

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCES 1358 AND 2685 AND ST. LOUIS COUNTY ORDINANCES 10,842 AND 9,476 FOR A NEW AND CONSOLIDATED ORDINANCE FOR A "C-8" PLANNED COMMERCIAL DISTRICT FOR A 75.0 ACRE AREA OF LAND LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND OLIVE BOULEVARD INTERCHANGE (P.Z. 07-2012 CHESTERFIELD VILLAGE NW QUADRANT {RGA INSURANCE CO.} 18S430237, 17S110147, 18S430260, 18S440148, 18S420085, 18S521098, 18S540149, 18S540150 AND 18S540138).

WHEREAS, in response to P.C. 141-79 Chesterfield Village – Sachs Properties, Inc., St. Louis County approved Ordinance 9,476 on November 23, 1979, which authorized a "C-8" Planned Commercial District development, which was subsequently amended by St. Louis County Ordinance 10,842 on November 24, 1982; and,

WHEREAS, St. Louis County approved ordinance 13,756 on February 16, 1988 which removed Parcel V, building group E from the conditions of the prior ordinances; and,

WHEREAS, in response to correspondence from Sachs Properties, requesting an amendment in the location of the permitted uses in Building Groups D and I, specifically hotels, the City of Chesterfield approved ordinance number 1266 on May 19, 1997; and,

WHEREAS, in response to P.C. 141-79, the City of Chesterfield approved ordinance 1358 on December 18, 1997 to allow for flexibility in the location of allowable square footage in building groups G and H, and to allow revision in the location of an office building in relationship to Chesterfield Parkway North for building group G; and,

WHEREAS, in response to a petition filed by Sachs Properties, the City of Chesterfield approved ordinance 2685 on January 4, 2012 to permit a Commercial Industrial Design Development procedure to allow shifting of uses between building groups A and B; and,

WHEREAS, Reinsurance Group of America (RGA) has requested ordinance amendment of a "C-8" Planned Commercial District for a 75 acre area of land located in the northwest quadrant of the intersection of I-64 and Olive Boulevard to allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 25, 2012; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of said request; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning and Public Works Committee.

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

Section 1. City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "C-8" Planned Commercial District for a 75.0 acre tract of land within the northwest quadrant of the I-64 and Olive Boulevard interchange (18S430237, 17S110147, 18S430260, 18S440148, 18S420085, 18S521098, 18S540149, 18S540150 and 18S540138) and as described as follows:

Parcel 3:

A tract of land being part of Lot B of "Chesterfield Village North, Plat 1" and part of U.S. Survey 123 in Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the South line of Swingley Ridge Drive with the Northeast line of Missouri State Route 40 T.R.; thence Eastwardly along said South line of Swingley Ridge Drive, along a curve to the right whose radius point bears South 31 degrees 57 minutes East 178.50 feet from the last mentioned point, a distance of 71.50 feet to a point; thence along a curve to the right whose radius point bears South 9 degrees 00 minutes East 362.87 feet from the last mentioned point, a distance of 139.33 feet to a point; thence South 77 degrees 00 minutes East 532 feet to a point; thence South 13 degrees 00 minutes West 3 feet to a point; thence South 77 degrees 00 minutes East 372.20 feet to a point; thence along a curve to the right whose radius point bears South 13 degrees 00 minutes West 375.50 feet from the last mentioned point, a distance of 182.27 feet to a point; thence South 49 degrees 02 minutes 04 seconds East 554.79 feet to a point; thence along a curve to the right whose radius point bears South 40 degrees 57 minutes 56 seconds West 29.50 feet from the last mentioned point a distance of 46.34 feet to a point; thence South 40 degrees 57 minutes 56 seconds West 653.30 feet to a point; thence North 49 degrees 02 minutes 04 seconds West 19.50 feet to a point; thence South 76 degrees 53 minutes 48 seconds West 144.59 feet to a point; thence North 43 degrees 45 minutes 55 seconds West 754.55 feet to a point on the right of way line of Missouri State

Route 40 T.R.; thence along said right-of-way line the following courses and distances: North 6 degrees 59 minutes 44 seconds West 225.67 feet to a point; thence North 37 degrees 40 minutes 18 seconds West 205.83 feet to a point; thence North 59 degrees 02 minutes 23 seconds West 215.16 feet to a point; thence North 72 degrees 30 minutes 46 seconds West 59.23 feet to a point; thence North S3 degrees 07 minutes West 210.45 feet to the point of beginning and containing 20.0 acres.

Parcel 4:

A tract of land being part of Lot 11 of the subdivision of the West part of U.S. Survey 415 and part of U.S. Survey 123 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the West line of proposed Swingley Ridge Drive East, 31 feet wide, with the Northeast line of Missouri State Route 40 T.R.; thence Northwestwardly along said Northeast line of Missouri State Route 40 T.R. North 31 degrees 34 minutes 46 seconds West 490.47 feet to a point; thence North 17 degrees 30 minutes 05 seconds West 349.36 feet to a point; thence North 37 degrees 47 minutes 33 seconds West 199.89 feet to a point; thence North 8 degrees 44 minutes 51 seconds East 155.74 feet to a point; thence North 49 degrees 02 minutes 04 seconds West 19.50 feet to a point; thence North 40 degrees 57 minutes 56 seconds East 662.39 feet to a point; thence along a curve to the right whose radius point bears South 40 degrees 02 minutes 04 seconds East 29.50 feet from the last mentioned point, a distance of 46.34 feet to a point on the Southwest line of proposed Swingley Ridge Drive East, 31 feet wide; thence along the right-of-way line of proposed Swingley Ridge Drive East, 31 feet wide, the following courses and distances: South 49 degrees 02 minutes 04 seconds East 113.82 feet, along a curve to the right whose radius point bears South 40 degrees 57 minutes 56 seconds West 557.46 feet from the last mentioned point, a distance of 661.69 feet, South 18 degrees 58 minutes 27 seconds West 677.19 feet, along a curve to the left whose radius point bears South 71 degrees 01 minute 33 seconds East 588.46 feet from the last mentioned point, a distance of 265.02 feet to the point of beginning and containing 15.3 acres.

Parcel 5:

A tract of land being part of Lot 11 of the subdivision of the West part of U. S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of Nest County Acres Plat 2, a subdivision according to the plat thereof recorded in Plat Book 68, page 17 of the St. Louis County records, said point being distant South 9

degrees 30 minutes 21 seconds West 827.05 feet from the Northwest corner of said West County Acres Plat 2; thence South 51 degrees 04 minutes 01 second West 457.37 feet to a point; thence South 50 degrees 20 minutes 01 second West 191.44 feet to a point; thence South 55 degrees 18 minutes 31 seconds West 9.30 feet to a point on the right-of-way line of Missouri State Route 40 T.R.; thence Northwestwardly along said right-of-way line North 39 degrees 35 minutes 34 seconds West 74.62 feet to a point; thence North 31 degrees 34 minutes 46 seconds West 40.34 feet to a point on the right-of-way line of proposed Swingley Ridge Drive, 31 feet wide; thence along said right-of-way line of proposed Swingley Ridge Drive East, 31 feet Wide, along a curve to the right whose radius point bears North 74 degrees 57 minutes 19 seconds East 557.46 feet from the last mentioned point a distance of 330.99 feet to a point; thence North 18 Degrees 58 minutes 27 seconds East 378.68 feet to a point; thence South 50 degrees 57 minutes 35 seconds East 573.16 feet to the point of beginning and containing 5.5 acres.

Parcel 7:

A tract of land being part of U.S. Survey 123, 154, and the subdivision of the West part of U.S. Survey 415 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as: Beginning at the most Western corner of property conveyed to Nelson J. Rinkel as described in the deed recorded in Book 5638, page 424 of the St. Louis County records; thence Southeastwardly along the Southwest line of said Rinkel property South 33 degrees 27 minutes 21 seconds East 137.35 feet to a point on the West line of proposed Chesterfield Village Parkway; thence Southwardly along said West line along curve to the left whose radius point bears North 72 degrees 53 minutes 10 seconds East 905.89 feet from the last mentioned point, a distance of 263.14 feet to a point on the Northwest line of Olive Street Road; thence Southwestwardly along said Northwest line South 56 degrees 19 minutes 39 seconds West 66.59 feet to a point; thence along a curve to the left whose radius point bears South 33 degrees 40 minutes 21 seconds East 1,176.28 feet from the last mentioned point a distance of 353.71 feet to a point; thence North 53 degrees 56 minutes 17 seconds West 254.51 feet to a point; thence South 35 degrees 18 minutes 22 seconds West 286 feet to a point; thence North 44 degrees 46 minutes 25 seconds West 675.15 feet to a point; thence North 0 degrees 19 minutes 57 seconds West 500 feet to a point; thence North 31 degrees 25 minutes 19 seconds East 1,080 feet to a point on the right-of-way line of proposed Chesterfield Village Parkway, 80 feet wide; thence along said right-of-way line of Chesterfield Village Parkway, 80 feet wide, the following courses and distances: Along a curve to the right whose radius point bears South 28 degrees 36 minutes 16 seconds West 914.93 feet from the last mentioned point, a distance of 368.12 feet, continuing along a curve to the right whose radius point bears South 51 degrees 39 minutes 26 seconds West 868.49 feet from the last mentioned

point, a distance of 659.44 feet, South 5 degrees 09 minutes 41 seconds West 106.63 feet, and along a curve to the left whose radius point bears South 84 degrees 50 minutes 19 seconds East 905.89 feet from the last mentioned point, a distance of 203.64 feet to a point on the Northwest line of aforesaid Rinkel property; thence Southwestwardly along said Northwest line, South 88 degrees 19 minutes 04 seconds West 53.28 feet to the point of beginning and containing 32.4 acres.

Parcel 8:

A tract of land being part of U.S. Survey 154 in Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the North line of Henry Hoch Drive, 43 feet wide, with the East line of proposed Chesterfield Village Parkway 80 feet wide; thence Northwardly along said East line of proposed Chesterfield Village Parkway, 80 feet wide, along a curve to the left whose radius point bears South 77 degrees 40 minutes 50 seconds West 948.49 feet from the last mentioned point, a distance of 430.80 feet to a point; thence North 51 degrees 39 minutes 26 seconds East 456.05 feet to a point; thence South 38 degrees 20 minutes 34 seconds East 370 feet to a point; thence South 50 degrees 23 minutes 55 seconds East 280.47 feet to a point; thence South 10 degrees 24 minutes 12 seconds West 150 feet to a point on the North line of said Henry Hoch Drive, 43 feet wide; thence Westwardly along said North line along a curve to the left whose radius point bears South 10 degrees 24 minutes 12 seconds West 421.50 feet from the last mentioned point, a distance of 215.41 feet to a point; thence South 71 degrees 07 minutes 21 seconds West 147.76 feet to a point; thence along a curve; to the right whose radius point bears North 18 degrees 52 minutes 39 seconds West 378.50 feet to from the last mentioned point, a distance of 114.07 feet to a distance of 114.07 feet to a point; thence South 88 degrees 23 minutes 23 seconds West 73.61 feet to a point; thence North 59 degrees 06 minutes 16 seconds West 64.58 feet to the point of beginning and containing 7.3 acres.

Less and Excepting the following:

St. Louis County Ordinance #13,756 (Parcel 5 Ord. 9476)

A tract of land being part of Lot 11 of the Subdivision of the West part of U.S. Survey 415, Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point on the West line of "West County Acres Plat No. 2" a subdivision according to the plat thereof recorded in Plat Book 68, Page 17 of the St. Louis County Records; said point being South 09 degrees 30

minutes 21 seconds West 18.40 feet from the Northwest corner of Lot 26 of said "West County Acres Plat No. 2", said point being also on the East line of said Lot 11 of the Subdivision of the West part of U.S. Survey 415; thence South 51 degrees 04 minutes 01 second West 457.37 feet to a point; thence South 50 degrees 20 minutes 01 second West 191.44 feet to a point; thence South 55 degrees 18 minutes 31 seconds West 9.30 feet to the Northeast right-of-way line of Missouri State Highway 40 TR; thence North 39 degrees 35 minutes 34 seconds West 74.62 feet and North 31 degrees 34 minutes 46 seconds West 40.34 feet along said Northeast right-of-way line of Missouri State Highway 40 TR to a point; thence along a curve to the right whose radius point bears No degrees 57 minutes 18 seconds East 557.46 feet from the last mentioned point, a distance of 330.99 feet; thence North 18 degrees 58 minutes 27 seconds East 378.68 feet to a point; thence South 50 degrees 57 minutes 35 seconds East 573.16 feet to the point of beginning and containing 5.452 acres.
(Parcel 5 Ord. 9476)

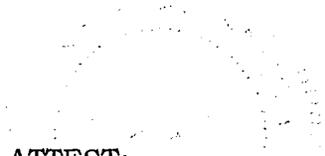
Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment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

Section 3. The City Council, pursuant to the petition filed by Reinsurance Group of America in P.Z. 07-2012, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 25th day of June 2012, 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 19th day of September, 2012



ATTEST:

Judith A. Naggian
CITY CLERK

Bruce Heigen
MAYOR

FIRST READING HELD: 09/05/2012

ATTACHMENT A

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

The application for a Planned Commercial Development on the tracts of land described in this ordinance is approved on condition that said development and plan is carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded to the County Council with a communication dated September 21, 1979, which reference as if fully set out in and made a part of this ordinance, and subject to all applicable ordinances, laws and regulations and to the following conditions:

I. General Conditions

1. This Ordinance authorizes the commercial development of an integral planned commercial and residential community known as "Chesterfield Village". Of the larger overall development, this commercial portion is located generally west of Olive Street Road (State Route 340) and north of U.S. Highway 40 containing 75 acres. The intent of this Ordinance is to effect proper development of this site conforming to good planning practices and adhering to the preliminary plan revised August 24, 1979, and approved by the Planning Commission.
2. Within two (2) years of the date of approval of this "C-8" Planned Commercial District rezoning by the City of Chesterfield Council and prior to any site preparation, the petitioner shall submit to the Planning Commission for review and approval a Final Development Concept Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said plan shall include but not be limited to the following:
 - a. Primary use types.
 - b. Project road rights-of-way.
 - c. Approximate location of peripheral and primary internal roads.
 - d. Parking and building setbacks.
 - e. Off-street parking and loading ratios.
 - f. Indication of phasing lines which shall serve as project boundary lines for the future section plans.
 - g. Gross square footage and maximum height of all proposed buildings, or building groups.

each shall not be less than 400 square feet in area. Vertical curbs will be used around planning areas to protect them from automobiles and keep out de-icing salt. Such areas will control traffic patterns and thereby improve safety as well as provide shade and offer a visual relief against extensive pavement area.

- b. In retail, office and general commercial parking lots, rows of trees planted in landscape areas shall be used to subdivide large parking areas into smaller and more identifiable parking areas. Pedestrian walkways shall be provided in the parking areas to safely allow pedestrian movement to and from building access points. In the case of parking decks, said structures shall be supplemented by a significant landscape plan around the periphery of said structure to mitigate visual impacts.
 - c. Where commercial development is contiguous to residentially zoned areas, special landscape treatment will be required. A minimum shall be a planting strip of twenty (20) feet in order to insulate adjacent residential land uses. In addition, planning, masonry walls, sight-proof fences, earth berms and / or depressed parking areas may be required by the Planning Commission.
 - d. Planting of street trees shall be a standard practice along the major arterials and collector streets. Trees shall be planted at regular intervals (minimum of two, two inch caliper, trees every seventy-five feet of frontage) on both sides except where berms, existing topography or views make another specific design treatment preferable and when approved by the Planning Commission.
 - e. The circumferential roadway connecting the Chesterfield Parkway North with Schoettler Road will contain a median planter area. Special considerations shall be given to the scenic qualities of this roadway and a landscape plan of such shall be reviewed and approved by the Planning Commission.
5. All Final Development Section Plans must be consistent with the approved Final Development Concept Plan, and shall contain one or more complete development sections. Each such plan shall be comprised of at least twenty (20) percent open space devoid of any structures or paving.
 6. All Final Development Section Plans shall be reviewed in order to determine whether mass-transit facilities should be included as part of the site development design. Such facilities might include bus shelter locations and bus pull-off lanes.
 7. Roadway alignment and location, and other roadway circulation design features including right-of-way dedication and improvement on the Final

Development Concept Plan and curb cuts on each Final Development Section Plan shall be reviewed and approved by the Department of Highways and Traffic and, as applicable, the Missouri State Highway Commission prior to recording of any plan.

8. The height, design, location, and lighting intensity of all light standards shall be reviewed and approved by the Planning Commission on each Final Development Section Plan. Special consideration shall be given to such standards which may have exposure to residential property. Supplemental information to adequately assess the above (such as cross section, details of light standard construction, etc.) may be required by the Planning Commission prior to approval.
9. Except as specifically approved by the Planning Commission, utilities shall be underground.
10. The following shall regulate all signs for the "C-8" development:
 - a. Advertising signs limited to project identification only shall be permitted only at locations approved by the Planning Commission on the Final Development Concept Plan. Details such as size, design, lighting etc. shall be submitted to the Commission prior to approval.
 - b. Parcels III and IV shall be limited to a maximum of five (5) free standing business signs not to exceed fifty (50) square feet in outline area and thirty (30) feet in height. The location and size of said signs shall be as approved by the Planning Commission on final development plans.
 - c. Parcels VII and VIII shall be limited to a maximum of three (3) free standing business signs not to exceed fifty (50) square feet in outline area and thirty (30) feet in height. The location and size of said signs shall be as approved by the Planning Commission on final development plans.
 - d. All other signs (i.e. attached wall signs and directional signs) shall conform to the sign regulations of the "C-3" Shopping District.
11. Off-street parking requirements and loading requirement shall be regulated by that zoning district in which the use is permitted. Where more than one (1) of the parking requirements may be construed as applicable to the same use, lot or building, the final determination shall be made by the Planning Commission.
12. Prior to approval of all above Final Development Plans the petitioner shall:

- a. Provide verification to the Department of a preliminary plan indicating adequate handling of differential runoff due to proposed impervious areas.
 - b. Submit verification of approval by the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation as applicable, of location of all curb cuts, roadway dedication, and improvements.
13. Subsequent to approval of the Final Development Section Plans and prior to issuance of any building permit, the following requirements shall be met:
 - a. Provide verification to the Department indicating adequate provision of sanitary services.
 - b. Provide verification to the Department indicating adequate handling of storm water runoff off the subject property at abutting roadways.
 - c. The petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of all landscaping as required on the final development section plan. Said bond or escrow shall be based on estimated costs determined by a plant nursery for such improvements and approved by the Planning and Development Services Division.
 - d. Record the approved Final Development Section Plan with the St. Louis County Recorder of Deeds Office.
14. The required contributions shall be increased at the rate of five (5) percent per year effective on the first day of January, 1980, and the first day of each calendar year thereafter. Such sums shall be collected by the Department of Public Works and disbursed to the County Treasurer.
15. Within two (2) years of the date of approval of the first Final Development Section Plan by the Planning Commission, construction shall commence. Said time limit may be extended on approval by the Planning Commission.
16. The petitioner shall be required to provide temporary off-street parking for construction employees. Parking on non-paved surfaces shall be prohibited.
17. Any transfer of ownership or lease of property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the conditions herein set forth and included in the approved development plan for the property. A copy of all the herein attached conditions shall be furnished by the owner or petitioner to the operator(s), owners(s), or manager(s) including successive operator(s), owners(s), or manager(s), who shall forward to the Zoning Enforcement Officer an acknowledgment that he

or she has read and understood each of these conditions and agrees to comply therewith.

18. The above conditions of the "C-8" Planned Commercial District shall be enforced in compliance with the Final Development Section Plans approved by the City of Chesterfield Planning Commission.
19. In addition to the conditions herein imposed, this Planned Commercial District shall be subject to all applicable provisions of the City of Chesterfield Zoning Ordinance and Subdivision Ordinances. The Zoning Enforcement Officer of the City of Chesterfield shall enforce the conditions of this permit in accord with the approved Final Development Concept and Section Plans approved by the Planning Commission.

II. Specific Design Criteria: "C-8" Along Highway 40

1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
 - a. building groups A and B: offices, retail commercial, one (1) service station, restaurants, theaters and heliport; such uses not to exceed 460,000 gross square feet. Additionally, one (1) hotel with a maximum of 350 rooms with certain retail uses specifically accessory to a hotel facility is permitted within building group B. In the event that the hotel is not constructed in building group B, a maximum floor area of 749,783 gross square feet on building groups A and B shall be permitted.
 - b. building group C: offices, retail and restaurant not to exceed 350,000 gross square feet;
 - c. building group D: offices, retail, restaurants, one (1) service station and theater; and one (1) hotel, not to exceed 170,000 gross square feet;

The above noted gross square foot figures indicate the maximum allowable within each building group. The word "offices" shall also include the following: medical laboratories, technical and business schools, public and professional schools, medical clinics, and scientific laboratories.

2. The following shall regulate all retail commercial uses in the building groups A, B, C, and D:
 - a. a maximum of 50,000 gross square feet may be used for retail commercial activity;

- b. in any office building or hotel no retail commercial activity shall be permitted above the first floor;
 - c. no single-user being a retail commercial activity shall exceed 10,000 gross square feet.
3. No parking area, loading areas or structures including internal drive except ingress and egress drives shall be allowed within the following landscaped setbacks:
- a. Parcel III:
 - i. Fifteen (15) feet of all roadway rights-of-way.
 - b. Parcel IV:
 - i. Fifteen (15) feet of U.S. Highway 40 and Chesterfield Parkway North rights-of-way;
 - ii. Twenty (20) feet of Swingley Ridge Road.
 - c. Parcel V:
 - i. Fifteen (15) feet of Swingley Ridge Road right-of-way;
 - ii. Thirty (30) feet of the northeast and southeast property lines;
 - iii. Two hundred (200) feet of the eastern point of the parcel contiguous to residential zoned land.
4. No building shall be located within the following setbacks:
- a. Parcel III:
 - i. Twenty (20) feet of all roadway rights-of-way.
 - b. Parcel IV:
 - i. Twenty (20) feet of U.S. Highway 40 and Chesterfield Parkway North rights-of-way;
 - ii. Thirty (30) feet of Swingley Ridge Road;
 - c. Parcel V:
 - i. Twenty (20) feet of Swingley Ridge Road;
 - ii. Thirty (30) feet of the northeast and southeast property line;

- iii. Two hundred (200) feet of the eastern point of the parcel contiguous to residential zoned land.
- d. The following shall be the maximum allowable height for structures:
 - i. building group A: six (6) floors;
 - ii. building group B: fifteen (15) stories for the hotel and ten (10) floors for all other uses;
 - iii. building group C: twenty-five (25) floors;
 - iv. building group D: six (6) floors;
 - v. building group E: three (3) floors
- 5. The uses listed below shall only be allowed within the following described setbacks:
 - a. the permitted twenty-five (25) story office building in building group C shall be situated within 300 feet of U.S. Highway 40 right-of-way and within 400 feet of the Chesterfield Parkway North;
 - b. the permitted fifteen (15) story hotel building in building group B shall be situated within 300 feet of U.S. Highway 40 right-of-way and within 400 feet of the Chesterfield Parkway North;
 - c. the permitted service station within building group A shall be located within 200 feet of Swingley Ridge Road or within 200 feet of the Chesterfield Parkway North rights-of-way;
 - d. the permitted service station within building group D shall be located within 400 feet of the Chesterfield Parkway North.
- 6. In addition to requirements elsewhere in this ordinance and requirements of the City of Chesterfield City Code, the following are additional requirements for building group B:
 - a. Provide a traffic study as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation. Improvements involving regional issues shall be addressed as directed by all governing jurisdictions.
 - b. Provide road improvements, as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation as identified in the study prepared by Bernardin, Lochmueller & Associates, Inc. dated July 23, 2012 and any addendum thereto. As identified in this study, modification of the

westbound I-64 on ramp in conformance with the City's plan for the extension of outer road system is required for office development in excess of 405,000 square feet on building group B.

- c. The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the Department of Highways and Traffic for review and approval. Prior to preparation of this study, the developer's traffic engineer shall meet with representatives of the department to determine the study scope. The developer's additional road improvement obligation shall be as determined by the approved study.
- d. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.
- e. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Chesterfield Parkway as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
- f. Access to this development from Chesterfield Parkway shall be as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.
- g. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic.
- h. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic for sight distance consideration and approved prior to installation or construction.
- i. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays

in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

- j. The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the ordinance-required parking spaces for the difference between the existing and proposed uses by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
TGA Category	Contribution
General Office	\$611.88/parking space
General Retail	\$1,835.75/parking space
Loading Space	\$3,003.97/parking space

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

As a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

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

TGA contribution for building group B shall be based only on the increase in development density from that density previously approved in St. Louis County Ordinance 9,476.

- k. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contributions which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- l. The amount of the required contributions, if not submitted by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.
- m. Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the

traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

- n. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
- o. Prior 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 Letter of Credit, must be established with the Saint Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
- p. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be 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.

III. Specific Design Criteria: "C-8" Along Olive Street Road

- 1. The uses permitted in this "C-8" Planned Commercial District shall be limited to the following (based upon building group numbers supplied on the preliminary development plan):
 - a. building group F: offices, in addition a maximum of ten (10) percent of each building gross floor area may be utilized for cafeterias or personal services to serve the employees of said building; not to exceed 240,000 square feet;
 - b. building groups G and H: offices and restaurants (one restaurant permitted in building group G and one restaurant permitted in building group H) not to exceed a combined total of 345,000 square feet;
 - i. Maximum size of any one building 300,000 square feet.
 - ii. Maximum footprint of any one building 50,000 square feet.
 - c. building group I: offices, restaurant, one (1) service station, and two (2) hotels not to exceed 150,000 square feet. At the time of the Site Development Plan approval, special consideration will be given to

landscaping, architectural elevations and lighting at the northeast property line.

The above noted gross square foot figures indicate maximum allowable within each building group. However, not more than 500,000 square feet shall be allowed collectively for building groups F, G, H, and I.

2. No parking areas, loading areas or structures, including internal drives except ingress and egress drive shall be located within the following landscaped setbacks:
 - a. Parcel VII:
 - i. Fifteen (15) feet of the proposed right-of-way of Chesterfield Parkway North and the future right-of-way of Olive Street Road;
 - ii. Two hundred (200) feet of the western property line within 1,200 feet of Olive Street Road right-of-way;
 - iii. Thirty (30) feet of the remainder of the western property line.
 - b. Parcel VIII:
 - i. Fifteen (15) feet of all roadway right-of-way and the northwestern property line;
 - ii. Thirty (30) feet of the northeastern property line.
3. No building shall be located within the following setbacks:
 - a. Parcel VII:
 - i. Twenty (20) feet of Chesterfield Parkway North right-of-way;
 - ii. Seventy-five (75) feet of the future right-of-way of Olive Street Road;
 - iii. Two hundred (200) feet of the western property line within 1,200 feet of Olive Street Road;
 - iv. Thirty (30) feet of the remainder of the western property line.
 - b. Parcel VIII:
 - i. Twenty (20) feet of all roadway rights-of-way and the northwestern property line;
 - ii. Thirty (30) feet of the northeastern property line.
4. The following shall be the maximum allowable height for structures:

- a. building group F: four (4) floors;
 - b. building group G: eight (8) floors;
 - c. building group H: four (4) floors;
 - d. building group I: three (3) floors.
5. The uses listed below shall only be allowed with the following described setbacks:
- a. the singular allowable eight (8) story building in building group G shall be situated within 500 feet of Chesterfield Parkway North right of way.
 - b. the four (4) story building allowed in building group H shall be located within 300 feet of Chesterfield Parkway North and within 300 feet of Olive Street Road rights-of-way;
 - c. the permitted service station in building group I shall be located within 200 feet of Chesterfield Parkway North and within 200 feet of Henry Hoch Road rights-of-way;
 - d. the permitted restaurant in building group I shall be located within 300 feet of Chesterfield Parkway North right-of-way.

PRELIMINARY PLAN FOR ZONING AMENDMENT TO ORD. NO. 1358 CHESTERFIELD VILLAGE

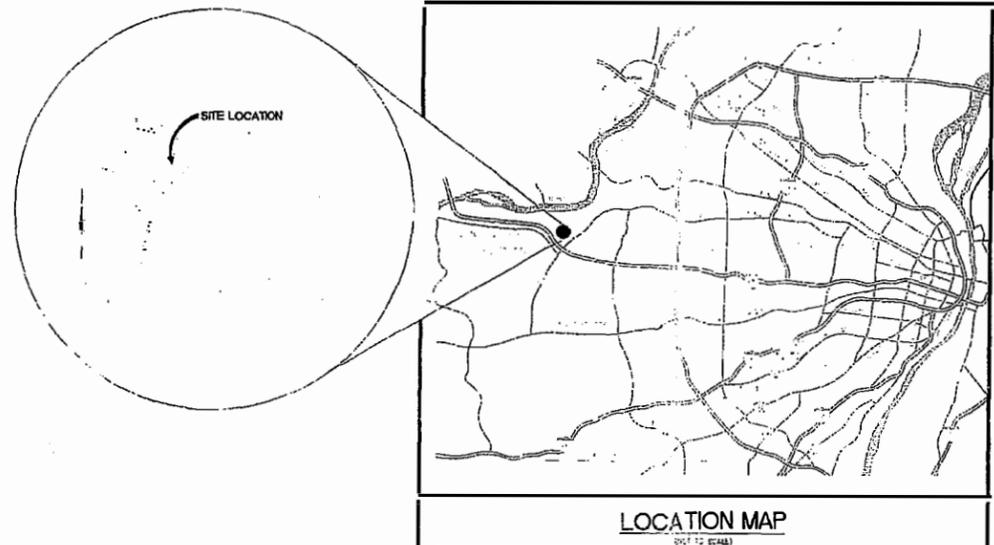
TOPOGRAPHIC SURVEY
 A TRACT OF LAND BEING LOT C-300A OF
 "CHESTERFIELD VILLAGE NW QUADRANT-DIERBERG TRACT"
 AND A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 CURRENT ZONING: "C-8" - ORD. NO. 1,358 AND "PC" ORD. NO. 2,685
 PROPOSED ZONING: "UC" URBAN CORE DISTRICT, ORD. NO. _____



CLAYCO
 THE ART & SCIENCE OF BUILDING
 2199 INNERBELLS BUSINESS CENTER DRIVE
 SAINT LOUIS, MISSOURI 63114
 PH. 314.425.5100 FAX 314.425.3137

LEGEND

ELECTRIC MAIN/POLE	---
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING FIRE	---
EXISTING BUILDING	---
EXISTING CONCRETE	---
EXISTING ELEVATION	---
EXISTING UTILITIES	---
PROPOSED CONTOUR	---
PROPOSED SPOT	---
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
FIRE HYDRANT	---
LIGHT STANDARD	---
BUS SIGN	---
NOTES PARKING SPACES	---
UTILITY POLE	---
POWER POLE	---
WATER MAIN/POLE	---
WATER VALVE	---
STREETS REQUIRED TO BE OPEN	---
HAND CAPABLE PARKING	---
PHONE MAIN/POLE	---
WATER LINE	---
CONCRETE	---
ASPHALT	---
PVC	---
PVC	---
W/	---
T	---
TRANSFORMER	---
SANITARY	---
SMALL	---
CHAIN-LINK FENCE	---
TRAFFIC FLOW	---
SAWTOOTH	---



LOCATION MAP

PERTINENT DATA

EXISTING	---
PROPOSED	---
...	---

ABBREVIATIONS

A	ASPHALT	CE	CONCRETE
B	BUS SIGN	CH	CHAIN-LINK FENCE
...

1. Existing lines, building footings and structures shown were taken from ALTA, NCS11, 2011 and 2012 survey reports. All other information was obtained from the City of Chesterfield and the Missouri State Surveyor's Office.
2. This preliminary plan was prepared by the undersigned engineer and is based on the information provided by the client and the Missouri State Surveyor's Office. The engineer does not warrant the accuracy of the information provided by the client or the Missouri State Surveyor's Office.
3. The engineer does not warrant the accuracy of the information provided by the client or the Missouri State Surveyor's Office. The engineer does not warrant the accuracy of the information provided by the client or the Missouri State Surveyor's Office.
4. The engineer does not warrant the accuracy of the information provided by the client or the Missouri State Surveyor's Office. The engineer does not warrant the accuracy of the information provided by the client or the Missouri State Surveyor's Office.

SHEET INDEX

C1	THE SHEET
C2	PROPERTY EXHIBIT
C3	PRELIMINARY PLAN
C4-C4.2	SITE CONDITIONS
C5	AERIAL EXHIBIT WITH CURRENT ZONING
1 of 1	TREE STAND Delineation Plan

GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED WORK.
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED WORK.
4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED WORK.
5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED WORK.

County Ordinance 1358
 Amended by County Ordinance 2016
 Approved by City Ordinance 1358
 Amended by City Ordinance 1358

Property is the intersection of the South line of Survey 123, Range 4 East, Township 45 North, and the West line of U.S. Survey 123, Township 45 North, Range 4 East, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri.

Property is the intersection of the South line of Survey 123, Range 4 East, Township 45 North, and the West line of U.S. Survey 123, Township 45 North, Range 4 East, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri.

Property is the intersection of the South line of Survey 123, Range 4 East, Township 45 North, and the West line of U.S. Survey 123, Township 45 North, Range 4 East, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri. The property is a portion of the Northwest Quadrant-Dierberg Tract, Chesterfield Village, St. Louis County, Missouri.

UTILITY NOTE

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed and sworn Surveyor of the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client and the Missouri State Surveyor's Office.

RG A REINSURANCE CO.
 Project Address
 1660 SWINGLEY RIDGE ROAD
 CHESTERFIELD, MO

ISSUE DATE	09/21/17
REVISIONS PER CITY OFFICE	09/21/17
REVISIONS PER CITY OFFICE	09/21/17
REVISIONS PER CITY OFFICE	09/21/17

CLAYCO
 TITLE SHEET

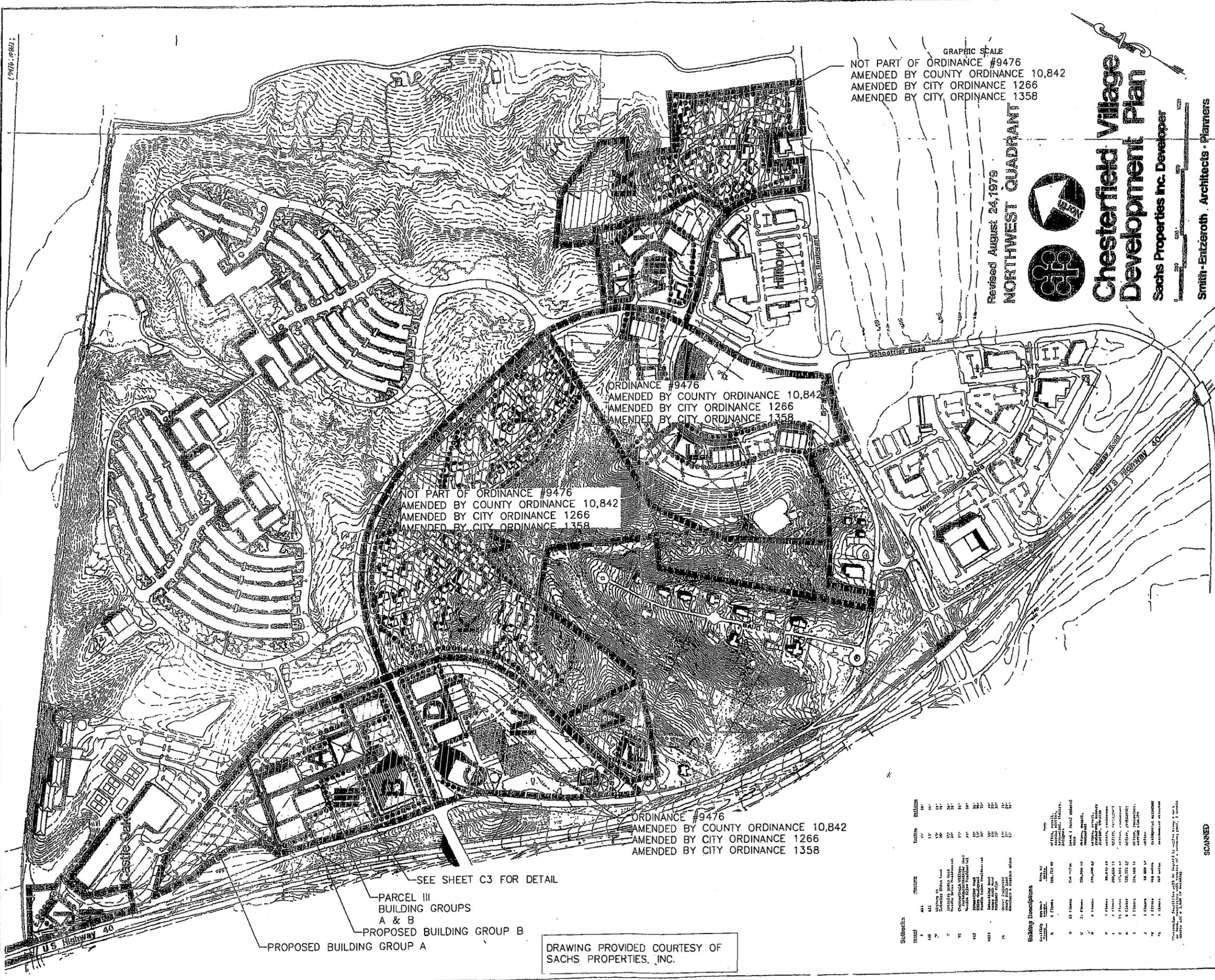
C1

PREPARED FOR:
 Clayco, Inc.
 2199 Innerbell Business Center Dr.
 Saint Louis, Missouri 63114
 PH. (314) 429-5100

Sachs Properties, Inc.
 400 Chesterfield Center, Suite 600
 Chesterfield, MO 63017
 PH. (636) 537-0718

Reinsurance Group of America, Inc.
 1370 Timberlake Manor Parkway
 Chesterfield, MO 63017
 PH. (636) 736-7000

C:\WP61\PROJ2



GRAPHIC SCALE
 NOT PART OF ORDINANCE #9476
 AMENDED BY COUNTY ORDINANCE 10,842
 AMENDED BY CITY ORDINANCE 1266
 AMENDED BY CITY ORDINANCE 1358

Revised August 24, 1979
 NORTHWEST QUADRANT



**Chesterfield Village
 Development Plan**

Sachs Properties Inc. Developer
 Smith-Entzeroth Architects-Planners
 FILE COPY

NOT PART OF ORDINANCE #9476
 AMENDED BY COUNTY ORDINANCE 10,842
 AMENDED BY CITY ORDINANCE 1266
 AMENDED BY CITY ORDINANCE 1358

ORDINANCE #9476
 AMENDED BY COUNTY ORDINANCE 10,842
 AMENDED BY CITY ORDINANCE 1266
 AMENDED BY CITY ORDINANCE 1358

ORDINANCE #9476
 AMENDED BY COUNTY ORDINANCE 10,842
 AMENDED BY CITY ORDINANCE 1266
 AMENDED BY CITY ORDINANCE 1358

SEE SHEET C3 FOR DETAIL
 PARCEL III
 BUILDING GROUPS
 A & B
 PROPOSED BUILDING GROUP B
 PROPOSED BUILDING GROUP A

DRAWING PROVIDED COURTESY OF
 SACHS PROPERTIES, INC.

Symbol	Description
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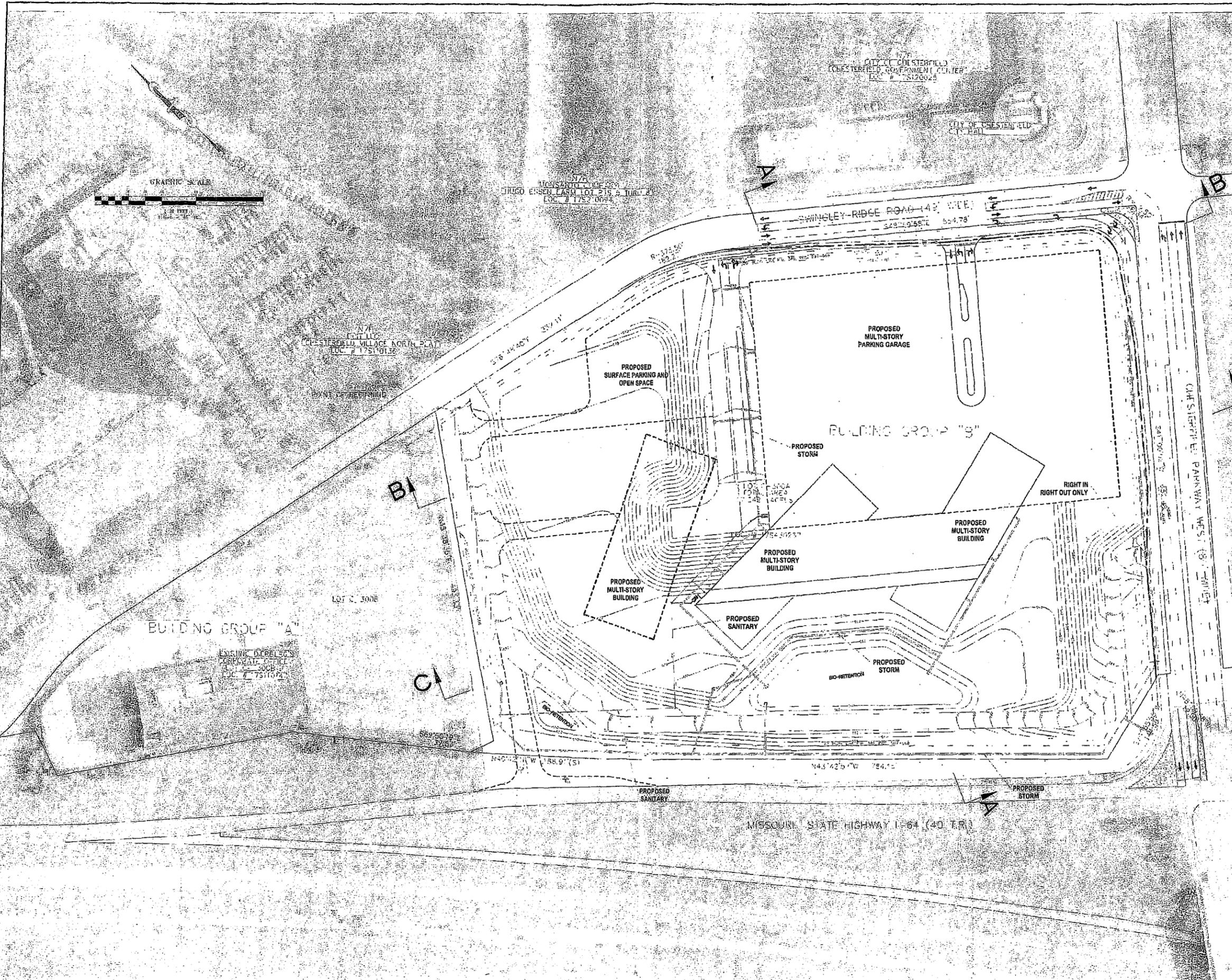
CGA REINSURANCE CO.
 Project Address
 16600 SWINGLEY RIDGE ROAD
 CHESTERFIELD, MO

CLAYCO
 THE ART & SCIENCE OF BUILDING
 7199 INNERSBELT BUSINESS CENTER DRIVE
 SAINT LOUIS, MISSOURI 63116
 PH 314.993.1100 FX 314.429.3137

Stock & Associates
 Consulting Engineers, Inc.
 13100 Southpark Plaza
 Suite 100
 St. Louis, MO 63131
 PH 314.993.1100
 FAX 314.993.1101
 WWW.STOCKANDASSOCIATES.COM

Issue	Description	Date
1	ISSUE DATE	08/24/79
2	ISSUES PER CITY	08/24/79
3	OPPOSITE APPROVALS	08/24/79
4	OPPOSITE APPROVALS	08/24/79
5	OPPOSITE APPROVALS	08/24/79
6	REVISIONS PER CITY	08/24/79
7	REVISIONS PER CITY	08/24/79
8	REVISIONS PER CITY	08/24/79

Drawing Title
PRELIMINARY PLAN
 Drawing No.
C2



CLAYCO
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 2108 INHERBERT BUSINESS CENTER DRIVE
 SAINT LOUIS, MISSOURI 63114
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City Engineer
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 3150 Clayton Road
 St. Louis, MO 63113
 PH 314.241.1100
 FAX 314.241.1101
 WWW.STOCK-ENG.COM

CONTRACTOR / DEVELOPER
 CLAYCO
 CIVIL ENGINEER
 STOCK & ASSOCIATES
 STRUCTURAL ENGINEER

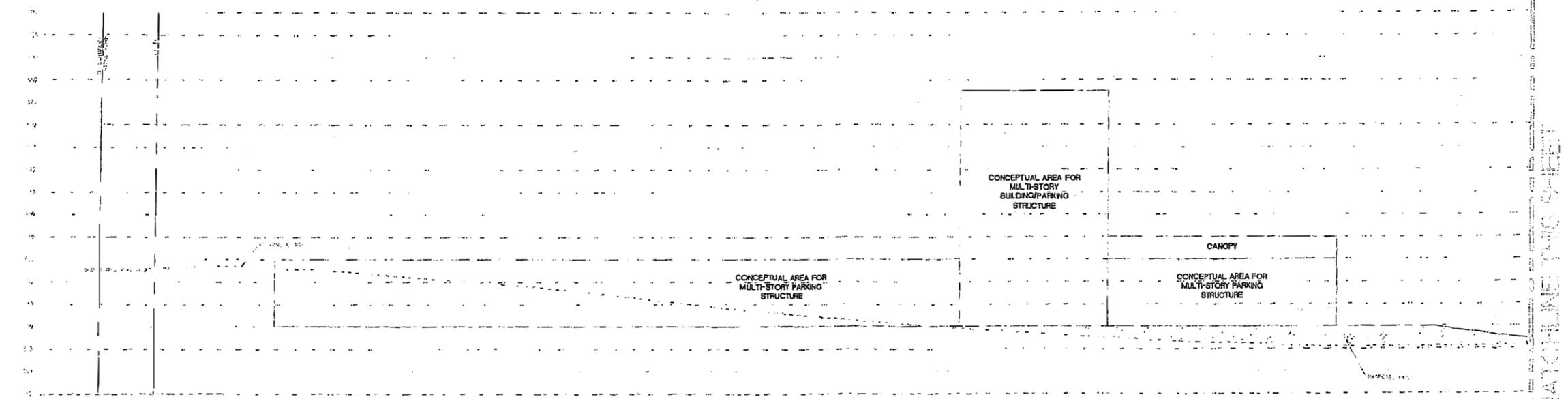
MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 PLUMBING ENGINEER
 FIRE PROTECTION ENGINEER

RGA REINSURANCE CO.
 Project Address
 16600 SWINGLEY RIDGE ROAD
 CHESTERFIELD, MO

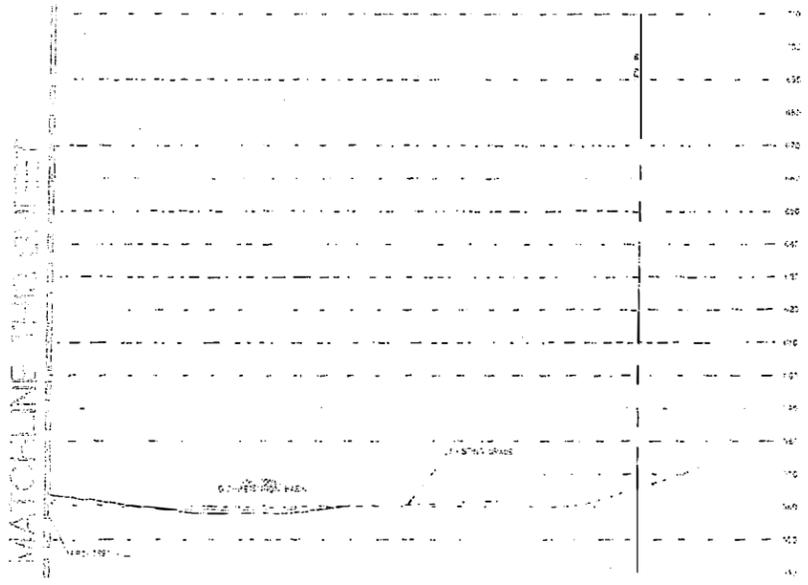
Description	Date
ISSUE DATE	02/11/11
REVISIONS	02/15/11
DESIGN APPROVALS	02/15/11
CLIENT APPROVALS	02/15/11
ENGINEERING REVIEW	02/15/11
PROJECT MANAGER	02/15/11
PROJECT ENGINEER	02/15/11

Drawing Title
PRELIMINARY PLAN

Drawing No.
C3



SECTION A-A



SECTION A-A

SITE SECTION LOT C-300A

GEORGE M. STOCK
CIVIL ENGINEER

CLAYCO
THE ART & SCIENCE OF BUILDING

2100 INHERIT BUSINESS CENTER DRIVE
SAINT LOUIS, MISSOURI 63114
PH: 314.429.5100 FX: 314.429.2137

Consulting Engineers, Inc.
2100 INHERIT BUSINESS CENTER DRIVE
SAINT LOUIS, MISSOURI 63114
PH: 314.429.5100 FX: 314.429.2137

- CONTRACTOR / DEVELOPER
- CLAYCO
- CIVIL ENGINEER
- STOCK & ASSOCIATES
- STRUCTURAL ENGINEER
- MECHANICAL ENGINEER
- ELECTRICAL ENGINEER
- PLUMBING ENGINEER
- FIRE PROTECTION ENGINEER

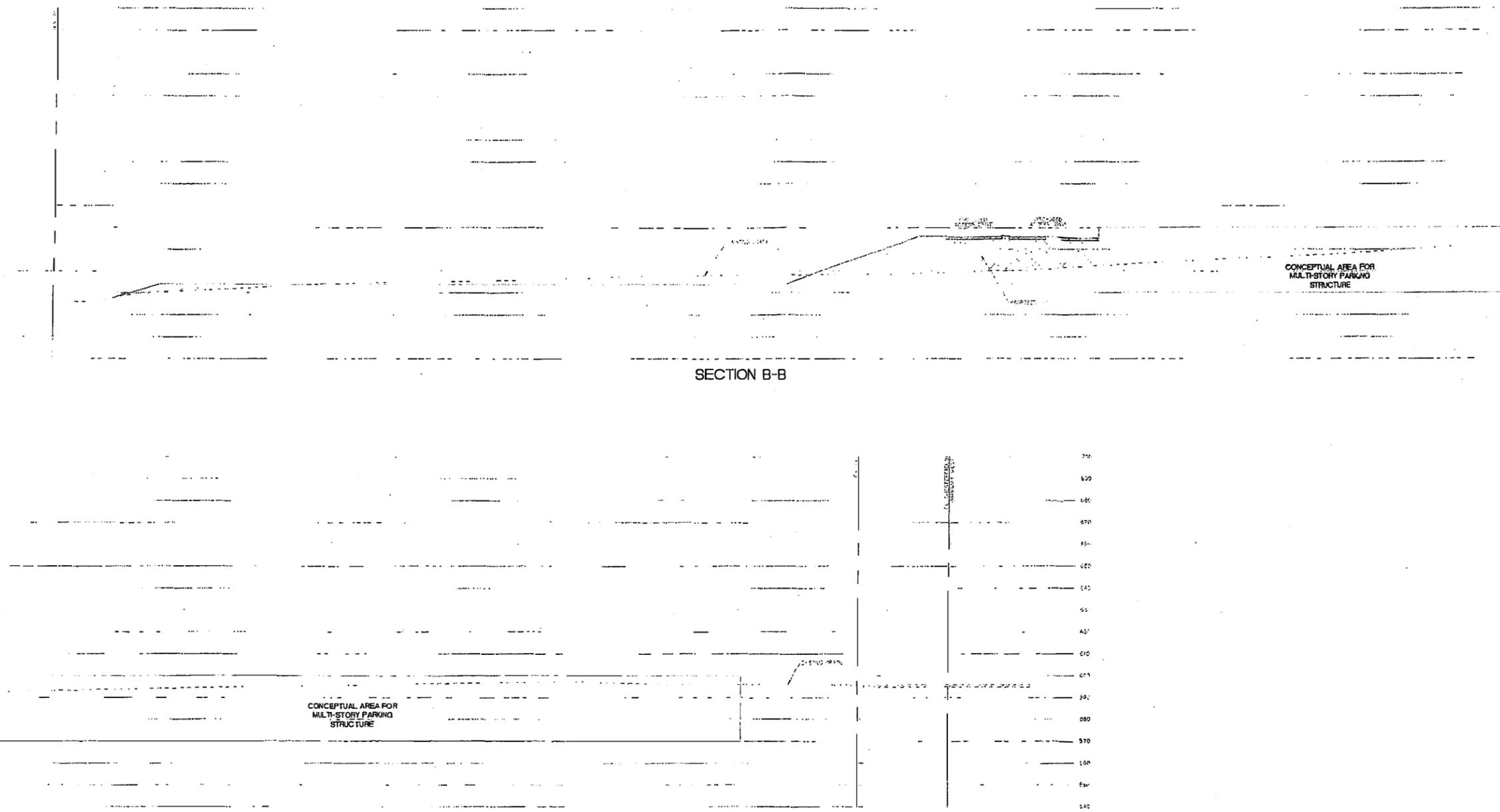
RGA REINSURANCE CO.
Project Address
16600 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO

DATE	DESCRIPTION	BY
08/11/10	REVISIONS PER CITY	CS
08/11/10	CREATE IMPROVEMENTS	CS
08/11/10	CREATE IMPROVEMENTS	CS
08/11/10	CREATE IMPROVEMENTS	CS
08/11/10	REVISIONS PER CITY	CS
08/11/10	REVISIONS PER CITY	CS

Drawing No: **SITE SECTIONS**
Drawing No: **C4**

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET



SITE SECTION LOT C-300A

SEAL

GEORGE M. STOCK L-5516
CIVIL ENGINEER

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THE ART & SCIENCE OF BUILDING
2189 INDEPENDENT BUSINESS CENTER DRIVE
SAINT LOUIS, MISSOURI 63114
Ph: 314.291.5100 Fax: 314.429.1137

Chief Engineer
STOCK & ASSOCIATES
Consulting Engineers, Inc.
2125 South Grand Boulevard
St. Louis, MO 63104
(314) 524-1000
www.stockandassociates.com

CONTRACTOR / DEVELOPER
CLAYCO
CIVIL ENGINEER
STOCK & ASSOCIATES
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
PLUMBING ENGINEER
FIRE PROTECTION ENGINEER

RGA REINSURANCE CO.
Project Address
16800 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO

DRAWING ISSUE	
Description	Date
ISSUE CALL	09.21.12
REVISIONS PER CITY	05.24.12
OFF-SITE IMPROVEMENTS	07.22.12
OFF-SITE IMPROVEMENTS	07.18.12
REVISIONS PER CITY	07.18.12
REVISIONS PER CITY	08.23.12

Drawing Title
SITE SECTIONS

Drawing No.
C4.1

Scale: 1" = 10'-0" Contour: 2'-0" Elevation: 211-4805

