure the Determinant Parallel and the live.
 - Parada DI, SJ, and BD to shown to the Pelinitary Doublement PC ball only to third for tolerancial case as adress in Sectors 400 00 UP PC 6. N Proceed Conversation & Residential Define 10 No. 12/C. and permitted at the Alfactment.
 - Area A, an above or the Photoscory Development Plan, shall only be used for respective Joins on permitted system Plantwerd.
 - 3. No output simple will be permitted.

- Have all membles for the 'PCAR' Detect shall rei be restricted The Cay of Characteristic Cay Gode also it analy to this development facely matthed barries of to be addressed in the Site Development offer the Site Development disclary Form. 4. Toward systematics allow parents may be traced by with taken parameters to the City Caste.
 - B. DENSITY, HEIGHT, SET BACKS AND OPEN SPACE REQUIREMENTS Ownity Greater

ATTACHMENT &

THE PARTY OF THE PARTY OF ALL DEVELOPMENT

1. The even allowed in the PC&R Denet ("Due of) shell be

is Characterized other shows of secultar

c. Community norther

Dealing, multi-barrie

Druge Forstly Delaster

a true Finally Adapted

d there

4 Trm

Administration offices for schembered or reduces institution

- No exhercis provides a l'arrevunt las santas devetarenes republicants objetitations les obsents, créations la saturitation en les devetares de la construction de la
- and considering prove the cases for Conversion Lines in this Destrict for Array 1, z, and z specifies the destrict for invest provide the rest manual field through the constrained at the test form the constrained at the constrained at the test form the effective the field test of the Constrained at the Constrained at the test of the Constrained at the Constrained at the test of t Residential and communical areas may be contributed in the same Suithing, continue on the same size of a separate balance is an experiment of a solid by the development (when each use is particular to be a solid areas is an experiment) for a spectrum bits Development Derevel (In 1997) Six (Development) and the opposite Bits Development Derevel (In 1997) Six (Development) and (In 1997).
 - The standard end of the set of the standard of a biological basis. The standards of the standard of the standard of the standard basis of the standard of the standard basis of the standard of the standard basis of the s

 - and the state

JE T

- 1.3
 - Distant separates from the Gap of Downstrait, 23. Leave County Deserve Transportations, and the Massach Department of Transportation on non-lar bandware of programmed such safe and accessed points, present of max and part analysis (representation).
 - Petitiernal right of way and stand alignmeaning shall be provided, an awaited by the Missian's Department of Temperatures. In *Local Courty Department of* Temperatures, and the Dip of Chesterfield.
 - Periodition consump of evolveys is required to be at a 52 degree employ it order to primitize the vectoring distance for potentiary. In terms shrets out assesses who be private and article private barvar articles an alternate approximative in reacting and another the Day of Datasaction of TSD Development Distributed Redundational Link Strengthen Datasaction of TSD Development Distributed Redundation of Link Strengthen Development Development and an approximate. The DAy is address with approximate.

Provide at before study as structured by the Day of Devalential study information (Devalence of Transportation, and/or Day, at the Origination of Devalence of constructure of the Devalence of Devalence of Devalence of Devalence instructure of Devalence of Devalence of Devalence of Devalence and Devalence of Devalence of Devalence of Devalence of Devalence and Devalence of Devalence of Devalence of Devalence of Devalence and Devalence of Devalence of Devalence of Devalence of Devalence and Devalence of Devalence of Devalence of Devalence of Devalence and Devalence of Devalence of Devalence of Devalence of Devalence and Devalence of Dev

Incode a status mamit. Provide a status mamit. Provide a status districts evolution report on reacted to be Gy of Characteristic the the arcyclent artifectoria, or dynamic. If adapted status distance towards provided all the source status, angularitor of giver 4990, memory and off-status in the second and artifectorial status of characteristic and a status of the second and artifectorial status and angunerated of the second and provided the status and disord Digenvised of Theorematical in segminal and theory and artifectorial status of the second of Theorematical in segminal and theorematical in the Status of theory of the second of theorematical in segminals and the second of Theorematical International Intern

The advantage of the second se

Shortwater exceptioneri shali comply with the Dwaterfact Wage Southwest Questart Source: Name Management Plan saletit (HSD P-CGB20160) as decome by His Calp of Dwaterfact and the Metropolitics St. Load Server Provide

Phonylog public power service for the also instacting sectory force reserve, providy these and/or respond purge explores, to according with Makeypolitan for Lonie Theory Departs (MSD) and the City of Chesterfull regulation.

2 Satting owners shall in an experient by the GR, of Chamerlett and the Merganium St. Longe South 2

Construction of the basic basic process from and its constructive to some operation of the solid process property (if the This is the basic process property (if the the original process property (if the This is the basic process property) (if the the original is result, as in a process process of the property control process in the solarity profession.

The project is in the Caubia Grant Dervice Area and subjects the Caubia Devic Superscript. Starting have inter-leading the size and all behavior to the resources which practical. The resources obscients searces from release tota in 1.85 CFR The 1.85 CFG case and and all primes of the size-obspired on the section.

MID with other that writes usin to correct to the patient matching nothery my propagated within this correlation of the Gaulie in Polyng Mattain Englisherment experiment prior branched and the comparison procession for Gaulia Mittendin by Bandya an Une actual Three and the working party Mattena, Bi separating produced frame that it is an actual prior balance, Bi separating priority Mittena and Theorem and the working party Mattena, Bi separating priority Mittena and Theorem and the second party Mattena, Bi separating priority Mittena and Mi

Fitted past subottor and approval will be required by the MEE prior to P

Dig Council shall have automatic power of melans of all Olin Device. I the Development Locaupt Para, and She Development Bartise Parat, development Parat, The Dig Council will then take approximate active

OTY COUNCE, REVEW OF SITE DEVELOPMENT CONCEPT PLANE, SITE DEVELOPMENT PLANE AND SITE DEVELOPMENT SECTION PLANE

The Edg Gaured reparves 6.8 adds by in damp any reasont to represent of a 0.8 averageneit Garcept Plan, Edg Development Plan or 28a Development Socializ

Development Conceptuations, and presentation from the intervention of the approach Phat(said a Development(Phat') is in transmission tending and a suggroup. The Casaid shall not appears a Development Plan scient it first that he application with externs generated clearly indicate field for the casaid statement generated clearly indicate field for the program

THE service do not provide a discrete reactor for and someworked tracks encountered in which inside the and contential uses are integrated pairs to a discrete stream.

2. We write to and prove a problem and constrained theory and

We control to and provide efficient and effective probabilities and solvarial intensities;

Complexe with the United Televingment Code sprines resulted hereity, the Days Comparison of the second second bars into a large, and the prosteriors of the Orthogenese and

is consider and the Ann 19, 2023 Monthle submitted by the Applicant Abached heads as Solidit G.

In this preparty consisting discriminer, in Edu Development Development Plan may the admitted by Asia 1, 3, and 3 and a separate Sile Development Concept Plan arr bits Development Plan tray in understand by New 4.

HIGH SHOULDAN, HAR WAY I HAR AND A SHOULD AN

Priors meaning and approved, the phonespace shall means, within approved and phone is meaning any global, his investigation and, maintainers or appropriate with weaks of the phone shall be approved and the phonespace shall be approved and the phone shall be approximately a strain approximation and meaning and the bitmate bitmaters. Electrohest evening is in the phonespace in the constraints with the bitmate bitmaters. Electrohest evening is in the phonespace in the constraints of the common bitmater of the phone bitmaters. The phonespace is a straint weak the common bitmaters is a straint of the common bitmaters and the phonespace is a straint of a straint the straints of the common bitmaters. The phonespace is a straint of the phone straints of the common bitmaters is a strain the straint of the phonespace is a straint of the straints of the straint

2. Prior to the channe of subclusters construction depositio, the downame studied provide coefficients by a regulateral lead queryer that of recurrentiation deposite at the transmit studies with the second studie that the three Prior Lead Tarvey Convers have of here classification or their here the data base there ensembled and and the approxime framework line with the Memory Copertrent of Network Resonant Lead Survey Program, as resentant.

PLEMENTATION, BIODIFICATION, AND/OR ALTERATION Supplementations incomparison any partnersense strateging paide Materians of the programmers any partnersense strateging paide Materians (% of means the proy other Device trapation or Observe any paide anguagement there is any any paid of the full device any paide and any of the applement of the programmers and the applement form of the bandwards of the programmer and the inform CRM bands. A public in more required in the programmer and the and the Materian (CM with the Angulation (b) in CM (CRM) and the full applement (b) the Angulation of the applement and the anomaly and the Materian (CM with the Angulation (b) in CM (CRM) and the full applement.

Cross second station provided is adjoining properties as divided by the City of Charterbard.

Consolution and a declarationly content with two Pedrotrary Development Per-ADA computer tableadies of the measured provide maskeeping and conversion to evolving subsections of all mathematics and protection experiment. The standard subsect of the subsection or protection experiment for the test in the 2 dis Compared Concept for any 4 dis 2 distancement for the Network of the 2 dis Compared Concept for any 4 distancement for the Network of the 2 distancement for any 4 distancement for the Network

Schemelse and protections trainistic pairs pairs shall provide balance connected by in orderest derect protects and/or marking protects. Schemelse new (or kontain which is in (phricken) parameters by any final equation (or protections by their agence), or any parameter paperly which are unanceed channels for the Chip for public case and is to an emission by the protector (or derived).

Evaluate and provide pedestriat access and connectivity here the Detroit to Cardial Park in the Site Development Connect Plan.

Description print substantially content with the Polinticary Devolution of Polinticary Devolution of Polinticary Devolution of the Polinticary Polinticary Poli

PUBLICIPHYATE NOAD IMPROVEMENTS, INCLUDING PEDERTHIAN CIRCULATION

Any relationsy and along public right of any shall be private and remain private between also along the board or any triad is to real-summary to suggest key public.

Read separatements with ight of any lock action shad he merghold p leasances of an emergency parent. If downlaymout phoning is minu-taneous engineering the total improvements, typic-of-mer ordering ensures engineering in the leasa of downlaymout on the hold by the Checkel field. Checken has to adding minutation and adjustment and second a singua to address and particularly minutation and adjustment and the singular adjustment and the mergholic of adjustment and the hold applications.

Applicard/Overst of premis indentity (iii) Devetyproof Lastas Plans of all in regulard in territation + Tudit: Oversities Assessment (TGA) of the specification as indebieship (iv) Objects 2007 or annuclement Investment for Object Charlestein (Noverlay condits for suggest represented with or sensetting in objecting the Object Charlestein).

The TGA depend and to made prior to the income of a Manipal Zering Approach (MCA) by the Cry of Chemistical.

¹ Munda are defined in the Datici position they do real regards period with values and the ADA assumed by representents. We have been approximately a set of the ADA assumed by representents. We have a set of the ADA assumed by the ADA a

The Dire Development Concept Part what include of Noves preventing referenced in the directowerk to consider the Section 12 of the andreases and

Any Dis Development Concept Plan shall share all information required on a proloning plat in required in the Diry of Development Code and its required.

Buskie, C.C.
 Double-scheme is an interaction the appropriate first Diskland to the 1-1-1-Couple of the scheme of Theory with an Archaeler Structure in the scheme of the spectra is the scheme of the Manual Couple of the scheme o

Considered with the partial Volume to the sector Vie Cultures for A conset system Explanation (20)

Localization page califications, excite the state of the initial sector productions productly the state of the track production.

, which are the Theorem Matrix Matrix Sector (eq. ()) with the 0.22 , the transmission of the transmission file

Administrational Applitude record and the Contract of Special Application of Special Applications and the Sp

Alley I. Approximate a fit 0.55 (classes) a control set approximate

Version and the presentation of the second secon

1 . With growth states the former with the data states are not the model of the states are states to be more address and proposed on the

 π_{2} . Note the modulus canding is the dot of the 100 -bodieng is reaching a with converged then

referen staden (1.1. sole) i el popular inninelig des consel material anti-

(c) None, This is the stated of compared on the set of the set of AN A 44, and a single AN there takes in which it is a 10 and a fit.

Section and any approximation of an experimental of the section of

Construction of the second statements and splat-shows within 160 fee of the site and all calabing or programmed and second state and spins-choose constructions and all calabing or programmed and spins-choose.

Indicate the location of the prepared start season. Submitter Inner suffery seasons and connection(5) while eating systems.

Depict winding and groupowel sortings at infervals of mit more than one (1) find and coloridad bid her broad the initia of the site on electric.

Carego with all posicious plat requirements of the City of Directerised Symbolic Disputations per the Dity of Directeristic Colo.

30. Signal and a undersons with the light of Massal Department of Summer: Development, Delays in Polyesiand Registration, Massar Scare for Annuals, Polyescal Departs and Lard Surveyor

The Sile Development Section Plans shall induce all terms provipedly referenced in this Machinest and

1. Consider way, rayts arene, and plan scale. The analysis that its regrester then cruc(1) inclusions has been broken (1000 feet.

Parking spin-fellow, inducing calculates for all spaces, required and prepared, and the surgice, size and location for handling field/red.

4. For makerial desingment provide the number of sets proposed to be had

L. For tand development provide the square bullage and runnles of mores

Automa oli signago ili scannaran oliri the Diy of Christefaki Guis and providella the Die Deningment Deningt Meri.

Addess inducating in economics with the Tole Designation and Landscape regressions in the UCC and provided in the Development Derivation Plan.

Address all folding in accordance will the Lighting reparations in the UCC and according the Sile Dessingment Comput Plan.

ADDALD MACHANIC HTTEN

ALL!

10 10 10 10 SEORGE M, STOOK IS-CML DVG/MEER

B. BUT DEVELOPMENT SECTION PLAN SUDWITTAL REQUIREMENTS

1. For compariso do elegence, grants waves here as proposed

A reduced call the station will be resided and experiment.

The character is physical field align comparison will readily comparison induces on the final fields will be trained for it was UNITY entermined wall and the investment of an aliasands model appendix the politheer's processive conservation of the trained and appendix the trained induces of the constraints of the second second and the second characteristic of the second second second appendix of the trained second second second second second second second characteristic of the second secon

CENERAL CRITERIA

A. SITE DEVISIOPHENT CONCEPT FLAN SUBNITTAL

the second and the second second second

a payor and an extension and a second s

12. Depict Pro Austines of all incidence, with a building bright and distance from addressed presents lines, and distanced une.

11. Specific structure, parking software and tube to free story of read-wave and surgery free.

Zowing clubbat lower, subdisidate newsy, lot exercise, lot demonstrate, lot sense and zoriety of adjacent particle where offleered trace value.

Couper coulding and intercented institutes within 151 data of the site an effect and large-severate percent of an end of instance, enhancing and and end of a site of the s

Depict all examines and programmed summers and highly of energy within 100 has of the educant of emotions or programmed of the environments and highly of every second to exercise the environments.

15 Industry free location of two proposed starts seems, further began and by provide and contaction (1) in the scienting pyrame.

Depict soliding and programming at reserves of not reset that one (1) had, and extending 152 had baryers (in finite of the side on Electric).

10 Penalte Lararamiliageneile Pare Rei aggesprich Fas Datati, Manachi Laver Datati, Spati of D. Losis Arport, U. Linis Department of Transportation, Networks, H. Losis Seven Central (MID), and the Mission Department of Transmittlenic.

Completes of the control biotespilles Sever Date: The Dataset at original to PerCip of CheekerSell.

Writes sking 600 days of approxil of any cleaning meeting fairs to Day of Drastachaits the approval Plans will be tracteded with the 00, Loan County Research of Dwels Failure to do not write the segmentary of approval of and plans and regime to exercise of a scient to be Research Controllation.

A. Dis City of Oraclembert, Massach will induce the constituent of Macorchemics in accordance with the Plan opposed by the City of Chamelaid and the terms of the Adactment A.

Padars to comply with drip or of the constituent of the collination will be tablepade totake for reproduces of Agarbada/pergils by reserving Depadements and Completions.

two-compliances with the apacific requirements and conditions and both in this commany and for attached conditions to other Oxforeares of the City of Characteristic traditional conditions or others, adjust, but replacing the primity providence on an latter to the City of Characteristi Color.

D. Walker of Namus of Vacance per the City of Charterbald Color.

E. This characteristical is read to a whole and any reconstruction has be inter-te carry out the owned when after Adaptment A.

ATE DIVILOPILIENT CONCEPT PLAN FOR

DOWNTOWN CHESTERFIELD

CHESTERFIELD, MORCUA FHASE CHE - INFINITUCTURE CHLY - CREMANCE NO. 3298

HAT SUP. P

SDCP - ORDINANCE NO. 3298

C1.2

. LLC He1 #

8304

IL RECORDENS

IV. ENFORCEMENT

Signed and seated in conferences with the little of Wassian Department of Grammit, Direktopwert, Direkto of Performance Regulation, Messari Baset for Anthonic, Performant Engineers and Lawi Savovin-

12. Indicate incation of all suisting and proposed transforming res

The reaction number of increasing marked largery in Areas 1, 2, ept1 whether this scatter, the transition marked of against her be being and before a data in 300,000 papers (red.) it, here it shall be permitted a resorrers of 182,200 square but of two-

UTIC STUD

ORM WATER

SANITARY SEWER

N. POMER OF REVIEW

P. REDTECHNICAL REPORT

R. WRICELLANEDUS

At addises shall be installed underground.

- a. Developer shall provide a clerification of thereby by area on the like Development Descard Plan. The Dis Development Council Plan shall be amounted when allocation of develop changes.
- Haght Raphing metrics Tablet takening beight for day permitted use what not second 200 feet or 18 status addresser is more an ensemble of both developments.
- Detrate
- No subscies are presented invest and build-to-tes is permitted. All telev-estimates aware haid to free shall be no approved on the first Development Constant Place or Rep Development Decision Plants.
- Open Igase Requirements
- Upper pages responses, logars quare in Parka Ana TD and Fran XI waft of Chrosofield Parkaug and Park Class helds to provide the first Bio-Neuropert Cancad Files and addressing operation for find shareour parkage machines, indexed antias and the second state of the shareour parkage shareour contrast, indexed antias in the second states and the shareour parkage shareour contrast, indexed and the shareour parkage shareour contrast, indexed antias in the second states and the shareour parkage shareour contrast, index at stars advantage of the shareour parkage shareour contrast, and the shareour contrast advantage of the shareour parkage shareour contrast, and the shareour contrast advantage of the shareour parkage shareour contrast, and the shareour contrast advantage of the shareour contrast, and the shareour contrast and the shareour contrast advantage of the shareour parkage shareour contrast, and the shareour contrast advantage of the shareour parkage shareour contrast, and the shareour contrast advantage of the shareour parkage shareour contrast, and the shareour contrast advantage of the shareour parkage shareour contrast, and the shareour contrast the shareour contrast, and the shareour contrest, an
- C. BUS INST AND STRUCTURE FUNCTION
- Desard from of of builtings shall instants performing records to with office, and density tendential, or total case when these paint are p
- Private parking access shall be permitted along performs of the privacy strends find facts Park Acce R2. Private pathing proge screen is permitted byte abbe pathage disease localizes and service adopt. Tranhyphings, building receiving past backing, able and service functions shall be lineated at the mark of buildings along the color loop rised and off service along.
- D. PARKING AND LOADING REQUIREMENTS
- Pupida partieg parages and an offset partieg solidies posting requiraments for all general frame more-selectivities, restaurant, not patients, extendiorment, and or other proceedings-solvable and and, as a shallow or the "the Development Environg Plane of Bac Environment Environ Plane, All other same shall prevail parking it summariants with the relationst.
- Public paking in gamps and seatest paking to the automy skyartness soms in Assa 70 reads particul readmoneds for Parture.
- 1. Purticipated to minute the each one subgry as follows Moneys Parkss Related
- Control Personal AD Personal Rate 1 4 Del D.P.A. Description and AD Personal Rate 1 4 Del D.P.A. Description AD Personal Rates / 1 Jail G.P.A. Description 1 5 Personal Rates / 1 Jail G.P.A. Hereactical and 15 Personal Research and Hereat II.3 Personal graphics per technic
- 4. Of-struct surface parking shall be abused on struct or the 24e Development Cancerp (Part 3ct shall be relevaned and designed to relepte the shall implicit on the development and be consistent with the perpose and reset of the PCAM Dates.
- 5 Off-server participal scalar within Area 4 of the Predminung Director shall be participal surface parking on the origin of the chain meta-adaptment within the Area, surface parking shall be edipart to p
- redevelope D-4 atoms
- Joint parking to meet converse parking stardards may be prevel approach (the fibb Development Eacher) Part and and require an logation between their groups and the progenities are (their such analyses to be apportent).

The interaction of all afters in the Labelong and Type Transmission of the interaction of the term of the Labelong and the Competi-lation of the term of the protocol interaction of the term of the interaction of the term of the constant ratio is the term of the term of the term of the term of the term term of the term of term of the term of term

Dos sensitypreci stad attente tes 'De's Sign Gole, anther autorit a Congressionale Sign Package by Area de equivaler for the Die Danistipment Garnage Han senter Silo Desatement Statette, Pans, An Holeshal rights soluting stress and negativesy storage in the spikele and physics spaces what he considerated and consistency storage in the spikele and physics spaces.

1. The meetings and actent they should be public spaces not most charance is the One-Demonstration of the Construction Datase Them. Should be Demonstrated Construction of the Demonstration of the Demonstrate Construction of the end of the Demonstrate Constraint of the Demonstration with the issues of the Demonstrate Demonstration of the restriction asymptotic actempt whether public statistics in the networks by the Architektur Reset. Name Adapts to appear all the theory does not be added to the demonstration of the networks by the Architektur Reset. Name Adapts to appear all the the demonstration of the demonstration of the demonstration of the demonstration.

Building foculties disautifiliar articulated by using color, ensurpresent to change in-statisticals to emphasize the logical elements. The plasmes of estatute usits may be earned to height, or directions.

3. Trave environments the location contained, and another of environment and the approach on the Sila Downspreed Comment Plants of all the University Plants and the second se

Mediately approve stat to energy treasure in sumdatum to the Architecture Review Design Statestory.

Access to the classifyment high patients' classing shall be shown on the this Development Classify Plan and an Amathet by the City of Orecterical, the Manual Department of Tanapacitation and the St. Lease County Desvices of Tanapacitatics, an applicable.

Any improvements within Neuron Description of Transportation's April 44-way will require a permit. This induces guarantina and durings dauge that to be appreciated with Mean & Description of Transportation standards.

The destigation of solid adhere in the City's Lighting Code and/or Architectural Banachy Lighting Package. All Epring in the public spream, while the conditional and compared with the Epring concept press.

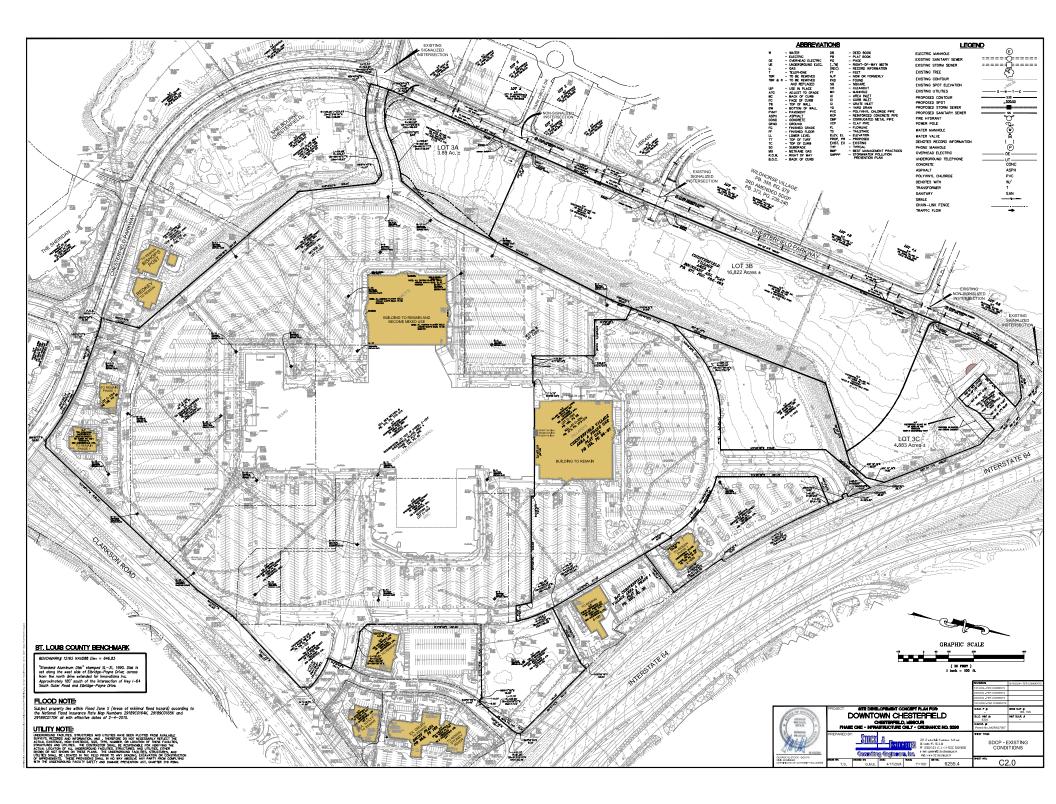
Parking late shall real be terred to streets. In construction related particip whet he petrollad within rights of very any analogy tradeways. All resolution related parking shall be surfaced Dated. Construction parking shall be depicted on all improvement PD bits while for datast. E. LANDSCAPING AND TREE REQUIREMENTS

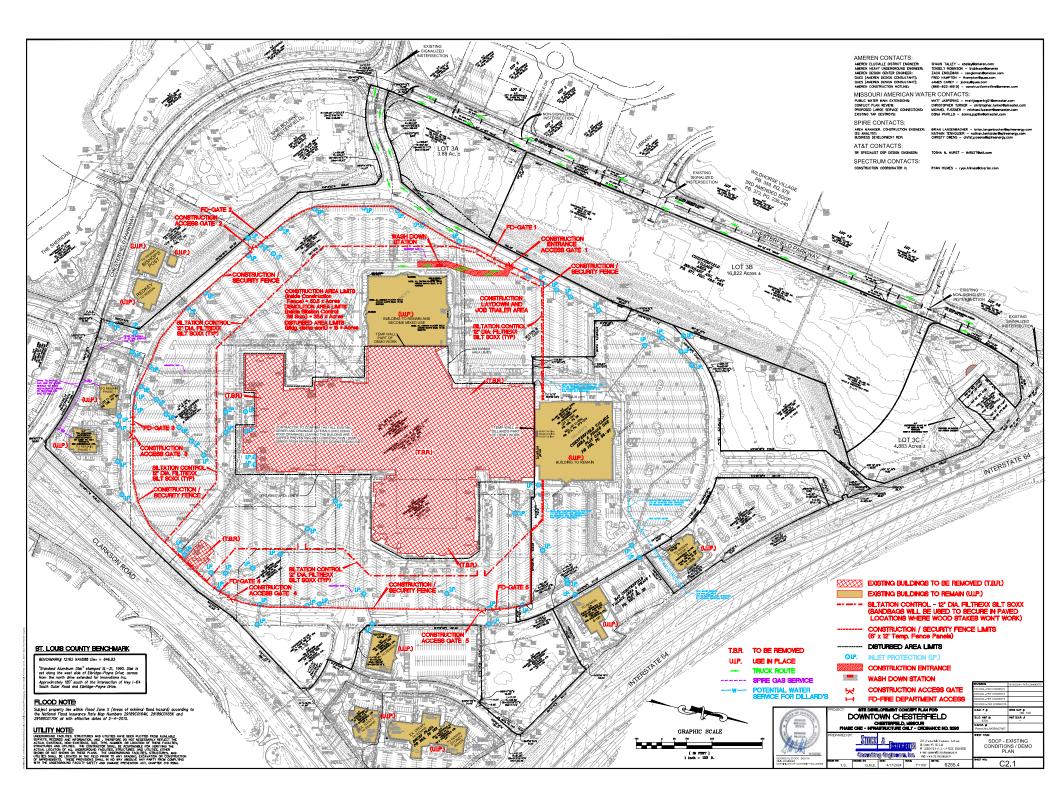
F. INCH PERGAMENTS

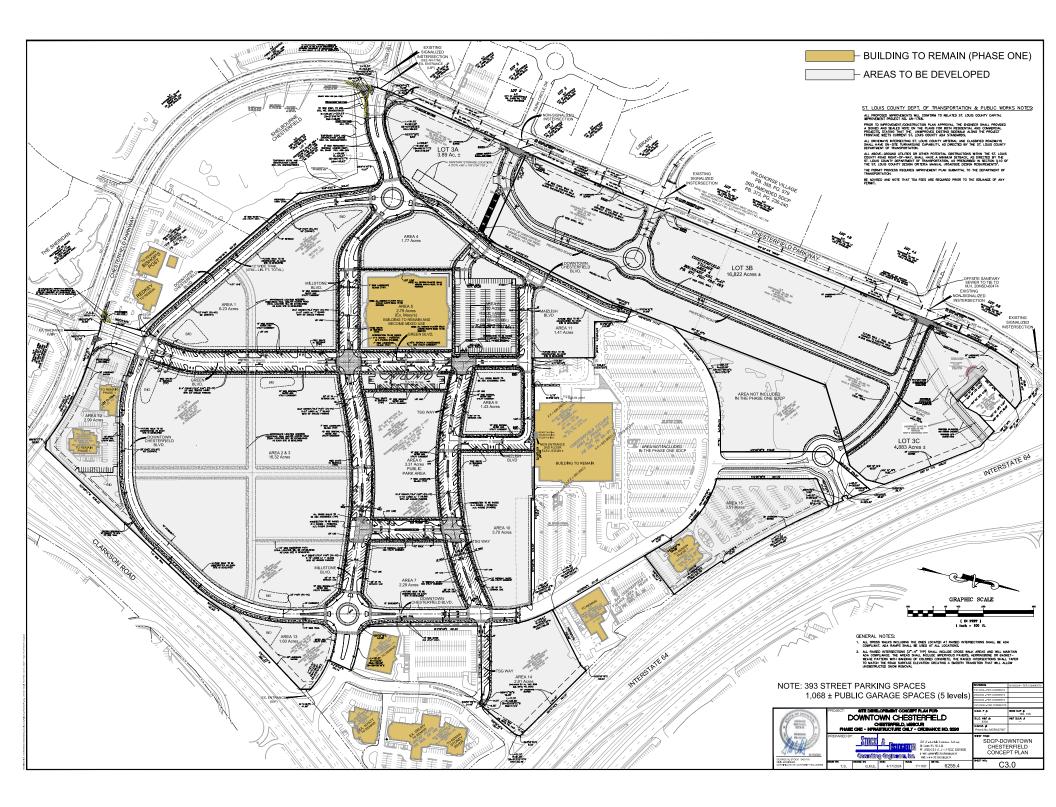
LIGHTING REQUIREMENTS

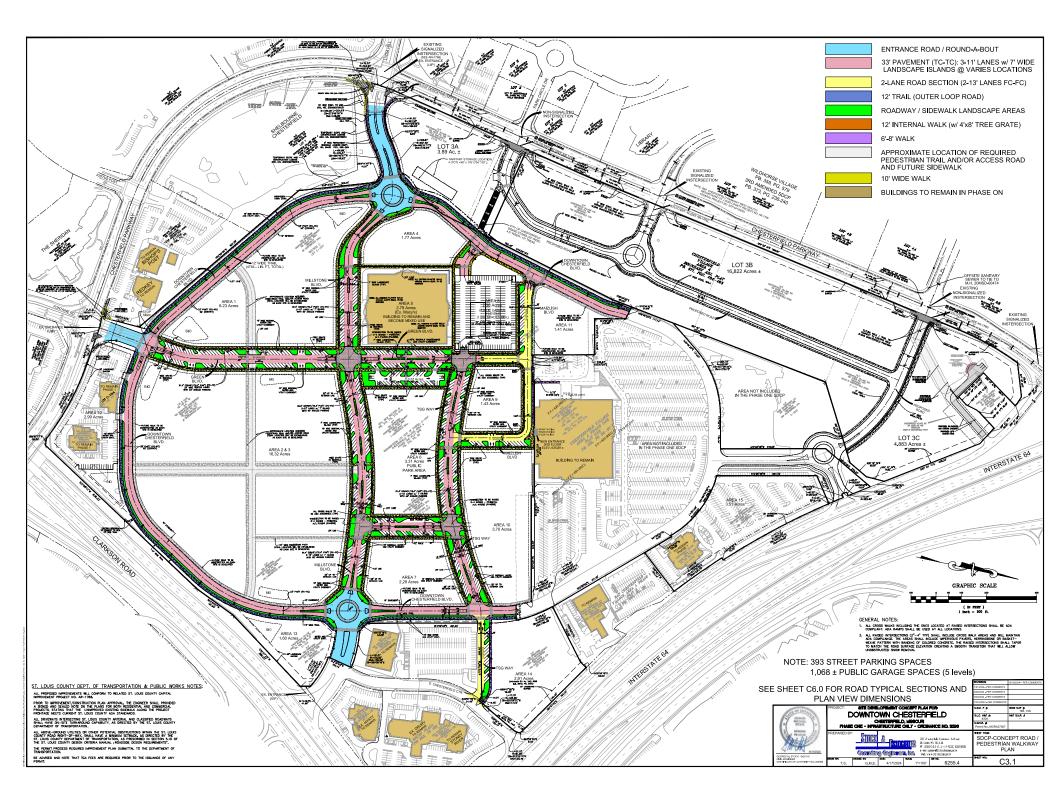
ANCHINICTURAL REGUREMENTS

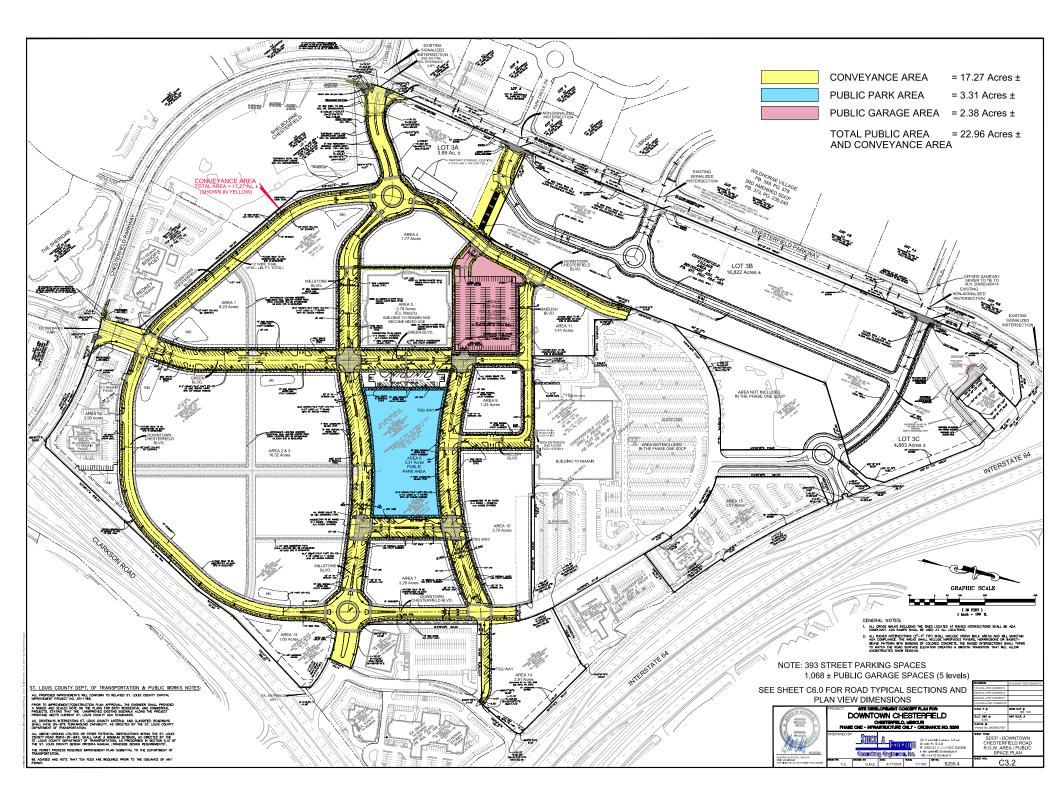
ADCESSIALCESS WANAGEMENT

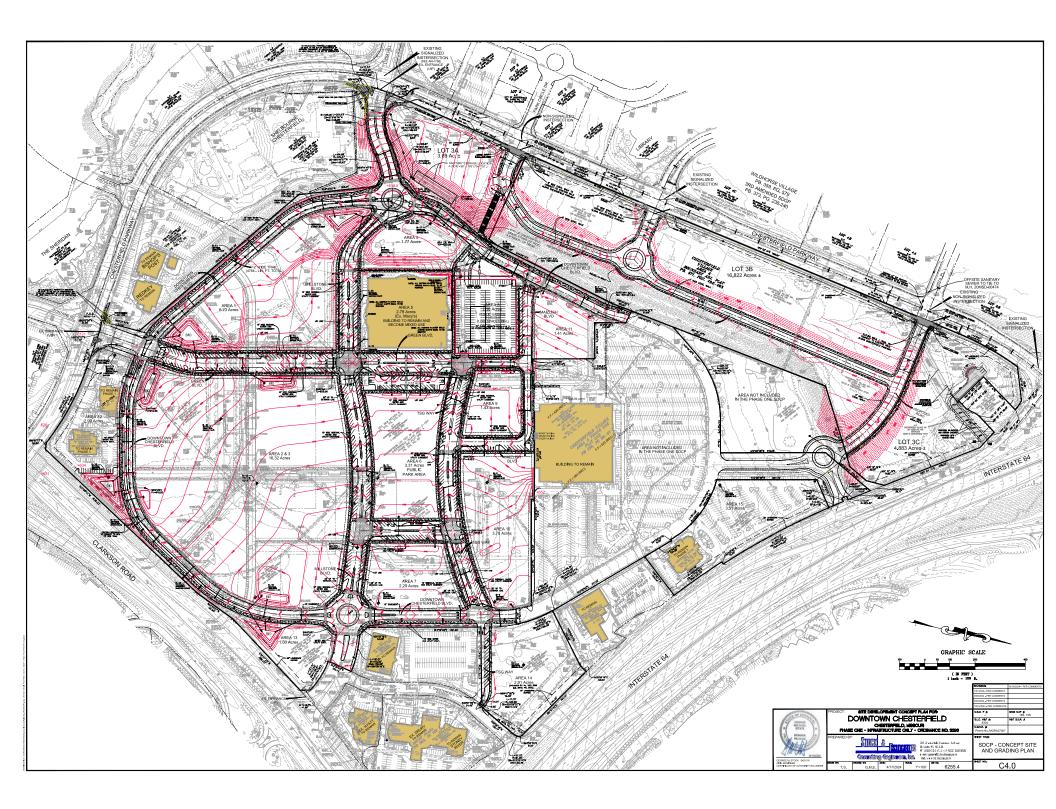


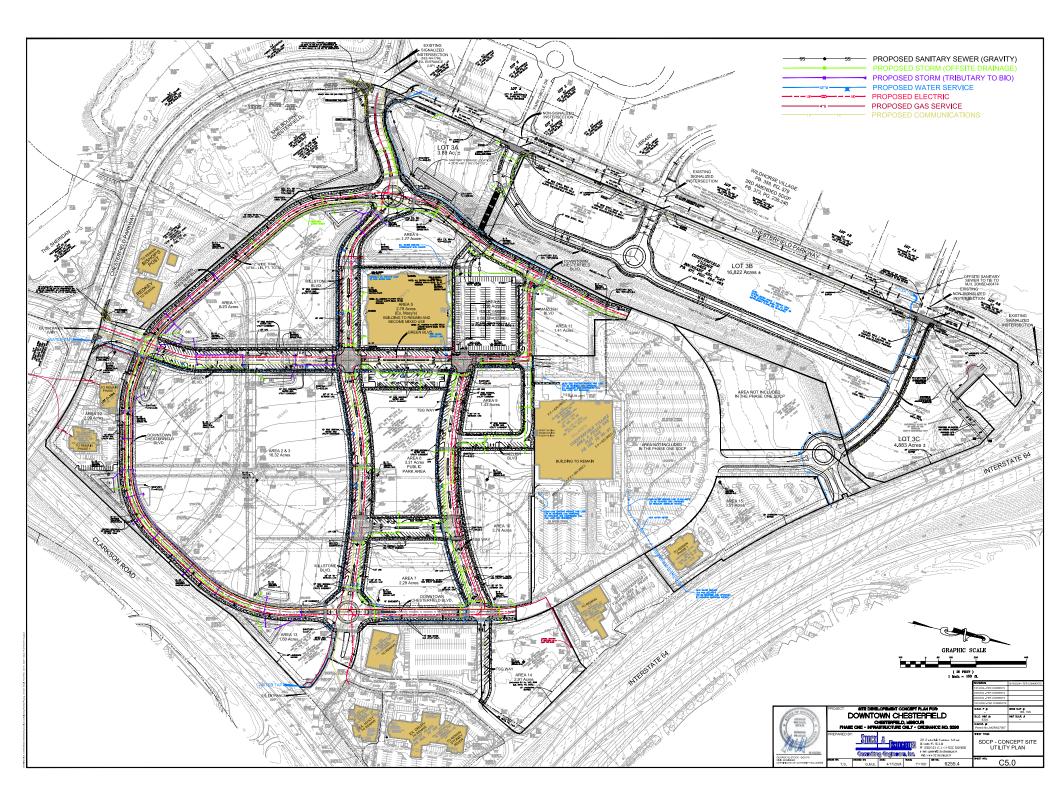


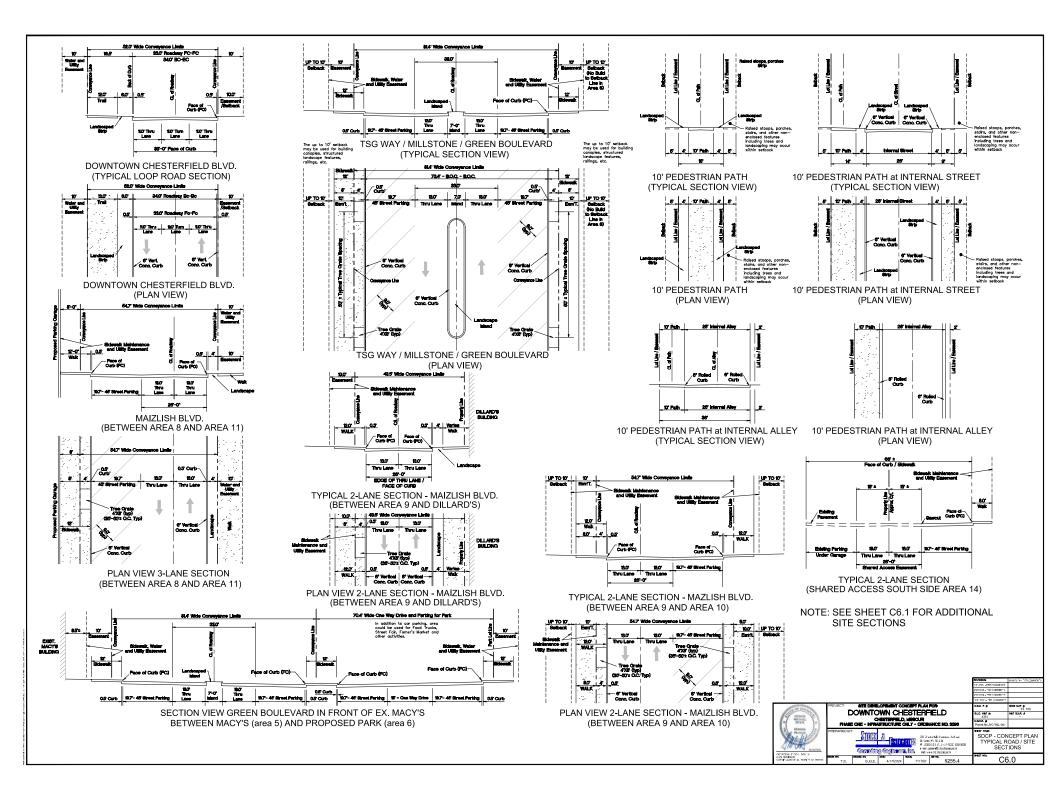


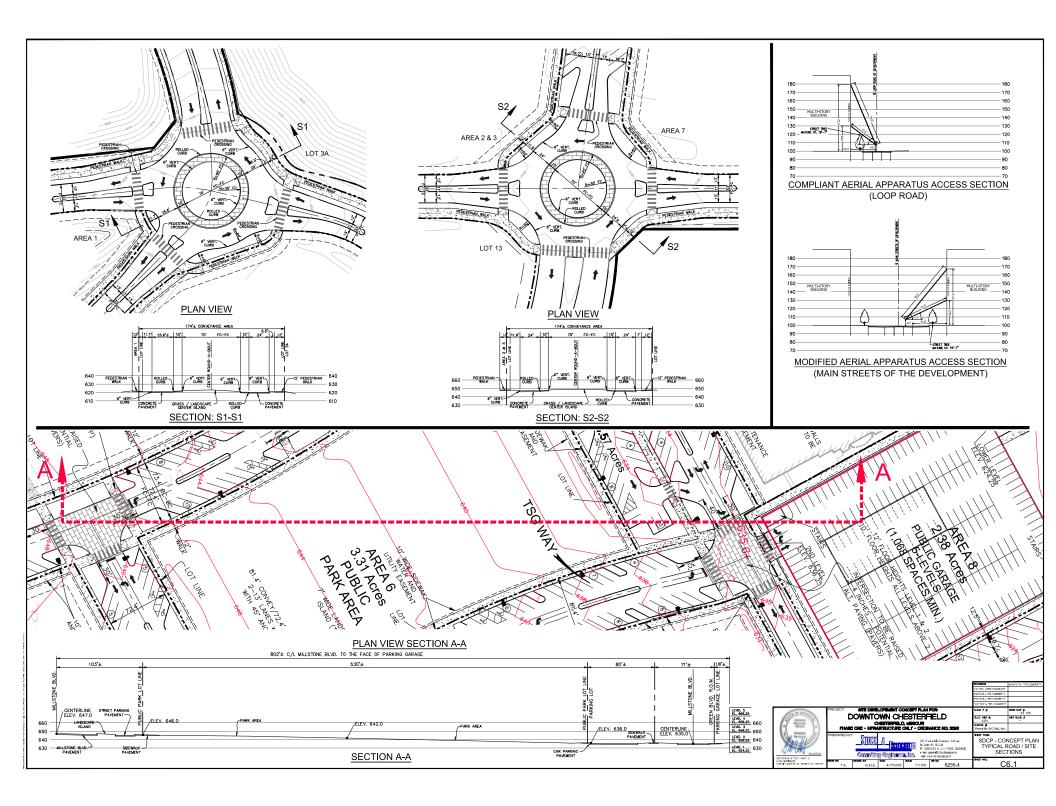












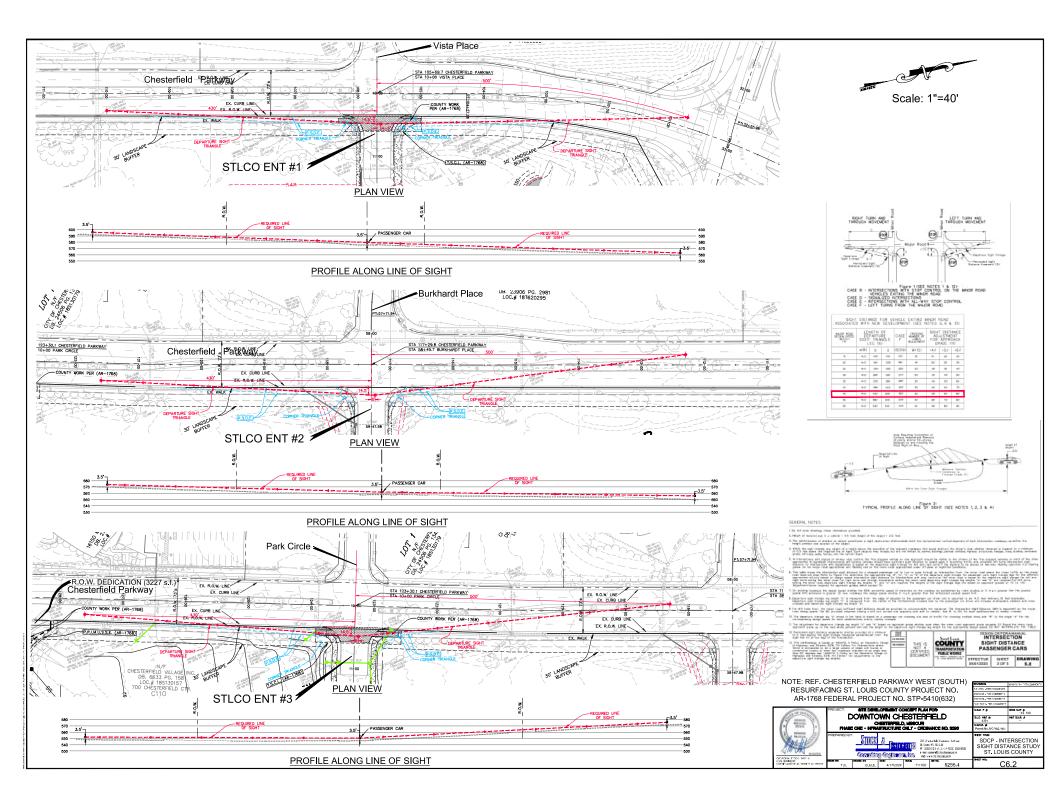




Figure 2: Downtown Chesterfield Presminary Site Plan - RPA-1A (Provided by Others)





Figure 4. Downtown Chester/Seld Prefminury Site Plan - 894-3C (Provided by Others)



Figure 5. Downlows Chesterfield Preliminary Site Plan - MPA-1D (Provided by Others)

Lackreader Group has unrepleted the presenting truths study pertaining its the proposed initial-dessitypress, houses as Dandatese Chesterfield, which study be developed on the one of the estimation Chestry/field Mail in the Cry of constraints. Based on the preceding study, the following can be concluded:

2021 English Conditions

- Carnetily the site area is assigned by ChewierSold Mail which is approximately 3.3 MST. At this time, dee Mail is less than 50% lessed and of the space lessed, react of it is nervected uses that are low The static contrast set of the state of the
- periods. However, the intersection along MD 340 legitring at the IL and S. Oxfer Black and progressing textures, rule relationships for the single of the segment and the set is a rule of the set of the
- Add sertig to an enseting approximation of the approximation of the

2028 Forecastat Conditions (RPA-1A-ordia)

Constraints and the Constraint of Constraints and Constraints and

2023 Personaled Conditions (NPA 1A + NPA 10).

- 2023 Tensorial Configura (1973). A rest of the site of the set of
- secondary
 secondary
 The Influence programmers are successively in constantiant with the programmer development of
 These of Downstreen Development (JPP) A constraint of programmer development of
 the observation of the secondary development of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation
 of the observation of the observation of the observation of the observation
 of the observation o acceptably.

- Amment Systematic right and samples and
 Cancer the scalar methods of trongs large size a shared through high large large size and the scalar of thread large size and signature large discussion of the scalar of thread large size and size signature large discussion of the scalar of thread large size and size size and size and size size and size an

2010 formasted Caraktions (RPA LA + RPA 18 + RAP 1C)

- Distances of Cardinan (IRCA) HAA (I.C.MACLE)
 Bandipated for HF N/S, can adjusted for as an filter and the standard filter and the standard stan

- - dated March 17, 2023 with a revised date July 24, 2023













+





Descal 3 and involved first with the emissionended intermemble place, the same taxt antisparticly souncementation the programs detection present of Desertment Destroyfield and its traffic. Procees contact may selficine at (314) 446-3703 with any specifices or comments com official areal its are

Wi quarkert being rebuilt and traffic signal repriprent releasted. (for Aquentis for

Additional weedbaard left hare larve revealed (blind left hare larve). Approach should be comprised of these dedicated left hare larve and one right hare late. Signage should be provided her the right-most left hare larve which details that left hares will be directed to

met is also recovery if the

AnterSeld MAQCEnterSeld Partnary (Bater this imprise

· It is anticipated that the introduction of #Ph (D would add an additional 5,005 SF of load and beverage can and GBI,000 SF of additional office can. The full build of the proposed Dovertown Classic-Beld autodes RPA-18, RPA-18, RPA-3C, and RPA-3D. Fall build out of Disurtown Ownerfield is expected in generate 5,135,5,372, and 5,553 tops formg the servicing AM, FM, and Saturday multipgent boxes, respectively. However, a portion of these

trips smultiles pass by and internal capture in values, so approximately 1,734, 1,621, and 2,800 "new"

Midnal additional improvements are required for the full hald of Downtown Ownerfield. The following large mersecute, are returneered of in conjunction with the programmed lastic of Departure

The liver 2052 planting hutters without the proposed indewskynewer is place does assure ful managers of Denamhold Mol. This was draw to available a hunding spon which the proposal indevslopment's large term impact study for integrated.
 Is carbin to assume that the study of the

communish 2023 bandom Syngensoneren persistual penanteni. An aktional Phranghieren ist eventiforand direction along Wild Hore Greek Nachleteners OH Overwirden Hard ei Albert Hout. Hibbs, an aktibusel austhored lase to est texteres by troomer, it wold the loweful to provide as aktibusel austhored lase to late provide tributeritylere bandes along texternity. Overscheld Pathany & Will Jime Creek Hand

Additional environment left sam laser resched Approach should be comprised of how lefts have lower, seen francely how, and can showed francyblight tars lower. But Sandhaued right tars lowers would be placed under VEED confiltures with the weshing alasets in the King applicate lowery shuff and tarth's signed approver stranded.
 Kinger applications at an and contransition.

· The 2052 horizon year formasted traffic scenario assumes that the proposed indevelopment of Devotes or QuesterSold is in place in adultion to the annual landgement generits use separatement the area read-used and full divertagement of Wild Harry Village and the adjacent lac(V) property. • In order to accommodate the 2012 forecasted inaffic solarses, the following improvements

Permitted + protected plasing needed for all movements in the AM peak locar (controlly only for configured and workforced locar for phening)

Feisting, REA.13, REA.18, and RPA.17 improvements prevented previously. Additional signal timing resultinations to the following intersection: • Wild House Corek Read & Baster Read

concept layout) MD 340 E N Outor Rowl/WR 64 OF Ramp

multiwere to be fully eccepted)

trips would be generated during these respective peak hour

2012 Enceranted Conditions (Foll Rolld of Development).

Chestertatd

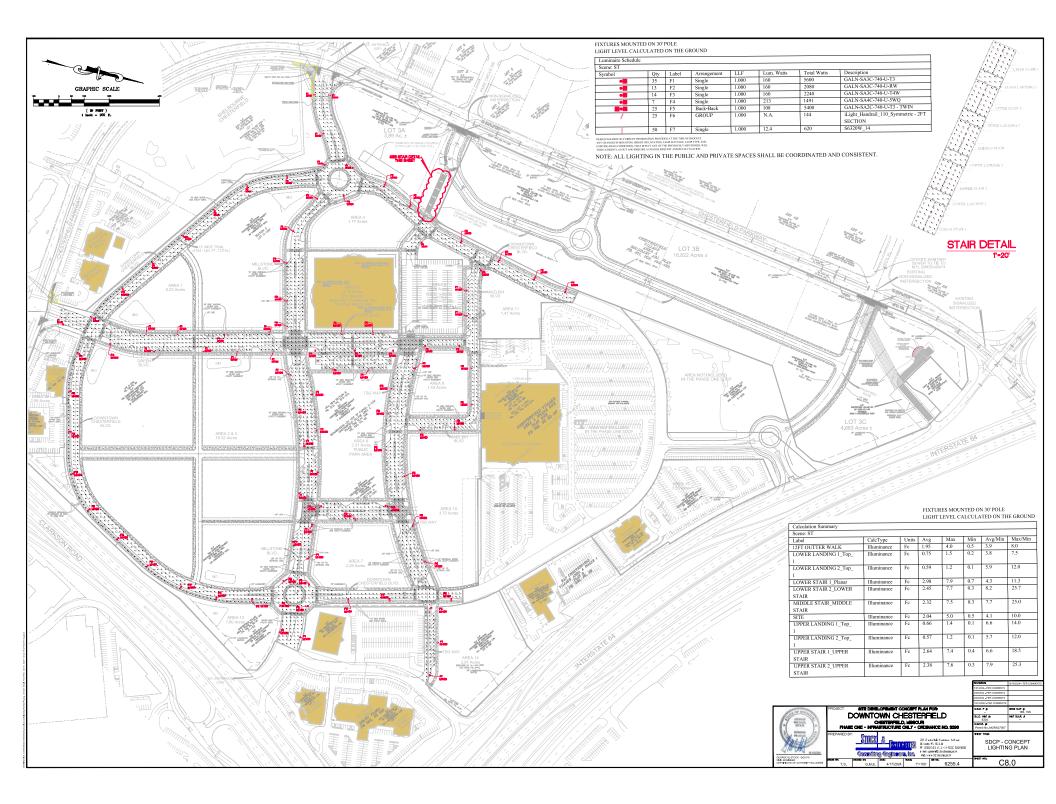
20252 Hartson Year Resetting Conditions.

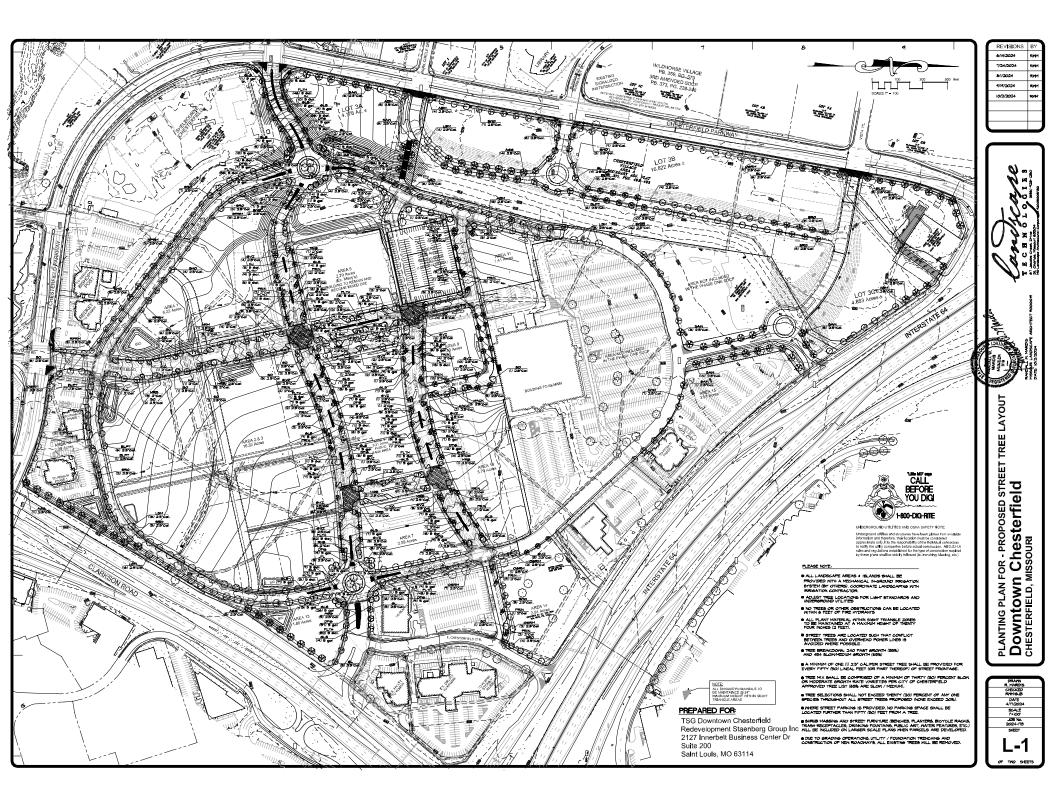
2052 Hallors Yest Formasted Garoliters.

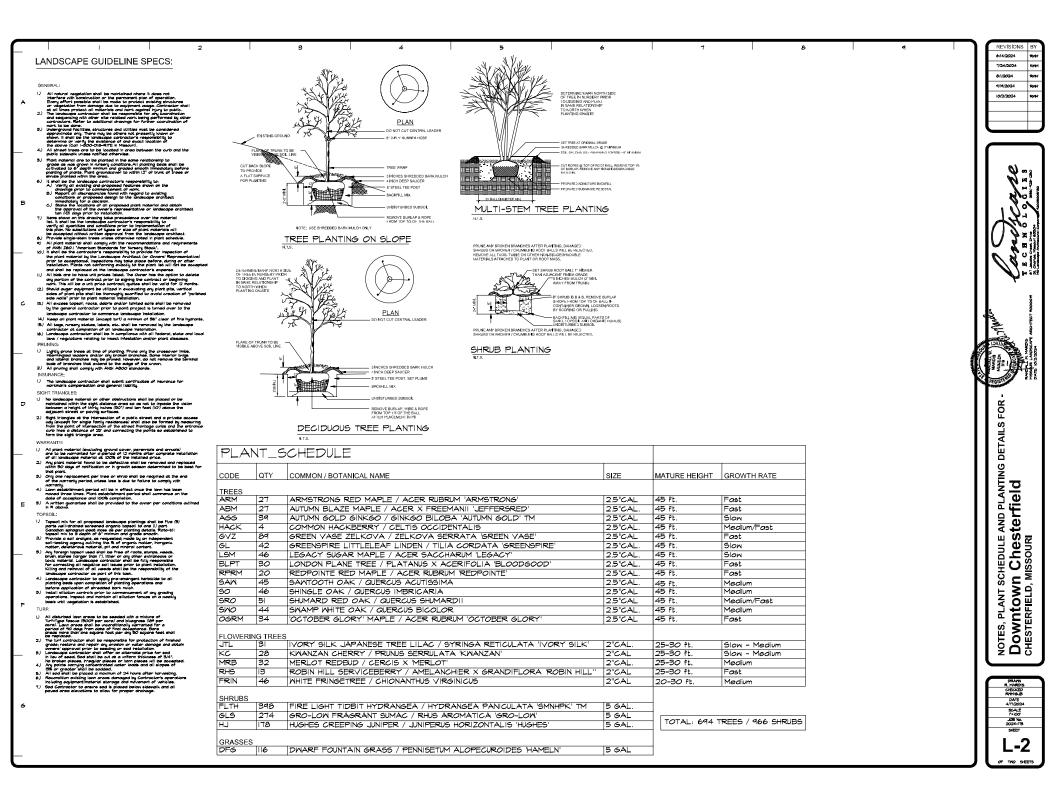
(retrieve)

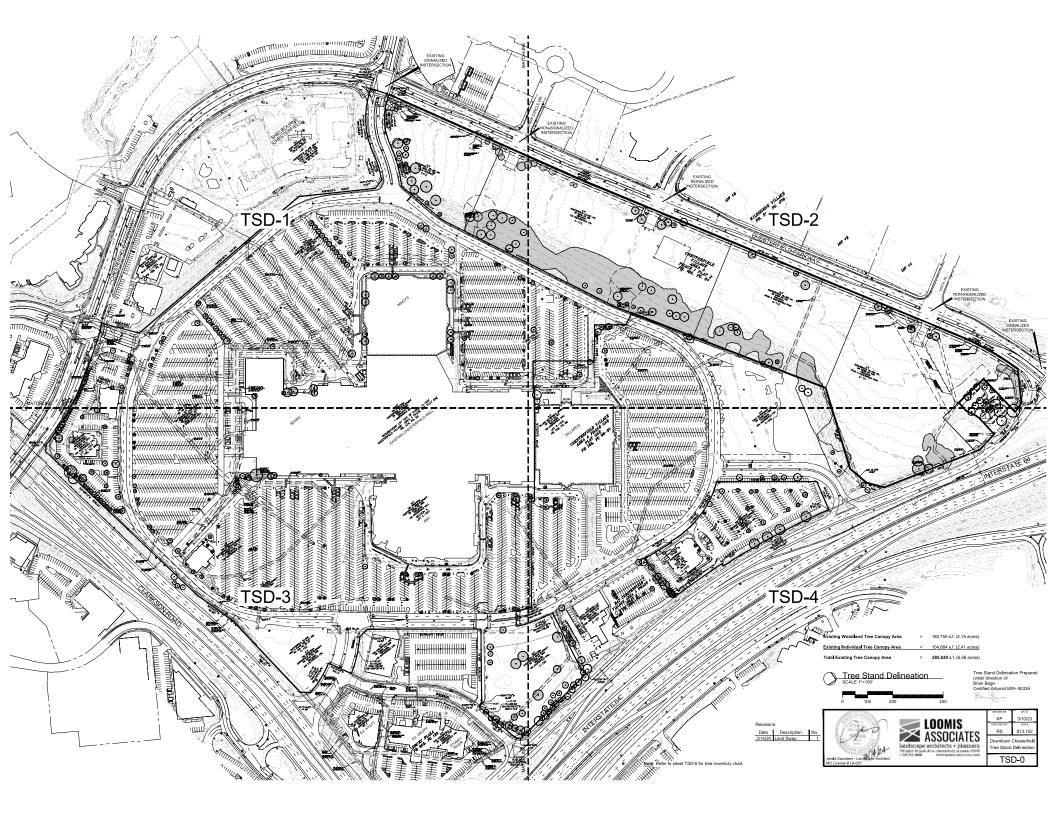
Internal Site Interior During

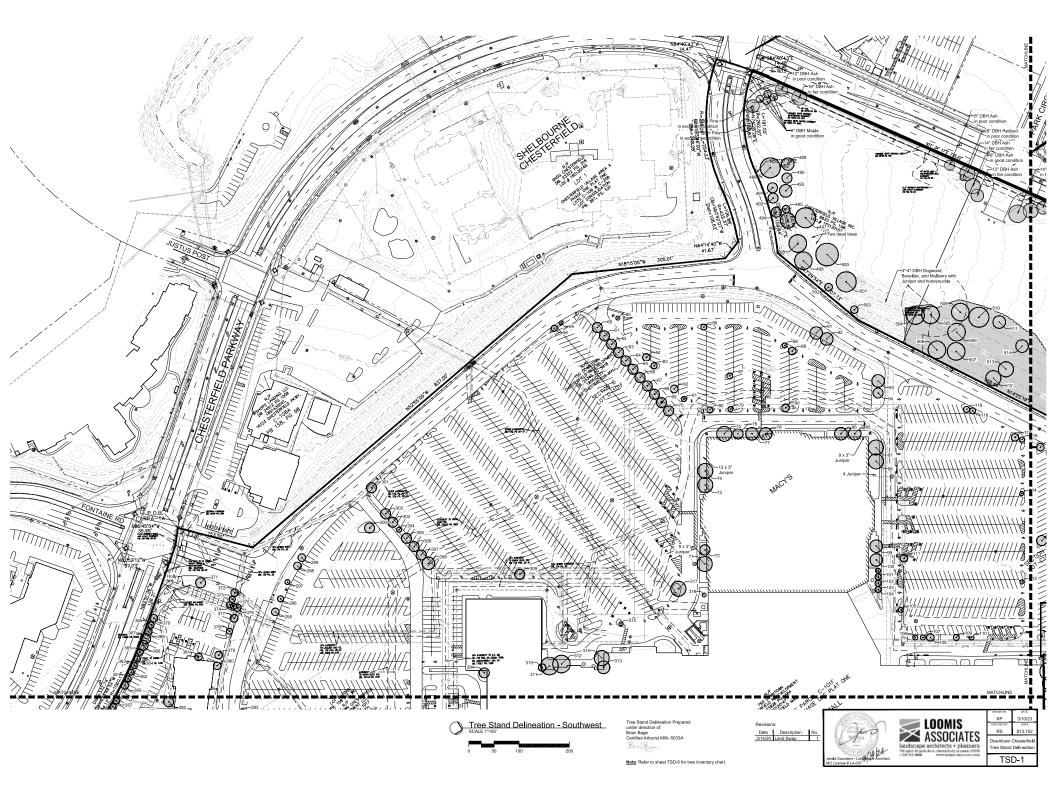
Completed by Lachenseller Group, Inc.

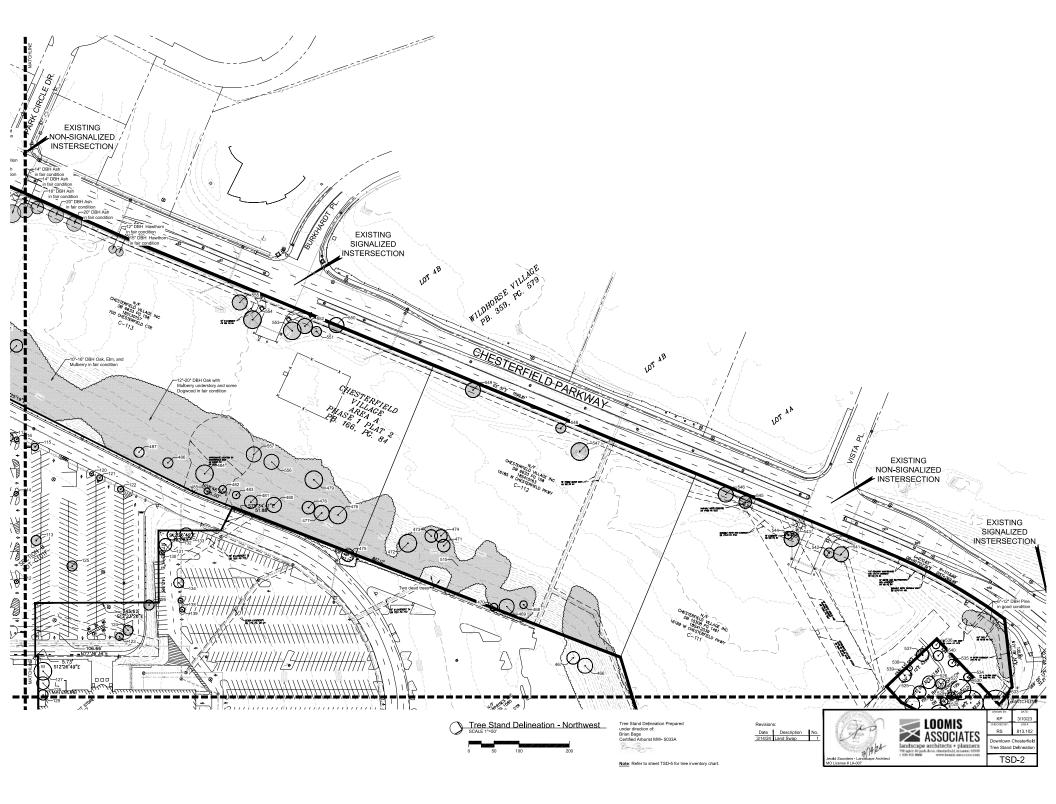


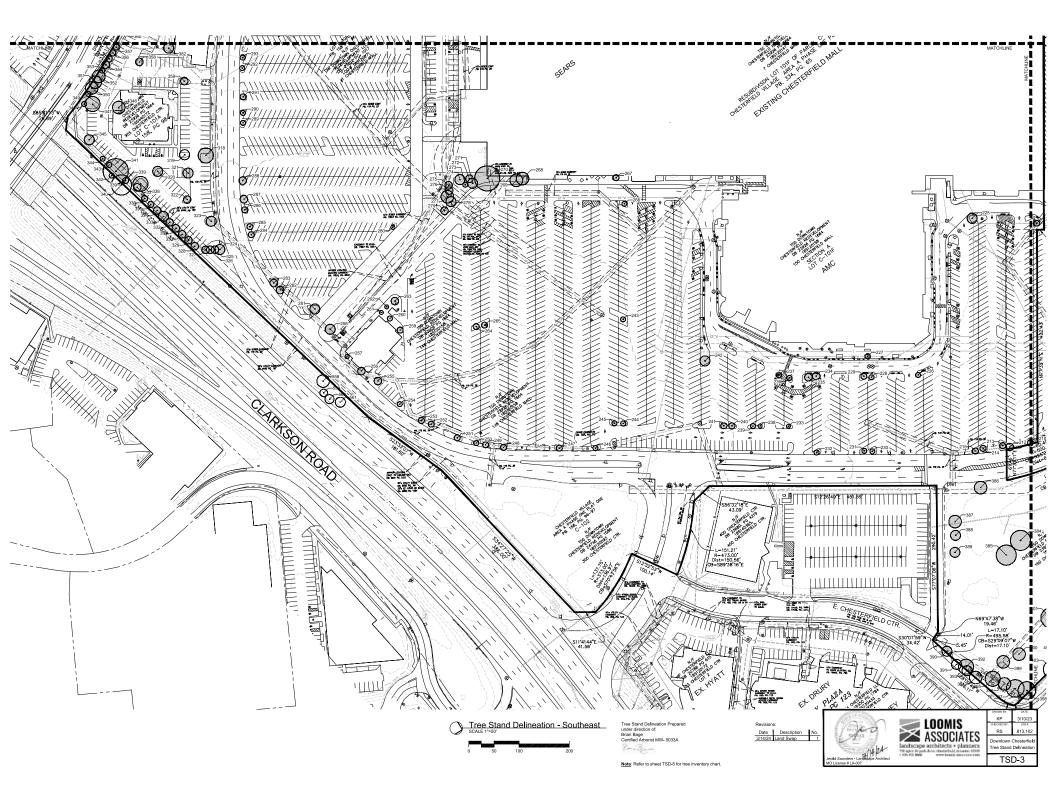


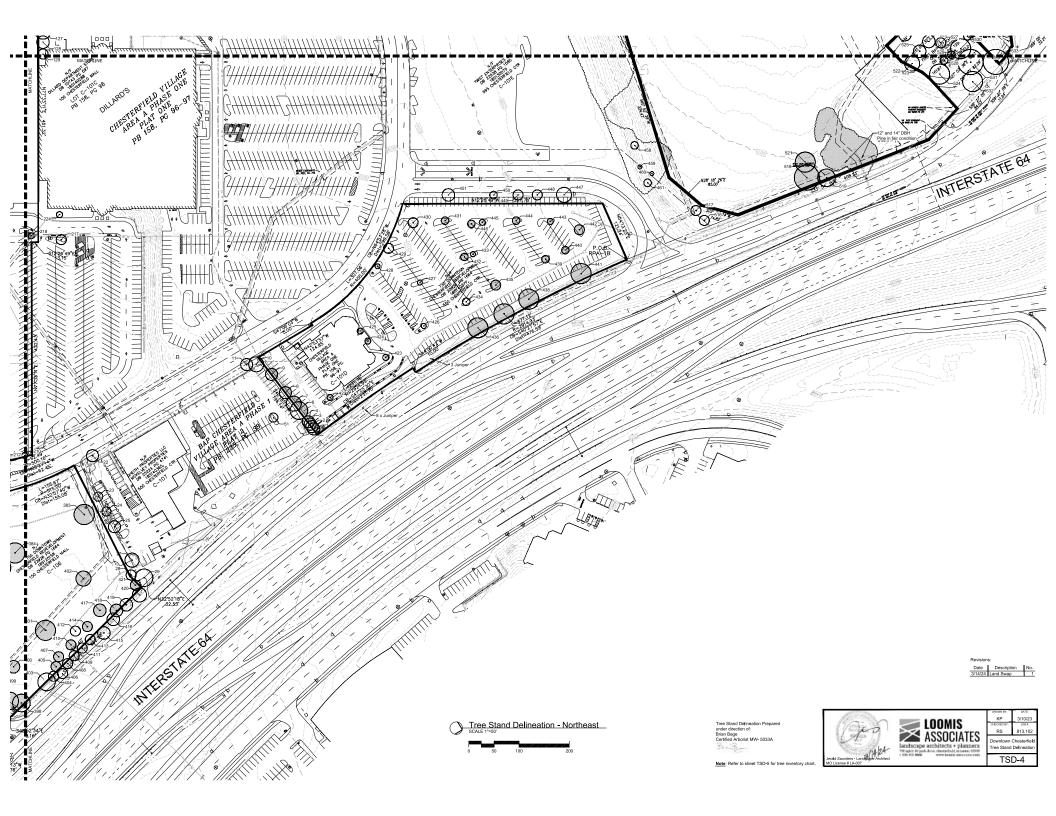












8	Tree Mates	(180-	Ganego.	Rating	Germani
	Arrag Maple	1	- 24	1	
ł	Amar Maple	10	24	1	
+	Amur Maple Amur Maple	8	24 24	1	
	AnterMape	15	35		
1	Aih	20	30	- 2	
	Horwylassiaf	6	30 24	3	
	Maple	12	24	7	
ĩ	Maple	20	30	2	
1	Maple	20 9	24	2	
1	Fietbut	10	24	3	
1	Horwylocust	ŧ	18	3	
4	Horeylocust	7	18	3	
1.	Honeylooset Maple	1	24	3	
1	Maple	20	28	3	
	Maple	20	15	3	
1	Parterphenia	4	18	1	
ā.	Lindet	8	12	1	Trunk damage
	Cherry	4	5	2	Sileer cable embedde
ŝ.	Pear	12	26	2	Crown loss
1	Pear	ő	20	2	
1	Pear	8	20	2	Product.
3 -	Pen	8	20 20	2	Dieback Dieback
ŀ	Pear	10	20	2	PARTICIN.
1 1	Fear	10		2	-
7	Pear	8	20 15	2	
	Pear	10	20	2	
	Pear	12	20	2	
\$	Pear Pear	12	- 20	2	
1	Ain	14	.30	1	
3	Ash	12	20	1	
3_	Ath .	12	30	1	
4	Ash	10	30 30	2	Dieback
2	Ath	12	30	1	Tancata;
;	Alti	14	25	1	
1	Ash	14	25	1	
14	Cratappile	3	10	2	
1	Crabappie	6	12	1	
	Crabapple	1	10	- 2	
1	Cratespele	-	15	- 2	
	Crebepple	5	12	2	
4	Crebecple		15	1	Burd
8.	Dead	10	12	0	Dead
17	Crabapple Crabapple	5 4	12	2	
18	Crabagelle	1	10	2	
13	Dratapple	4	15	2	
16	Crabappie	6	15.	1	
11	Havtton	20	25	1	2s trueis
12	Hantham	12	25	1	Latar
1	Held Maple	17	75	÷	Dharatic
<u>e.</u>	Red Meple	10	20	1	Dieback
8	Ath	10	25 25	1	
1	Ath	10	30	2	
	All	14	30	2	-
	Aub	10	28	1	
10	Ash	10	28	1	
1	Ash	5	10	1	
12	Ash		12	1	
13	Ain	7	12	1	
I I	Ash	7	12	1	
9	Ash	5	10	1	2.1.1.1.1.1.1
¥. 2	Crabapple	2	10	. 2	
	Drabapple	3	10	- 7	
8	Crabapple Crabapple	3	15	3	
ñ.	Cratapple	3	10	2	
1	Crabacple	5	15	3	
17	Pear	4	E	1	
11	Honeylocust	12	20	1	Cieback
4	Pear	3	5	1	
15	Maple	8	15		
16	Crabappie	4	10 15	1	
1	Crabappie	6	15	2	
18	Crabappie	4	12	2	
11	Eitn		12	3	
1	Maple	2	12	- 3	
-	Maple	12	12		
0	Horeytocust	6	12 15	2	
i#	Honeylumist		20	2	
10	White Pirm		20	î	Offsile
а.	Pwar	6	20	- 3	
27.	Red Maple White Pine	24 10	35	3	Offstie, Monarch
28	White Pine				Offsite
28	White Pine	1	20	- 2	Offsite
3	Cali	4	8	1	Offsile
11.	Baid Cypress	12	20	3	Otale
8	Baid Cypress	10	20	3	Otsta
8	Baid Cypress	12	25	3	Offsite
24	Churs	12	20		Offala
	Maple	1	10	2	Offste
10 11	Fear	Ť.	12	2	Offsite

9	Tree Harrs	0.001	Dants	Gendites Ratina	Gamment
14	Pair	1.	12	3	
17	Pear Horeylocust	8 10	12	2	08-1-
17		10	29	3	Offsile
18	Crabapple	6	12	1	04.1
94	Pine	14	20	2	Officie
25	Paar	14	10	- 1	
28 77	Maple		10	3	
	Naps.	4	10	2	
28. 24	Past Past	1	17		
51	Pear	-	10	2	
24		4	12 10 10	1	
22	Pear	5	10	3	
22	Paur	5	£	1	
8.	l'en-	0		2	
9	Pear Pear		15		
58	Pent	- 6	10	2	
22	Fear Pear	- 5	10	2	
21	Pea/	3	ŧ	1	
28	Pas/		10	1	
40.	Pear	8	.12	2	
41.	Fear	-0	12	2	
42	Maple	8	12 20 10	2	
12	PE#	1	10		
44	Paar	4	10	2	
67	Pwar	1	10	2	
HE .	Pear	3	10	7	
47	Ash	6	12 12	1	
41	Ash	6	12	3	
41	Paar Pear		12		
-	Pear .	4	10.	2	
21	Ash	3	12	2	
<u>62</u> 53	Pear Pear	5	12	2	
	Maple		10	1	
54 56	Maple	5	10 15	1	
te a	Fiedbud	6	15	3	
57	Fuectoud	3	6	3	
9	Pear	10	20	3	
91	Rectout	3	12		Mower damage
5	Spruce	1	12	2	the first startings
1	Spice	3	8	3	
62	Spruce	5	£	3	
13	Haribard	8	15	2	
64	Pear	5	12	3	
65	Pear	5	12	2	
12		4	10	2	
87	Crabapple	4	12	2	
es .	Heathorn	20	25	3	MAR-sile=
66	Hewthorn	20	23	3	NUE-siem NUE-siem
70	Honeylocust	40	50	3	NAB-stem
71	Honeylocust Pine Pine	10	20	3	
12	Pina	12	15	1	
13	Pina	2	10	2	
74	Pite	16	20	2	
1.	Pine	10	.15	- 8	
4		17	15	2	
17		12	20		
94	Pine Pine	14	20	2	
78	Pine	12	15	1	
	Deed	10		0	Dead
11	Ash	1	20	1	
5	Pear	8	15	3	
<u>.</u>	Pear	0	15 12	2	
64		6			
E	Pear	1	12	2	
	Auto	8	15		
67 18	Harar.	6	15		
	Tear	8	15	2	
-	Pear	8	10	2	
i i	Ash		10	2	
1		*	10	2	
1	Pear		10	2	
14	Pear	10	70	7	
12	Linden	1	20	1	
	Crabapple	4	12		
7	Churry	1	10	2	
u I	Crubapple	4	15	2	
÷.	Littlen	. 8	15	3	
÷.	Mapie	12	20	2	
ñ.	Manie	12	20	2	
2	Pear	141	20 20	2	
20	Fear	10	20	2	
ž A	Pear	6	10	1	
10	Pear	10	28	2	
Ŧ.	Pear	8	20	2	
5	Fear	10	20	2	1.0
8	Pear	12	25	2	
CS	Arb	3	20	1	
17	Pear	5	15	2	
	Honeylocust	14	35	2	
1	Honeylocust	12	35	2	
11	Pear	8	25	2	
1				3	
11 17 15					
12	Honeylocust	12	10		
11 17 15 14 17	Honeylacust Crabappio	15	10	1	Dend
11 12 13 14 15	Honeylacust Crabapple Dead	15	ŧ.	1	Dead
11	Honeylacust Crabappio	15	10 E 30 30	1	Dead

abit abit abit <th>Ash meylocust</th> <th>10</th> <th>Distant.</th> <th>Exercitive Rating</th> <th>Determint)</th> <th>12</th> <th>Tree Name</th> <th>0</th>	Ash meylocust	10	Distant.	Exercitive Rating	Determint)	12	Tree Name	0
abit abit abit <th>Ash meylocust</th> <th>10</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	Ash meylocust	10						
11 Hoc D 12 Hoc D 13 Hoc D 14 Hoc D 15 Hoc D 16 Hoc D 17 Hoc D 18 Hoc D <td>revisionst</td> <td></td> <td>20</td> <td>1</td> <td></td> <td>421</td> <td>Maple</td> <td>1</td>	revisionst		20	1		421	Maple	1
20. Me		.8	20	2		421	Milita and Alicenter and Alice	1
	regionst	4	15	2		423	31/566	- 1
	et Maple et Maple	1	20	- 2		403	Spruce Magnola	-
bit 19 bit 10 bit 10 bit 10 bit 10 bit 10 bit 10	diversion .	15	15	2	Nutli stem	428	Magnola	1
	sexthorn	10 15	15	2	MUR-stern	428	Crabapple	1
	withorn	15	12	- 2	NA/6-wike to	427	Crubappile	1
	leathann	15	13	2	Multi-site= Multi-site=	438	Castagrate	1
111 Res 121 Res 122 Res 123 Res 124 Res 125 Res 126 Res 127 Res 128 Res 129 Res 120 Res 121 Res 122	leathorn leathorn	12	15	2	Multi-stem	-91.	Ash Ash	÷
202 Physics 2 Ph	ed Mapika	-	11.	3	THE SECOND	421	Crabapple	-ti
22 1 He 22 1 He 23 1 He 24 1 He 25 1 He 26 1 He 27 1 He 28 1 He 29 1 He 20 1 He 21 1 He 22 1 He 23 1 He 24 1 He 25 1 He 26 1 He 27 1 He 28 1 He 29 1 He 20	est Maples	7	13	3		432	⊂ratappie	1
	ed Mapie	1	20	3		421	Crabepple	-
	#MTKITE	10 10		- 2-	Mixed with 2" Dogwood	404	Maple Maple	-
zz D. D. 1 1 <td>tewthorn wwthorn</td> <td>10</td> <td>17</td> <td>-</td> <td>witted with 5. modecood</td> <td>411</td> <td></td> <td>12</td>	tewthorn wwthorn	10	17	-	witted with 5. modecood	411		12
Bit Bit <td>ogwood</td> <td>12</td> <td>15</td> <td>2</td> <td>Multi-alarm</td> <td>427</td> <td>Paar</td> <td>÷</td>	ogwood	12	15	2	Multi-alarm	427	Paar	÷
Bit Bit 1000 Bit Bit	reytacust	14	30	3		428	176-07	- 2
	ett Mapie	8	12	1	Truth cavity	400	Maple.	- 1
202 202 202 202 202 202 202 202 202 202 202 202 202 202 202 202 202 202 202 202 203 202 203 202 203 202 203 202 204 202 205 140 205 140 205 140 205 140 205 140 205 140 205 140 205 140 205 140 205 140 205 140 207 140 208 140 209 140 200 140 201 140 202 140 203 140 204	Fear	10	40 50	2	Twits Multi-sterm	441	Maple	3
HO HO HO <	Pear	36	10	1	NUE-WEIT	441	Pear Mapie	2
Hat Hat Math Res	Aih	14	10	1		443	Crabappie	1
Mathematical Mathematical Mathematical 1 Horizon Horizon Horizon	Astr	10 10	20			444	Crabappie	1
Hall Horizani 144 Horizani 145 Horizani 146 Horizani 147 Horizani 148 Horizani 149 Horizani 141 Horizani 141 Horizani 142 Horizani 143 Horizani 144 Horizani 145 Horizani <td>Astr</td> <td>10</td> <td>20</td> <td>1</td> <td></td> <td>-045</td> <td>Costappie</td> <td></td>	Astr	10	20	1		-045	Costappie	
Mathematical Control 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	neylocust	12	23	3		448	Crabapple Pear	1
Mail Charlenge 1 Horizon 1<	nabappie	6	10	0	Deed	442	Pear	
Bit Description Bit Bit Bi	nstrappike	8	10	ő	Deed	45	Pear	1
50 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	regiocust	10	- 25	2		458	Pan	1
121 Children 122 Children 123 Children 124 Children 125 Children 126 Children 127 Children 128 Children 129 Children 1201 Children 1202 Children 1203 Children 1204 Children 1205 Children	neylocust	1	25	3		461	Pear Pine	1
141 CH 142 CH 143 CH 144 CH 145 CH 146 CH 147 CH 148 CH 149 CH 149 CH 141 CH 142 CH 143 CH 144 CH 145 CH	reylocust rabapple	8	10	3	Dead	418 419	Pine	1
	nabappie	8	15	1		239	Ash	+
222 PARA 223 PARA 224 PARA 225 PARA 225 PARA 225 PARA 225 PARA 226 PARA 227 PARA 228 PARA 229 PARA 229 PARA 220 PARA 221 PARA 222 PARA 223 PARA 224 PARA <td>invition</td> <td></td> <td>12</td> <td>2</td> <td>NA/8-elem</td> <td>461</td> <td>Aih</td> <td></td>	invition		12	2	NA/8-elem	461	Aih	
State Rest Rest 100 Rest Rest Rest 100 Rest Rest Rest 101 Rest Rest Rest 102 Rest Rest Rest 103 Rest <td>in which</td> <td>12</td> <td>12</td> <td>2</td> <td>Multi-size=</td> <td>166</td> <td>Cak</td> <td>1</td>	in which	12	12	2	Multi-size=	166	Cak	1
State Hole 100 100 100 <td>awthorn</td> <td>12</td> <td>12</td> <td>2</td> <td>Multi-stern</td> <td>467</td> <td>Cak</td> <td>1</td>	awthorn	12	12	2	Multi-stern	467	Cak	1
200 1	ed Maple regional	- 5	15	1		41	Pear Multiserry	1
4.41 4.41 4.42 4.44 4.44 4.44 4.44 4.44	leathorn	12	15	2		01	Pre	1
Election Non-Section Section Section Section	enthorn			2		471		1
141 199 142 199 143 199 144 199 145 199 147 199 148 100 149 100 149 100 140	ention	12	12	2		472	Cak Osk	1
201 1-9 202 1-9 203 1-9 204 1-9 205 2-9 206 1-9 207 1-9 208 1-9 208	Sixthoin .	12	12	2		472	Cak	1
HE HO HO BE E E E BE CIL E E DE E E E DE	iewthorn iewthorn	10 12	12	1		424	Cak	1
Processor Processor Processor Charles Charles Charles Charles Charles	reylacust	12	20	3		476	Cak	12
bit bit bit	teutorisien.	7	20	2		437	Cak	2
bit bit bit	ratiappile	1	15	- 2		421	Charry	1
P1 P4 P4 P4 P4 P4	THE DESCRIPTION		12	1		471	Materny	1
1/2 1/2 1/2	nationpoles ext. Marcles	8	15 20	2		482	Cak	1
121 Hell 122 Hell 123 Hell 124 Hell 125 Hell 126 Hell 127 Hell 128 Hell 129 Hell 120 Hell 121 Hell 122 Hell 123 Hell 124 Hell <td>enthorn</td> <td>15</td> <td>15</td> <td></td> <td>Multi-stem</td> <td>441</td> <td>Maple</td> <td>1</td>	enthorn	15	15		Multi-stem	441	Maple	1
104 Hg 104 Hg 107 Hg 108 Hg	iuwtho:n	12	12	2	MARE-statem	48.5	Call	3
75 100 77 Res 78 Res 79 Res 70 Res 71 Res 72 Res <tr td=""> <tr td=""> 73</tr></tr>	watto:n	15	12	2	NA/E-sile=	-84	Coffortword	1
77 Hest 77 Hest 78 Hest 78 Hest 77 Hest 78 Hest 77 Hest 78	WATKIT	12	12	1	Multi-site ==	101	Ash	
Paint Paint Paint <td>exthorn ed Mapke</td> <td></td> <td>15</td> <td>2</td> <td>Losticador</td> <td>467</td> <td>Cak</td> <td>+</td>	exthorn ed Mapke		15	2	Losticador	467	Cak	+
Pair Feature R1 Japan R1 Japan R2 Size R3 Honor R4 Honor R5 Honor R4 Honor R4 Honor R4 Honor R4 Honor R5 Honor R4 Size R5 Size R5 Size R5 Size R5 Size R6 Honor	act Neocka	3	12	1		182	Silver Maple	1
200 1 Jappan 81 Jappan 5 82 5 5 84 Hon 1 84 Hon 1 85 Hon 1 87 Hon 1 88 Hon 1 87 Stat Hon 88 Sat Sat 89 Sat Sat 81 Sat Sat 82 Sat Sat 84 Sat Sat 85 Sat Sat 86 Sat Sat 86 Sat Sat 87 Sat Sat 88	ed Mapke		15	3		401	Materry	1
82 5 85 Hon 86 Hon 86 Hon 87 Hon 88 Hon 86 Hon 87 Hon 88 Hon 88 Hon 88 Hon 88 Hon 89 Sam 80 Sam 80 Sam 80 Sam 81 Hon 81 Sam 81 Sam 82 Sam 84 Sam 84 Sam 84 Sam 84 Hon 84 Hon <td>Pear</td> <td>1</td> <td>15</td> <td>3</td> <td></td> <td>400</td> <td>Materry</td> <td>1</td>	Pear	1	15	3		400	Materry	1
RD Hor RM Sam RM Hor RM Hor RM Sam RM Hor	nese Maple Spruge	12	13	3	Vices	452	Nutrens	1
2014 Hon 2015 Hon 2017 Hon 2017 Hon 2018 Hon 2011 Hon 2011 Hon 2011 Sam 2011 Sam 2011 Sam 2012 Sam 2013 Sam 2014 Sam 2015 Sam 2016 Sam 2017 Hon 2011 Hon <td>ney/coust</td> <td>20</td> <td>40</td> <td>3</td> <td>4106.0</td> <td>465</td> <td>Cherry</td> <td>1</td>	ney/coust	20	40	3	4106.0	465	Cherry	1
Item February IST Homes IST Homes IST Homes IST State Homes State IST Mones I	rwylocust	18	40	3		-454	Cak	1
87 Hon 88 Hon 88 Hon 88 Hon 88 Set 89 Set 88 Set	revisoust	20	40	2		460	Cak	1
82 Hon 82 Hon 82 Sam 83 Sam 84 Sam 85 Sam 86 Sam 87 Sam 88 Sam 88 Sam 84 Sam 85 Sam 84 Sam 85 Sam 84 Sam 85 Sam 86 Sam 87 Sam 86 Sam 87 Sam 88 Sam	Ath	12	25	1		454 467	Cek	1
RE Flor SH SH SH	revisoust	10 B	28	2		4.8	Cak	2
Stat Stat Stat <td>revitoust</td> <td>171</td> <td>.20</td> <td>3</td> <td></td> <td>455</td> <td>Oak</td> <td>1</td>	revitoust	171	.20	3		455	Oak	1
Su Su Sin Su Stat	minitzigen	12	20	2		202	Bost Exter	- 2
Sam Sam 54 Sam 54 Sam 55 Sam 52 Sam 54 Sam 55 Sam 56 Sam 57 Sam 58 Sam 58 Sam 58 Sam 59 Sam 50 Sam 50 Sam 50 Sam 50 Sam 50 Sam 51 Sam 52 Sam 53 Sam 54 Sam 55 Sam 56 Sam 57 Sam 58 Sam 59 Sam 50 Sam	00001218T1	12	70	2		501	Nation	1
54 Sa 55 Sa 56 Sa 57 Sa 58 Sa 59 Sa 50	weetgum weetgum	12	20	2		562	Pine	
22 3m 32	meetgum	12	25	2		104	Cak	1
Set Set Set	reelgan	16	30	3		101	Cak	1
M Se Max When C Her C H C HER C HER		16	25	2		105	Cak	1
as When When When When When When When When	weetgum	22	35	3		909	Cit.	1
	hite Oak	10	25	5		100	Cak	Ħ
Hor H	hite Oak	10	25	2		110	Cak	2
EI Hor E4 N E5 N E7 N E7 N	registation	22	-40	2		211	Numerry 1	1
	regiscust	18	30	2		10	Celi	1
	meylocust Maple	10	20	2		115	Auberry 1	1
	Maple	12	20	1		110	Oak	1
0 1	Maple	12	20	2		1188	Box Exter	1
CF 1	Maple	12	20	3		#17	ftarn Elkbor	1
	Maple	17	20	3			Cok	2
	Maple Maple	12	20	3		321	Osk Muberry	1
11 3	Maple	12	20	1		523	Majrie	1
12	Akh	14	20	0	Deed	123	Rectout	1
13 8	Maple	12 12 14	20	2		12.4	Cak	3
14 1	Maple	12	20	3		129	Fear	1
	Mapia Mapia	14	25 25	3		128	Paul Paul	1
17 1	seed to me	12	25	2	Truek damage	58	200	+
10. 1	Mapia		28	4		128	Pear	-11

	Ties b	Tree Name	Date	Dentery.	Ectual Man Rating	Germent.
	12	Maple	14	25	-4	Section
-	421	Maple	12	20	4	
	400	Struce		12	2	
	423	Space	8	12	3	
	424	Magnoka	10	12	3	
	428	Magnola	8	12	3	
	428	Crabapple	6	10	-0	Dead
	427	Crubaggite	3	10	0	Dead
	428	Cristingpile		10	1	
	(3)	Ash	10	20	0	Dend
	438	Ash	10		0	Dead
	421	Crabapple	7	20	2	
	432	Crabapple	8	11	2	
	421	Crabepple	4	10	0	Dead
	454	Maple	6	13	0	Dend
book	479	Maple	7	20	2	
	428	Fear	24	40	2	
	427	Pear	22	40	2	
	-678	176-07	- 24	40	2	
r	476	Magale	8	15	2	Trank damage
	.448	Maple	8	15	3	
	441	Pear	24	40	2	
	442	MARKED .	6	20	3	
	442	Crabappie	6	12	1	
	-444	Crabapple		15	1	
	445	Cratappie	ė	12	1	
	-48		6	13	2	and the second state of th
	442	Pear	14	30	2	Offsite, propesed mad
	+48	Paar Paar	8	20	2	Offsite, processed mad
	46		10	20	2	Offsite, proposed med
	458	Pear	8	15	2	Offsite, proposed med
	461		12	25	2	Offsite, proposed mad
	452	Pine	12	15		
	469	Ash			0	Dead
	230	Ash			0	Deed
	461	Aih	8	15	1	
	466	Cak	12	30	3	
	467	Cak	10	- 25	3	
	48.2	Pear	10	15	2	
	481	Malastry		30	3	
	01	Pite	.6	15	3	
	471	Coli	10	25	3	Offsite, proposed road
	472	Osk	14	35	2	Offsile, proposed mad
	472	Oak	12	25	3	Officials, propriorated must
	-474	Cak	10	25	3	Offsite, propered read
	471	Magin	14	25	2	Offsite, proposed must
	476	Cak	24	35	3	Offsite, propertiend
	437	Oak	20	30	3	Ofsite, proposed road
	-421	Cherry	14	25	1	Offsite, proprised read
	471	Multiverty	14	35	1	O'fails, proposed much
	462	Cak	15	30	3	Otale
	-001	Matie	15	25	3	Offsite
	482	Maple	6	15	2	Ofsiz
	48.1	C18.	Ŧ	15	2	Offsite
	-64	Cafforward	12	35	2	Ofalle
	463	Pine		12	2	Critalia
	468.	Ash	8	20	1	Citale
	4E7	Cak	6	20	2	Offsite
	-122	Silver Maple	12	40	1	Offsite
	401	Materry	15	25	2	Offalte
	40	Multienty.	15	20.	. 2	Official
	101	Multients	13	20	2	Otsin
	462	Pine	18	20	2	Ofste
	405	Cherry	15	25	2	Offsite
	-154	Cuk	12	20	2	Ottallar
	460	Cek	10	15	1	Othin
	454	Cek	14	30	2	Offster
	467	Cak	24	40	2	Otsie
	45.8	Cak	18	35		Ofsite
	455	Oak	1.5	35	2	Offsitz
	512	Bris Eater	- 34	45	1	Critains
	501	National	18	40	2	Otheiter
	142	Pine	6	15	3	Offsite
_	16/5	Pine	6	15	3	Ofsite
	104	Cak	18	35	. 3 .	Offsite
	101	Cak	18	35	3	Crfwie
	106	Cak	14 14	35	3	Offsite
	1007	Q#	14	35	2	Offsile
	908	Cak	14	- 35	2	Offsite
	100	Cak	14	35	3	Offsite
	112	Cak	22	40	3	Offaile
	211	Numerry	14	25	3	Ofsite
	102	Celi	13	30	2	
	1.11	Cak	13	30		Offsite
		Mulberry	13	30 25	2	Offsite
	115		1.81	20	2	Ofala
	214	Cak		20	- 2	Offaite
	212		10			Offsile
	114 115 111	Box Exter	10		2	
	214 215 211 217	Bax Exter Bax Exter	10	20	2	
	114 115 116 117 119	Box Eider Box Eider Cok	10	20	3	Ofste
	114 115 117 118 117 118 119	Box Eider Box Eider Cok Cok	10 22 15	20 50 35	3	Offsite
	114 115 117 119 117 119 117	Box Ekler Box Ekler Cok Cok Cok Muberry	10 22 18 16	20 50 35 40	3	Offsite Offsite Offsite
	114 115 116 117 118 117 118 118 118 118 117 118 117	Box Exter Box Exter Oak Oak Matterry Magne	10 22 18 16 16	20 52 35 40 50	3	Offsite Offsite Offsite Offsite
	114 115 117 118 117 118 117 118 117 118 117 117	Bax Exter Bax Ekter Cak Oak Matheny Maple Rechot	10 22 18 16 12 14	20 59 35 40 30 30	3	Offsite Offsite Offsite Offsite Offsite
	24 33 35 25 25 25 25 25 25 25 25 25 25 25 25 25	Bax Exter Dak Dak Oak Mapre Fiechool Dak	10 22 16 16 12 14 30	20 52 35 40 30 20 40	3 3 3 2	Offsitz Offsitz Offsitz Offsite Offsite Offsite
	14 13 15 15 15 15 15 15 15 15 15 15 15 15 15	Bax Exter Dak Dak Oak Mapre Fiechool Dak	10 22 15 16 12 14 30 12	20 22 23 42 20 20 40 25	3	Offsite Offsite Offsite Offsite Offsite Offsite
	2 2 2 2 2 2 2 2 2 2 2 5 5 5 5 5 5 5 5 5	Box Exter Box Exter Oak Oak Mapre Rectout Oak Pear Pear	10 22 15 16 12 14 30 12 12	20 52 35 40 30 20 40	3 3 3 2	Offsite Offsite Offsite Offsite Offsite Offsite Offsite
	2 2 2 2 2 2 2 2 2 2 2 2 2 3 2 3 2 3 2 3	Box Exter Box Exter Oak Oak Mutre Rechut Oak Pear Pear Pear	10 22 15 16 12 14 30 12 12 12	22 23 34 23 23 24 25 25 25 25 25 25 25 25 25 25 25 25 25	3 3 3 2 1 2 2 2	Offsite Crisite Offsite Offsite Offsite Offsite Offsite Offsite Offsite
	2 2 2 2 2 2 2 2 2 2 2 5 5 5 5 5 5 5 5 5	Box Exter Box Exter Oak Oak Mapre Rectout Oak Pear Pear	10 22 15 16 12 14 30 12 12	20 22 23 42 20 20 40 25	3 3 3 2	Offsite Offsite Offsite Offsite Offsite Offsite Offsite

10	Tree Name	DGH	Garning Diarry	Retro	Comment
101	Cak	24	50	2	Offsite, Monarch
10.12	Maple	18	49	3	Offsite
1223	Cak	24	59	2	Offsite, Monarch
104	Cask	10	15	3	Offaile
-05	Cash	10	15	3	Official
138	Pear	10	15	1	Offsite
127	Dear	14	- 25	3	Offsie
1216	Col	7	10	2	Offste
128	Cak	10	25	3	Offsite
HE:	Pear	10	20	2	Cfala
941	Auh	12	30	2	Offsite
542	Auto	12	20	1	Offele
343	Aut	14	30	2	Offeie
144	Redtait	12	15	1	CfSete
540	Ash	12	25	2	Offste
548	Ash	10	30	3	Ofsie
547	Mulberry	20	25	2	Offsite, multi-stem
148	Fiedbud	16	20	1	Offsite
148	Maple	12	30	2	Offaile
225	Awh	14	30	2	Cffaite
間相	Cratiatelle	38	20	1	Offsite, multi-elem
34	Ash	12	30	2	Offsite
251	Asin	30	35	1	Offste
1004	Ash	1番	35	1	Offsite
165	Maple	12	30	2	Offsite
228	Cak	14	35	2	
357	Cuit	14	35	3	
222	Maple	11	24	3	Offsile - Clerkeon Huad
107	Arrur Magle	8	14	1	Offsite - Clarkson Road
168	Ash	7	18	1	Offste - Catson Road
101	Asis	5	20	2	Offsite - Clarkson Road

Tree Condition Rating:

Excelent 4 Good 3 Fair 2 Poor 1 Dead 0

> Revisions: Date Description No. 3/14/24 Land Swap 1

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





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

SDCP - Street Concept Design September 19, 2024





Architect's Statement of Design

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.

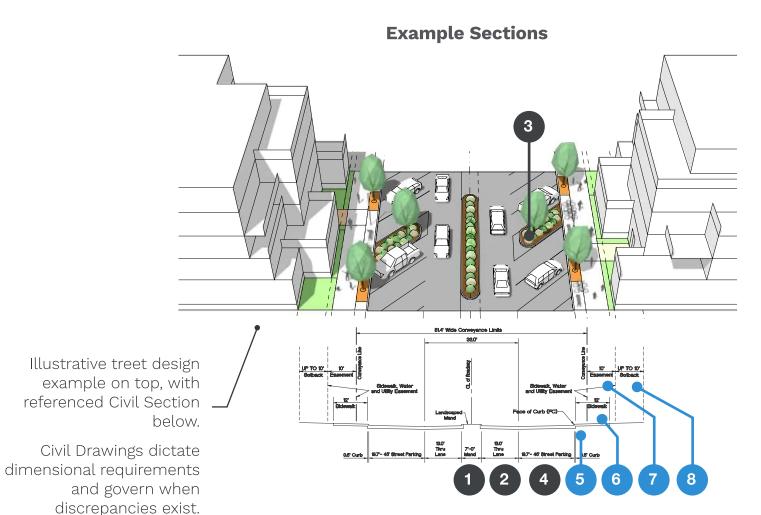
The larger hill down to Chesterfield Parkway will be amenitized with a grand stair to allow easy pedestrian access to the adjacent amenities to the west.

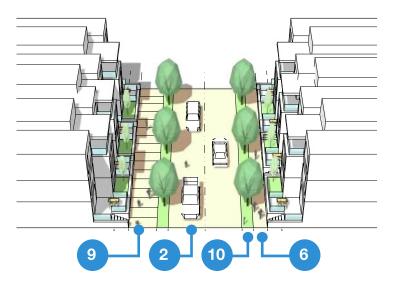
Summary

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.





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

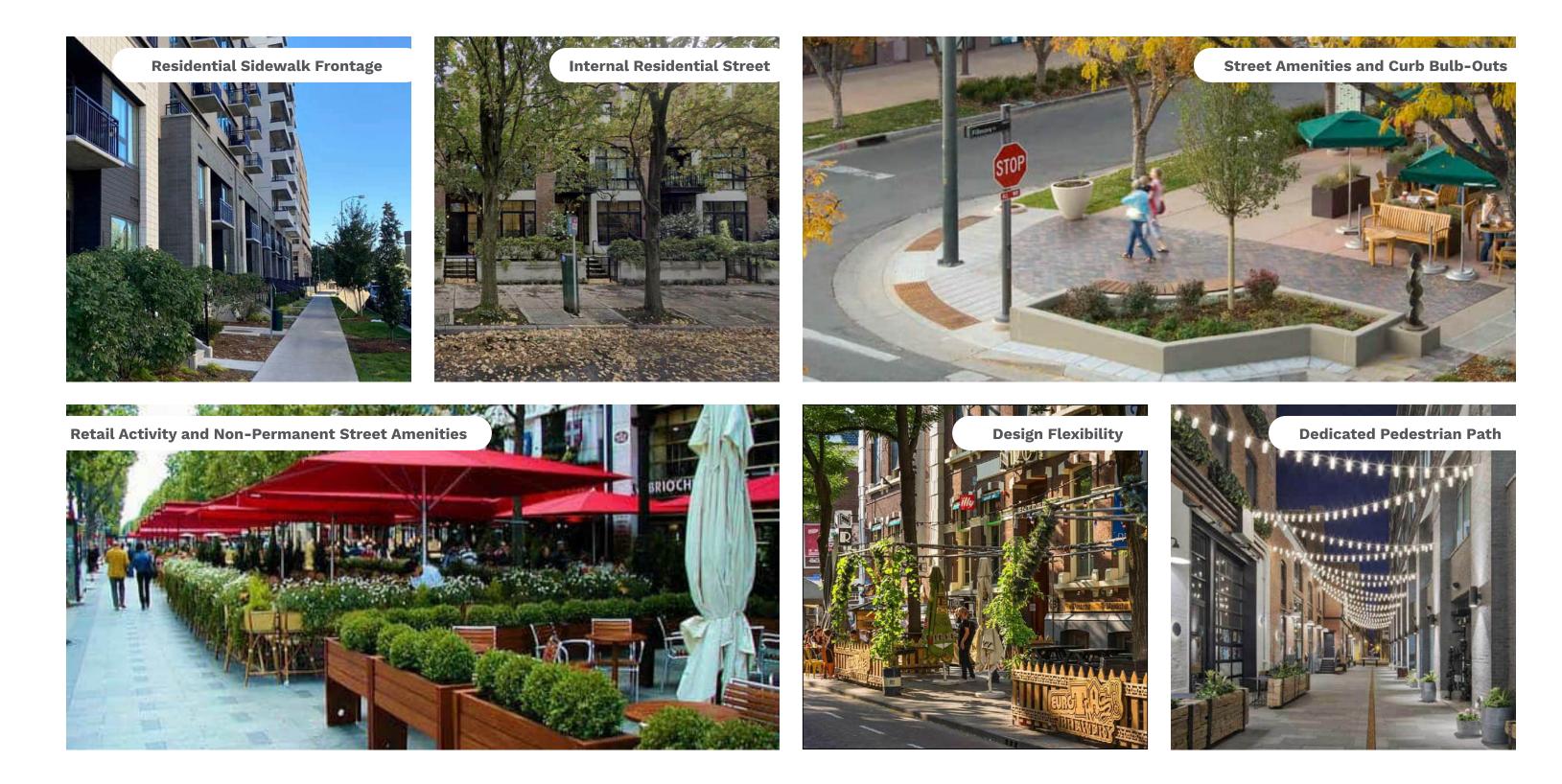
- **1. Landscape Island** Provides landscape planting area. Structured planting, rock and landscape is encouraged, though grass is also acceptable.
- 2. Drive Lane Per SDCP
- 3. Diagonal Planting Areas Similar width to parking spaces with soil for trees and landscaping planting
- 4. Diagonal Street Parking 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,

Street Components

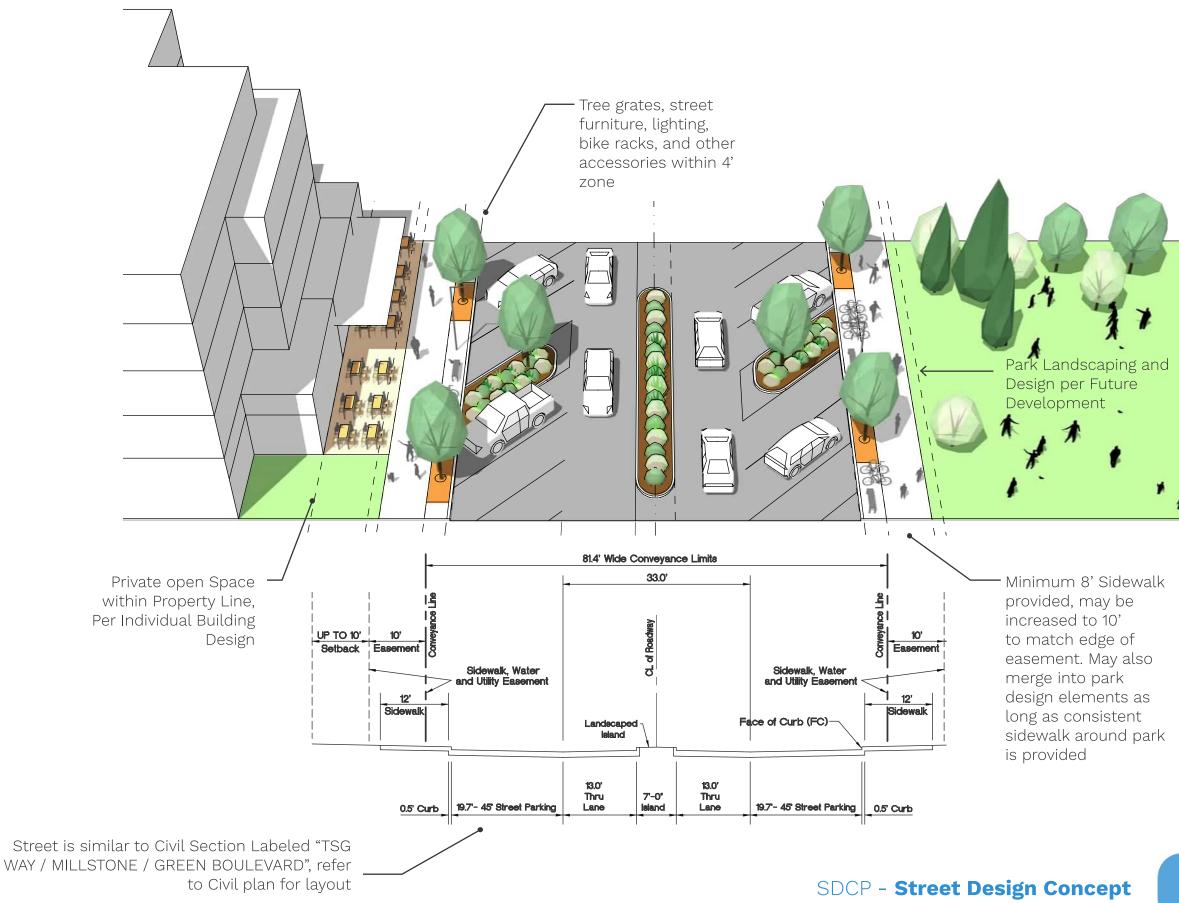
and other street amenities

- 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)**

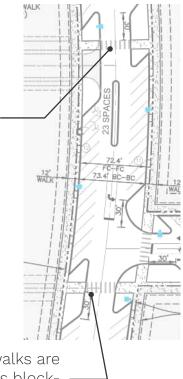


Precedent Images



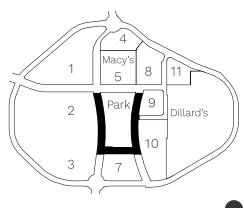
^{2024.09.19}

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

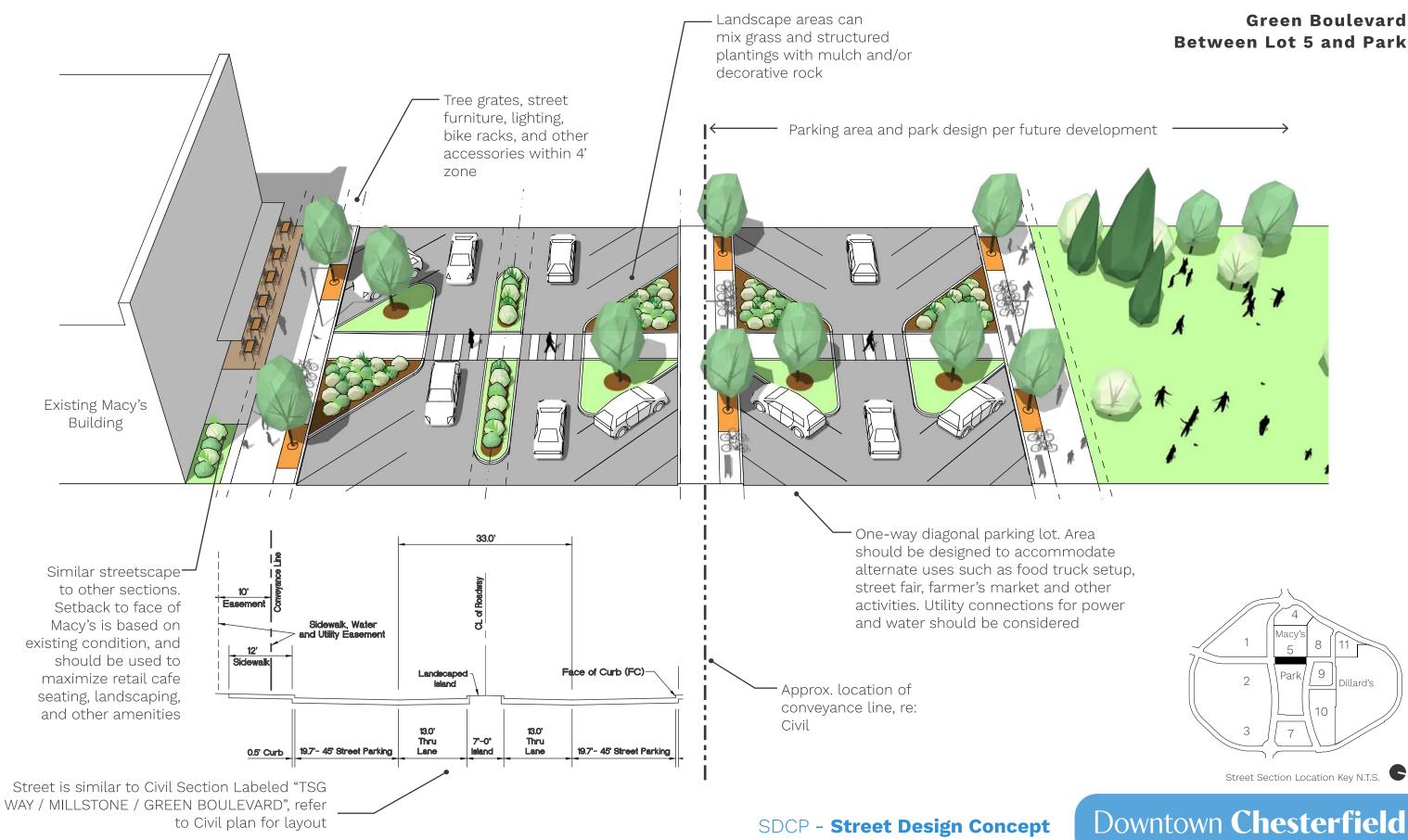


Cross walks are provided midblock to the park to maximize pedestrian network and shorten the effective block lengths

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



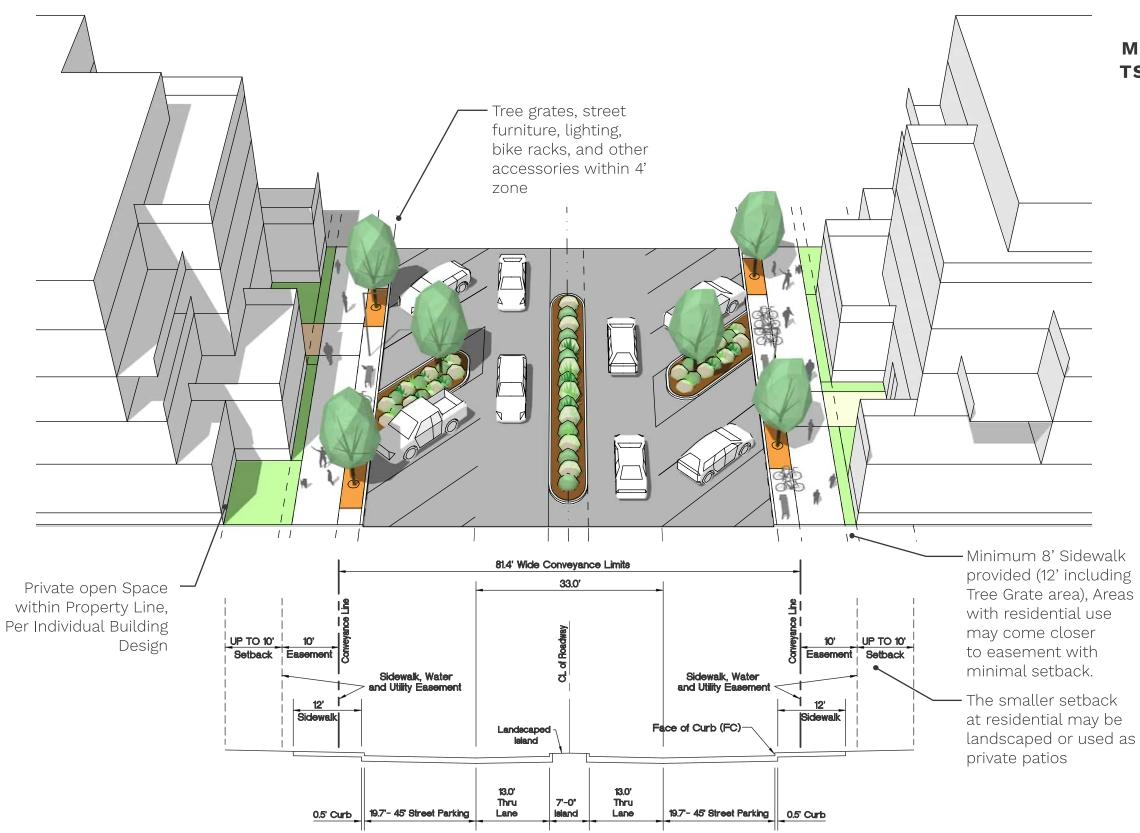
Street Section Location Key N.T.S.



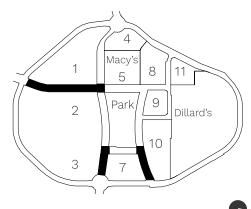
^{2024.09.19}

Green Boulevard Between Lot 5 and Park

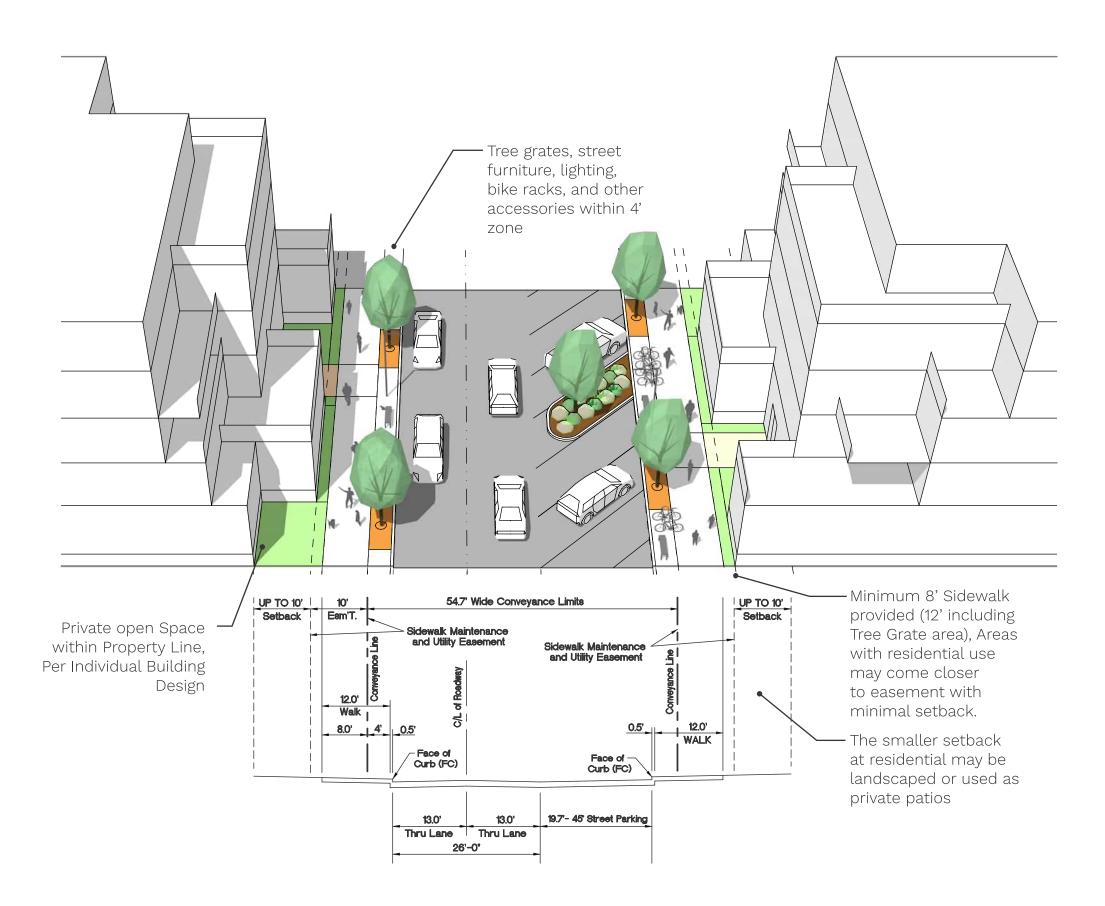
THE STAENBERG GROUP 6



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



Street Section Location Key N.T.S.



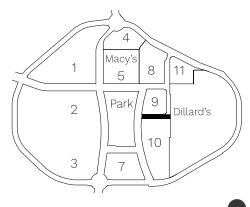
Maizlish Boulevard 2-Lane Section

(Between Lot 9 and 10)

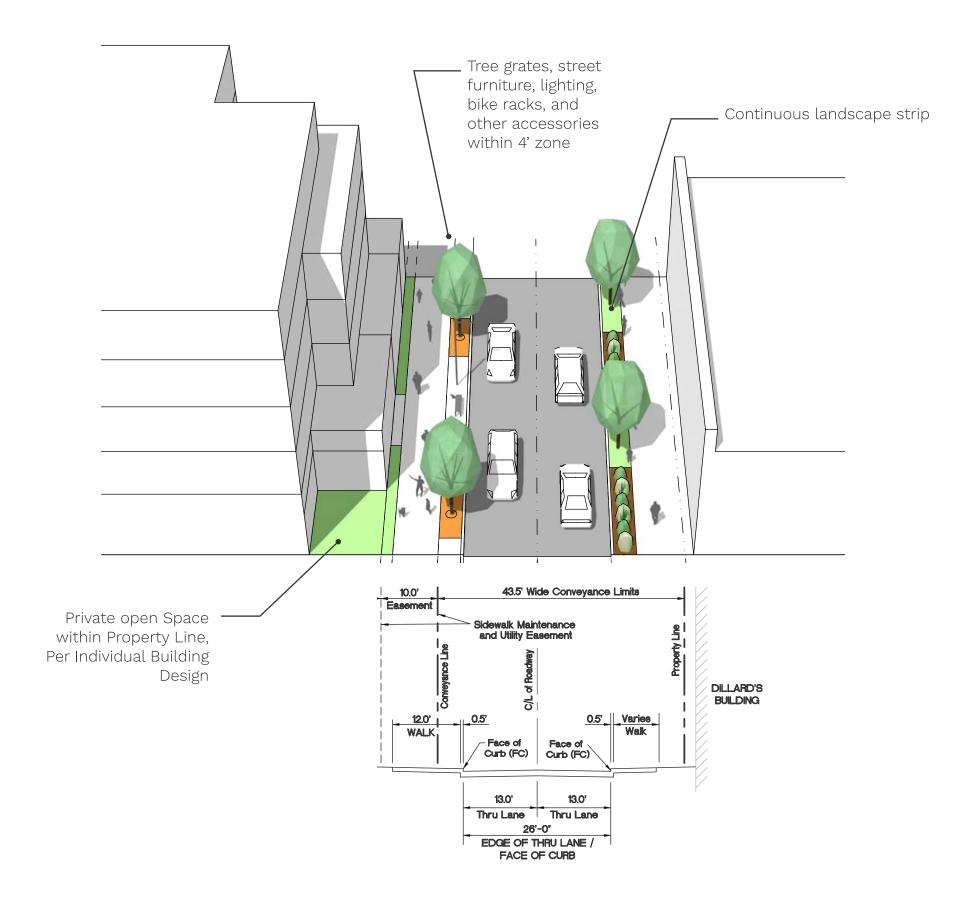
Notes:

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

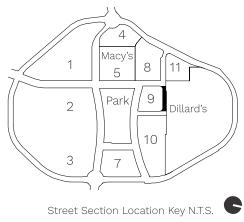


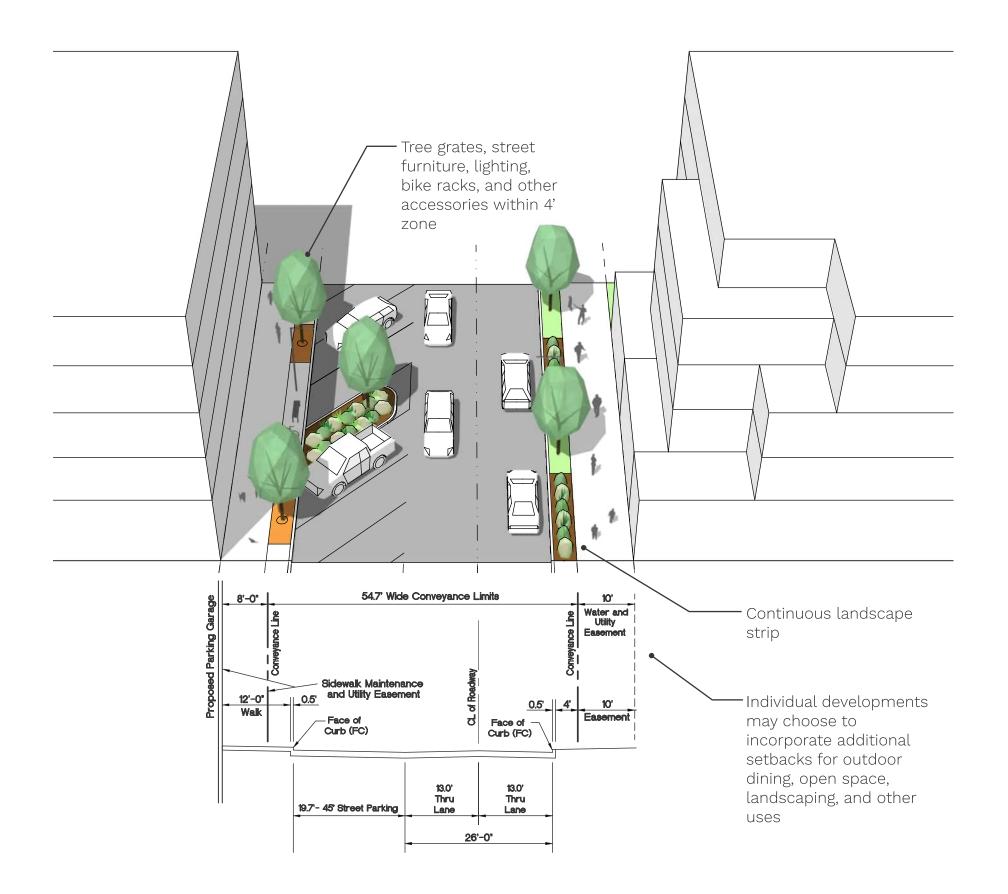
Street Section Location Key N.T.S.



Maizlish Boulevard

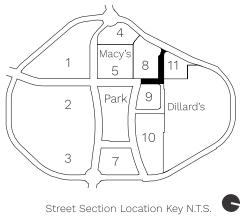
2-Lane Section (Between Lot 9 and Dillard's)

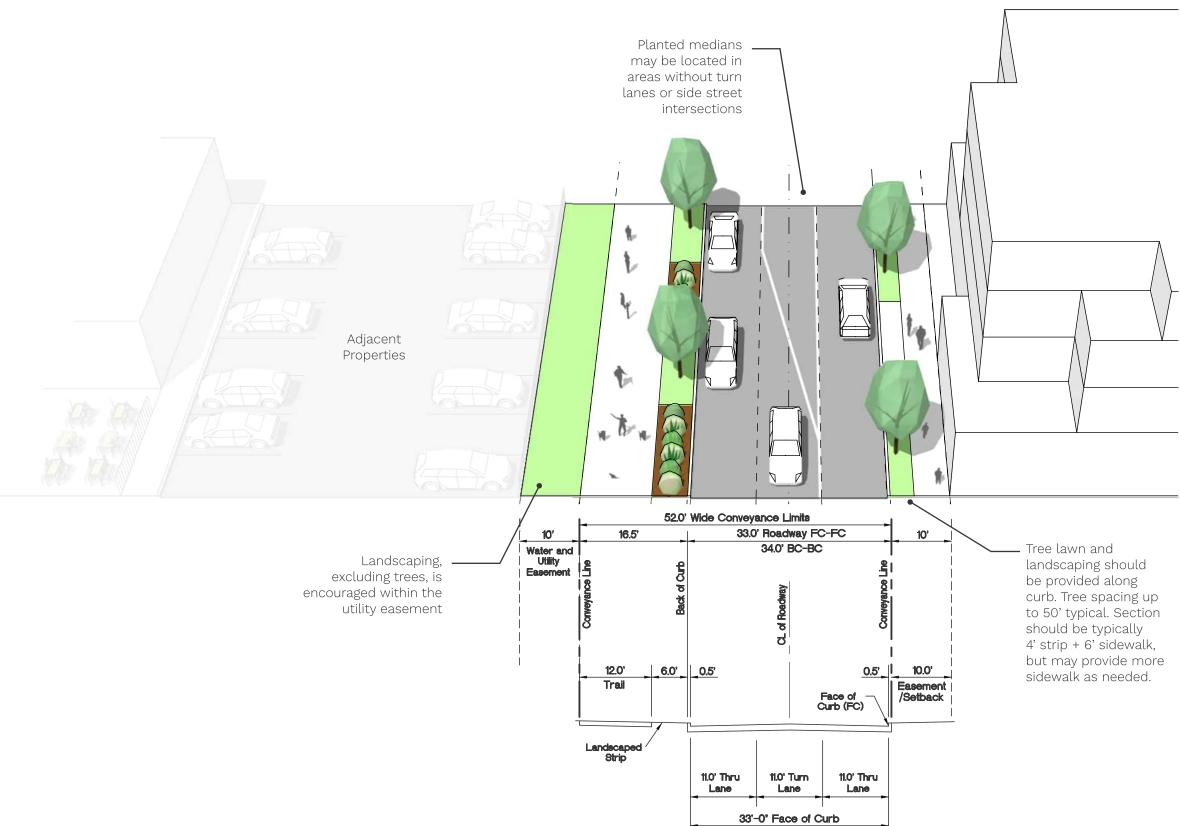




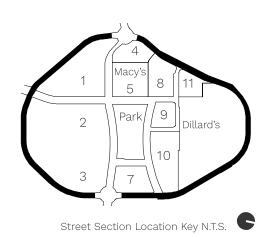
Green & Maizlish Boulevard

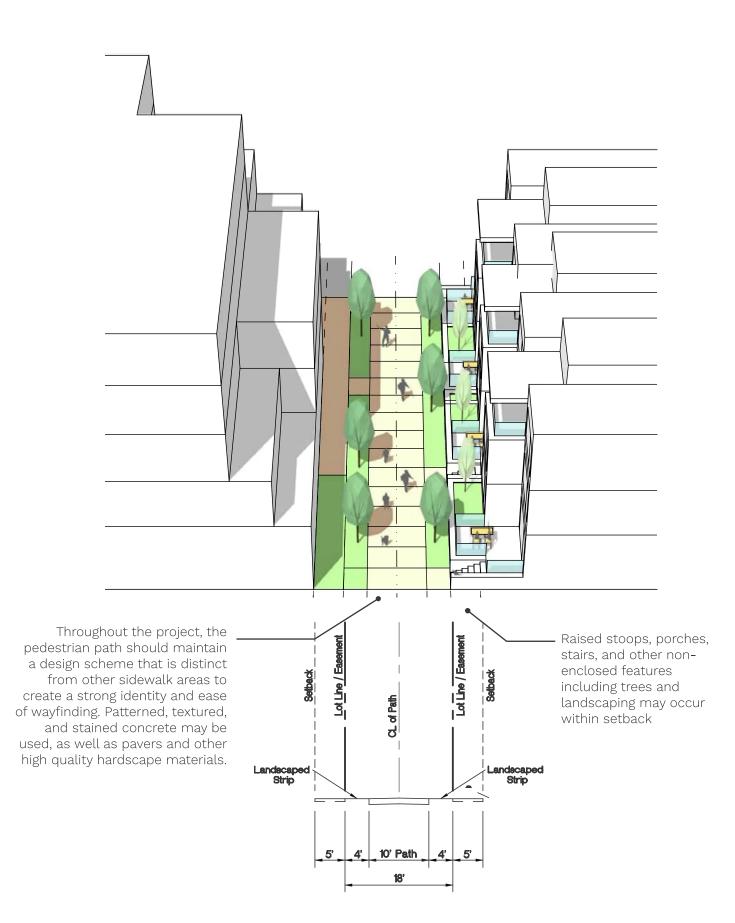
2-Lane Section (Between Lots 8-9 and 8-11)





Downtown Chesterfield Boulevard Ring Road



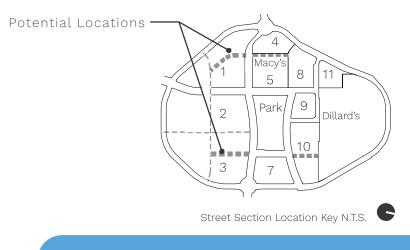


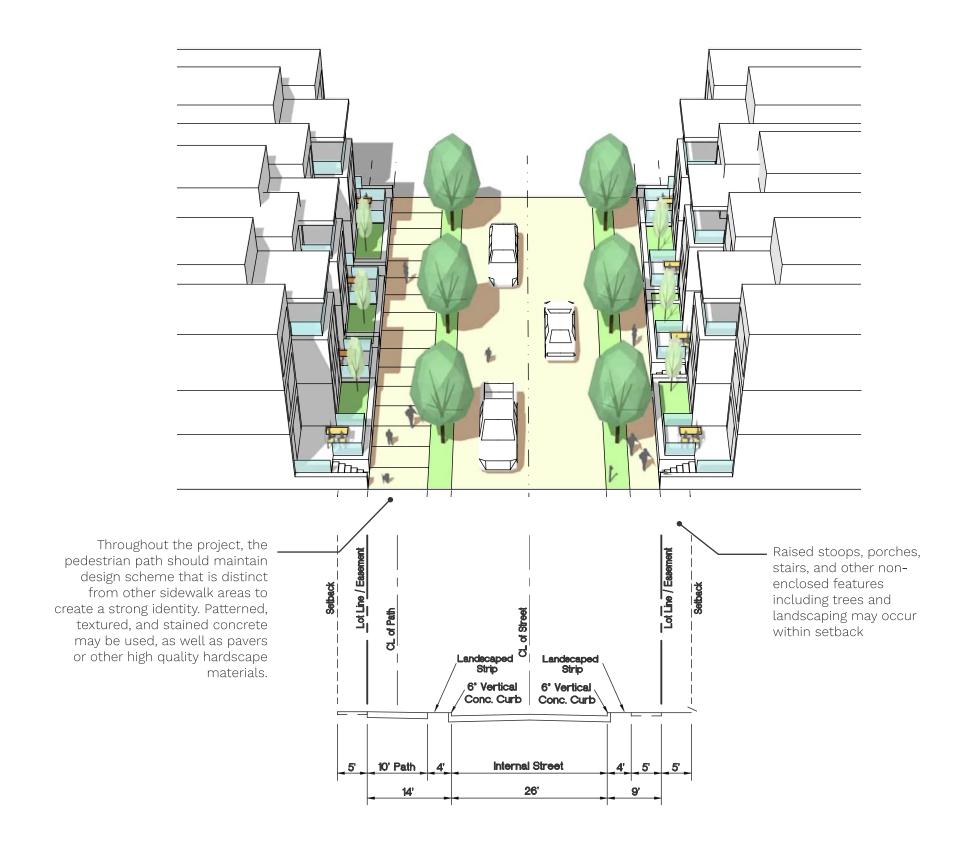
10' Pedestrian Path

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





SDCP - Street Design Concept 2024.09.19

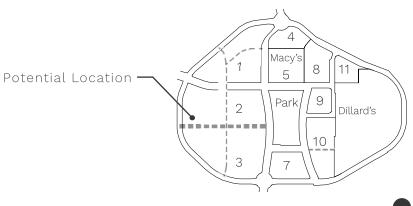
Street Sections

10' Pedestrian Path at Internal Street

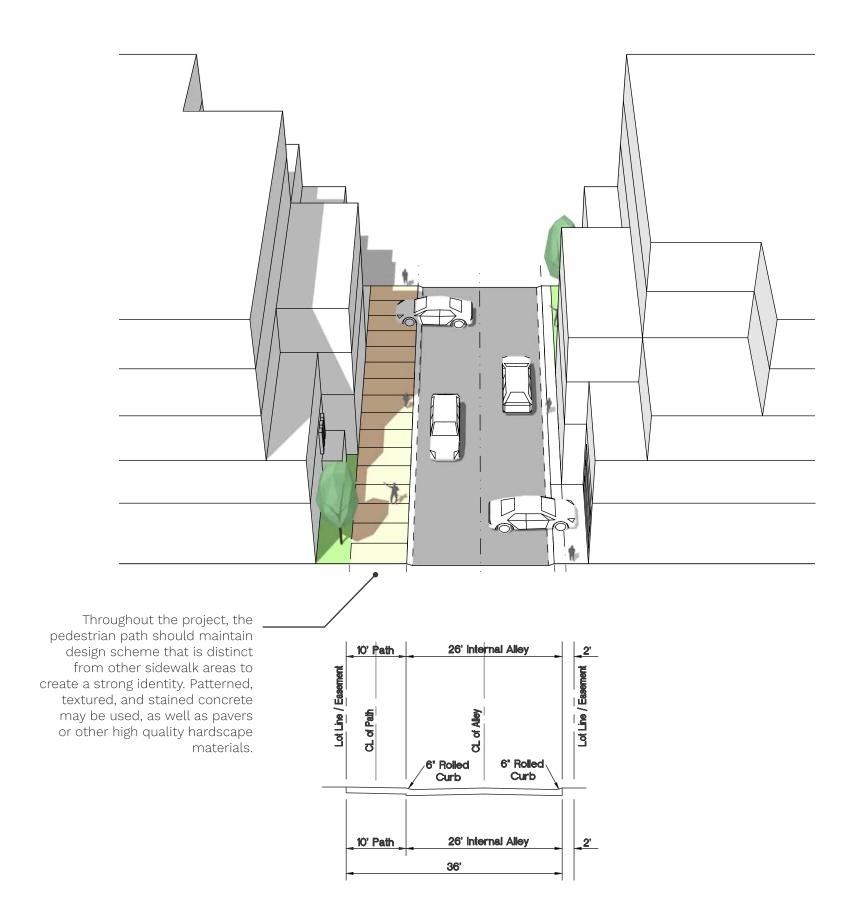
Notes:

This mixed-mobility street can be used for curbside 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



Street Section Location Key N.T.S.

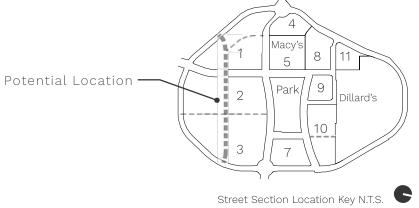


10' Pedestrian Path at Internal Alley

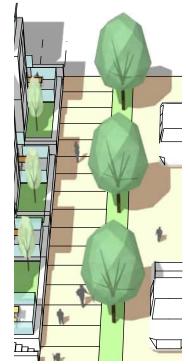
Notes:

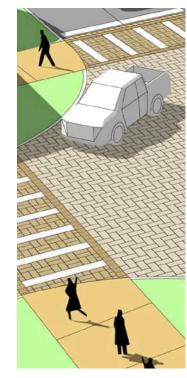
The majority of all service, utility, and vehicle access should be provided from an internal alley.

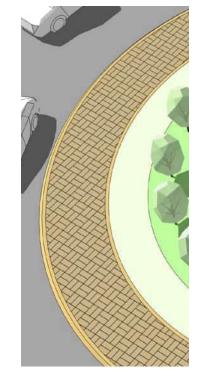
- Private land with public access easement
- May contain utilities
- Drive surface is asphalt or concrete paving, except where sidewalks cross where sidewalk design should pass continuous across alley
- Landscaping is encouraged where buildings setback from alley section
- Pedestrian path should be curb 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

















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



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





SDCP - Street Design Concept 2024.09.19

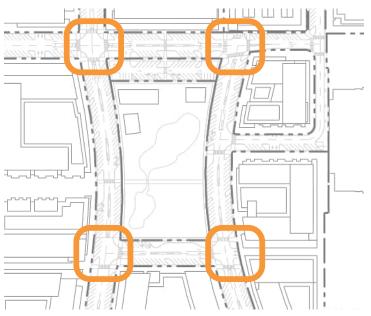
Street Details

Key Intersections

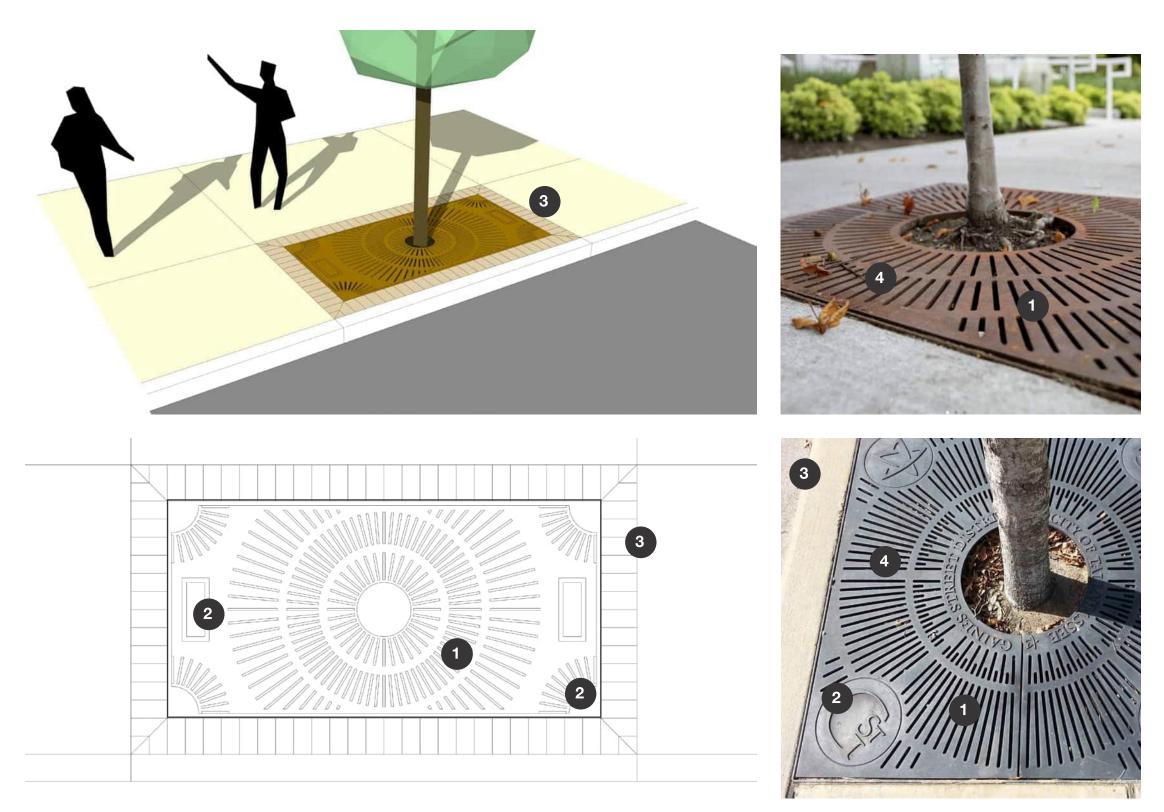
Intent

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

- 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

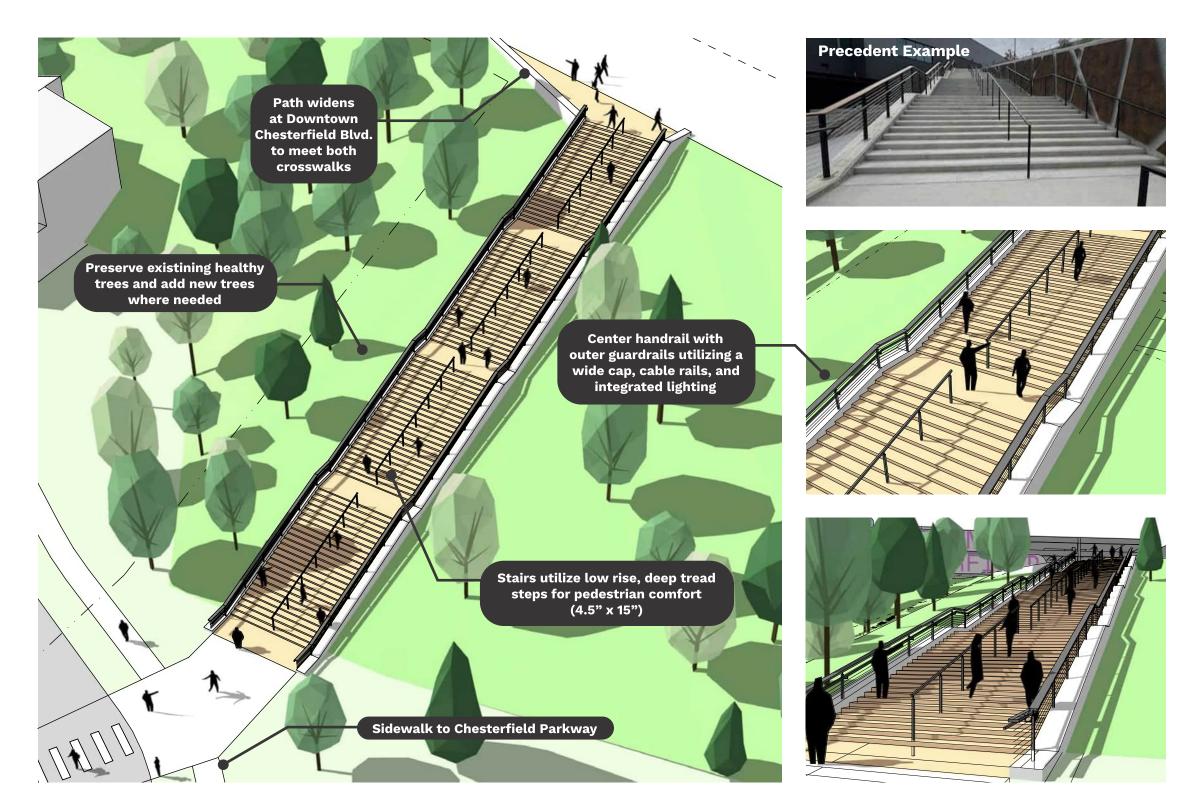
Intent

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.

- 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

Downtown **Chesterfield** THE STAENBERG GROUP 18



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.

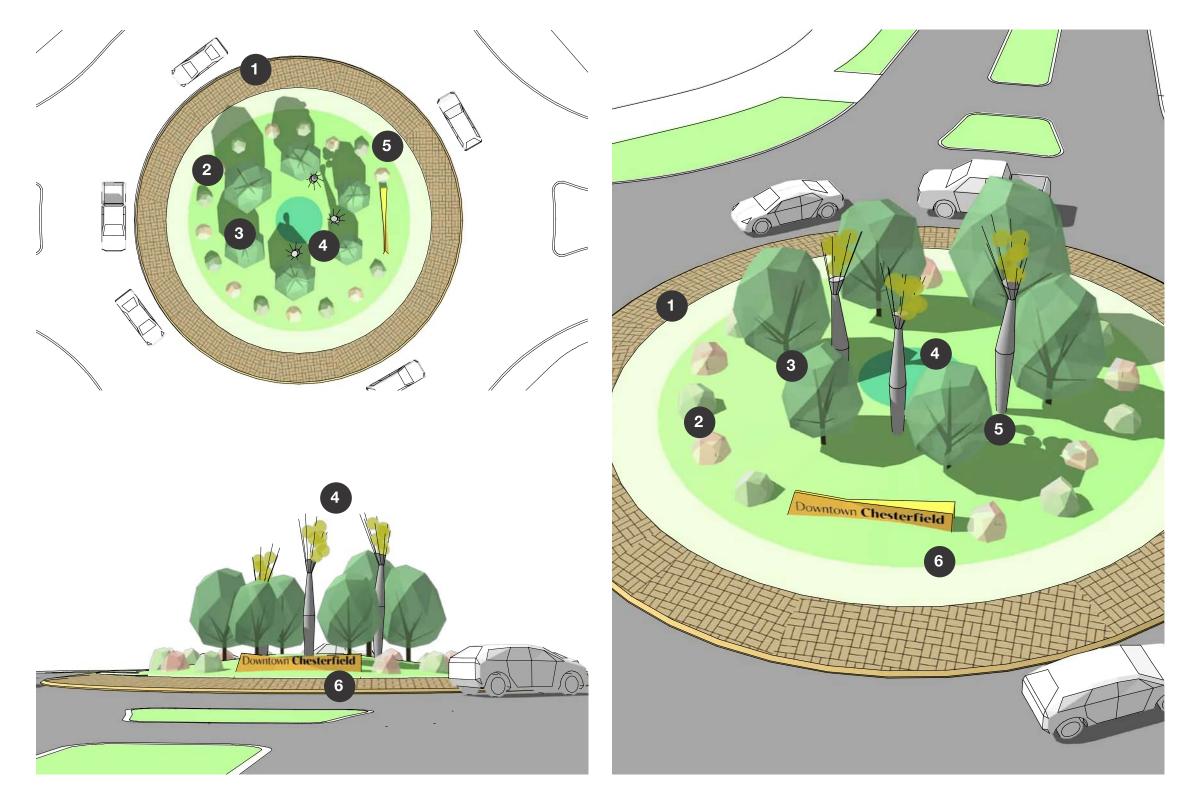
The design intent is to create a simple but elegant stair with shallow rises and deep treads to create a more comfortable walking experience. The 20' width and lighting fixtures will contribute to a feeling of safety and visibility.

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

Location



Downtown **Chesterfield**



Special Features

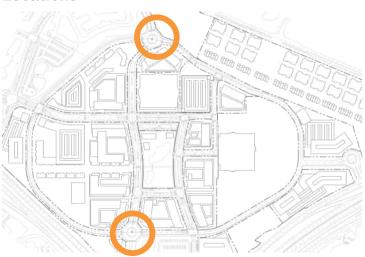
Entry Roundabouts

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



Downtown Chesterfield

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. 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	
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 4th day of November, 2024, by and between <u>Dawn D. Flower or Donald A. Flower, or Their Successors, Trustees of</u> 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 <u>Dawn D. Flower or Donald A. Flower, or Their</u> <u>Successors, Trustees of the Dawn D. Flower Revocable Trust, U/I Dated 3/13/2000, as from time</u> <u>to time amended</u> 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.

hund

(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

(Printed Name) THUSTEE

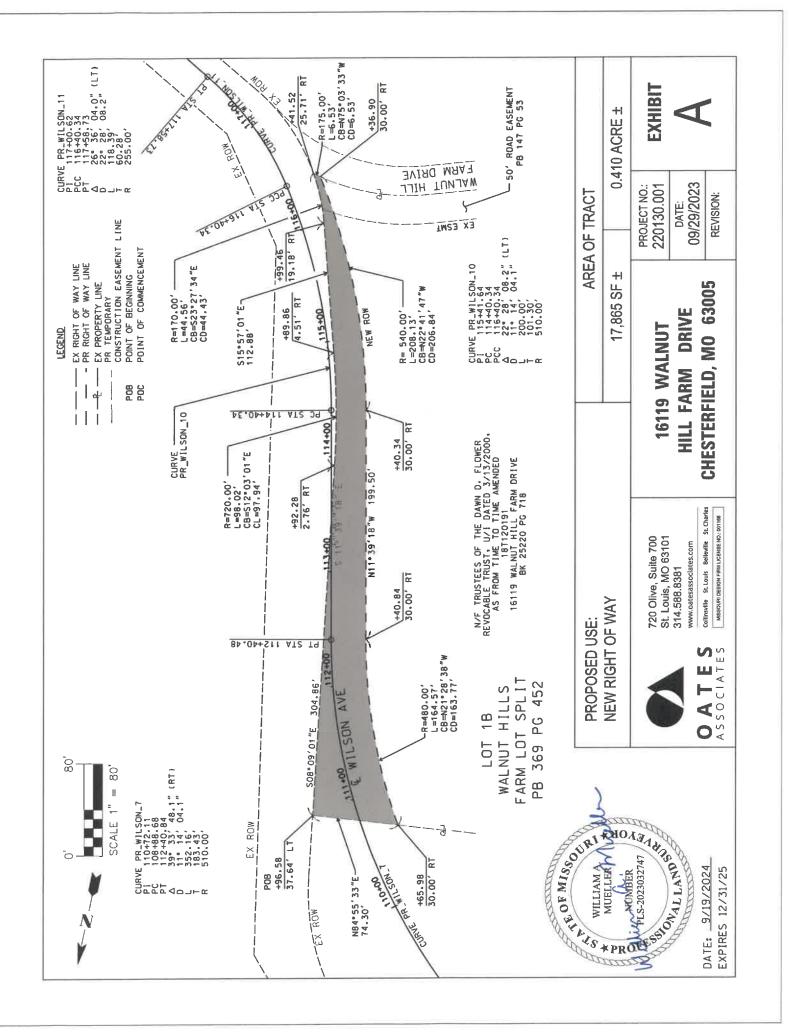
STATE OF MISSOURI)) SS. COUNTY OF ST. LOUIS)

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





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: <u>9/19/2024</u> EXPIRES 12/31/25

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, made and entered into this ______ day of <u>ovember</u>, 20_24, by and between <u>Dawn D. Flower or Donald A. Flower, or Their Successors, Trustees of</u> 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 _______ 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

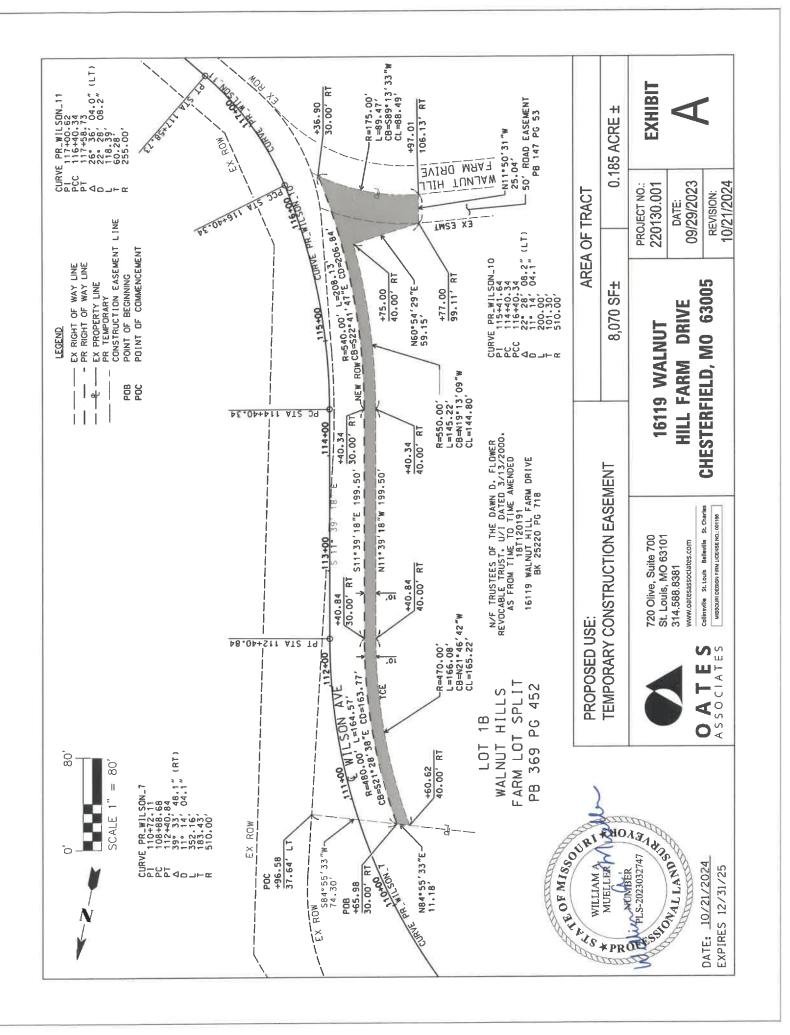
(Printed Name) TRUETEE

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

On this <u>14</u> day of <u>Movember</u>, 2024, before me personally appeared <u>Denald A Plaver</u> Traction to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that <u>executed the same as <u>his</u> free act and deed.</u>

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



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.



Memorandum Department of Public Works



- **TO:** Michael O. Geisel, P.E. City Administrator
- **FROM:** James A. Eckrich, P.E. 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:

Kelly Director of Finance



Memorandum

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

FROM: Anjana Kittu, PE - Civil Engineer

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.

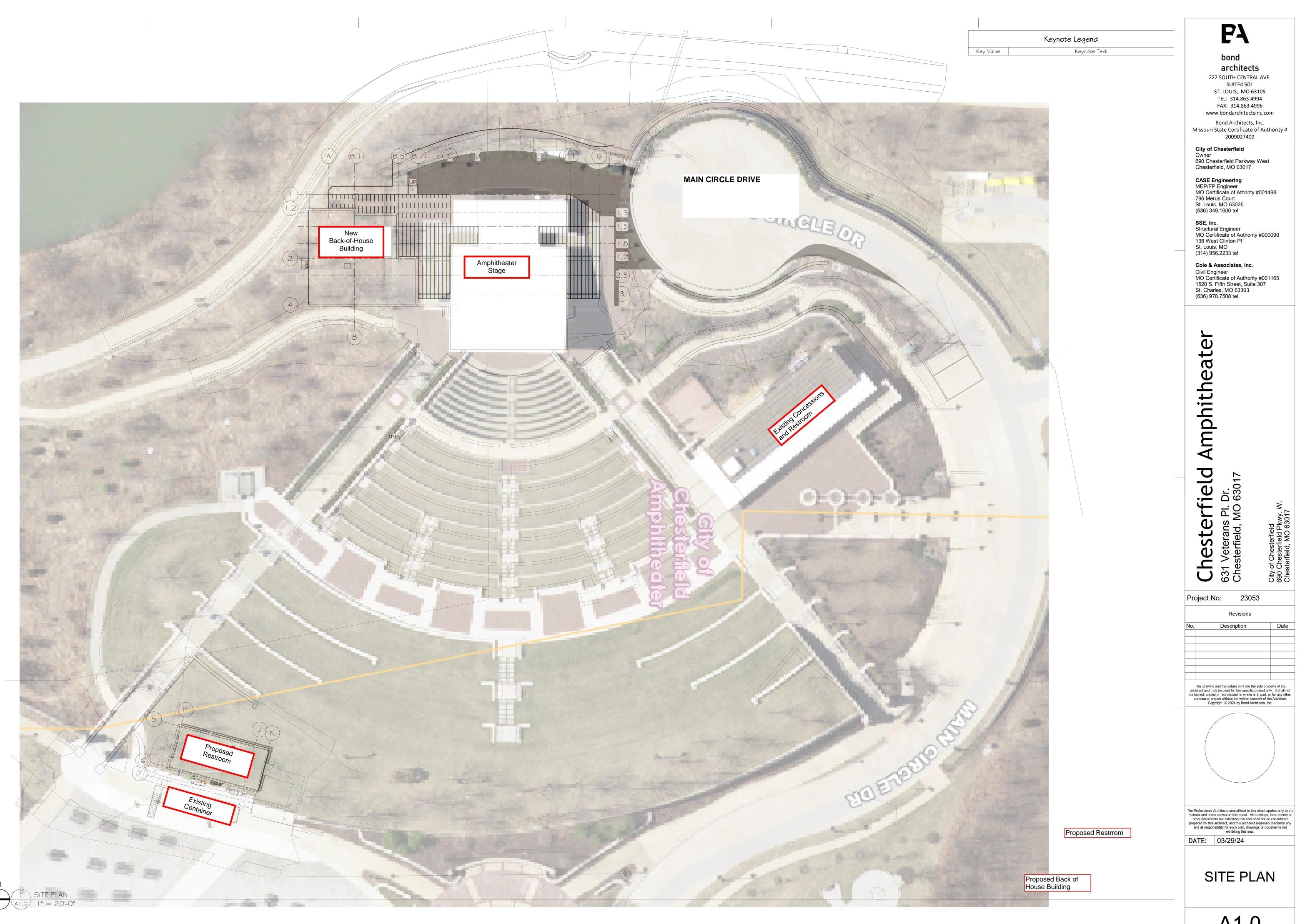
At the City Council meeting on August 19, Council authorized an agreement with Aspire Construction, LLC (Aspire) in an amount not to exceed \$2,400,000 for the backof-house addition and a south canopy. At the meeting, City Council expressed interest in also moving forward with construction of the restroom 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

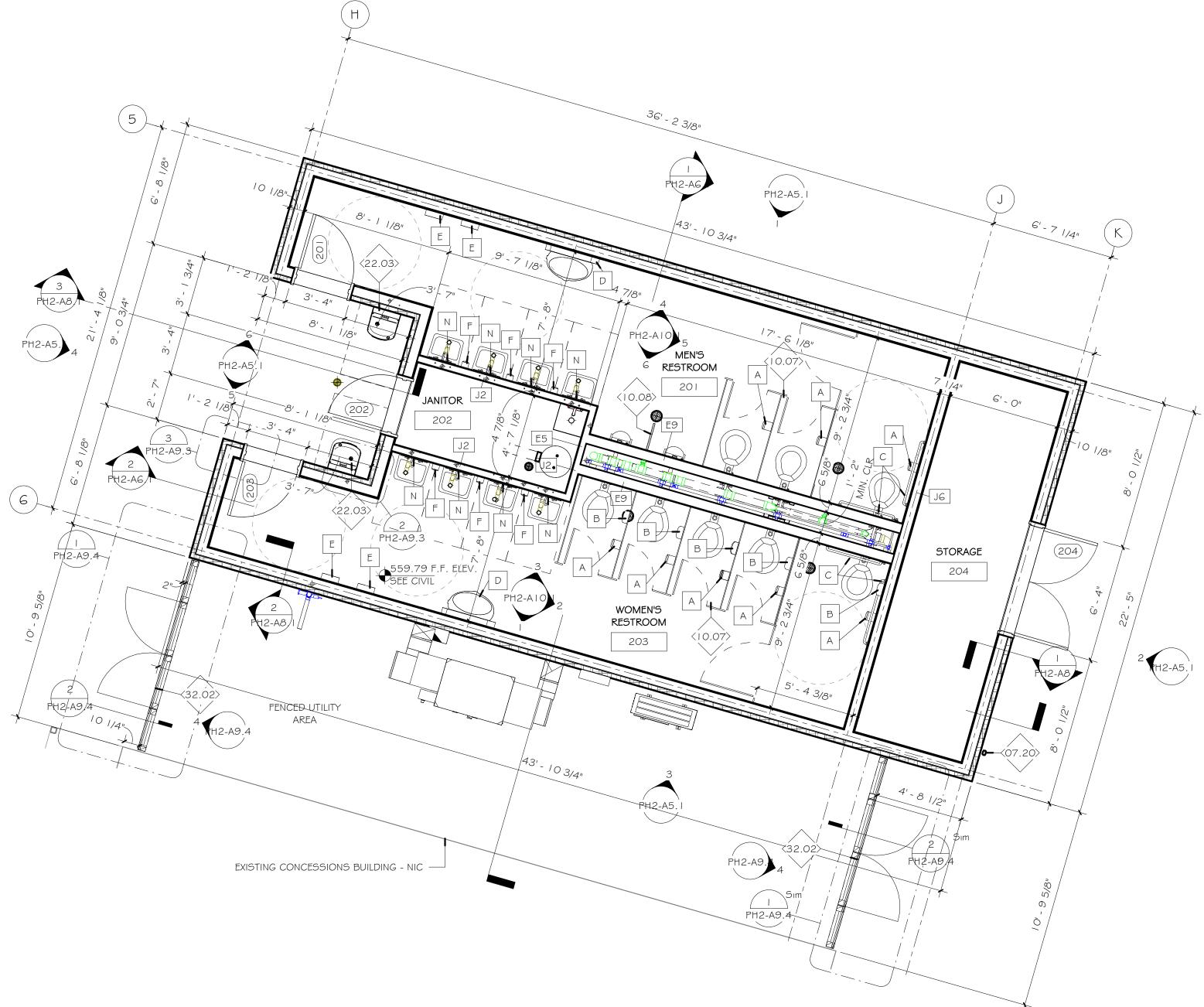
to the current project and verify that construction of the restroom could indeed be completed within the current project schedule. Aspire indicated that, assuming there are no delays outside their control, they can substantially complete construction of the restroom by the original project completion 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



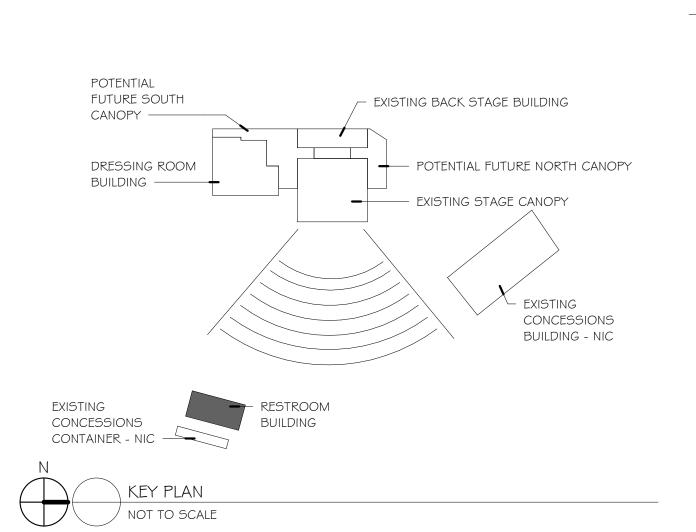
A1.0



2 ENLARGED RESTROOM BUILDING FLOOR PLAN

X CPCI EQUIPMENT SCHEDULE				
FINISH MARK	PRODUCT TYPE	FINISH MANUFACTURER	STYLE	
A	TOILET TISSUE DISPENSER	BRADLEY	DIPLOMAT MODEL 5AIO	
В	SANITARY NAPKIN DISPOSAL	BRADLEY	DIPLOMAT MODEL 4AIO	
С	GRAB BAR	BRADLEY	8 2 SERIES	
D	BABY CHANGING STATION	BRADLEY	MODEL 962-11	
E	HAND DRYER	BRADLEY	AERIX+ 2923-287401	
F	SOAP DISPENSER	BRADLEY	DIPLOMAT MODEL GAO I - I I	
Ν	MIRROR	BRADLEY	CHANNEL FRAME MODEL 781	

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	





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 Athority #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

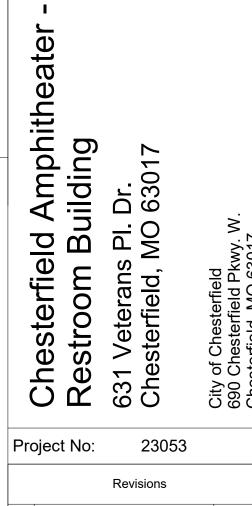
Cole & Associates, Inc.

 \sim

Φ

Phase

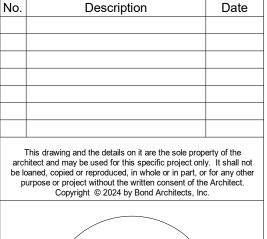
Civil Engineer MO Certificate of Authority #001165 1520 S. Fifth Street, Suite 307 St. Charles, MO 63303 (636) 978.7508 tel

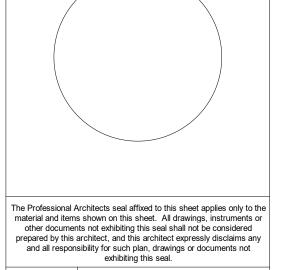


wy. W 017

ם כ

MO





DATE: 07/05/2024 FLOOR PLAN -PHASE 2



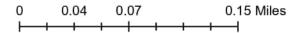
PH2-A2.1

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

W: www.aspire-stl.com

E: gkrueger@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
 - o Clearing and Demolition of site and existing portion of sidewalk
 - Excavation and backfill
- Flashing and Sheet Metal
 - o Steel siding with associated flashing and insulation where required
 - o TPO Roof
 - Shop fabricated coping and cleat in manufacturer's color
 - Fabricated gutters and downspouts
- Steel
 - o Structural steel per plans
 - Steel Framing
- Fencing
 - 10 If 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
 - o 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

- o 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.
 - o One (1) ERV
 - One (1) electric unit heater, provided by MC and installed by EC
 - Refrigerant piping and condensate piping.
 - \circ 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

ACCEPTED BY:



Grant Krueger 11/14/24

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	ې \$		
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 Division 10 28 00 - Toilet, Bath, and Laundry Accessories	\$ \$	1,000.00 9,756.99	
Division 10 51 00 - Lockers	ې \$	9,750.99	
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	Ş	682,685.98	
MSD Permit	¢	1 265 27	
Building Permit		1,365.37 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



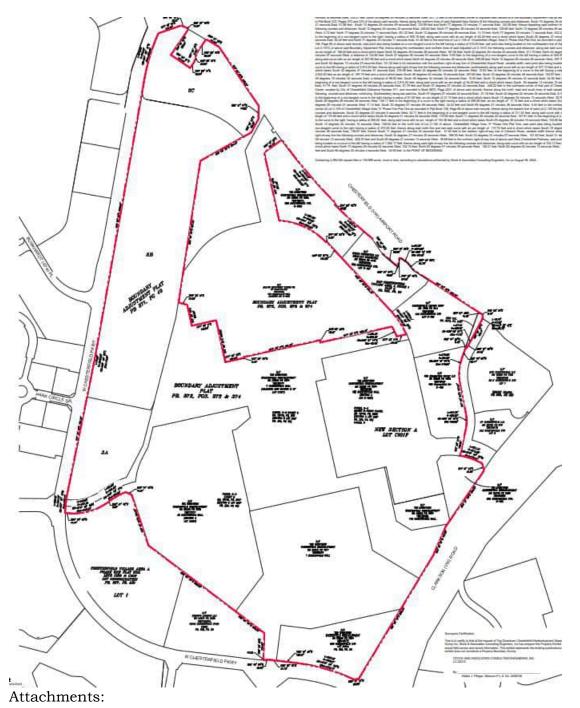
RE: <u>Special Business District</u> – An ordinance to establish the Downtown Chesterfield Special Business District and authorizing an election related thereto.

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.



- 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 <u>Exhibit 1</u>, 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 <u>Exhibit 2</u>, 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.

Name	<u>Initial Term</u> Expiration Date
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 party, 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: <u>10/7/2024</u>

Vickie McGownd, CITY CLERK

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