

BILL NO. 2052

ORDINANCE NO. 1829

AN ORDINANCE AMENDING PORTIONS OF THE CITY OF CHESTERFIELD ZONING ORDINANCE TO REQUIRE ILLUSTRATION OF FLOOR AREA RATIO, GREENSPACE PERCENTAGE AND TREE STAND DELINEATION ON PRELIMINARY PLANS AND SITE PLANS. (P.Z. 36-2001 CITY OF CHESTERFIELD)

WHEREAS, ordinances have been passed to address performance standards with requirements for floor area ratio, tree preservation and open space; and,

WHEREAS, in order to ensure that development standards are met, the Department of Planning has recommended that this information be provided on preliminary plans and site plans for multi-family residential and all non-residential developments; and,

WHEREAS, the Planning Commission concurs with the recommendation of the Department of Planning to approve these changes; and,

WHEREAS, the Planning and Zoning Committee, having considered said request, recommended approval of P.Z. 36-2001 City of Chesterfield; and,

WHEREAS, the City Council recommended approval of P.Z. 36-2001.

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

Section 1. The City of Chesterfield Zoning Ordinance is hereby amended and agrees to make the necessary changes thereto, as set out in Attachment "A" which is attached hereto and made a part hereof.

Section 2. The City Council, pursuant to the petition filed by City of Chesterfield in P.Z. 36-2001, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on November 26, 2001, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 3. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 4th day of March, 2002.


MAYOR

ATTEST:


CITY CLERK

Attachment A

1003.179. Section 3 Site plan review procedure.

Amended to read as follows (Additions in bold):

3. For a site plan to be accepted for review, the following information shall be either placed on the site plan or on a separate sheet accompanying the plan:

- (1) Location map, north arrow, and plan scale.
- (2) Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
- (3) Name, address, and telephone number of the person or firm submitting the plan and the person or firm who desires the review comments forwarded to them.
- (4) Proposed use of the building and its construction type and distance from adjacent property lines.
- (5) Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped.
- (6) Type of sanitary sewage treatment and stormwater drainage facilities, including retention ponds.
- (7) Dimensions of existing and proposed roadway pavement and right-of-way width for streets abutting the site.
- (8) Existing and proposed landscaping, including name and size of plant material.
- (9) Existing and proposed contour lines or elevations based on mean sea level datum, unless otherwise waived by the Department of Planning.
- (10) Location and size of existing and proposed freestanding signs.
- (11) Location and identification of all easements (existing and proposed).
- (12) Location and height of all light poles.

**P.Z. 36-2001
City of Chesterfield
Planning Commission
February 11, 2002**

- (13) Overall dimensions of all buildings and the gross floor area of each building.
- (14) Approximate location of any stormwater detention facilities, sink holes and springs, silt berms, ponds and other silt control facilities.
- (15) Floor area ratio of proposed development, except in single-family attached and detached residential developments.**
- (16) Greenspace percentage of proposed development.**
- (17) Tree stand delineation for area to be developed.**

1003.181. Section 8(1)(d) Conditional Use Permit Procedure (CUP).

Amended to read as follows (Additions in bold):

8. *Procedures.* The granting of a conditional use permit may be initiated by a verified application of one or more of the owners of record or owners under contract of a lot or tract of land, or their authorized representatives, or by a resolution of intention by the Planning Commission or the City Council. Procedures for application, review, and approval of a conditional use permit shall be as follows:

- (1) *Application.* Application for a conditional use permit for a specific tract of land shall be addressed to the City of Chesterfield Planning Commission and filed in its public office. The application shall be filed on forms prescribed for that purpose by the Planning Commission and be accompanied by the following:
 - (a) Filing fee per requirements of Section 1003.210, "Fees."
 - (b) Legal description of the property.
 - (c) Outboundary plat of the property.
 - (d) Preliminary development plan, including, but not limited to the following:
 - (i) Proposed uses. Approximate location and designated uses of buildings and other structures as well as parking and open areas shall be indicated.

**P.Z. 36-2001
City of Chesterfield
Planning Commission
February 11, 2002**

- (ii) Existing and proposed contours at vertical intervals of not more than five (5) feet referred to sea level datum. Floodplain areas shall be delineated.
- (iii) Approximate location of all isolated trees having a trunk diameter of six (6) inches or more, all tree masses and proposed landscaping.
- (iv) Two (2) cross section profiles through the site showing preliminary building form, existing natural grade and proposed final grade.
- (v) Proposed ingress and egress to the site, including adjacent streets.
- (vi) Preliminary plan for provision of sanitation and drainage facilities.
- (vii) **Floor area ratio of proposed development.**
- (viii) **Greenspace percentage of proposed development.**
- (ix) **Tree stand delineation for area to be developed.**

1003.182 Section 13(1)(d) Commercial service procedure (CSP).

Amended to read as follows:

13. *Procedures.* The granting of a commercial service procedure may be initiated by a verified application of one or more of the owners of record or owners under contract of a lot or tract of land, or their authorized representatives, or by a resolution of intention by the Planning Commission or the City Council. Procedures for application, review, and approval of the commercial service procedure shall be as follows:

- (1) *Application.* Application for the commercial service procedure for a specific tract of land shall be addressed to the City of Chesterfield Planning Commission and filed in its public office. The application shall be filed on forms prescribed for that purpose by the Planning Commission and be accompanied by the following:
 - (a) Filing fee per requirements of Section 1003.210, "Fees."
 - (b) Legal description of the property.

**P.Z. 36-2001
City of Chesterfield
Planning Commission
February 11, 2002**

- (c) Outboundary plat of the property.
- (d) Preliminary Development Plan, including, but not limited to the following:
 - (i) Proposed uses. Approximate location and designated uses of buildings and other structures as well as parking and open areas shall be indicated.
 - (ii) Existing and proposed contours at vertical intervals of not more than five (5) feet referred to sea level datum. Floodplain areas shall be delineated.
 - (iii) Approximate location of all isolated trees having a trunk diameter of six (6) inches or more, all tree masses and proposed landscaping.
 - (iv) Two (2) cross section profiles through the site showing preliminary building form, existing natural grade and proposed final grade.
 - (v) Proposed ingress and egress to the site, including adjacent streets.
 - (vi) Preliminary plan for provision of sanitation and drainage facilities.
 - (vii) **Floor area ratio of proposed development, except in single-family attached and detached residential developments.**
 - (viii) **Greenspace percentage of proposed development.**
 - (ix) **Tree stand delineation for area to be developed.**
 - (x) The Department of Planning may, with concurrence of the Department of Public Works, authorize the waiving of those requirements deemed inessential for a specific tract.

1003.187 Section 5 (1)(b) and Section 7(1) Planned environment unit procedure (PEU)

Amended to read as follows (Additions in bold):

5. *Procedures.* Procedures for filing, review, and approval of the planned environment unit procedure shall be as follows:

P.Z. 36-2001
City of Chesterfield
Planning Commission
February 11, 2002

- (1) *Application.* Application for a planned environment unit for a specific tract of land shall be initiated by the filing of a verified application by the owner or owners of record, or owners under contract of a lot or tract of land, or their authorized representatives. Application shall be addressed to the City of Chesterfield Planning Commission and submitted to the Department of Planning upon forms prescribed for such purpose by the Planning Commission and accompanied by the following:
 - (a) Filing fee per requirements of Section 1003.210, "Fees."
 - (b) Preliminary development plan, which shall contain not less than the information required on a sketch plan in accord with Section 1005.050 of the City of Chesterfield Subdivision Ordinance, and shall also include the following:
 - (i) An outboundary plat of the tract with a land surveyor's seal and statement of verification regarding the source of boundary dimensions, bearings, and source of contour data.
 - (ii) Type, number, and general location of proposed lots or units.
 - (iii) Existing and proposed contours at vertical intervals of not more than five (5) feet referred to sea level datum utilizing USGS data. Floodplain areas shall be delineated.
 - (iv) **Floor area ratio of proposed development, except in single-family attached and detached residential developments.**
 - (v) **Greenspace percentage of proposed development.**
 - (vi) **Tree stand delineation for area to be developed.**

7. *Site concept plan and section plan.* Requirements for site development concept plans and section plans shall be as follows:

- (1) *Site development concept plan requirements.* Site development concept plans shall include, in addition to specific information required by the ordinance authorizing the development, the following general information:
 - (a) Outboundary plat and legal description of the property.
 - (b) Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.

**P.Z. 36-2001
City of Chesterfield
Planning Commission
February 11, 2002**

- (c) General design of the development including unit types (i.e., single-family detached, single-family attached, garden apartment), number of each unit type proposed, location of units, minimum and maximum size of single-family lots, approximate size of multiple-family structures, and location and size of common areas and recreation facilities.
- (d) Location and size of any commercial uses; types of uses proposed and general parking layout.
- (e) Zoning district lines and floodplain boundaries.
- (f) Density calculations.
- (g) **Floor area ratio of proposed development, except in single-family attached and detached residential developments.**
- (h) **Greenspace percentage of proposed development.**
- (i) **Tree stand delineation for area to be developed.**

1003.189 Section 9(1)(d). Commercial-Industrial Designed Development Procedure (CIDD).

Amended to read as follows (Additions in bold):

9. *Procedures.* Authorization for use of the Commercial-Industrial Designed Development Procedure may be initiated by a verified application of one or more of the owners of record or owners under contract of a lot or tract of land, or their authorized representative, or by a resolution of intention by the Planning Commission or the City Council. Procedures for application, review, and approval of the Commercial-Industrial Designed Development Procedure shall be as follows:

- (1) *Application.* Application for the Commercial-Industrial Designed Development Procedure for a specific tract of land shall be addressed to the City of Chesterfield Planning Commission and filed in its public office. The application shall be filed on forms prescribed for that purpose by the Planning Commission and be accompanied by the following:
 - (a) Filing fee per requirements of Section 1003.210, "Fees."
 - (b) Legal description of the property.

**P.Z. 36-2001
City of Chesterfield
Planning Commission
February 11, 2002**

- (c) Outboundary plat of the property.
- (d) Preliminary development plan, including, but not limited to the following:
 - (i) Proposed uses. Approximate location and designated uses of buildings and other structures as well as parking and open areas shall be indicated.
 - (ii) Existing and proposed contours at vertical intervals of not more than five (5) feet referred to sea level datum. Floodplain areas shall be delineated.
 - (iii) Approximate location of all isolated trees having a trunk diameter of six (6) inches or more, all tree masses, and proposed landscaping.
 - (iv) Two (2) cross section profiles through the site showing preliminary building form, existing natural grade, and proposed final grade.
 - (v) Proposed ingress and egress to the site, including adjacent streets.
 - (vi) Preliminary plan for provision of sanitation and drainage facilities.
 - (vii) Floor area ratio of proposed development.**
 - (viii) Greenspace percentage of proposed development.**
 - (ix) Tree stand delineation for area to be developed.**

1003.191 Section 10(1)(a)(v). Landmark and preservation area (LPA).

Amended to read as follows (Additions in bold):

- (1) *Application.* A petition shall be filed with the City Council on forms prescribed for this purpose by the Planning Commission. Said petition may be initiated by the City Council, Planning Commission, the owner(s) of record or owners under contract of a lot or tract, or their authorized representatives, or by the owners of fifty (50) percent or more of the area (excluding streets and alleys) included within the proposed area.

P.Z. 36-2001
City of Chesterfield
Planning Commission
February 11, 2002

- (a) Three (3) sets of forms shall be submitted to the Department of Planning on petitions initiated by owner(s) of record or owners under contract, or their authorized representative, or by owners of fifty (50) percent or more of the area in a proposed area and are to be accompanied by the following:
 - (i) Filing fee per requirements of Section 1003.210, "Fees."
 - (ii) General location map, outboundary plat, and legal description of the property in question;
 - (iii) A statement documenting the historic; architectural, cultural, archaeological or aesthetic significance of the proposed lot or lots;
 - (iv) Summary, description, example or outline of proposed conditions to be applied within the area, including but not limited to, design and construction standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details for all fences, street furniture, and signs.
 - (v) A preliminary development plan indicating existing and proposed structures and uses of all properties within the proposed area including:
 - (A) Existing and proposed contours at intervals of not more than five (5) feet referred to sea level datum.
 - (B) Proposed ingress and egress to site, including adjacent streets.
 - (C) **Floor area ratio of proposed development.**
 - (D) **Greenspace percentage of proposed development.**
 - (E) **Tree stand delineation for area to be developed.**