

**AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 1677 TO ALLOW FOR AN AMENDMENT TO THE STRUCTURE SETBACK REQUIREMENT FOR A 2.296 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED SOUTH OF CHESTERFIELD AIRPORT ROAD, WEST OF LONG ROAD AND NORTH OF ST. LOUIS, KANSAS CITY RAILROAD (TOWER CENTER/PULASKI BANK-GHH INVESTMENTS)**

WHEREAS, the petitioner, Michael Doster of Doster, Mickes, James, Ullom, Benson & Guest, on behalf of Pulaski Bank and GHH Investments has requested an ordinance amendment to allow for an amendment to the structure setback requirement; and,

WHEREAS, the request was considered by the City of Chesterfield Planning Commission and upon review, the recommendation to approve the amendment was approved; and,

**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 The City of Chesterfield Ordinance Number 1677 is hereby repealed and those conditions therein are incorporated into this Attachment A, which is attached hereto and made a part hereof for Tower Center.

**LEGAL DESCRIPTION**

A tract of land being Lot A of the Resubdivision of Damien Kroenung's Estate, and part of Adjusted Outparcel B of the Boundary Adjustment Plat of Condominium Parcel and Outparcel "B" of Chesterfield Business Park as recorded in Plat Book 350 Page 93 and Plat Book 350 Pages 809 and 810 located in U.S. Survey 1010, Township 45 North, Range 4 East of the 5<sup>th</sup> Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Southeast corner of Lot B of above said Chesterfield Business Park, said point also being located on the Westerly line of Long Road, (variable width); thence Southerly along last said Westerly line South 01-degrees 25 minutes 42 seconds West a distance of 204.46 feet to a point of curvature; thence along said curve to the right for which the radius point bears North 69 degrees 43 minutes 13 seconds West 102.75 feet an arc distance of 100.25 feet) to a point on the Northerly line of Edison Avenue (variable width); thence Westerly along last said Northerly line South 76 degrees 36 minutes 05 seconds West a distance of 256.13 feet; thence departing last said Northerly line the following courses and distances North 03 degrees 02 minutes 18 seconds West a distance of 7.12 feet; thence South 76 degrees 36 minutes 05 seconds West a distance of 1.28 feet to a point of curvature; thence Westerly along said curve to the right for which the radius point bears South 13 degrees 23 minutes 55 seconds East 1027.00 feet an arc distance of

4.05 feet (chord bearing South 76 degrees 29 minutes 55 seconds East 1027.00 feet an arc distance 4.05) to a point of compound curve; thence along said curve to the right for which the radius point bears North 13 degrees 37 minutes 28 seconds West 43.00 feet an arc length of 66.35 feet (chord bearing North 59 degrees 25 minutes 19 seconds West, chord distance 59.96 feet); thence North 15 degrees 13 minutes 11 seconds West a distance of 59.90 feet to a point on the Easterly line of Chesterfield Business Parkway, (variable width); thence along last said Easterly line North 03 degrees 16 minutes 41 seconds West a distance of 254.41 feet' thence departing last said Easterly line on a line being the Westerly prolongation of the South line of the above said Lot B South 88 degrees 34 minutes 18 seconds East a distance of 409.24 feet to the POINT OF BEGINNING and containing 121,042 square feet or 2.779 acres according to calculations performed by Stock and Associates Consulting Engineers, Inc. on July 2, 2004.

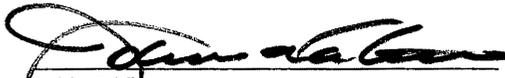
**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations, and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and made a part hereof.

**Section 3.** The City Council, pursuant to the request filed by Michael Doster of Doster, Mickes, James, Ullom, Benson & Guest, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

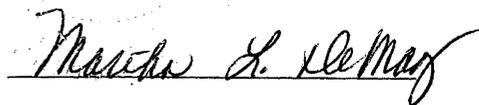
**Section 4.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this 5<sup>TH</sup> day of DECEMBER, 2005

  
MAYOR

ATTEST:



## ATTACHMENT A

In keeping with the following Comprehensive Plan policies, these conditions have been developed:

- 1.1.1 Conservation of Existing Quality of Life
- 1.1.2 Reinforce Existing Development Pattern
- 1.2.1 Coordinated Growth
- 1.2.2 Quality New Development
- 1.2.4 Control 'Strip Commercial' Development
- 1.2.5 Chesterfield Valley Development
- 1.3.1 Preservation of Natural Features and Open Space
- 1.3.2 Encourage Quality Project Planning
- 2.2.3 Neighborhood/Service Oriented Retail Facilities
- 2.3.3 Chesterfield Valley Master Plan
- 4.1.6 Limit Curb Cuts
- 4.1.12 Internal Commercial Circulation
- 4.2.3 New Development for Stormwater Control

### I. PERMITTED USES

The permitted use allowed in the "PC" Planned Commercial District are as follows:

- Animal hospitals, veterinary clinics, and kennels;
- Associated work and storage areas required by a business, firm, or service to carry on business operations;
- Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
- Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages;
  - (iii) Confections;
- Barber shops and beauty parlors;
- Bookstores;
- Cafeterias for employees and guests only;
- Child care centers, nursery schools, and day nurseries;
- Colleges and universities;
- Dry cleaning drop-off and pick-up stations;
- Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- Film drop-off and pick-up stations;
- Fishing tackle and bait shops. Open storage and display are prohibited;
- Financial institutions;

- Hospitals;
- Medical and dental offices;
- Offices or office buildings;
- Outpatient substance abuse treatment facilities;
- Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
- Police, fire, and postal stations;
- Public utility facilities;
- Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters;
- Restaurants, fast food;
- Restaurants, sit down;
- Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles;
- Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
- Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales.
- Goods and services associated with these uses may be sold or provided directly to the public on the premises;
- Permitted signs (See Section 1003.168 'Sign Regulations');
- Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
- Terminals for trucks, buses, railroads, and watercraft;
- Vehicle repair facilities for automobiles;
- Vehicle service centers for automobiles;
- Vehicle washing facilities for automobiles;
- or other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

## **II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

The above-specified uses shall be accommodated within a building that shall not exceed 2-stories in height and 19,000 square feet total. Overall Spirit of St. Louis Airport shall review building height.

### **III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

Within eighteen (18) months of the effective date of approval of the preliminary development plan by the City of Chesterfield and prior to any site preparation or construction, the petitioner shall submit to the City of Chesterfield for its review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended through appeal to, and approval, by the Planning Commission.

Failure to comply with aforementioned time limits will result in the expiration of the preliminary plan/site development concept plan for that portion not developed and will require a new public hearing.

### **IV. GENERAL CRITERIA - SECTION PLAN**

- A. Said Site Development Plan shall include, but not be limited to, the following:
1. A general development plan, including basic arrangement of structures and roadway right-of-way.
  2. The location and size, including height of all proposed buildings.
  3. Building and parking setbacks.
  4. Parking calculations.
  5. The design, location and size of all parking, light standards, fencing, retaining walls, freestanding signs, trash enclosures, sidewalks, handicapped ramps and flag polls.
  6. Curb cut locations.
  7. Existing and proposed contours at one (1) foot intervals extending one hundred fifty (150) feet beyond the limits of the site.
  8. Provide the greenspace percentage for each lot on the plan.
  9. Provide open space percentage.
  10. Address trees and landscaping in accordance with the City of Chesterfield Code.
  11. Provide a lighting plan in accordance with the City of Chesterfield Code.
  12. Preliminary plan for sanitary and stormwater facilities.

13. All other preliminary plat requirements.
14. Prior to Site Development Plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.

## V. SPECIFIC CRITERIA

- A. The Site Development Plan shall illustrate adherence to the following specific design criteria:

1. Structure Setbacks

- a. No structure shall be located within the following setbacks:
  - (1) Thirty (30) feet from the right-of-way lines
  - (2) Ten (10) feet from the northern property line, bearing S 88° 34' 18" E.
  - (3) Zero (0) feet from all other property lines.

2. Parking and Loading Setbacks

- a. No parking stall or loading space (except ingress and egress drives) shall be located within the following setback:
  - (1) No unenclosed parking or loading space or internal drive, except for ingress and egress drives, shall be closer to the street right-of-way than fifteen (15) feet.

3. Parking

- a. All parking requirements shall be in accordance with Section 1003.165 Off Street Parking Regulations of the Zoning Ordinance of the City of Chesterfield. All drives and parking access shall be paved.
- b. Parking, circulation and other applicable site design features shall comply with the City of Chesterfield Zoning Ordinance, and Chapter 1001, Section 316.0 "Physically Handicapped and Aged" of SLCRO 1974, as amended.

- c. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions. The contractor shall keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto shall be cleaned continuously throughout each day.

4. Storm Sewers

- a. Prior to Site Development Plan approval indicate the location of the proposed storm sewers, detention basins, sanitary sewers, and connection(s) to existing systems.
- b. Prior to Site Development Plan approval, show all existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements required for utilities, stormwater drainage, grading or other improvements.
- c. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point. Emergency overflow drainage ways to accommodate the 100-year storm shall be provided.
- d. Due to the inherent nature of this development, the specific size, location, and configuration of the storm water infrastructure are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. It is expected that developers will submit alternate plans, proposed alternative geometry, size, and type for these infrastructure improvements, along with supporting hydraulic computations. The Public Works Department will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system wide benefits without adversely affecting water surface profiles at other locations or adjacent properties.
- e. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).
- f. Submit to the City of Chesterfield an engineering plan approved by the Saint Louis County Department of Highways and Traffic and

M.S.D. showing that adequate handling of the stormwater drainage of the site is provided.

- g. Prior to Site Development Plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
- h.
  - (1) The developer is required to provide adequate stormwater systems in accordance with Saint Louis County, M.S.D., and City of Chesterfield standards.
  - (2) All stormwater shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. This may require extensive off-site storm sewer ditch work and appropriate easements.

5. Access

- a. Access to this development (from Long Road) shall be restricted to one (1) commercial entrance located as directed by the Saint Louis County Department of Highways and traffic. This entrance will be restricted to right-in/right-out movements by the construction of a median within the Long Road pavement as directed by the Saint Louis County Department of Highways and Traffic.
- b. Access to this site shall be provided by a maximum of three curb cuts. Location of the curb cuts is to be determined by the St. Louis County Department of Highways and Traffic and the City of Chesterfield's Department of Public Works.
- c. Based on the Preliminary Plan submitted with this petition, access to Edison Avenue shall be located at 230 feet as measured from the western edge of pavement of Long Road to the centerline of the entrance. In addition, the entrance centerline may be no closer than 165 feet from the centerline of Chesterfield Business Parkway, as directed by the departments.
- d. An additional entrance may be permitted onto Chesterfield Business Parkway as directed by the City of Chesterfield Department of Public Works. The centerline of said entrance

should be located no closer than two hundred forty (240) feet from the Edison Avenue northern edge of pavement.

6. Road Improvements and Sidewalks

- a. Improve Long Road to one-half of an eighty-eight (88) foot right-of-way and a sixty (60) foot pavement with full depth shoulders and sufficient additional widening to provide the required tapers for the left turn land required at Edison Avenue Extension as directed by the Department of Highways and Traffic.
- b. The Developer shall provide any additional right-of-way and construct any improvements to Edison Avenue and Long Road as required by the St. Louis County Department of Highways and Traffic and the City of Chesterfield's Department of Public Works.
- c. Sidewalks shall be provided for per City of Chesterfield standards, along Edison Avenue and Long Road.
- d. Prior to Site Development Plan approval, show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

7. Architectural elevations

- a. The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.

8. Lighting Requirements

- a. Provide for the installation, maintenance, operation and all expenses related thereto for the street lighting along all public streets associated with this development, including Edison Avenue and Long Road in perpetuity.
- b. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
- c. The location and height of the light standards will be as approved by the Planning Commission.

- d. Except for required street lighting, no source of illumination will be situated so that light is cast on any public right-of-way or adjoining property.
- e. The street lighting plan shall comply with the Chesterfield Valley Master Street Lighting Plan as directed by the City of Chesterfield's Department of Public Works.

9. Sign Regulations

- a. Sign regulations for this development shall be the same as those specified in Section 10003.168 Sign regulations of the City of Chesterfield Zoning Ordinance.
- b. No new advertising signs, temporary signs, portable signs or attention getting devices shall be permitted in this development.
- c. Installation of Identification Signage, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works and/or St. Louis County Department of Highways and Traffic for sight distance considerations and approval prior to installation of construction.
- d. Freestanding project identification signs shall have landscaping which may include, but not limited to shrubs, annuals, and other materials, located adjacent to the sign base or structural supports.

10. Landscape and Tree Requirements

- a. The developer shall submit a landscape plan, tree stand delineation; and tree preservation plan in accordance with the City of Chesterfield Code. Said plan shall demonstrate compliance with the following:
  - (1) The area within fifteen (15) feet of the street right-of-way shall be landscaped as approved by the Department of Planning and such landscaping shall be adequately maintained.
  - (2) All new required landscaping material shall meet the following criteria:
    - (a) Deciduous trees - two (2) inch minimum caliper.
    - (b) Evergreen trees - four (4) feet minimum height.
    - (c) Shrubs - eighteen (18) inch minimum diameter.
  - (3) If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the

Planning Commission exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.

- (4) Prior to release of the Landscape Installation Bond/Escrow, a two (2) year Landscape Maintenance Bond/Escrow will be required.

11. Traffic Study

- a. A traffic impact study shall be provided for review and approval by the City of Chesterfield Department and Missouri Department of Transportation.

12. Power of Review

- a. Either Councilmember of the Ward where a development is proposed, or the Mayor, may request that the site plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval. The City Council will then take appropriate action relative to the proposal.

13. Miscellaneous

- a. All trash areas shall be enclosed by a six (6) foot high sight-proof fence.
- b. All mechanical equipment shall be adequately screened by roofing or other screening as approved by the Planning Commission.
- c. Be advised that said Conceptual Valley Master Plan depicts storm water improvements, sanitary force main, water main and roadway improvements within the area of the subject tract. Consideration shall be given to building the Master Improvements.
- d. Additional fire hydrants shall be required and located as directed by the Chesterfield Fire Protection District.

**VI. VERIFICATION PRIOR TO APPROVAL**

- A. Prior to approval of the Site Development Concept and Section Plans, the developer shall provide the following:

1. Stormwater and Sanitary Sewer
  - a. Storm water drainage improvements shall be operational prior to the paving of any driveways or parking lots. Roadway and related improvements shall be constructed prior to sixty percent (60%) occupancy of the retail portion of the site.
  
2. Geotechnical Report
  - a. Prior to Site Development Plan approval, provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.
  
3. Grading and Improvement Plans
  - a. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.
  
  - b. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow

for settling of sediment, prior to the discharge of stormwater from this site.

- c. When clearing and/or grading operations are completed or suspended for more than thirty (30) days, all necessary precautions shall be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the Director of Public Works/City Engineer.
- d. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been established.
- e. Prior to issuance of an occupancy permit, all disturbed areas shall be seeded and mulched at the minimum rates defined in Appendix "A" of the City of Chesterfield's "Model Sediment & Erosion Control Guidelines" or sodded. A temporary occupancy permit may be issued by the Department of Planning in cases of undue hardship because of unfavorable ground conditions.
- f. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Highways and Traffic, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
- g. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.

4. Floodplain

- a. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield Department of Public Works for approval. Be advised that in conjunction with any site alteration the developer will be required to demonstrate that there will be no adverse effect on other properties located within the Chesterfield Valley. The Floodplain Development Permit/Application must be approved by the City of Chesterfield Department of Public Works prior to the approval of the Improvement Plans or Grading Plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall

be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development.

- b. If any building is proposed to be located in an existing, or proposed, Special Flood Hazard Area the building shall be clearly labeled as being located in the Floodplain on the Approved Site Development Plan and Improvement Plan. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of one (1) foot above the base flood elevation unless a LOMR has been issued by FEMA prior to construction. The minimum elevation for the Reference Level for each building shall also be noted on the approved Site Development Plan and Improvement Plan.
- c. Prior to the issuance of an occupancy permit for any building within the development the Developer shall be required to submit an "Elevation Certificate" (FEMA form 81-31) for that building to the City of Chesterfield Department of Public Works.

## VII. RECORDING

- A. Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan shall be recorded with the St. Louis County Recorder of Deeds.

## VIII. CHESTERFIELD VALLEY TRUST FUND

- A. The developer shall contribute to the Chesterfield Valley Trust Fund (No. 556). This fund was created for roadway improvements, stormwater improvements, sanitary sewer facilities and water main improvements in the Chesterfield Valley Area.

The trust contribution consists of four components representing the improvement categories.

1. Roads

- a. The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the Saint Louis County Department of Highways and Traffic. The amount of the

developer's contribution to this fund shall be computed on the basis of the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Commercial	\$1.60/sq.ft. of building space
Office	\$1.12/sq.ft. of building space
Industrial	\$3,856.46/acre of gross acreage

If the types of development proposed differ from those listed, rates shall be provided by the Saint Louis County department of Highways and Traffic. Where more than one land use type is proposed and each land use type constitutes thirty-five (35) percent or more of the gross building area, the applicable road improvement contribution shall be determined considering each land use exceeding thirty-five (35%) percent as approved on the Site Development Plan.

Credits for roadway improvements will be awarded as directed by the Department of Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development shall be retained in the trust fund.

The roadway improvement contributions shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (SUP) by Saint Louis County Department of Highways and Traffic. Funds shall be payable to Treasurer, Saint Louis County.

2. Water Main

- a. The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$509.05 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contributions shall be deposited with the Saint Louis County Department of Highways and traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.