BILL NO. 3014 ORDINANCE NO. 2831

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "E-1/2AC" ESTATE DISTRICT WITH A "WH" WILD HORSE CREEK ROAD OVERLAY DISTRICT FOR A 21.876 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (P.Z. 09-2014 BUR OAKS [17751 WILD HORSE CREEK ROAD] – 18V510105).

WHEREAS, the petitioner, Pulte Homes of St. Louis, has requested a change in zoning from "NU" Non-Urban District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 27, 2014; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning and recommended approval for modification request for a reduced 8 foot side yard setback to allow for the development of single family dwellings with side entry garages; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request and voted to approve the aforementioned modification request.

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 Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court and as described as follows:

A tract of land being Part of Lot 1 of Mary Schaeffer Estates Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records and part of Share 6 of the Partition of the Estate of Missouri A Stevens, also part of Lot 24 of R.H. Stevens Farm Subdivision, located in U.S. Survey 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the a found Iron Pipe located at the intersection of the northern right-of-way line of Wild Horse Creek Road, variable width, with the western line a tract of land as conveyed to John Wilmas, by instrument recorded in Book 12756, Page 2437 of above said records; thence along said right-of-way line, South 55 degrees 15 minutes 47 seconds West, 481.15 feet to a found Iron Pipe at the eastern line of a tract of land as conveyed CDF Holdings, LLC by instrument recorded in Book 18588, Page 2418 of above said records; thence along the eastern line of said CDF Holdings, LLC tract the following courses and distances: North 13 degrees 12 minutes 14 seconds West, 5.15 feet to a found Iron Pipe; North 40 degrees 09 minutes 05 seconds West, 69.35 feet to a found Iron Pipe; North 37 degrees 11 minutes 51 seconds West, 172.32 feet to the beginning of a non-tangent curve to the right having a radius of 413.50 feet, from which a found Iron pipe bears North 58 degrees 28 minutes 05 seconds East, 0.43 feet; along said curve with an arc length of 209.79 feet and a chord which bears North 21 degrees 38 minutes 46 seconds West, 207.54 feet; North 07 degrees 12 minutes 28 seconds West, 266.41 feet; North 11 degrees 03 minutes 11 seconds West, 64.81 feet and North 11 degrees 40 minutes 19 seconds West, 692.78 feet to the southern right-of-way line of the Chicago Rock Island and Pacific Rail Road,100 feet wide, from which a found Iron Pipe bears South 70 degrees 11 minutes 48 seconds East, 0.56 feet; thence along said right-of-way line, North 74 degrees 47 minutes 19 seconds East, 777.36 feet to the northwest corner of a tract of land as conveyed to Vision Ventures, LLC by instrument recorded in Book 18974, Page 1757 of above said records, from which a found Iron Pipe bears South 58 degrees 15 minutes 52 seconds East, 1.00 feet; thence along the western line of said Vision Ventures, LLC tract, South 12 degrees 36 minutes 00 seconds East, 783.00 feet to the northeast corner of a tract of land as conveyed to Emil & Loretta Tomschin by instrument recorded in Book 16601, Page 462 of above said records, from which a found Iron Pipe bears South 60 degrees 11 minutes 01 seconds East, 0.48 feet; thence along the northern lines of said Tomschin and above said Wilmas tracts, South 55 degrees 15 minutes 47 seconds West, 250.88 feet to the northwest corner of said Wilmas tract from which a found Iron Pipe bears South 59 degrees 05

minutes 01 seconds East, 0.41 feet; thence along the western line of said Wilmas tract , South 12 degrees 36 minutes 00 seconds East, 134.45 feet; thence departing last said western line the following courses and distances: South 59 degrees 19 minutes 34 seconds West, 31.56 feet; South 12 degrees 36 minutes 00 seconds East, 15.26 feet and South 30 degrees 00 minutes 01 seconds East, 100.32 feet to the western line of said Wilmas tract; thence along said western line, South 12 degrees 36 minutes 00 seconds East, 172.34 feet to the Point of Beginning and containing 952,958 square feet or 21.876 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March, 2014.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code 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 Pulte Homes of St. Louis in P.Z. 09-2014, 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 27th day of October 2014, 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 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this 2nd day of February, 2015

Bob Nation
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

FIRST READING HELD: 01/21/2015

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "E-½ AC" Estate District with a Wild Horse Creek Road "WH" Overlay District shall be:

   a. Dwellings, Single Family Detached.

B. DENSITY REQUIREMENTS

The total number of single family residential units shall not exceed thirty-five (35) units.

C. SETBACKS

1. Structure Setbacks

   No building or structure, other than: a freestanding subdivision identification sign, light standards, or flag poles will be located within the following setbacks:

   a. Twenty-five (25) foot from the internal right-of-way shown as Oak Ridge Lane on the Preliminary Plan attached hereto and marked as Attachment B.

   b. Fifteen (15) foot minimum side yard setback for all lots; except that lots developed with side entry garages shall have a minimum side yard setback of eight (8) feet.

   c. Thirty (30) foot minimum setback between structures shall be maintained for all lots.

2. Lot Setbacks

   a. All lots shall be set back a minimum of seventy-seven (77) feet from the northern boundary of this district.

D. DEVELOPMENT STANDARDS

Minimum lot size for this development shall be 15,000 sf.

E. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. No construction related parking shall be permitted within Wild Horse Creek Road right-of-way or on any other existing roadways. All construction related parking shall be confined to the development.

3. On-street parking shall be limited to one side of internal street identified as Oak Ridge Lane on the Preliminary Plan attached hereto and marked as Attachment B.

F. LANDSCAPE AND TREE REQUIREMENTS

1. Landscape Buffers requirements:

   a. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the district except on the southern border. A fifty (50) foot Landscape Buffer shall be required along the southern border adjacent to Wild Horse Creek Road.

   b. The required Landscape Buffer shall be outside of any developed lot.

2. A minimum of thirty percent (30%) Common Ground shall be required for this district.

G. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or MoDOT, for sight distance considerations prior to installation or construction.

H. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

I. ARCHITECTURAL

The development shall adhere to the Architectural Review Standards and the "WH" Overlay District of the City of Chesterfield Code.

J. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Plan attached hereto and marked as Attachment B, and adequate sight distance shall be provided, as directed by the City of Chesterfield and the Missouri Department of Transportation, as applicable.

2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

3. Secondary access to the development shall be provided as directed by the City of Chesterfield and Monarch Fire Protection District.

4. No lot shall be allowed direct access to Wild Horse Creek Road.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Oak Ridge Lane shall be a public street and shall not be gated.

2. Provide street connections and right-of-way to the adjoining properties as shown on the Preliminary Plan attached hereto and marked as Attachment B and as directed by the City of Chesterfield and the Missouri Department of Transportation.

3. Stub streets shall conform to the requirements set forth in Article 4 of the Unified Development Code.

4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.

5. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

6. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

7. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Wild Horse Creek Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

8. Provide an on-site pedestrian walking trail and community recreation area as shown on the Preliminary Plan attached hereto and marked as Attachment B.

9. Any work within MoDOT's right of way will require a MoDOT permit.

10. The entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.

11. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.

12. All drainage detention storage facilities shall be placed outside of the standard governmental agencies' planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

13. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.

14. The proposed driveway location is subject to meet MoDOT's sight distance criteria and Access Management Engineering Policy.

15. All sidewalk and pedestrian facilities within MoDOT right of way must meet the ADA standards.

16. A left turn lane will need to be constructed for access to this subdivision from Wild Horse Creek Road as directed by MoDOT and the City of Chesterfield.

L. TRAFFIC STUDY

1. A traffic study may be required as directed by the City of Chesterfield and/or MoDOT. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. MoDOT may require a scoping meeting to discuss what type of traffic analysis will be needed to determine the necessary roadway improvements. A traffic impact study may be required to assess the impacts of the proposed development to the state highway system.

M. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the 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 after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

N. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point(s) or an adequate piped system(s). The adequacy and condition of the existing downstream system(s) shall be verified and upgraded as necessary.

2. Storm water quantity management, channel protection, and water quality improvements shall be provided as required by the Metropolitan St. Louis Sewer District (MSD), Missouri Department of Transportation (MoDOT), St. Louis County, the Monarch Chesterfield Levee District, and the City of Chesterfield. The location and types of storm water management facilities shall be identified on all Site Development and Improvement Plans.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.

4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the one hundred (100) year high water.

6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the MSD.

7. Storm water control easements are required as detailed in Article 4 of the Unified Development Code.

8. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

9. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

11. Formal project development plans, shall be submitted to MSD for review, approval, and permits. The development shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD.

12. Easement to MSD will be required for any public sewers. The project is located within the Caulks Creek Impact area and is subject to applicable fees.

13. Storm water quality, channel protection, and flood detention requirements will apply. This development will be considered "new development", and controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess storm water quality and flood detention effectiveness based on the site's January 2000 pre-construction condition.

14. To comply with the region's MS4 Permit, site characteristics should be considered upfront to ensure adequate planning for storm water compliance. A pre-existing natural resources plan should be prepared and used to guide development layout and location of storm water facilities.

15. The drainage areas tributary to each bio-retention cell should be limited to five (5) acres in order to preserve BMP performance and filter longevity. Pretreatment is also required for the point discharges into these facilities. If these items place constraints on the design, MSD encourages the developer to explore methods for reducing impervious area and land disturbance as well as distributing BMPs into other site features located within green space in an effort to minimize water quality impacts and runoff volume generation on the site.

16. Sewers draining into the Chicago Rock Island and Pacific Railroad right-of-way may require approvals and licenses from them.

17. MoDOT approval will be required prior to formal MSD plan approval for public sewer construction located within the Wild Horse Creek Road right-of-way.

O. SANITARY SEWER

1. Sanitary sewers and pump stations shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

2. The proposed public gravity sewer and sanitary pump station shall be designed and configured such that non-sewered offsite properties may connect to it.

3. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).

4. Easement to MSD will be required for any public sewers. The project is located in the Caulks Creek Impact area and subject to applicable fees.

P. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.

Q. MISCELLANEOUS

1. Historic Markers shall be included in the development in recognition of the historic significance of the property. Details and location shall be approved by the City of Chesterfield during Site Development Plan review.

2. All utilities shall be installed underground.

3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

5. 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 MoDOT and/or the City of Chesterfield. 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.

6. Spirit of St. Louis Airport's existing FAA Part 150 Airport Noise Compatibility Study recommends that housing developments are not compatible with airport operations if the noise level at the subject site is greater than 65 DNL. The proposed development lies just outside the 65 DNL noise contour. A notation shall be placed on all plans regarding this development that clearly states the project is approximately 2,000 feet away from Spirit's Runway 26L and therefore aircraft noise will be noticeable at the site on a daily basis.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

A. The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.

B. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

C. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans of this project to the Planning Commission shall be permitted if this option is utilized.

D. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the Site Development Plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

A. ROADS

The developer shall contribute a Traffic Generation Assessment (TGA) to the Eatherton – Kehrs Mill Road Trust Fund (Trust Fund No. 552). This contribution shall not exceed an amount established by multiplying the ordinance-required parking space by the following rate schedule:

Type of Development	Required Contribution
Single Family	$1,055.10/Parking Space

(Parking spaces as required by the site-specific ordinance or by Section 1003.165 of the St. Louis County).

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

Allowable credits for required roadway improvements will be awarded as directed by the St. 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.

Traffic Generation Assessments shall be paid prior to issuance of building permits. Payment shall be made to Treasure, St. Louis County.

As this development is located within a trust fund area established by St. Louis County, any portion pf the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of the required contribution, if not approved for construction by January 1, 2015 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 St. Louis County Department of Highways and Traffic.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

BUR OAKS SUBDIVISION

A TRACT OF LAND BEING PART OF LOT 1 OF MARY SCHAEFFER ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS AND PART OF SHARE 6 OF THE PARTITION OF THE ESTATE OF MISSOURI A. STEVENS, ALSO BEING A PART OF LOT 24 OF R.H. STEVENS FARM SUBDIVISION AND LOCATED IN U.S. SURVEY 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

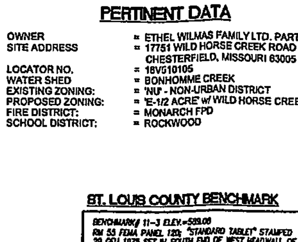
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PERTINENT DATA

OWNER	= ETHEL WILMAS FAMILY LTD. PARTNERSHIP
SITE ADDRESS	= 17751 WILD HORSE CREEK ROAD CHESTERFIELD, MISSOURI 63005
LOCATOR NO.	= 18V510105
WATER SHED	= BONHOMME CREEK
EXISTING ZONING:	= 'NU' - NON-URBAN DISTRICT
PROPOSED ZONING:	= 'E-1/2 ACRE' w/ WILD HORSE CREEK OVERLAY
FIRE DISTRICT:	= MONARCH FPD
SCHOOL DISTRICT:	= ROCKWOOD

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 11-3 ELEV.=529.08
RM 53 FEMA PANEL 120; "STANDARD TABLET" STAMPED 29 GEU 1975 SET IN SOUTH END OF WEST HEADWALL OF PRIVATE DRIVE ALONG WILD HORSE CREEK ROAD; 0.8 MILE WEST OF THE CHESTERFIELD SCHOOL ALSO 200 FEET WEST OF STEEPLE HILL DRIVE PRIVATE. [27' SOUTH OF THE CENTERLINE OF WILD HORSE CREEK ROAD AND 149' EAST OF THE CENTERLINE OF KEYSTONE TRAIL DRIVE]



LOCATION MAP
(NOT TO SCALE)

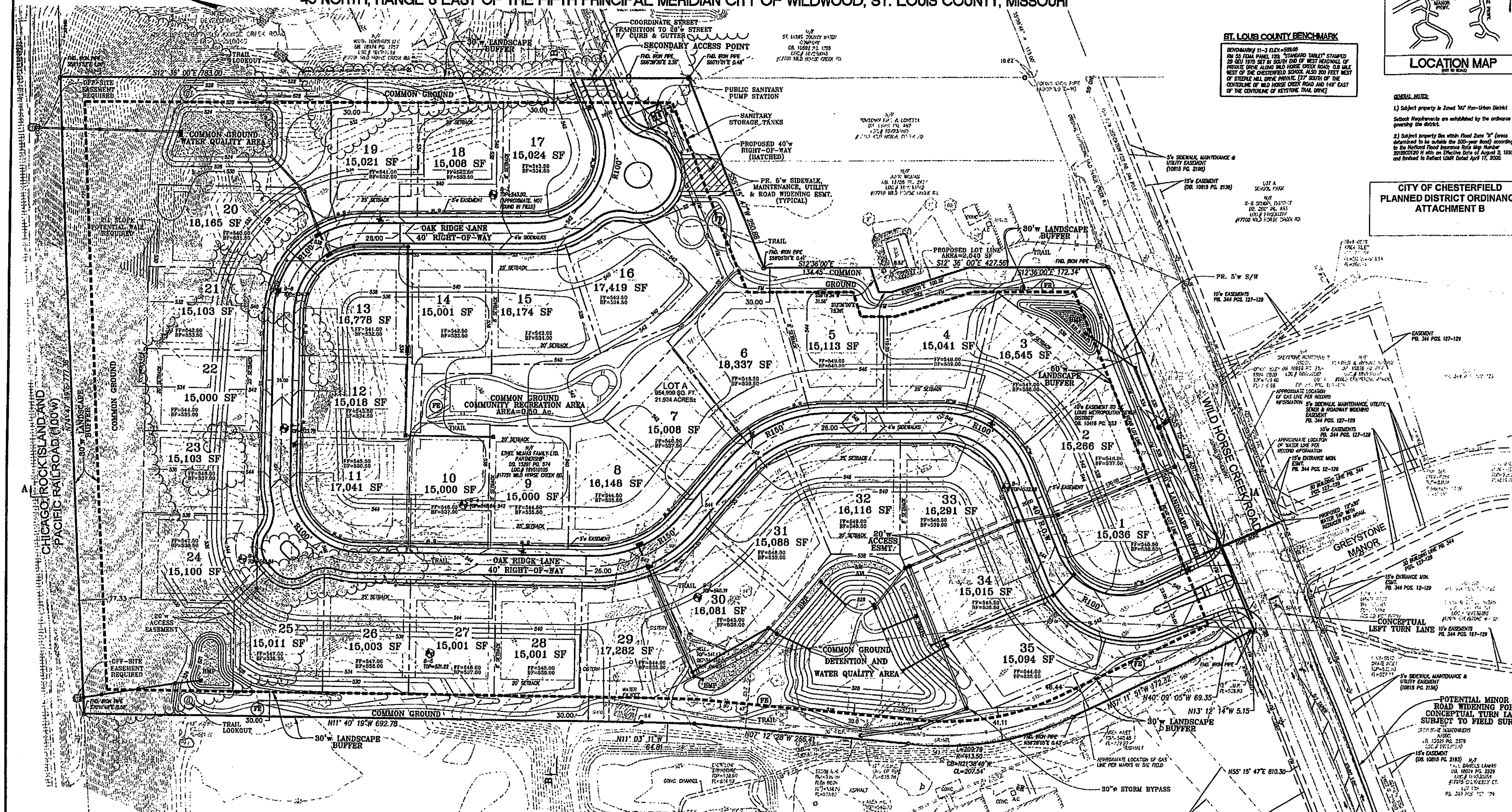
GENERAL NOTES:

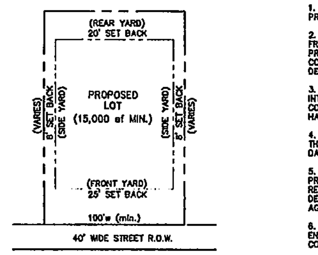
1.) Subject property is Zoned 'NU' Non-Urban District

Setback Requirements are established by the ordinance governing the district.

2.) Subject property lies within Flood Zone "X" (areas determined to be outside the 500-year flood) according to the National Flood Insurance Rate Map Number 29189C0120 H with an Effective Date of August 2, 1995 and Revised to Reflect LOMR Dated April 17, 2000.

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B





TYPICAL LOT DETAIL
LOTS 1–35

AVERAGE LOT SIZE = 15,669 SF

GENERAL NOTES

1. EXISTING CONTOURS PER ALTA/ACSM LAND TITLE SURVEY DATED 3/14/14 PREPARED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. UNDERGROUND FACILITIES, STRUCTURES & UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES & UTILITIES MUST BE CONSIDERED APPROXIMATE; AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.
3. THIS PLAN IS FOR THE EXCLUSIVE USE OF PULTE GROUP. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR RE-ZONING CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
4. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOTECHNICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
5. NO UTILITY MEETINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS CONFIRMATION OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS ARE SUBJECT TO REVIEW & APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.
6. ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.

LAYOUT NOTES

1. LAYOUT SUBJECT TO CITY OF CHESTERFIELD & OUTSIDE AGENCY APPROVAL.
2. LAYOUT SUBJECT TO CITY APPROVAL OF RE-ZONING TO E-1/2 WITH WILD HORSE CREEK OVERLAY.
3. LOT YIELD SUBJECT TO SITE GRADING AND STORMWATER DETENTION/WATER QUALITY DESIGN.

EARTHWORK QUANTITIES

BULK CUT: 75,200 c.y. ±
BULK FILL: 81,200 c.y. ±

LEGEND

FITNESS TRAIL EQUIPMENT........ SEE LANDSCAPE PLAN (FE)
LANDSCAPE BUFFER........ - - - - - -

NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. SITE INFO.
   PROPOSED ZONING: E-1/2 ACRE WITH WILD HORSE OVERLAY
   PROPOSED LOT: DESIGN DEPTH – 150' MIN.
   DESIGN WIDTH – 100' MIN.
   FRONT SETBACK – 25'
   SIDE SETBACK – 8' PER SITE SPECIFIC ORDINANCE
   REAR SETBACK – 20'
   MINIMUM 30' BETWEEN STRUCTURES
3. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, M.S.D. AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECH. APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT PREPARED BY SCI ENGINEERING INC. DATED MARCH 2014, FOR ALL RECOMMENDATIONS.
5. TOTAL SITE AREA = 954,899 SF (21.92 Ac.)
6. ON-STREET PARKING TO BE RESTRICTED TO ONE SIDE OF STREET ONLY.
7. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD & ST. LOUIS CO. HWY. DEPT. STANDARDS.
8. SITE AREA CALCULATIONS:
   EXISTING GROSS OVERALL SITE PER OUTBOUNDARY SURVEY SUBMITTED 6/12/14 TO CITY = 952,958 s.f. (21.876 Ac.±)
   TOTAL COMMON GROUND = 299,683 s.f. (31.45% OF NET SITE AREA)
9. RIGHT OF WAY AND ROAD DESIGN TO BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.
10. MAXIMUM STRUCTURE HEIGHT PER WILD HORSE CREEK OVERLAY DISTRICT = 50 FEET
11. PROJECT LOCATED WITHIN 2,000 FEET OF SPIRIT OF ST. LOUIS AIRPORT RUNWAY 26L, THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS.
12. STEEP SLOPES (20% OR GREATER)
    TOTAL EXISTING AREA = 112,355 s.f. (2.58 Ac.±)
    TOTAL AREA WITHIN PROPOSED LOTS = 17,655 s.f. (0.41 Ac.±)
    PERCENTAGE = 15.69%
13. PERMIT REQUIRED FOR ALL WORK WITHIN MODOT RIGHT-OF-WAY. ALL WORK SHALL BE IN ACCORDANCE WITH MODOT STANDARDS, SPECIFICATIONS AND ACCESS MANAGEMENT GUIDELINES.
14. CONCEPTUAL LEFT TURN LANE SHOWN PER MODOT COMMENTS. DESIGN TO BE FINALIZED DURING SITE DEVELOPMENT PLAN REVIEW PROCESS.
15. HISTORIC MARKERS TO BE PLACED ON SITE. DETAILS AND LOCATIONS TO BE DETERMINED DURING SITE DEVELOPMENT PLAN REVIEW PROCESS.

PREPARED FOR:

PULTE GROUP
C/O BJ KEANE, P.E. - LAND DEVELOPMENT MANAGER
17107 CHESTERFIELD AIRPORT ROAD, SUITE 120
CHESTERFIELD, MISSOURI 63005
PHONE (636) 537-7126
FAX: (636) 537-9952

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com

PRELIMINARY PLAN FOR:
RE-ZONING FROM NU TO E-1/2 ACRE w/ WILD HORSE CREEK OVERLAY
BUR OAKS SUBDIVISION
17751 WILD HORSE CREEK RD.

RECEIVED
City of Chesterfield
JAN 26 2015
Department of Public Services

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
1/26/15

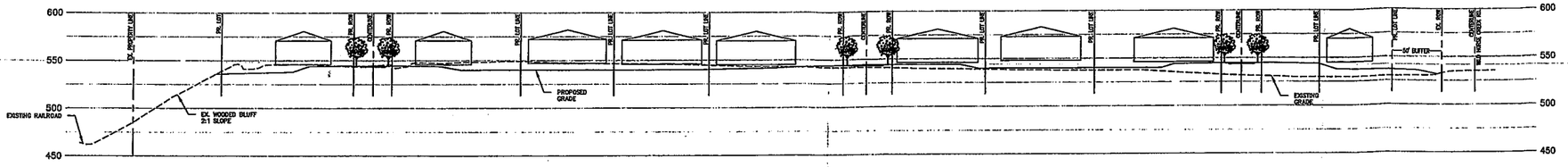
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:	
1.	2014-10-02 REVISED PER CITY COMMENTS
2.	2014-10-21 REVISED PER CITY COMMENTS
3.	2014-11-06 REVISED PER CITY COMMENTS
4.	2014-11-24 REVISED PER CITY COMMENTS
5.	2014-12-02 REVISED PER CITY COMMENTS
6.	2015-01-26 REVISED PER CITY COMMENTS

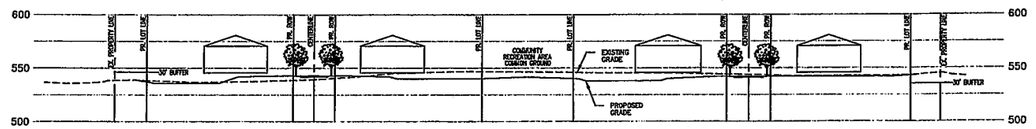
DRAWN BY: J.M.B.	CHECKED BY: G.M.S.
DATE: 08/11/2014	JOB NO: 213-5241
M.S.D. P #: P-XXXXX-XX	BASE MAP #: 18-V
S.L.C. H&T #: XXXX	H&T SUP. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE: PRELIMINARY PLAN

SHEET NO.: C1.0

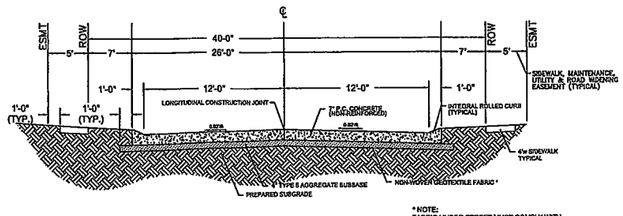


SECTION A-A
(SCALE: 1"=50')



SECTION B-B
(SCALE: 1"=50')

NOTE: MAXIMUM STRUCTURE HEIGHT PER WILD HORSE CREEK OVERLAY DISTRICT = 50 FEET



OAK RIDGE LANE
Typical Section (Public)
(NOT TO SCALE: FOLLOW DIMENSIONS)

* NOTE:
FABRIC UNDER STREET MUST COMPLY WITH AASHTO M288-96 FOR SEPARATION PURPOSES. NON-WOVEN FABRICS, WITH SURVIVABILITY CLASS TWO (2) AND A MINIMUM PERMITTIVITY OF 0.02, SUCH AS AMOCO 4552, TYPAR3501, CARTHAGE MILLS FX-60HS, MIRAFI 160N OR PRS-APPROVED EQUAL.

SURVEYOR'S CERTIFICATION

This plan has been prepared from record and survey information and represents the current and proposed land subdivision. This plan does not represent an actual Property Boundary Survey.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
LO 222-D

By: _____ 12/02/14
Daniel Ehlmann, Missouri P.L.S. No. 2215

Zoning Land Description

A tract of land being Part of Lot 1 of Mary Schaeffer Estates Subdivision, as recorded in Plat Book 17, Page 4 of the St. Louis County Records and part of Share 6 of the Partition of the Estate of Missouri A Stevens, also part of Lot 24 of P.L. Stevens Farm Subdivision, located in U.S. Survey 122, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the a found iron Pipe located at the intersection of the northern right-of-way line of Wild Horse Creek Road, variable width, with the western line a tract of land as conveyed to John Wilmas, by instrument recorded in Book 12756, Page 2437 of above said records; thence along said right-of-way line, South 55 degrees 15 minutes 47 seconds West, 485.15 feet to a found iron Pipe at the eastern line of a tract of land as conveyed CDF Holdings, LLC by instrument recorded in Book 18588, Page 2418 of above said records; thence along the eastern line of said CDF Holdings, LLC tract the following courses and distances: North 13 degrees 12 minutes 14 seconds West, 5.15 feet to a found iron Pipe; North 40 degrees 20 minutes 09 seconds West, 69.35 feet to a found iron Pipe; North 37 degrees 11 minutes 51 seconds West, 172.32 feet to the beginning of a non-tangent curve to the right having a radius of 413.50 feet, from which a found iron pipe bears North 58 degrees 29 minutes 05 seconds East, 2.43 feet; along said curve with an arc length of 203.79 feet and a chord which bears North 21 degrees 36 minutes 48 seconds West, 201.74 feet; North 07 degrees 12 minutes 28 seconds West, 266.41 feet; North 11 degrees 03 minutes 11 seconds West, 64.81 feet and North 11 degrees 40 minutes 19 seconds West, 652.78 feet to the southern right-of-way line of the Chicago Rock Island and Pacific Rail Road, 100 feet wide, from which a found iron Pipe bears South 70 degrees 11 minutes 48 seconds East, 0.58 feet; thence along said right-of-way line, North 74 degrees 47 minutes 19 seconds East, 272.38 feet to the northwest corner of a tract of land as conveyed to Vistas Ventures, LLC by instrument recorded in Book 19374, Page 1757 of above said records, from which a found iron Pipe bears South 68 degrees 15 minutes 57 seconds East, 1.00 feet; thence along the western line of said Vistas Ventures, LLC tract, South 12 degrees 36 minutes 09 seconds East, 783.09 feet to the northeast corner of a tract of land as conveyed to Emil & Loretta Tomschin by instrument recorded in Book 19091, Page 452 of above said records, from which a found iron Pipe bears South 69 degrees 11 minutes 01 seconds East, 0.43 feet; thence along the northern lines of said Tomschin and above said Wilmas tracts, South 55 degrees 15 minutes 47 seconds West, 252.88 feet to the northwest corner of said Wilmas tract iron which a found iron Pipe bears South 69 degrees 05 minutes 01 seconds East, 0.41 feet; thence along the western line of said Wilmas tract, South 12 degrees 36 minutes 09 seconds East, 134.43 feet; thence departing last said western line the following courses and distances: South 59 degrees 19 minutes 34 seconds West, 31.56 feet; South 12 degrees 36 minutes 09 seconds East, 15.36 feet and South 30 degrees 00 minutes 51 seconds East, 100.32 feet to the western line of said Wilmas tract; thence along said western line, South 12 degrees 36 minutes 09 seconds East, 172.34 feet to the Point of Beginning and containing 552,958 square feet or 21.876 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March, 2014.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
230 Chesterfield Business Parkway Dr.
Suite 340 63005 PH. (636) 530-9100
FAX (636) 530-9130
email: office@stockassoc.com Web:
www.stockassoc.com

PRELIMINARY PLAN FOR:
RE-ZONING FROM NU TO E-1/2 ACRE w/ WILD HORSECREEK OVERLAY

BUR OAKS SUBDIVISION

17751 WILD HORSE CREEK RD.

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-2010116
PROFESSIONAL ENGINEER
12/2/14

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000868

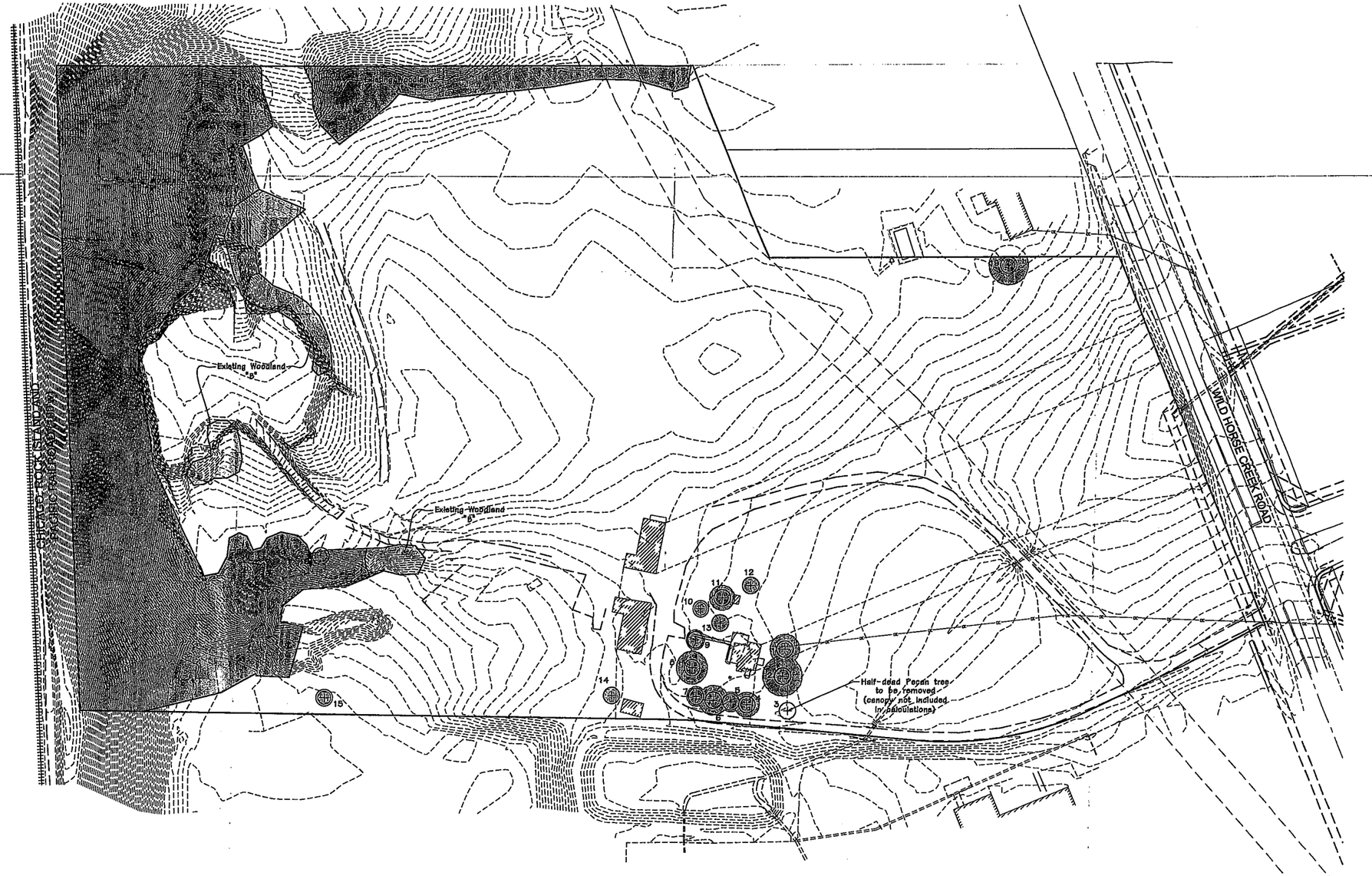
REVISIONS:

1.	2014-10-02	REVISED PER CITY COMMENTS
2.	2014-10-21	REVISED PER CITY COMMENTS
3.	2014-11-06	REVISED PER CITY COMMENTS
4.	2014-11-24	REVISED PER CITY COMMENTS
5.	2014-12-02	REVISED PER CITY COMMENTS

DRAWN BY: J.M.B.	CHECKED BY: G.M.S.
DATE: 09/11/2014	JOB NO: 213-0241
M.S.D. P #: P-XXXXXX.XX	BASE MAP #: 18-V
B.L.C. MAP #: XXXX	MAT SURV. #: XX-XXXX.XX
M.S.W.D. #: MO-XXXXXXX	

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C1.1



TREE STAND DELINEATION

SCALE 1" = 50'

0 50 100 200

17751 Wild Horse Creek Rd - Tree Inventory:					
No.	Tree Name	Size	Spread	Rating	Comment
1	Silver Maple	30"	18'r	1	
2	Silver Maple	48"	24'r	2	Hollow trunk
3	Pecan	32"	15'r	1	Half dead
4	Silver Maple	30"	15'r	3	
5	Silver Maple	28"	12'r	3	
6	Silver Maple	36"	18'r	3	
7	Silver Maple	20"	12'r	3	
8	Silver Maple	33"	20'r	3	
9	Red Maple	18"	12'r	3	
10	Miyabe Maple	11"	8'r	3	
11	Sugar Maple	24"	15'r	2	
12	Silver Maple	12"	10'r	3	
13	Redbud	12"	10'r	2	
14	Mulberry	12"	10'r	2	Multi-stem
15	Cottonwood	10"	8'r	3	
16	Cottonwood	8"	7'r	3	
17	Mulberry	12"	18'r	2	
18	Bitternut Hickory	20"	26'r	3	Monarch
19	Silver Maple	22"	24'r	3	

TREE CONDITION RATING

5. Superior: Specimen quality with sound trunk, healthy bark, good limb structure and balance, no corrective pruning or maintenance needed, good foliage color, no insects or diseases, twig's showing excellent growth.
4. Above Average: Similar to above except tree may have minor insect problems or need minor corrective maintenance.
3. Average: Sound trunk and healthy bark, fair limb structure with minor broken branch stubs, moderate maintenance needed, insect or disease problem present, fair twig growth and leaf color.
2. Fair: Similar to above plus evidence of trunk scars and early stages of decay present.
1. Poor: Advanced stage of decline with major problems in roots, trunk, and foliage.

LEGEND:

Symbol	Description
6 (B)	Existing Individual Tree
18 (M)	Existing Monarch Tree
	Existing Woodland "A"
	Existing Woodland "B"

WOODLAND "A" = 162,808 sq.ft.
WOODLAND "B" = 15,197 sq.ft.
INDIVIDUAL TREES OUTSIDE OF WOODLAND BOUNDARIES = 10,093 sq.ft.
TOTAL SQ.FT. OF EXISTING CANOPY = 188,098 sq.ft. (4.318 acres)

TREE NOTES:

1) Woodland A dominant and co-dominant species include Elm, Honeylocust, Juniper, Hackberry, and Hackcherry. The average DBH is 8-10" and a density of 60 trees/acre. The understory is made up of small Sugar Maple and Honeysuckle.

2) Woodland B made up of 2-6" diameter Cottonwood.

ZONING DESIGNATION:

Present Zoning: NU "Non-Urban"

Total Site Area: 21.924 Acres±

Floodplain Map Number: 29189C0120H

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong Certified Arborist MW-4826A

Douglas A. DeLong

STATE OF MISSOURI JERALD A. SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Bur Oaks Subdivision
17751 Wild Horse Creek Road

Chesterfield, MO

Revisions:

Date	Description	No.
8/11/14	Project Name Change	1
11/7/14	City Resubmittal	2

Drawn: LWH
Checked: JAS

loomisAssociates

landscapeArchitects/planners
Jerald Saunders, Pres. Dwight Loomis, Pres.
Chesterfield, Missouri 63005-1194
(636) 530-9600 fax: (636) 530-9599
e-mail: loomis@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 02/07/14
Job #: 935.007