

BILL NO. 3041

ORDINANCE NO. 2861

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C8" PLANNED COMMERCIAL DISTRICT TO A "UC" URBAN CORE DISTRICT FOR A 3.6 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD (P.Z. 03-2015 SACHS PROPERTIES {THE GROVE IN CHESTERFIELD} 19S431691 & 19S430579).

WHEREAS, The Grove Assisted Living, LLC, has requested a change in zoning to "UC" Urban Core District for a 3.6 acre tract of land, more or less, located southeast of the intersection of Chesterfield Parkway West and Justus Post Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 13, 2015; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change in zoning; and,

WHEREAS, the City Council, having considered said request, voted to approve the change in zoning.

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 and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "UC" Urban Core District with conditions therein incorporated into the Attachment A, which is attached hereto and made a part hereof and as described as follows:

A tract of land being Lot A and Part of Lot B of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot A of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office, said point being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 641.50 feet, an arc length of 34.89 feet, the chord of which bears North 10 degrees 41 minutes 14 seconds East, a chord distance of 45.48 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 135.63 feet to a point; thence South 81 degrees 20 minutes 39 seconds East, a distance of 8.50 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 42 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway; thence along said Southern line South 83 degrees 56 minutes 31 seconds East, a distance of 350.47 feet to a point; thence South 38 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road; thence along said Western line South 06 degrees 03 minutes 29 seconds West, a distance of 71.30 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, a distance of 88.72 feet to a point on a non-tangent curve to the left; thence along said curve to the left having a radius of 277.00 feet, and arc length of 145.73 feet, the chord of which bears South 27 degrees 41 minutes 36 seconds East, a chord distance of 144.06 feet to a point on a non-tangent curve to the right; thence along said curve to the right having a radius of 385.00 feet, an arc length of 40.65 feet, the chord of which bears South 39 degrees 44 minutes 26 seconds East, a chord distance of 40.63 feet to a point; thence South 42 degrees 03 minutes 46 seconds West, a distance of 37.46 feet to a point; thence South 34 degrees 28 minutes 56 seconds East, a distance of 10.53 feet to a point on the Southern line of Lot B of the aforesaid "Chesterfield Village Area 'A' Phase One Plat One"; thence along the Southern line of said Lot B and the aforesaid Lot A North 69 degrees 28 minutes 51 seconds West, a distance of 253.04 feet to a point; thence North 51 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.6 acres more or less as per

a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.

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 The Grove Assisted Living, LLC in P.Z. 03-2015, 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 13th day of April 2015, 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's 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 3rd day of August, 2015

Bob Patton
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

FIRST READING HELD: July 20, 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 UC Urban Core District shall be:

- a. Animal grooming service
- b. Art gallery
- c. Art studio
- d. Automotive retail supply
- e. Bakery
- f. Barber or beauty shop
- g. Brewpub
- h. Broadcasting studio
- i. Church and other place of worship
- j. Club
- k. Coffee shop
- l. Coffee shop, drive-thru
- m. Commercial service facility
- n. Community center
- o. Day Care Center
- p. Drug store and pharmacy
- q. Drug store and pharmacy, drive-thru

- r. Dry cleaning establishment
- s. Dry cleaning establishment, drive-thru
- t. Education facility- specialized private schools
- u. Education facility- vocational school
- v. Educational facility- college/university
- w. Educational facility- kindergarten or nursery school
- x. Film drop-off and pick-up station
- y. Financial institution
- z. Financial institution, drive-thru
- aa. Grocery-community
- bb. Grocery-neighborhood
- cc. Group Residential Facility
- dd. Gymnasium
- ee. Hospice
- ff. Hotel and motel
- gg. Laundromat
- hh. Library
- ii. Mortuary
- jj. Museum
- kk. Newspaper stand
- ll. Nursing home
- mm. Office, dental
- nn. Office, general

- oo. Office, medical
- pp. Park
- qq. Professional and technical service facility
- rr. Public safety facility
- ss. Reading room
- tt. Recreation facility
- uu. Research facility
- vv. Restaurant, fast food
- ww. Restaurant, sit down
- xx. Restaurant, take out
- yy. Retail sales establishment, community
- zz. Retail sales establishment, neighborhood
- aaa. Telecommunications structure
- bbb. Telecommunications tower or facility
- ccc. Veterinary clinic

2. The above uses in the "UC" District shall be restricted as follows:
 - a. The Group Residential Facility, Nursing Home and Hospice uses shall be limited to no more than 96 beds.
 - b. Retail sales uses shall be prohibited from any outdoor sales, storage or display of materials or goods.
 - c. Land uses 'u', 'v', 'dd', 'vv' and 'ww' listed above are not permitted in stand-alone structures.
 - d. Restaurant land uses shall not be permitted to have a drive-thru component.

3. Hours of Operation.

Hours of operation for this "UC" District shall be restricted from 7 a.m. to 11 p.m. for all uses with the exception of Group Residential Facility, Nursing Home, Hospice and Hotel/Motel land uses.

4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height

- a. The maximum height of any structure, exclusive of roof screening, shall not exceed 3 stories.

C. SETBACKS

1. Structure Setbacks

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

- a. 35 feet from the right-of-way Chesterfield Parkway on the north boundary of this Urban Core (UC) District.
- b. 35 feet from the right-of-way of Justus Post Road on the west boundary of this UC District.
- c. 35 feet from the south boundary of this UC District.
- d. 35 feet from the right-of-way of Missouri State Route 340 on the east boundary of this UC District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. 30 feet from the right-of-way of Chesterfield Parkway on the north boundary of this Urban Core (UC) District.
- b. 30 feet from the right-of-way of Justus Post Road on the west boundary of this UC District.

- c. 30 feet from the south boundary of this UC District.
- d. 30 feet from the right-of-way of Missouri State Route 340 on the east boundary of this UC District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within the right of way or on any existing roadways surrounding the development including but not limited to Justus Post Road and Chesterfield Parkway West. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Dense landscaping in addition to a berm shall be installed and maintained along the southern property line of this UC District. Landscaping along this property line shall be reviewed and approved with the Site Development Plan.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be from Justus Post Road as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Highways and Traffic, as applicable.
2. Direct access to this development from Chesterfield Parkway West shall be prohibited.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide and/or improve sidewalk and curb ramps, in conformance with ADA standards, along Justus Post Road and Chesterfield Parkway West. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects to maintain and enhance existing pedestrian connectivity. 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.

4. Obtain approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic, 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.
5. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, and the City of Chesterfield.
6. Improve Chesterfield Parkway West to one half of the ultimate section including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.
7. Prior to Special Use Permit issuance by the St. 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 St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation and/or St. Louis County Department of Highways and Traffic. 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. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Justus Post Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation and St. Louis County Department of Highways and Traffic.

L. 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.

M. 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 or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed 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 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 Metropolitan Saint Louis Sewer District.

7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
8. Treatment for water quality is required in accordance with our region's MS4 permit. Volume reduction BMPs shall be the emphasis for the water quality treatment strategy. In order to comply with the Chesterfield Village Southwest Quadrant Stormwater Master Plan for detention, post development impervious coverage shall not exceed 90% and the site post developed CN shall be less than 91. Provisions for Channel Protection are required and may be satisfied by volume reduction BMPs.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
2. 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).

O. GEOTECHNICAL REPORT

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.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

3. 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 City of Chesterfield and St. Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. 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.
5. Prior to final release of 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.
6. Formal MSD plan review, approval and construction permits for this project will be required prior to construction of site improvements.
7. Easements to MSD will be required to cover public sewers that are reconfigured to accommodate the layout of the development. Encroachments upon MSD facilities and easements shall be avoided.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

- D. 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 by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or 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 Concept Plan or 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 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

The developer shall be required to contribute to the Chesterfield Village Road Trust Fund (No. 554), as directed by the St. Louis County Department of Highways and Traffic. 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> |
|----------------------------|------------------------------|
| Assisted Living | \$434.28/parking space |
| General Office | \$663.43/parking space |
| Loading Space | \$3,257.06/parking space |

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

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

As this development is located within a trust fund area established by St. Louis County, any portion of 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 submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter by the St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

The developer is advised that utility companies will require compensation for relocation of their facilities within public 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 on utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

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.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

THE GROVE IN CHESTERFIELD

PRELIMINARY SITE PLAN

A TRACT OF LAND BEING LOT A AND PART OF LOT B OF CHESTERFIELD VILLAGE AS RECORDED IN PLAT BOOK 183, PAGE 95 LOCATED IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
PROPOSED ZONING UC (URBAN CORE)

SITE INFORMATION

- SITE ADDRESS: 16300 JUSTUS POST RD.
- LOCATOR NO. 19543189, 19543079
- EXISTING ZONING "UC" COMMERCIAL
- PROPOSED ZONING "UC" URBAN CORE
- FIRE DISTRICT MONARCH FIRE PROTECTION
- SCHOOL DISTRICT PARKWAY DISTRICT
- SEWER DISTRICT METROPOLITAN ST. LOUIS SEWER DIST.
- WATER SERVICE MISSOURI AMERICAN WATER COMPANY
- GAS SERVICE LAKEDEE GAS
- ELECTRIC SERVICE AMEREN U.S.
- PHONE SERVICE AT&T

ST. LOUIS COUNTY BENCHMARK

12-185 - ELEV. 645.98 "STANDARD ALLIUMARK BENCH" STAMPED 05-31-07 SET ALONG THE WEST SIDE OF LINDBERG DRIVE ACROSS THE NORTH BRIDGE OF FOOT NATIONAL BANK APPROX 107' SOUTH OF STRECKER RD. & MONARCH POINT DR.

SITE BENCHMARK

CUT CORNER IN QUARTER CORNER AT S.W. QUARTER OF CHESTERFIELD PARKWAY WEST AND HIGHWAY 340 ON RAMP, AS SHOWN HEREON.

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PRELIMINARY PLAN FOR:

THE GROVE IN CHESTERFIELD

16300 JUSTUS POST ROAD
CITY OF CHESTERFIELD, MISSOURI

DATE: MAY 4, 2016



REVISIONS:

1. 3/27/16 PER CITY COMMENTS & LETTER DATED 3/24/16.
2. 4/21/16 REVISED PER 4/20/16 ISSUE LETTER

RECEIVED

City of Chesterfield

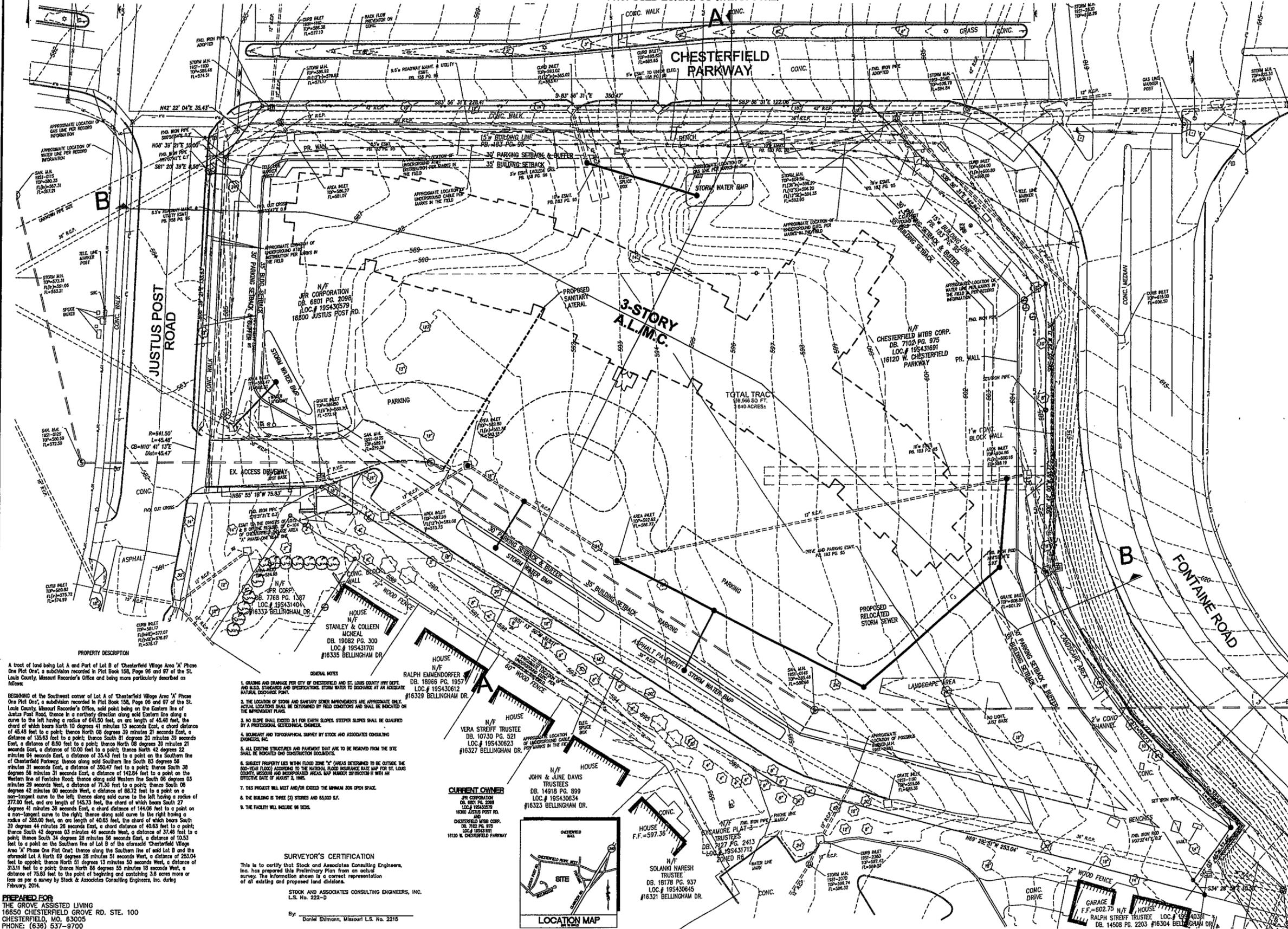
MAY 05 2016

Department of Public Services

DRAWN BY: JLS
DATE: 04/28/16
SCALE: AS SHOWN
SHEET NO: 195
DATE: 05/04/16

PRELIMINARY SITE PLAN

SHEET 1



PROPERTY DESCRIPTION

A tract of land being Lot A and Part of Lot B of Chesterfield Village Area 'A' Phase One Plat One, a subdivision recorded in Plat Book 183, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office and being more particularly described as follows:

BEGINNING of the Southwest corner of Lot A of Chesterfield Village Area 'A' Phase One Plat One, a subdivision recorded in Plat Book 183, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office, said point being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 641.50 feet, an arc length of 45.48 feet, the chord of which bears North 13 degrees 41 minutes 13 seconds East, a chord distance of 45.48 feet to a point; thence North 03 degrees 39 minutes 39 seconds East, a distance of 133.63 feet to a point; thence South 81 degrees 20 minutes 39 seconds East, a distance of 83.50 feet to a point; thence North 88 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 42 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway, thence along said Southern line South 83 degrees 30 minutes 31 seconds East, a distance of 350.47 feet to a point; thence South 39 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road, thence along said Western line South 03 degrees 03 minutes 23 seconds West, a distance of 71.50 feet to a point; thence South 02 degrees 42 minutes 00 seconds West, a distance of 68.72 feet to a point on a non-tangent curve to the left, thence along said curve to the left having a radius of 277.00 feet, an arc length of 143.73 feet, the chord of which bears South 39 degrees 44 minutes 26 seconds East, a chord distance of 40.83 feet to a point; thence South 42 degrees 03 minutes 48 seconds West, a distance of 37.46 feet to a point; thence South 34 degrees 25 minutes 58 seconds East, a distance of 10.83 feet to a point on the Southern line of Lot B of the aforesaid Chesterfield Village Area 'A' Phase One Plat One, thence along the Southern line of said Lot B and the aforesaid Lot A North 89 degrees 28 minutes 51 seconds West, a distance of 23.04 feet to a point; thence North 51 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.8 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.

- GENERAL NOTES**
1. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD AND ST. LOUIS COUNTY (HWY DEPT.) AND ALL STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
 2. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
 3. SURVEY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 4. ALL EXISTING STRUCTURES AND PAYMENTS DUE ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
 5. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. MAP NUMBER 28102C02H WITH AN EFFECTIVE DATE OF 1/1/82.
 6. THIS PROJECT WILL MEET AND/OR EXCEED THE MINIMUM SOIL OPEN SPACE.
 7. THE BUILDING IS THREE (3) STOREYS AND 65.00 SF.
 8. THE FACILITY WILL INCLUDE 98 BEMS.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed facts.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-2

By: Daniel Ehlmann, Missouri L.S. No. 2215

- CURRENT OWNER**
- JR CORPORATION
DB. 6817 PG. 2098
LOC. # 195430623
16120 W. CHESTERFIELD PARKWAY
- GENERAL NOTES**
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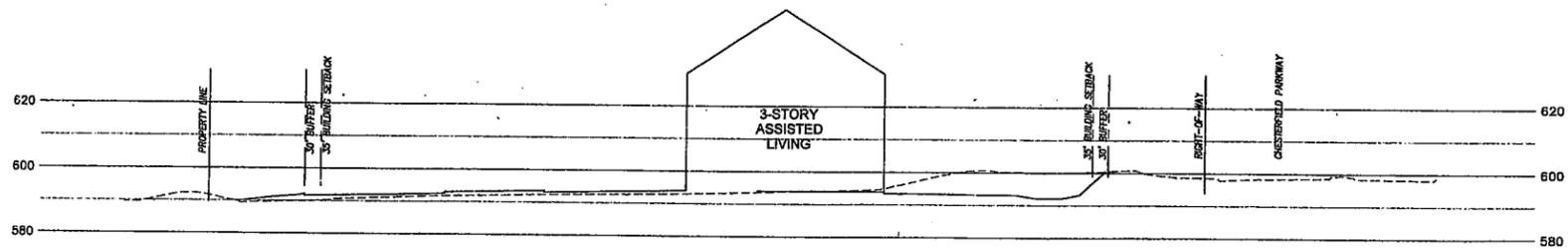
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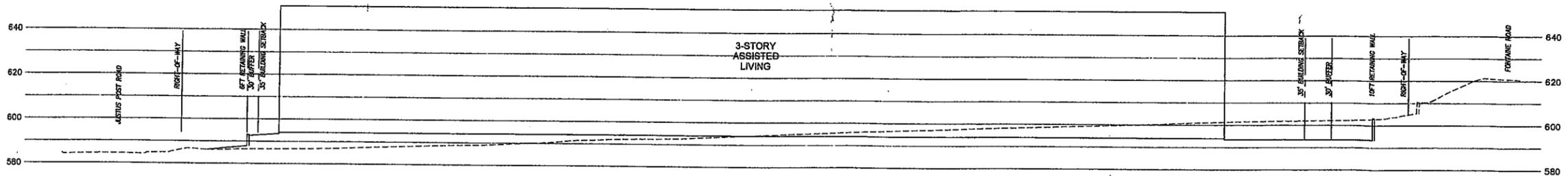
By: Daniel Ehlmann, Missouri L.S. No. 2215



PREPARED FOR:
THE GROVE ASSISTED LIVING
16650 CHESTERFIELD GROVE RD. STE. 100
CHESTERFIELD, MO. 63005
PHONE: (636) 537-9700



SITE SECTION A-A
SCALE: 1"=20'(H)/(V)



SITE SECTION B-B
SCALE: 1"=20'(H)/(V)

PREPARED BY:

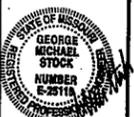
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Duaneville Business Parkway
St. Louis, MO 63025 PA. (630)
352-9101 FAX (630) 350-3100
www.stockandassociates.com

PRELIMINARY PLAN FOR:

THE GROVE IN CHESTERFIELD

16300 JUSTUS POST ROAD
CITY OF CHESTERFIELD, MISSOURI

DATE: MAY 4, 2015



GEORGE M. STOCK E-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 20098

REVISIONS:

1. 5/27/15: PER CITY COMMENTS & LETTER DATED 5/24/15.
2. 4/23/15: REVISION PER 4/20/15 ISSUE LETTER.

| DRAWN BY | CHECKED BY |
|---------------|-------------|
| J.E.P. | G.M.S. |
| DATE | JOB NO. |
| 02-27-2015 | 313-0115 |
| SCALE: 1"=20' | SHEET NO. # |
| | 183 |
| SLC: HWT # | HWT SUP. # |
| | |

SHEET TITLE
PRELIMINARY SITE SECTIONS

SHEET NO.
SHEET 2