**CITY OF CHESTERFIELD**
**PLANNING COMMISSION MEETING**
**MONDAY - FEBRUARY 12, 2007**
**7:00 PM**

**REVISED AGENDA**
**(Rev. 2/8/07)**

## I. ROLL CALL

## II. INVOCATION

## III. PLEDGE OF ALLEGIANCE

## IV. PUBLIC HEARINGS

**A. P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County):** A request for an amendment to City of Chesterfield Ordinance 2099 to allow for two additional permitted uses for a 15.01 acre "PC" Planned Commercial District located north of Chesterfield Airport Road and west of Long Road at 91 Long Road, 706 Long Road, 707 Long Road and 750 Long Road.

*The public may speak on this item tonight. There will be no vote taken tonight.*

**B. P.Z. 05-2007 Chesterfield Corporate Center (18199 and 18299 Chesterfield Airport Road):** A request for a change of zoning from "M3" Planned Industrial to "PC" Planned Commercial District for 32.2 acre tract of land located north of Chesterfield Airport Road, east of Spirit of St. Louis Boulevard. (17V420047)

*The public may speak on this item tonight. There will be no vote taken tonight.*

## V. APPROVAL OF MEETING MINUTES

**A.** Approval of January 22, 2007 Planning Commission Minutes

## VI. PUBLIC COMMENT

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS - None

## VIII. OLD BUSINESS

**A. <u>P.Z. 16-2006 Conway Point Office Building (Nelson McBride Development LLC)</u>:** A request for a change of zoning from an "R-3" Residence District to a "PC" Planned Commercial District for a 1.1 acre tract of land located at 15310 Conway Road, at the northeast corner of Chesterfield Parkway and Conway Road.

*Staff will discuss issues with the Planning Commission.*

## IX. NEW BUSINESS

**A. <u>P.Z. 25-2006 Simply Storage (OB Development, LLC)</u>:** A request for a change of zoning from a Non-Urban "NU" to a Planned Industrial "PI" for an approximately 2.3 acre tract of land located at 17555 and 17551 Chesterfield Airport Road east of the intersection of Long Road and Chesterfield Airport Road. (Locator Numbers 17U140263 and 17U140203)

*The Planning Commission may vote on the request for reconsideration only.*

**B. <u>P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment)</u>:** A request for an amendment to City of Chesterfield Ordinance 2129 to change the building setbacks, parking structure setbacks, parking and loading space setbacks for a 8.477 acre "PC" Planned Commercial District located near the intersection of North Outer Forty and Conway Road at 14805 North Outer Forty Drive.

*The Planning Commission may vote on a Resolution of Intent to conduct a Public Hearing on this amendment.*

**C. Resolution regarding Ordinance Amendments**

*The Planning Commission may vote on this item tonight.*

## X. COMMITTEE REPORTS

## XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

**IV. A.**

**NOTICE OF PUBLIC HEARING**
**CITY OF CHESTERFIELD**
**PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold Public Hearings on February 12, 2007, at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

**P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County):** a request for an amendment to City of Chesterfield Ordinance 2099 to allow for two additional proposed uses for a 15.01 acre "PC" Planned Commercial District located north of Chesterfield Airport Road and west of Long Road at 91 Long Road, 706 Long Road, 707 Long Road and 750 Long Road. (Locator Numbers 17U410094, 17U410104, 17U410072, and 17U410061).

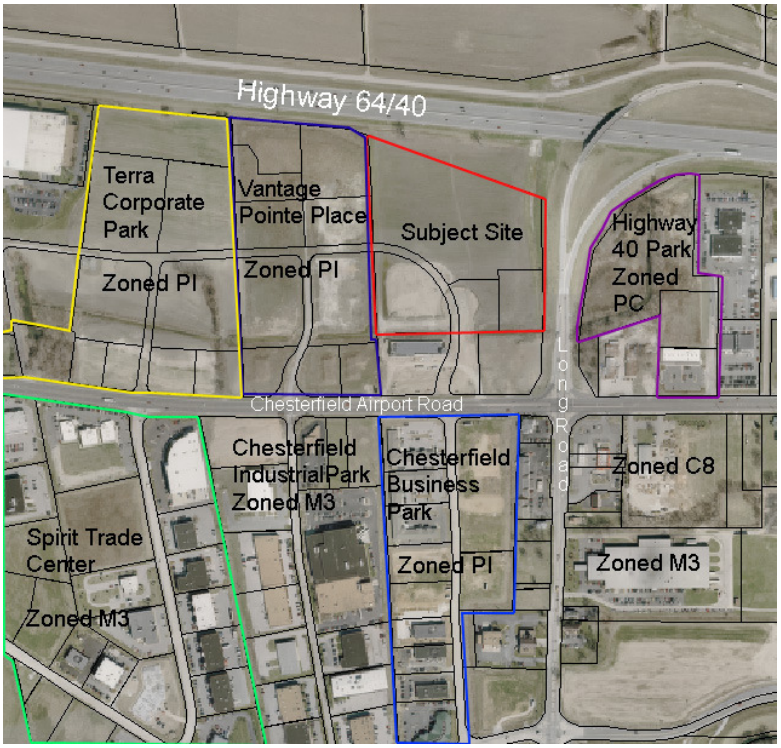
Proposed Uses:

(kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

(ll) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry and agriculture.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Jennifer Yackley, Project Planner, by telephone at 636-537-4743 or by email at jyackley@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission




Description of Property

A tract of land being all of Lot 4 of Long Road Crossing Lots 2, 3, and 4, a resubdivision of Long Road Crossing according to the Plat thereof recorded in Plat Book 353 Page 22, and part of Long Road Crossing Drive, variable width as dedicated according to the Plat of Long Road Crossing as recorded in Plat Book 352 Page 232 of the Recorder of Deed's Office in St. Louis County, Missouri and being located in U.S. Survey 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Southwesterly corner of the above said Lot 4; thence along the Westerly line of said Lot 4 North 02 Degrees 27 Minutes 24 Seconds West 960.96 feet to a point on the Southerly line of a tract of land to be dedicated to Missouri Department of Transportation according to the above said Plat of Long Road Crossing; thence along said Southerly line South 70 Degrees 00 Minutes 05 Seconds East 890.88 feet to a point on the Westerly line of Long Road Crossing extension, variable width; thence along last said Westerly line the following courses and distances; South 00 Degrees 44 Minutes 06 Seconds West 126.39 feet; thence South 01 Degrees 17 Minutes 07 Seconds East 360.59 feet; thence South 01 Degrees 25 Minutes 01 Seconds West 162.88 feet to the Northeasterly corner of said Lot 3 of above said Plat of Long Road Crossing Lots 2, 3, and 4, a resubdivision of Long Road Crossing; thence along the Northerly line of said Lot 3 and Lot 2 of said Long Road Crossing Lots 2, 3 and 4 a resubdivision of Long Road Crossing, South 89 Degrees 35 Minutes 31 Seconds West 379.52 feet to the Northwesterly corner of said Lot 2; said point also being located on the Easterly line of Long Road Crossing Boulevard, variable width; thence along said Easterly line North 00 Degrees 24 Minutes 29 Seconds West 42.78 feet; thence departing last said Easterly line at right angles and across said Long Road Crossing Boulevard South 89 Degrees 35 Minutes 31 Seconds West 40.00 feet to a point on the Westerly line of said Long Road Crossing Boulevard; thence along said Westerly line South 00 Degrees 24 Minutes 29 Seconds East 42.78 feet to the Northeasterly corner of Lot 1 of above said Long Road Crossing; thence along the Northerly line of said Lot 1 South 89 Degrees 35 Minutes 34 Seconds West 378.91 feet to the point of beginning and containing 653,961 square feet or 15.013 acres according to calculations performed by Stock & Associates Consulting Engineers, Inc. on August 26, 2005.

# IV. B

## Planning Commission Staff Report

**Subject:** **Rezoning Issues Report**

**Meeting Date:** February 12, 2007

**From:** Aimee Nassif, Senior Planner of Zoning Administration

**Location:** 18199 and 18299 Chesterfield Airport Road

**Petition:** P.Z. 05-2007 Spirit of St. Louis Corporate Center

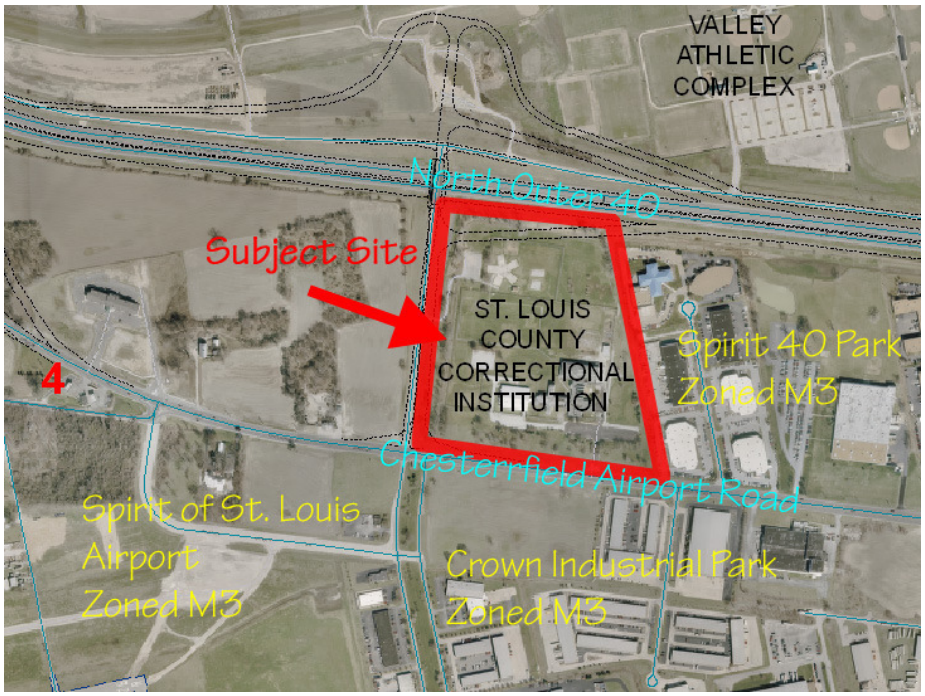
**Proposal Summary**
Ryan Hodges, on behalf of Spirit of St. Louis Corporate Center, has submitted an application for a change of zoning from "M3" Planned Industrial to "PC" Planned Commercial per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.140. The location of the site is north of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

**Development Process**
Change of zoning requests to any planned district is regulated under the requirements of Section 1003.178 of the City of Chesterfield Zoning Ordinance. The City of Chesterfield Zoning Ordinance requires only the following items be shown on a preliminary plan:

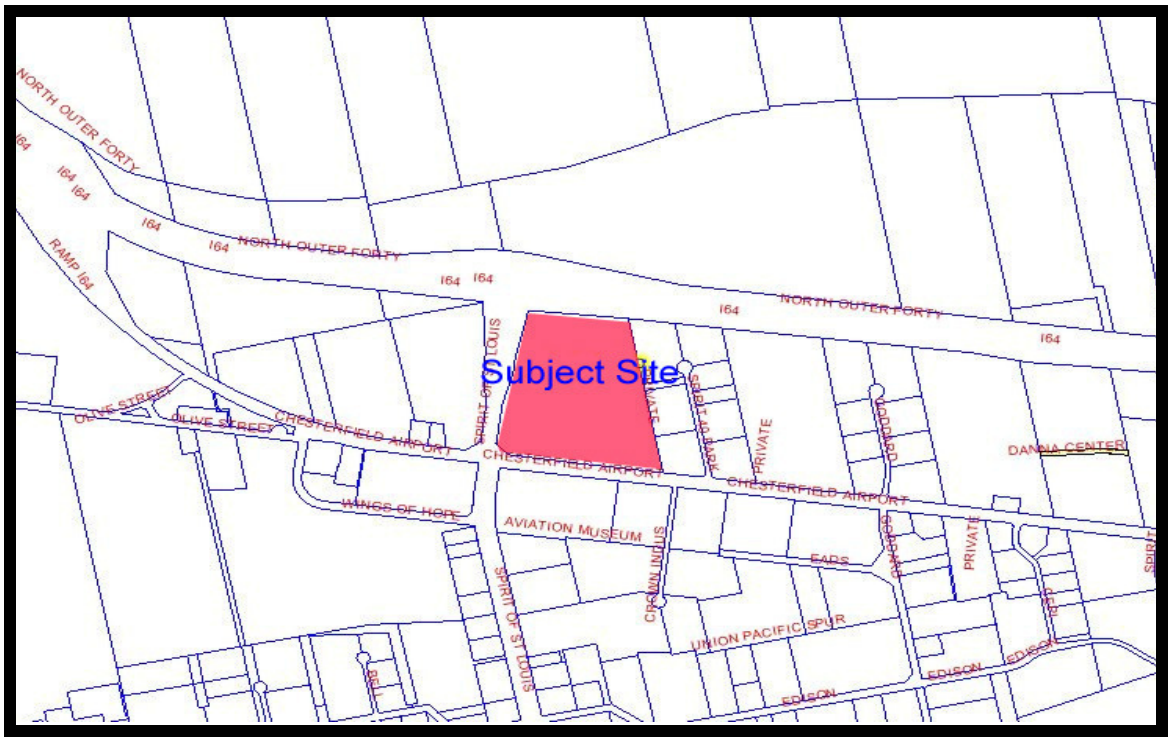
1. Conceptual location of buildings.
2. Existing and proposed contours.
3. Proposed uses.
4. Location of tree masses.
5. Cross section of the site.
6. Proposed ingress and egress.
7. Sanitation and drainage facilities.
8. Legal description.

**Area Land Use**

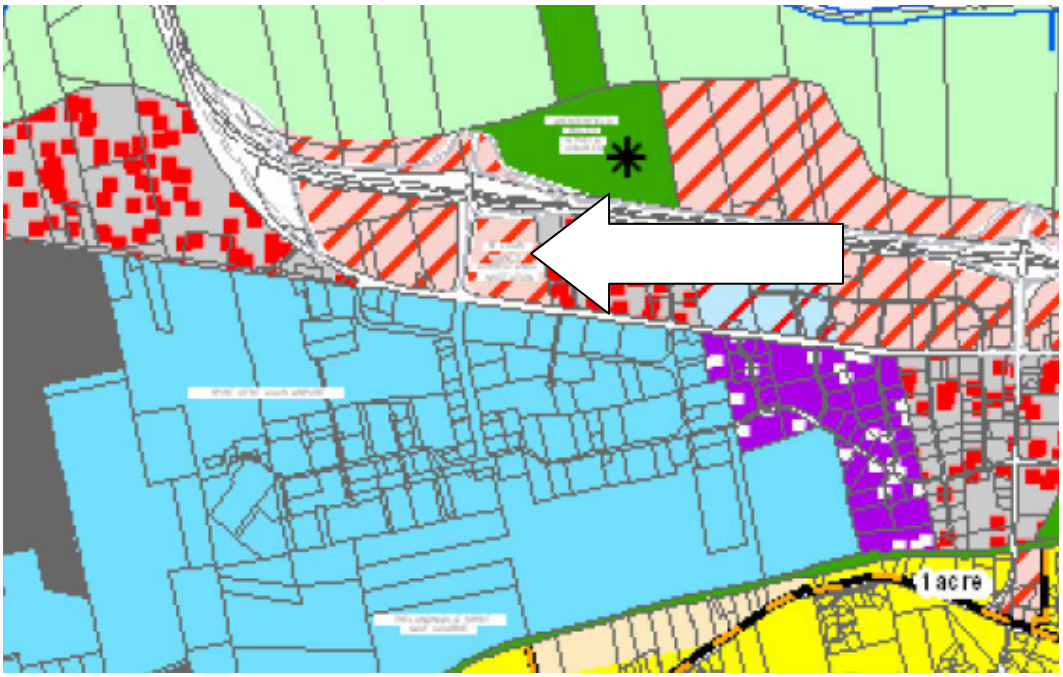
The subject site is located at 18199 and 18299 Chesterfield Airport Road.




Area map of the sites surrounding the subject site.



Subject site shown on Land Use Map. Mixed commercial use is shown as the appropriate use for this site.




**Issues**
Below are the issues identified at this time for this petition.

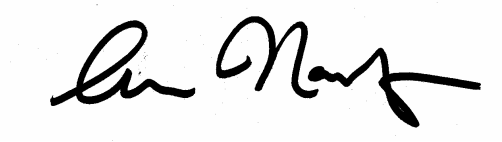
1. Please submit comments from the following agencies: Spirit of St. Louis Airport, Missouri Department of Transportation, Metropolitan St. Louis Sewer District, St. Louis Department of Highways and Traffic, Monarch Levee District and Monarch Fire Protection District.
2. Please amend the list of permitted uses being requested. Consider reducing the amount of uses requested; also consider restricting the amount of certain types of uses, such as "Not more than one (1) vehicle service centers for automobiles."
3. Be advised, the building footprint shall comprise a maximum of 25% of the development site.
4. Parking requirement for this site, for retail use, shall be 5 spaces for every 1,000 square feet of gross floor area.
5. Will a sign package be requested for this development?
6. The plan shows, on the west side of the site, a proposed driveway off of the internal street connecting to Spirit of St. Louis Boulevard. The location of this entrance does not meet the minimum, standards set forth in the Access Management Ordinance.
7. Conditions for the ordinance were developed after discussions with the St. Louis County Department of Highways and Traffic and are conditioned upon receipt of a traffic study. In order to locate a drive at the east property line, the developer will be required to work with the adjacent property owner to eliminate an existing driveway and establish cross access between the two subdivisions.

8. St. Louis County has indicated and the Department of Public Works concurs, that while they cannot require it at this time, anything that can be done to improve the alignment of the proposed eastern drive with Crown Industrial Court would be advantageous.
9. The stormwater facilities depicted on the plan do not comply with the Chesterfield Valley Master Stormwater Plan. The Department of Public Works is willing to have the Master Plan consultant review the proposed improvements if the developer makes such a request. The developer would be responsible for all costs related to consideration of the alternate proposal.

**Request**

Staff is requesting that additional issues be identified at this time. Agency comments have not been received so a final Attachment A for vote is not yet available.

Respectfully submitted,



Aimee Nassif
Senior Planner of Zoning Administration
Attachments

1. Draft Attachment A
2. Preliminary Plan

**NOTICE OF PUBLIC HEARING**
**CITY OF CHESTERFIELD**
**PLANNING COMMISSION**

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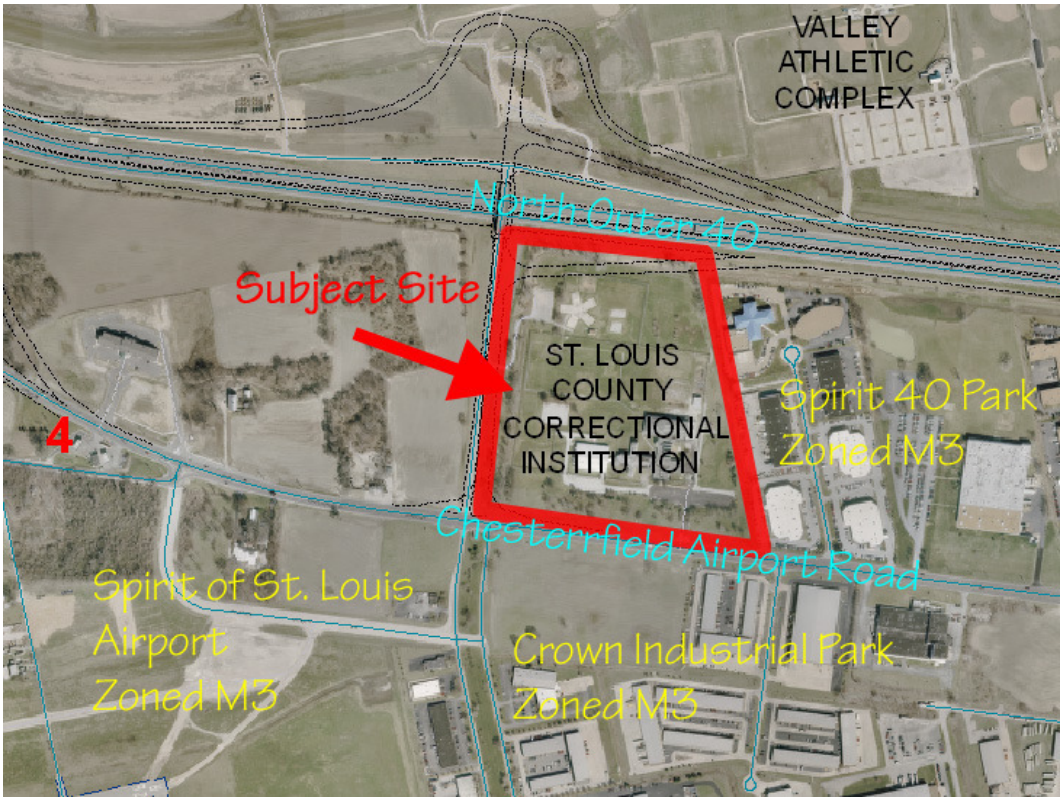
Said Hearings will be as follows:

**P.Z. 05-2007 Chesterfield Corporate Center (18199 and 18299 Chesterfield Airport Road):** A request for a change of zoning from "M3" Planned Industrial to "PC" Planned Commercial District for 32.2 acre tract of land located north of Chesterfield Airport Road, east of Spirit of St. Louis Boulevard. (17V420047)
Proposed Uses include:

(b.) Animal hospitals, veterinary clinics, and kennels.
(d.) Arenas and stadiums.
(e.) Associated work and storage areas required by a business, firm, or service to carry on business operations.
(f.) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
(g.) Automatic vending facilities for:
  i. Ice and solid carbon dioxide (dry ice);
  ii. Beverages;
  iii. Confections.
(h.) Barber shops and beauty parlors.
(i.) Bookstores.
(j.) Broadcasting studios for radio and television.
(l.) Cafeterias for employees and guests only.
(m.) Child care centers, nursery schools, and day nurseries.
(n.) Colleges and universities.
(o.) Dry cleaning drop-off and pick-up stations.
(p.) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
(q.) Film drop-off and pick-up stations.
(r.) Fishing tackle and bait shops. Open storage and display are prohibited.
(s.) Financial Institutions.
(u.) Hospitals.
(v.) Hotels and Motels.
(w.) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
  i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
  ii. Placed underground; or
  iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(x.) Medical and dental offices.
(z.) Offices or office buildings.
(aa.) Outdoor advertising signs (additional to provisions of Section 1003.168)
(bb.) Outpatient substance abuse treatment facilities.
(cc.) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
(dd.) Police, fire and postal stations.
(ee.) Public utility facilities.
(ff.) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
(gg.) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
(hh.) Restaurants, fast food.
(ii.) Restaurants, sit down.
(kk.) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
(mm.) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
(nn.) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
(pp.) Permitted signs (See Section 1003.168 “Sign Regulations”)
(qq.) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
(rr.) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or serves of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
(uu.) Vehicle repair facilities for automobiles.
(vv.) Vehicle service centers for automobiles.
(ww.) Vehicles washing facilities for automobiles.




Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Aimee Nassif, Senior Planner by telephone at 636-537-4745 or by email at anassif@chesterfield.mo.us.

CITY OF CHESTERFIELD
Maurice Hirsch, Chair,
Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Legal Description

A tract of land being a part of Lot 5 of the subdivision of R.H. Stevens Farm according to the plat thereof recorded in Plat Book 7 at Page 37 of the City (formerly of the County) of St. Louis, and partly in U.S. Survey 102, Township 45 North, Range 3 East as described in Deeds to St. Louis County, as recorded in Deed Book 6133 at Page 320 and Deed Book 6249 at Page 556 and excepting there from .that part conveyed to the State Highway Commission as per a Deed recorded in Deed Book 8336 at Page 1970; being in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the common Southwest corner of a Boundary Adjustment Plat of Lots 1,2 & 3 of Spirit 40 Park, as recorded in Plat Book 315 at Pages 26 and 27 and said point being the Southeast corner of a tract of land as described in a Deed to St. Louis County, as recorded in Deed Book 6133 at Page 320 and said point being on the Northerly Right of Way line of Chesterfield Airport (100 feet wide) Road; thence Northwesterly along the said Northerly Right of Way line of said Chesterfield Airport Road North 83 degrees 41 minutes 09 seconds West, 1235.32 feet to a found rebar; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a found rebar and said point being on the Easterly Right of Way line of Spirit of St. Louis Road; thence along the Easterly Right of Way line of said Spirit of St. Louis Road the following

four (4) courses: North 5 degrees 53 minutes 30 seconds East, 355.00 feet to a found rebar; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence North 7 degrees 40 minutes 54 seconds East, 200.10 feet; thence North .12 degrees 18 minutes 38 seconds East 402.40 feet to a point on the Southerly Right of Way line of Missouri State Highway 40/61; thence Southeasterly along the Southerly Right of Way line of said Missouri State Highway 40/61 South 84 degrees 07 minutes 04 seconds East, 808.70 feet to a point on the Northwest comer of Adjusted Lot 4 of Boundary Adjusted Plat of Lot 4 of Spirit 40 Park and Adjusted Lot 3 of Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit 40 Park, as recorded in Plat Book 339 (337) at Page 32; thence departing the Southerly Right of Way line of said Missouri State Highway 40/61 along the Westerly line of said Adjusted Lot 4, South 12 degrees 19 minutes 42 seconds East 124.85 feet to an angle point in the Westerly line of said Adjusted Lot 4; thence South 12 degrees 06 minutes 00 seconds East, 1251.23 feet to the actual point of beginning.

# 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. Information to be shown on the Site Development Concept Plan shall adhere to conditions specified under General Criteria-Concept Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.

### B. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

   a. Animal hospitals, veterinary clinics, and kennels.
   b. Arenas and stadiums.
   c. Associated work and storage areas required by a business, firm, or service to carry on business operations.
   d. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
   e. Barber shops and beauty parlors.
   f. Bookstores.
   g. Broadcasting studios for radio and television.
   h. Cafeterias for employees and guests only.
   i. Child care centers, nursery schools, and day nurseries.
   j. Colleges and universities.
   k. Dry cleaning drop-off and pick-up stations.
   l. Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
   m. Film drop-off and pick-up stations.
   n. Fishing tackle and bait shops. Open storage and display are prohibited.
   o. Financial Institutions.
   p. Hospitals.
   q. Hotels and Motels.
   r. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

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i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
ii. Placed underground; or
iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

s. Medical and dental offices.
t. Offices or office buildings.
u. Outdoor advertising signs (additional to provisions of Section 1003.168)
v. Outpatient substance abuse treatment facilities.
w. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
x. Police, fire and postal stations.
y. Public utility facilities.
z. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
aa. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
bb. Restaurants, fast food.
cc. Restaurants, sit down.
dd. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
ee. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
ff. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

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gg. Permitted signs (See Section 1003.168 "Sign Regulations").
hh. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
ii. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or serves of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
jj. Vehicle repair facilities for automobiles.
kk. Vehicle service centers for automobiles.
ll. Vehicles washing facilities for automobiles.

2. The following Ancillary Uses shall be permitted:

a. Automatic vending facilities for:
i. Ice and solids carbon dioxide (dry ice);
ii. Beverages;
iii. Confections.

**C. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. BUILDING REQUIREMENTS

a. Openspace: A minimum of (30%) openspace is required for this development.

b. Building footprints shall comprise a maximum of 25% of the development site.

**E. SETBACKS**

1. STRUCTURE SETBACKS
No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Thirty (30) feet from the northern property line of this development.
b. Thirty (30) feet from the eastern property line of this development.
c. Thirty (30) feet from the right-of-way of Spirit of St. Louis Boulevard.

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d. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
e. Ninety (90) feet from the right-of-way of I-64/U.S. 40-61.

2. PARKING SETBACKS

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

a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.

b. Ten (10) feet from the internal property lines.

c. Fifteen (15) feet from the principal internal street.

**F. PARKING AND LOADING REQUIREMENTS**

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

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. No construction related parking shall be permitted within the Chesterfield Airport Road or Spirit of St. Louis Boulevard rights-of-way.

3. Parking lots shall not be used as streets.

4. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and improvement

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plans. Signage shall be posted within 30 days of the placement of street pavement.

## G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

## H. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be 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, for sight distance considerations prior to installation or construction.
3. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

## I. LIGHT REQUIREMENTS

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

## J. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on

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the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

**K. ACCESS/ACCESS MANAGEMENT**

1. Access to Chesterfield Airport Road shall be limited to a maximum of two street approaches. One of the street approaches shall be located as far to the east on the site as possible. The second street approach shall be limited to right in/right out only.

2. Access to Spirit of St. Louis Boulevard shall be limited to one street approach. The approach shall be located approximately midway between Chesterfield Airport Road and the proposed Interstate 64 access ramp from Spirit of St. Louis Boulevard.

3. Provide cross access easements as needed to provide the adjacent subdivision to the east access to the easternmost proposed street off Chesterfield Airport Road.

**L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Provide the necessary right-of-way and easements for the construction of the proposed Interstate 64 access ramp from Spirit of St. Louis Boulevard as required by the Department of Public Works, the St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Transportation.

2. Provide a forty (40) foot right-of-way with a minimum of ten (10) foot roadway improvement, maintenance, utility and drainage easements on both sides for all interior roadways. Minimum roadway sections shall provide a twenty six (26) foot travelway with seven (7) foot shoulders on both sides and appurtenant storm drainage facilities as required by the Department of Public Works.

3. Road improvements and the Interstate 64 access ramp from Spirit of St. Louis Boulevard shall be constructed prior to or concurrently with construction on the first lot developed. Building permits shall not be issued for more than one lot prior to completion of the road and ramp improvements.

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4. Provide additional right of way and improvements, including traffic signals, along Chesterfield Airport Road as required by the Department of Public Works and/or the St. Louis County Department of Highways and Traffic.

5. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road and Spirit of St. Louis Boulevard frontage of the site and along both sides of all interior roadways. The sidewalks shall connect to any sidewalks constructed with the adjacent development to the east. The sidewalks shall be privately maintained; therefore, no public easements shall be required.

   If, at the time of construction on the adjacent lot, there is not a sidewalk on the Spirit of St. Louis Boulevard bridge over Interstate 64, a special cash escrow shall be provided in lieu of constructing the sidewalk along the Spirit of St. Louis Boulevard frontage, as directed by the Department of Public Works.

## M. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation. 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 XXXXX. 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.

## N. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the

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entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

**O. STORMWATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (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.

3. The Chesterfield Valley Master Storm Water Plan indicates a 30' flat bottom ditch with 3:1 side slopes shall be constructed along the west and north property lines of this site. One crossing of that ditch can be accommodated by the installation of 3 - 36" minimum diameter reinforced concrete pipes. The developer shall be responsible for construction of the required storm water improvements on site, connection to the existing drainage ditch to the east, and any grading of the downstream ditch necessary to provide positive drainage. The developer shall coordinate construction of the required storm water improvements with the owners of the properties affected by construction of the required improvements.

4. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting 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 Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be

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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.

5. Provide additional Chesterfield Valley Storm Water Easement along the west and north property lines, as required by the Department of Public Works, to accommodate the Chesterfield Valley Master Storm Water Plan channel in that area, and depict the channel on the Site Development Plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.

6. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

**P. SANITARY SEWER**

1. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District Conceptual Sewer Master Plan for Chesterfield Valley.

**Q. GEOTECHNICAL REPORT.**

1. Prior to Site Development Section 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 Works. 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**

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1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. Prior to the issuance of an occupancy permit all storm water channels located on this site shall be regraded to restore the channel to the line and grade of the original design, and downstream channels shall be graded as necessary to maintain positive drainage.

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

A. The developer shall submit a concept plan within 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 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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

## 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. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

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## IV. GENERAL CRITERIA

### A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

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

1. All information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

### B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. All information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a landscape plan in accordance with the City of Chesterfield Code.

3. Include a lighting plan in accordance with the City of Chesterfield Code.

4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

## V. TRUST FUND CONTRIBUTION

A. The developer will contribute to the XXXXX Trust Fund. This contribution will not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

| Type of Development | Required Contribution |
|---|---|
| General Office | $xxxxx/Parking Space |
| Loading Space | $xxxxx/Loading Space |

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

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

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, XXXX will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

## VI. CHESTERFIELD VALLEY TRUST FUND

Roads

Water Main

Stormwater

Sanitary Sewer

## VII. RECORDING

Within 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.

## VIII. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to any Special Use Permit being issued by St. Louis County Department of Highways and Traffic, a special cash escrow must be established with this Department to guarantee completion of the required roadway improvements.

## IX. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.

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B. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

## X. 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.

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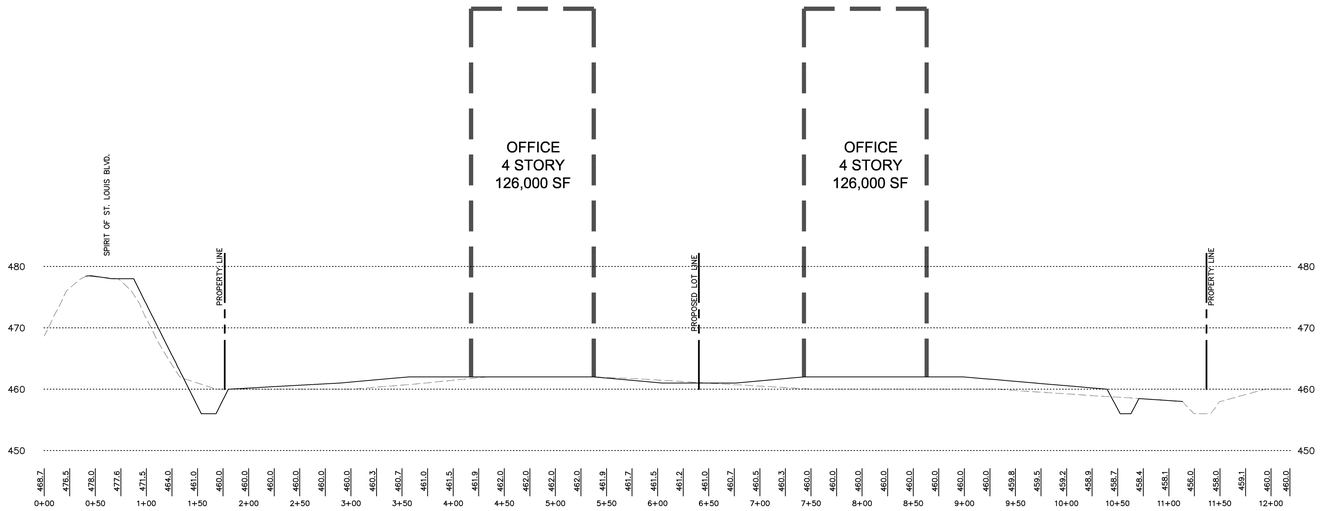
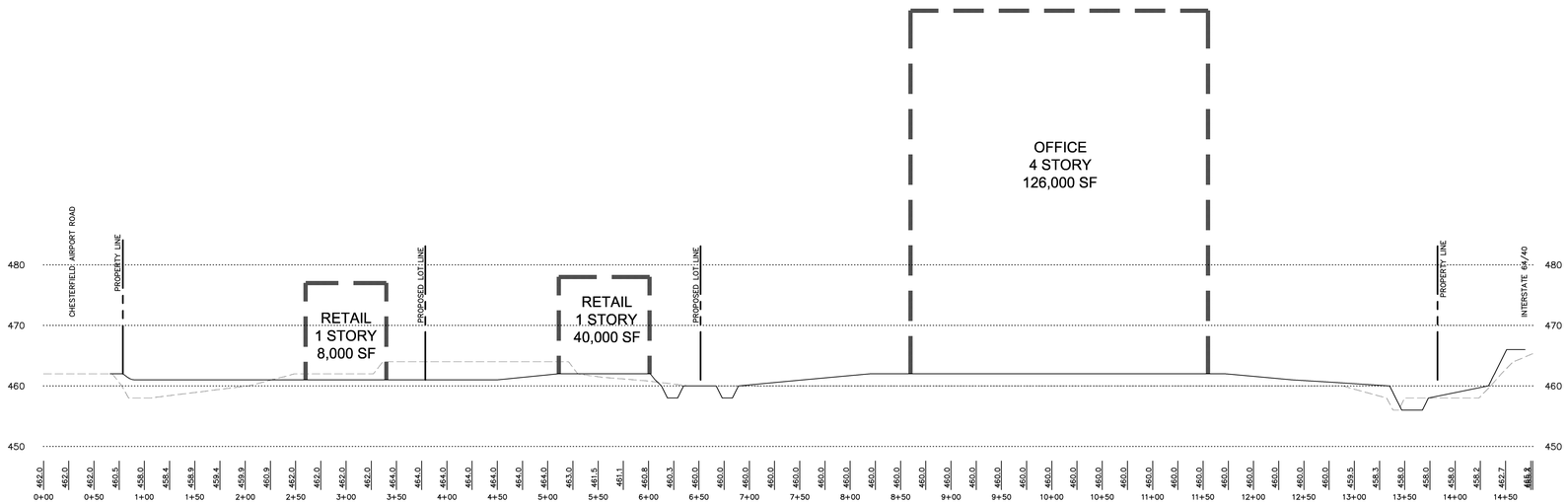


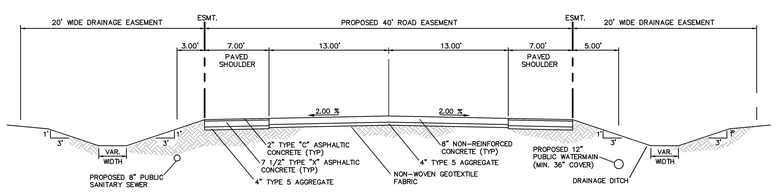

## SECTION A-A

SCALE= 1"=60' HORIZONTAL
1"=10' VERTICAL




## SECTION B-B

SCALE= 1"=60' HORIZONTAL
1"=10' VERTICAL




## TYPICAL INTERNAL ROAD SECTION

SCALE= NTS

S.L.C. H&T –
M.S.D.–P NO. 15927–02
M.S.D. BASE MAP NO. 17V


Duke
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St. Louis, MO 63141
Phone: (314) 514-6700
Fax: (314) 514-6993

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


Revisions:
-

Scale:
Date: 12/28/06
Drawn By: E.J.F.
Checked By: G.M.S.

# Spirit of St. Louis Corporate Center

18199 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63017

PRELIMINARY DEVELOPMENT PLAN

Certified By:
01/25/07
GEORGE M. STOCK E-25116

Drawing Number:
2 of 2 Sheets

Duke Job Number:
– –

A/E Job Number:
206–3799.1

DRAWING FILE: Q:\JANKSTON\206379\Civil\3799-base 3.dwg LAYOUT: SITE PLAN (2) PLOTTED: Jan 25, 2007 - 3:09pm PLOTTED BY: joseph.fischer

# PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOT 5 OF THE SUBDIVISION OF R.H. STEVENS FARM
AS RECORDED IN PLAT BOOK 7, PAGE 37
LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER — 8" SS —
- PROPOSED STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR — 650 —
- SPOT ELEVATION — × 650
- EXISTING UTILITIES — G — W — T — E —
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION ( )
- HANDICAPPED PARKING

## ABBREVIATIONS

| | | |
|---|---|---|
| C.O. | – | CLEANOUT |
| DB. | – | DEED BOOK |
| E | – | ELECTRIC |
| FL | – | FLOWLINE |
| FT | – | FEET |
| FND. | – | FOUND |
| G | – | GAS |
| M.H. | – | MANHOLE |
| N/F | – | NOW OR FORMERLY |
| PB. | – | PLAT BOOK |
| PG. | – | PAGE |
| P.V.C. | – | POLYVINYL CHLORIDE PIPE |
| R.C.P. | – | REINFORCED CONCRETE PIPE |
| SQ. | – | SQUARE |
| T | – | TELEPHONE CABLE |
| V.C.P. | – | VETRIFIED CLAY PIPE |
| W | – | WATER |
| (86'W) | – | RIGHT-OF-WAY WIDTH |

_____ at the request of Duke Realty has provided geotechnical services for the project proposed hereon. A geotechnical investigation was conducted during _____, 2007 for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our _____report titled _____

_____

Date

## ST. LOUIS COUNTY BENCHMARK

11-59: ELEV.=461.50 (U.S.G.S. – NGVD 1929 DATUM)
"U" ON BACK OF ROLLED CURB; 107' SOUTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF THE CENTERLINE OF GODDARD AVENUE.

CALL 2 WORK DAYS BEFORE YOU DIG
MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483

McDOT LOCATE (314) 340-4100

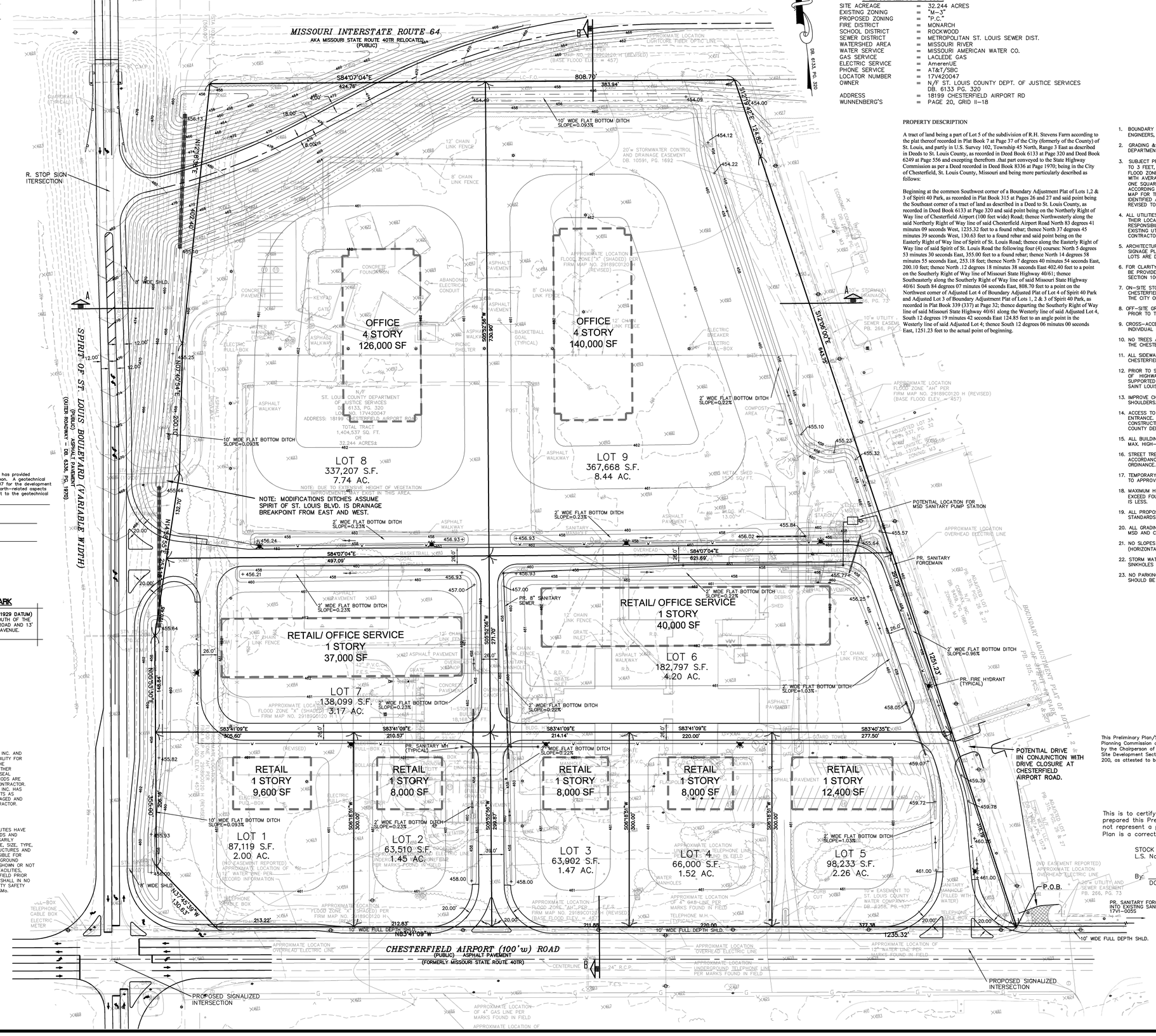
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

## UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLESURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITES,STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES/UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANWITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

## PROPERTY OWNER:


Duke
520 Maryville Centre Drive
Suite 200
St. Louis, MO 63141
Phone: (314) 514-6700
Fax: (314) 514-6993


GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

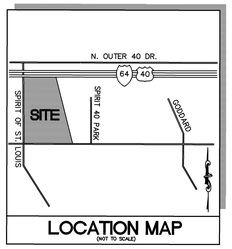
## PERTINENT DATA

| | | |
|---|---|---|
| SITE ACREAGE | = | 32.244 ACRES |
| EXISTING ZONING | = | "M-3" |
| PROPOSED ZONING | = | "P.C." |
| FIRE DISTRICT | = | MONARCH |
| SCHOOL DISTRICT | = | ROCKWOOD |
| SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DIST. |
| WATERSHED AREA | = | MISSOURI RIVER |
| WATER SERVICE | = | MISSOURI AMERICAN WATER CO. |
| GAS SERVICE | = | LACLEDE GAS |
| ELECTRIC SERVICE | = | AmerenUE |
| PHONE SERVICE | = | AT&T/SBC |
| LOCATOR NUMBER | = | 17V420047 |
| OWNER | = | N/F ST. LOUIS COUNTY DEPT. OF JUSTICE SERVICES DB. 6133 PG. 320 |
| ADDRESS | = | 18199 CHESTERFIELD AIRPORT RD |
| WUNNENBERG'S | = | PAGE 20, GRID II-18 |

PROPERTY DESCRIPTION

A tract of land being a part of Lot 5 of the subdivision of R.H. Stevens Farm according to the plat thereof recorded in Plat Book 7 at Page 37 of the City (formerly of the County) of St. Louis, and partly in U.S. Survey 102, Township 45 North, Range 3 East as described in Deeds to St. Louis County, as recorded in Deed Book 6133 at Page 320 and Deed Book 6249 at Page 556 and excepting therefrom .that part conveyed to the State Highway Commission as per a Deed recorded in Deed Book 8336 at Page 1970; being in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the common Southwest corner of a Boundary Adjustment Plat of Lots 1,2 & 3 of Spirit 40 Park, as recorded in Plat Book 315 at Pages 26 and 27 and said point being the Southeast corner of a tract of land as described in a Deed to St. Louis County, as recorded in Deed Book 6133 at Page 320 and said point being on the Northerly Right of Way line of Chesterfield Airport (100 feet wide) Road; thence Northwesterly along the said Northerly Right of Way line of said Chesterfield Airport Road North 83 degrees 41 minutes 09 seconds West, 1235.32 feet to a found rebar; thence North 37 degrees 45 minutes 39 seconds West, 130.63 feet to a found rebar and said point being on the Easterly Right of Way line of Spirit of St. Louis Road; thence along the Easterly Right of Way line of said Spirit of St. Louis Road the following four (4) courses: North 5 degrees 53 minutes 30 seconds East, 355.00 feet to a found rebar; thence North 14 degrees 58 minutes 55 seconds East, 253.18 feet; thence North 7 degrees 40 minutes 54 seconds East, 200.10 feet; thence North .12 degrees 18 minutes 38 seconds East 402.40 feet to a point on the Southerly Right of Way line of Missouri State Highway 40/61; thence Southeasterly along the Southerly Right of Way line of said Missouri State Highway 40/61 South 84 degrees 07 minutes 04 seconds East, 808.70 feet to a point on the Northwest corner of Adjusted Lot 4 of Boundary Adjusted Plat of Lot 4 of Spirit 40 Park and Adjusted Lot 3 of Boundary Adjustment Plat of Lots 1, 2 & 3 of Spirit 40 Park, as recorded in Plat Book 339 (337) at Page 32; thence departing the Southerly Right of Way line of said Missouri State Highway 40/61 along the Westerly line of said Adjusted Lot 4, South 12 degrees 19 minutes 42 seconds East 124.85 feet to an angle point in the Westerly line of said Adjusted Lot 4; thence South 12 degrees 06 minutes 00 seconds East, 1251.23 feet to the actual point of beginning.




LOCATION MAP
(NOT TO SCALE)

## GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS 457 FEET) AND FLOOD ZONE "X" SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
4. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
5. ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
6. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.320.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
8. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
10. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
11. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
12. 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 LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY
13. IMPROVE CHESTERFIELD AIRPORT ROAD TO ONE-HALF OF A 30' PAVEMENT WITH 6'-10' SHOULDERS.
14. ACCESS TO THIS DEVELOPMENT FROM CHESTERFIELD AIRPORT ROAD SHALL BE VIA ONE ENTRANCE. THIS ENTRANCE IS TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARDS AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
15. ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
16. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF ANY PUBLIC ROAD IN ACCORDANCE WITH SECTION 1004.340 OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
17. TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING
18. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED FOUR STORIES OR 75 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
19. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
20. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
21. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
22. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
23. NO PARKING WILL BE PERMITTED ON THE INTERIOR ROADS AND SIGNS INDICATING SAME SHOULD BE ERECTED WITHIN 30 DAYS OF THE PLACEMENT OF THE PAVEMENT.

This Preliminary Plan/Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the____day of_____, of 2007, by the Chairperson of sold Commission, authorizing the recording of this Site Development Section & Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan from a field survey and does not represent a property boundary survey. This Preliminary Development Plan is a correct representation of all existing and proposed land divisions.

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

By: _____
DONALD W. TAYLOR, Missouri L.S. No. 2041

S.L.C. H&T –
M.S.D.-P NO. 15927-02
M.S.D. BASE MAP NO. 17V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Phone: (314) 514-6700
Fax: (314) 514-6993

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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


Revisions:
1 - REVISED PER CITY, DRE AND OWNER COMMENTS

Scale:
Date: 12/28/06
Drawn By: E.J.F.
Checked By: G.M.S.

Spirit of St. Louis Corporate Center
18199 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63017
PRELIMINARY DEVELOPMENT PLAN

Certified By:
01/25/07
GEORGE M. STOCK E-25116

Drawing Number:
1 of 2 Sheets

Duke Job Number:
– –

A/E Job Number:
206-3799.1

**V. A.**

**PLANNING COMMISSION**
**OF THE CITY OF CHESTERFIELD**
**AT CHESTERFIELD CITY HALL**
**JANUARY 22, 2007**

The meeting was called to order at 7:10 p.m.

**I. PRESENT**

Mr. David Banks
Mr. Fred Broemmer
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Gene Schenberg
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

**ABSENT**

Mr. David Asmus
Ms. Wendy Geckeler

Mayor John Nations
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Mr. Mike Geisel, Acting Director of Planning
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

**II. INVOCATION:** Commissioner Broemmer

**III. PLEDGE OF ALLEGIANCE –** All

Chair Hirsch acknowledged the attendance of Mayor John Nations and City Administrator Mike Herring.

**PUBLIC HEARINGS –** Commissioner O'Connor read the "Opening Comments" for the Public Hearing.

**A. P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road):** A request for a change of zoning from "M3" Planned Industrial to "PI" Planned Industrial District for 23.45 acre tract of land located north of Chesterfield Airport Road, east of Goddard (17V520071)

Ms. Aimee Nassif, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif stated the following:

- The property at 17909 Chesterfield Airport Road is not part of this rezoning request.
- The subject site is surrounded by "Planned Industrial", "M3" (Spirit of St. Louis Airport) and Planned Commercial (Chesterfield Airport Commerce Park).
- Uses being requested for Sentrus Place are:
  - (j) Business, professional, and technical training schools.
  - (k) Business service establishments.
  - (q) Financial institutions.
  - (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
    - (i) Facilities producing or processing explosives or flammable gases or liquids;
    - (ii) Facilities for animal slaughtering, meat packing, or rendering;
    - (iii) Sulphur plants, rubber reclamation plants, or cement plants; and
    - (iv) Steel mills, foundries, or smelters.
  - (gg) Medical and dental offices.
  - (ii) Office or Office Buildings.
  - (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
  - (oo) Printing and duplicating services.
  - (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
  - (vv) Restaurants, fast food.
  - (ww) Restaurants, sit down.
  - (xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
  - (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
  - (iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
  - (rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids. (excluding live animals, explosives, or flammable gases and liquids.)

- Ancillary Uses:
  (g) Automatic vending facilities for:
    (i) Ice and solid carbon dioxide (dry ice);
    (ii) Beverages;
    (iii) Confections.
  (l) Cafeterias for employees and guests only.
- The Comprehensive Plan shows this area designated as an Office Park.
- Staff is working with the Petitioner to amend the requested list of uses to more accurately reflect an Office Park.
- The Comprehensive Plan describes an Office Park as low-density or mid-density office development and limited retail.
- Staff is working with the Petitioner to possibly:
  - restrict the number of certain uses;
  - remove some of the uses; and
  - have a percentage of the development be for offices and office buildings.
- Development Process for the Subject Petition:
  A change of zoning request to any planned district is regulated under Section 1003.178 of the City of Chesterfield Zoning Ordinance. The Zoning Ordinance requires the following items to be shown on a preliminary plan:
  - Conceptual location of buildings.
  - Cross Section.
  - Existing and proposed contours.
  - Proposed ingress and egress.
  - Plans for sanitation and drainage facilities.

  Petitioner has complied with the preliminary plan requirements.
- The Public Hearing and Issues Meeting will be held together. The Draft Attachment A and Issues Report have been prepared.
- Also in for review at this time are the Site Development Concept Plan and Section Plan for proposed Lot 4. These plans will be going to the Architectural Review Board in February; and then for review before the Commission simultaneously with the vote for the rezoning.

**PETITIONER'S PRESENTATION:**

1. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, Mo stated the following:
   - Sentrus is currently located in the Valley and desires to relocate.
   - Sentrus is a defense contractor and is subject to secrecy agreements. They produce high-technology solutions used in Iraq and in the Department of Homeland Security.
   - Sentrus has contractual commitments to the Department of Defense and to Homeland Security, which are very time-sensitive. The contract requires specific facility specifications that can only be met in a new facility.
   - The timeline requires that Sentrus be within its new facility within a year.

- They are requesting a parallel process whereby the zoning, concept plan, and site section plan would all be reviewed simultaneously. The site section plan is for the proposed building – a 75,000 sq. ft. Class A office building. The lower levels of the building will include facilities for research and development activities, which will not involve the manufacture or processing of explosives.
- They have reviewed the list of uses and are prepared to limit "fast food" by eliminating "drive-thru". They would also agree to limit the restaurant and retail uses to the four lots to the southernmost part of the site along Chesterfield Airport Road. The northern part of the site includes the proposed 75,000 sq. ft. office building.
- The site would include a limited prototype storage requirement for an explosive device. The explosive device is not manufactured or processed on the premises. It would be stored in a bunker-type facility that is strictly regulated by the Department of Alcohol, Tobacco, Firearms, and Explosives. These regulations can be shared with the Commission to assure that ultimate protection is being provided. This is not a large inventory – they are prototype devices for display purposes.

2. Mr. Richard Weinstein, President and CEO of Sentrus, 141 Chesterfield Industrial Blvd., Chesterfield, MO stated the following:
   - Sentrus manufactures a technology that is used in life-saving measures on the intelligence side to assist the country's soldiers all over the world, as well as other national security-type instances.
   - They would like to continue expanding their technology and their high-tech business in the Valley at the subject site.

3. Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated the following:
   - The site is a 23.45-acre lot. The City's cooperation with the forward funding agreement had put in the infrastructure, which included water, sewer and roads up to the subject site's east property line.
   - They are carrying out the Master Concept Plan, which is a linkage of roads and common infrastructure to allow the development.
   - Long Road Crossing will be extended west and will intersect the northward extension of Cepi.
   - They propose to divide the 23.45 acres into nine lots ranging in size from just over one acre to 5.33 acres. The 5.33 acres is known as Lot 4, located in the northeast corner, and is the site for the Sentrus development.
   - The proposed building is 75,000 sq. ft. excluding the basement. Partial underground parking is being incorporated, which will result in a slight modification to the west elevation of the building. The drawings are being updated and will be submitted in the near future.
   - The plan provides for 204 parking spaces, which is consistent with this type of facility.

- The shown loop road is a condition of the Fire Marshall, which will be gated at the cul-de-sac and at the southeast end of the parking lot.
- Utilities to serve the building will be extended from Long Road Crossing Drive.
- The Concept Plan shows what could potentially be built on the other lots, which will be subject to individual site development section plan reviews.
- Portions of the Storm Water Master Plan had been implemented with the developments to the east. There is a master drainage ditch that was constructed along the northerly property line parallel to Highway 40. This development will complete the overall storm water improvements along the west line.
- The architect is currently working on the building design and elevations. The landscape plan is also being developed.

Mr. Doster and Mr. Weinstein responded to questions from the Commission as follows:

- **Regarding the prototype explosive devices:** There will be a limited number of prototype devices that have explosives assembled into them. They are used for exhibition purposes for the company's customers. They will be stored in a bunker designed pursuant to governmental regulations. The bunker will be concrete and steel with a locked steel door. The bunker is on-site but is not part of the office building. The bunker will be located between the building and the parking lot. It was clarified that the prototype devices would be built on site. The devices are shells with a small charge within it. Any production for manufacturing of the devices, or of raw explosives, will not take place on the premises. The blast radius of the devices will be confined to the size of the bunker; however, there is no intention of setting off any of the prototype devices.
- **Regarding security of the site:** The site will be gated with 24-hour guarding. For aesthetic purposes, the site will utilize underground hydraulically-activated concrete bollards, which will be lit after dark. The gates will not be fencing – they also will be bollards. The site will use electronic devices in the ground for detection purposes. A stand-by generator and back-up power will be utilized in the case of a power outage.
- **Regarding language for storage of the prototype devices:** Chair Hirsch noted that the petitioner will need to work with Staff to develop appropriate language in the Attachment A to allow for the storage of the prototype devices in a bunker.
- **Regarding the issue of Office Park vs. straight PI zoning:** They have suggested eliminating the drive-thru for fast food restaurants and confining restaurants and retail uses to the four lots on the southern portion of the site.
- **Regarding a helipad on site:** There are no plans to have a helipad on the site.

- **Regarding the size of the building:** The building is more than adequate in size for the needs of the company on a long-term basis.

Commissioner O'Connor thanked Sentrus and City staff for working together in getting the project moved forward to meet the petitioner's time constraints.

**SPEAKERS IN FAVOR:** None

**SPEAKERS IN OPPOSITION:** None

**SPEAKERS – NEUTRAL:**

1. Mr. Jim Klingler, Chisum Properties, 640 Cepi Drive, Chesterfield, MO stated the following:
   - He and two partners own the building at 640 Cepi Drive, which is across from the proposed development.
   - He has concern about what uses may be permitted in the Planned Industrial zoning designation.
   - He has no opposition to the proposed 5 acres being developed for Sentrus but has concern about what may be allowed on the remainder of the site. He would prefer to see the site rezoned parcel-by-parcel.
   - He would like to see the use of "manufacturing" excluded.
   - He would have concern if additional bunkers and storage of the prototype devices are proposed.

2. Mr. Pete Danna, 1941 Chermoore Court, Chesterfield, MO stated the following:
   - He owns the property to the east of the subject site – the Chesterfield Exchange property.
   - He is in agreement with the entire development but has concern about the use of "Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles". He does not feel this use is appropriate for this particular area.

**REBUTTAL:**

1. Mr. Mike Doster stated the following:
   - Nearly all the developments along the stretch of property from Long Road through the subject site have been developed in the same manner with a Planned District and footprints shown, but not necessarily intended to be built.
   - They are seeking approval of uses, which they do not feel are incompatible with the other uses along this stretch of land.
   - A Site Section Plan will be presented for all the lots as they come forward.
   - They will review the list of uses with Staff to determine if any can be limited or deleted.

**ISSUES:**

1. Limitation and restriction of some of the proposed uses. Review the following specific uses to determine if they can be limited or removed:
    - Manufacturing
    - Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
    - Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
2. Are the proposed uses in compliance with the Comprehensive Plan?
3. Propose specific language for the Attachment A regarding the storage of hazardous materials.

Commissioner Banks reported that he and Chair Hirsch had met previously with Mr. Weinstein and some of the development team regarding the timeline of the project.

Commissioner O'Connor read the Closing Comments for Public Hearing P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road).

## V. APPROVAL OF MEETING MINUTES

**Commissioner Broemmer made a motion to approve the minutes of the January 8, 2007 Planning Commission Meeting.** The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 5 to 0 with two abstentions from Commissioners Sherman and Schenberg, who were not in attendance at the January 8th meeting.**

## VI. PUBLIC COMMENT

**RE: P.Z. 5-2005 Winter Wheat Place (Dollar Building Company)**

**Petitioner:**

1. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
    - They request that the Planning Commission vote on this petition this evening.
    - They feel that Winter Wheat Place is similar to the Mayer Manors development recently approved by the Planning Commission.
    - Winter Wheat Place is a three-lot development vs. four lots in the Mayer Manors development.

- The lot sizes for Winter Wheat Place are 1.30 acres for two lots and 1.40 acres for one lot.
- They feel they should be measured against the subdivisions of Bentley Place and Country Place. The density of the subject development compares very favorably with these two subdivisions.
- The property of Winter Wheat Place is not part of any platted subdivision or subject to any indentures.

Chair Hirsch reported that the Planning & Zoning Committee has recommended to City Council that the E-1 Acre zoning for Mayer Manors be denied and that the property be developed under either LLR or E-2 Acre zoning. He asked Mr. Doster for his response in the event that the E-1 Acre zoning is denied by City Council for the Mayer Manors development.

Mr. Doster replied that he did not feel that the Planning Commission's decision should be based on action taken by City Council. From a planning perspective, he felt that Winter Wheat is similar to Bentley Place and Country Place; and is not incompatible to the larger lots further to the south. The Petitioner has made an effort to insure that Winter Wheat Place has large lots and that the tree stand to the rear of the lot would be maintained to offer buffering between Winter Wheat and the properties to the south.

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**RE: P.Z. 17-2006 13506 Olive (Spirit Energy)**

**Petitioner:**

1. Mr. Jay Chambers, Spirit Energy, LLC, 50 S. Bemiston, Clayton, MO stated the following:
   - The surrounding properties of the subject site are all zoned C2. They are requesting a zoning of Planned Commercial for a retail space.
   - They have worked closely with both the Planning Department and MoDOT in addressing any concerns.
   - The site currently has 0% green space; they have increased it to 17%. The site is very small – a little less than one-third of an acre, which makes it difficult to develop.
   - Ingress and egress issues have been brought to their attention. They have not been able to gain cross access with the surrounding property. There are medians on both Olive and 141, which prevent motorists from making left turns into or out of the development. Both ingress and egress are already restricted to right turns in and out. The ingress/egress areas have been moved to the farthest edges of the property on each road.
   - They have put in fencing at the request of the Planning Department.

Regarding the fence, it was noted that the fence is shown on the Preliminary Site Plan but has not been written into the Attachment A.

Discussion was held on the Traffic Study and the number of cars that could be queued up. Mr. Mike Geisel, Acting Director of Planning, stated that the Traffic Study indicates that eight cars can queue up on Olive Boulevard eastbound before it blocks the entrance into the site. The Traffic Study also states that since the intersection already operates at a Level of Service "F", cars will already be sitting there, which would allow them to turn into the site.

The average delay during the peak hour is 111 seconds, which would be in excess of eight vehicles. The supposition is that any vehicle lined up behind the eight vehicles and which turns into the site, allows the remaining vehicles to move forward.

Regarding cars that are leaving the site by making a right-hand turn onto Olive, Mr. Geisel stated that these vehicles will have to wait for a gap in the traffic or for a motorist to allow them out of the site. It is anticipated that these traffic back-ups will be an issue during the morning peak time Monday-Friday; but it is expected that there will still be back-ups during other portions of the day but to a lesser degree.

Mr. Chambers stated that the traffic numbers were generated for this site with this specific business in mind. The Traffic Study used the worst case scenario but it does not necessarily mean that the projected numbers will be reached.

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**RE: P.Z. 25-2006 Simply Storage (OB Development, LLC)**

**Petitioner:**

1. Mr. Steven W. Polk, Zavradinos & Polk, 17813 Edison Avenue, Ste. 201, Chesterfield, MO gave a PowerPoint Presentation comparing the proposed Simply Storage building to the Gundaker Building:

| **Simply Storage**: | **Gundaker Building:** |
|---|---|
| 180' Wide | 180' Wide |
| 44'3" to the basic parapet | 47' to the top of the parapet wall |
| 52'3" to the top of the peak of the parapet wall | |

- Because of the proposed drive-thru bay in the center, a high ceiling is required, which increases the ceiling height of the second floor elevation – giving almost 20' in bay height in the front of the building for the retail space.
- Because of the increased ceiling height, a fourth floor can be added to the rear of the building without increasing the height of the building.
- They have reviewed the open space and floor area ratio calculations and they feel the calculations are correct.

Responding to questions from the Commission, Mr. Polk stated the following:

- **Regarding management of the site:** The site will not have a manager who lives on-site. Access to the facility will be a keypad security-type system so customers will be able to access the site on a 24-hour basis. The retail space on the first floor will have an employee during typical retail hours.
- **Regarding the depth of the building compared to the Gundaker Building:** The Simply Storage Building is a little deeper than the Gundaker Building, but not significantly. Simply Storage is 180' deep; Gundaker is approximately 140' deep.
- **Regarding trucks parked on-site:** Trucks will be parked only on a temporary basis while customers are loading or unloading. From time to time, there may be an over-the-road truck for a family moving into the area. The truck will unload the furnishings and then leave.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

**A. 17 West Drive**: Barn addition behind an existing home zoned "NU" Non-Urban located at 17 West Drive in the Arrowhead West Subdivision.

**Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the barn addition, which includes the drive and revisions to the retaining wall; and noting that the approval does not include the garage or asphalt turn-around.** The motion was seconded by Commissioner Banks and passed by a voice vote of 7 to 0.

**B. Spirit West Industrial Park (Crown Industrial Park Plat 8 Lot B) Amended Site Development Section Plan**: An Amended Site Development Section Plan and request for freestanding signage for Spirit West Industrial Park sited on a 6.32 acre parcel zoned "M-3" Planned Industrial District, located on the north side of Edison Road and west of Goddard Road.

**Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan and the request for freestanding signage with changes to the Landscape Plan as approved by Staff**. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 7 to 0**.

C. **Villas at Westmeade (Baxter Crossing, Lot 5) Amended Record Plat**: Amended Record Plat for an 11.795 acre parcel zoned "R-2/R-5/R-8" Planned Environmental Unit (PEU) located south of Baxter Road, north of Wilson Road.

**Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Amended Record Plat conditional on the approval of Council of the vacation of subdivision for Lots 2-33**. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 7 to 0**.

## VIII. OLD BUSINESS

A. **P.Z. 5-2005 Winter Wheat Place (Dollar Building Company):** A request for a change of zoning from "NU" Non-Urban District to E-One Acre for a 4.0 acre tract of land located on Winter Wheat Road, 3000 feet southeast of the intersection of Wild Horse Creek Road and Long Road. (18U220092)

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, noted that the Meeting Packet included an aerial layout showing the road systems that would service the subject area.

Chair Hirsch stated that during the Work Session, the road system was discussed. Public Works has indicated that any development in this area will require improvement to the roads to City standards.

Commissioner Banks asked for Staff's position on whether "LLR" zoning is appropriate for the subject site. Ms. McCaskill-Clay stated that when reviewing the subject area, the existing properties further south of the subject site are zoned "NU" and maintain three acres. Other neighboring subdivisions have one-acre zoning designations. Staff's Report does not provide a recommendation as to whether or not "LLR" is appropriate for the subject site.

Chair Hirsch pointed out that "LLR" is a straight zoning with a minimum of three acre lots whereas the Estate Districts are all Planned Districts.

**Commissioner Schenberg made a motion to approve P.Z. 5-2005 Winter Wheat Place (Dollar Building Company).** The motion was seconded by Commissioner Banks.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Broemmer, Commissioner O'Connor, Commissioner Schenberg, Commissioner Sherman, Commissioner Banks, Chairman Hirsch**

**Nay: Commissioner Perantoni,**

**The motion passed by a vote of 6 to 1.**

**B. P.Z. 17-2006 13506 Olive (Spirit Energy):** A request for a change of zoning from a "C2" Commercial District to a "PC" Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd. at the southwest corner of Olive Blvd and Woods Mill Road.

Project Planner Jennifer Yackley outlined the open issues as follows:

- Open Space Requirement: Ordinance 1747 requires 40% open space; the proposed Preliminary Plan shows 17% open space. Staff requests that the Planning Commission amend the Attachment A to allow for 17% open space on the subject site. It was noted that the site is only .3 acres. Requiring 40% open space, would mean that 5,410 sq. ft. of the site would have to be open space. The surrounding developments do not have open space requirements because they were zoned "C2" under St. Louis County. The neighboring "PC" District across the street (Dairy Queen) is .25 acres with an open space requirement of 13%. The Four Seasons development to the west of the subject site has a 9% open space requirement. Both the Dierberg's property and The Forum Center have no landscape requirements.
- Parking Regulations: The proposed Preliminary Plan does not currently meet the parking regulations for a restaurant use. The Attachment A requires that any development on the subject site must adhere to the City's parking regulations. During the Site Plan review, the Developer would have to meet the parking requirements.
- Adherence to the Access Management Guidelines: The proposed Preliminary Plan is deficient regarding the City's access Management Ordinance. The Attachment A requires the Developer to adhere to both the City's and MoDOT's Access Management Guidelines.

Responding to questions from the Commission, Staff replied as follows:

- **Regarding Public Work's willingness to reduce the required length of the driveway throat for the entrance onto Woodsmill Road from 80 feet to 45 feet:** Mr. Geisel stated that the governing Ordinance allows for some discretion to the City Engineer. In this case, there were multiple considerations given to the site as it currently exists; to the future configuration of Woodsmill Road as 141 is moved; and the distance from the intersection. The Department of Public Works is willing to allow a reduction in the required length of the driveway throat to 45 feet, which is the minimum distance allowable for collector streets. The proposed length of 22 feet is wholly unacceptable. Currently, the Attachment A requires an 80-foot length.

  If the petition is approved with the required 80-foot length, the Developer could address the requirement by (1) redesigning the site; (2) appealing the decision of the City Engineer to the Public Works Board of Variance; or (3) redesigning the site so that it is a right-out only.
- **Regarding the development of Highway 141 and how it will affect the intersection at Olive and 141 with respect to left-hand turns:** It is assumed that the amount of left-hand turns will be reduced.
- **Regarding the proposed rezoning request and the Attachment A:** Ms. Yackley stated that the Attachment A lists all of the requirements necessary to develop on this site. If this rezoning is approved, the Developer could submit a new Site Plan that would adhere to the Attachment A requirements. It was noted that the presented Preliminary Plan does not meet all the requirements of the Attachment A. It was clarified that the approval of the rezoning would not include approval of the ingress/egress – this would be addressed at the Site Plan stage.

Commissioner Broemmer stated that to enter the site, motorists would use a right-turn lane on the corner, which starts near the median. This right-turn lane area gets backed up beyond where the right-turn lane begins. When the cars are going east, there is a long left-hand turn signal and the traffic going eastbound backs up considerably. He expressed concern about motorists trying to enter or leave the subject site during these traffic back-up periods.

**Commissioner Schenberg made a motion to amend Section I.D.3.a of the Attachment A regarding open space as follows: (changes in red)**

> **A minimum of ~~forty percent (40%)~~ seventeen (17%) open space is required for this development.**

The motion was seconded by Commissioner Banks. Chair Hirsch stated that approval of the motion will require six affirmative votes from the Commission.

Commissioner Broemmer expressed concern about having the site developed with something larger than what may be appropriate for the size of the site resulting in less open space. He felt this could set a precedent for other properties in the area.

Commissioner Sherman pointed out that the subject site currently has 0% open space and felt that the site would be improved with the 17% open space. If other sites come in for development, the Commission would review each site to determine what is most appropriate with respect to open space.

Commissioner Schenberg noted that the neighboring sites have less open space than 17%.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner O'Connor, Commissioner Perantoni, Commissioner Schenberg, Commissioner Sherman, Commissioner Banks, Commissioner Broemmer, Chairman Hirsch**

**Nay: None**

**The motion passed by a vote of 7to 0.**

**Commissioner Schenberg made a motion to approve P.Z. 17-2006 13506 Olive (Spirit Energy).** The motion was seconded by Commissioner Perantoni.

Commissioner Banks felt that the uses being requested for this site are inappropriate – specifically uses for restaurants and drive-thrus. He noted that a restaurant use would require more parking and a drive-thru raises issues of traffic back-ups. He stated that a use such as shops or small office would not have the issues with parking and drive-thru concerns. He does not have a problem with the rezoning request but has a concern about the restaurant uses being requested because of the problems they would raise on this particular parcel.

**Upon roll call, the vote to approve was as follows:**

**Aye: Commissioner Perantoni, Commissioner Schenberg,**

**Nay: Commissioner Sherman, Commissioner Banks, Commissioner Broemmer, Commissioner O'Connor, Chairman Hirsch**

**The motion failed by a vote of 2 to 5.**

C. **P.Z. 25-2006 Simply Storage (OB Development, LLC)**: A request for a change of zoning from a Non-Urban "NU" to a Planned Industrial "PI" for an approximately 2.3 acre tract of land located at 17555 and 17551 Chesterfield Airport Road east of the intersection of Long Road and Chesterfield Airport Road.

Project Planner Jennifer Yackley noted the following outstanding issue:

- Setback for Internal Drives: The proposed Preliminary Plan does not meet the internal drive parking setbacks as written in the Attachment A. The Attachment A requires a 37' setback as required by the Zoning Ordinance. This setback would be reviewed at the Site Plan stage.

Responding to questions from the Commission, Ms. Yackley stated the following:

- **Regarding how the height of the building is measured:** The Attachment A is written to the highest point of the building stating that the building has a maximum building height of 53 feet. The way the Attachment A is written, the developer could build a 53' high flat-roof structure, which could make the building denser. The Planning Commission could amend the Attachment A to limit the height of the roofline to 45' with an allowance for architectural features above the roofline.
- **Regarding the distance of the proposed building from Chesterfield Airport Road compared to the distance of the Gundaker Building from Long Road and Chesterfield Airport Road:** The Gundaker Building, as built, is 145' from Chesterfield Airport Road – their Attachment A allows the building to be 30' from Chesterfield Airport Road. The Preliminary Plan for Simply Storage shows its building to be 115' from Chesterfield Airport Road. Staff did not have measurements for the distance from Long Road. The Gundaker Building fronts on Chesterfield Airport Road but does not have access onto Airport Road. There are no other buildings between it and the Airport Road.

**Commissioner Sherman made a motion to approve P.Z. 25-2006 Simply Storage (OB Development, LLC) with the following amendment to Section I.D.2.a. of the Attachment A. (changes in red)**

> **The maximum height of the ~~building~~ roofline, exclusive of roof screening, shall not exceed ~~twenty-one (21)~~ forty-five (45) feet. Architectural features may go up to fifty-three (53) feet.**

The motion was seconded by Commissioner O'Connor.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Schenberg, Commissioner Sherman, Commissioner Broemmer, Commissioner O'Connor**

**Nay: Commissioner Banks, Commissioner Perantoni, Chairman Hirsch**

**The motion failed by a vote of 4 to 3.** City Attorney Heggie stated that five affirmative votes were needed for a positive recommendation to Council.

## IX. NEW BUSINESS

**A. P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County)**: A request for an amendment to City of Chesterfield Ordinance 2099 to allow for two additional proposed uses for a 15.01 acre "PC" Planned Commercial District located north of Chesterfield Airport Road and west of Long Road at 91 Long Road, 706 Long Road, 707 Long Road and 750 Long Road. (Locator Numbers 17U410094, 17U410104, 17U410072, and 17U410061).

Chair Hirsch stated that by the next meeting a motion will be drafted that would require the Planning Commission to hold a Public Hearing for all Ordinance Amendments with exceptions as noted by the Commission.

**Commissioner Schenberg made a motion to hold a Public Hearing on P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County).** The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 7 to 0.**

## X. COMMITTEE REPORTS - None

## XI. ADJOURNMENT

The meeting adjourned at 8:46 p.m.

_____

David Banks, Secretary

VIII. A.

City of Chesterfield

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# Planning Commission Staff Report

**Subject:** **Rezoning Issues Report**

**Meeting Date:** February 12, 2007

**From:** Jennifer Yackley, Project Planner

**Location:** 15310 Conway Road

**Petition:** P.Z. 16-2006 Conway Point Office Building (Nelson McBride Development, LLC.)

## Proposal Summary

Nelson McBride Development, LLC, has submitted an application for a change of zoning from "R3" Residential District to "PC" Planned Commercial per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.140. The site is located at the southwest corner of Chesterfield Parkway East and Conway Road.

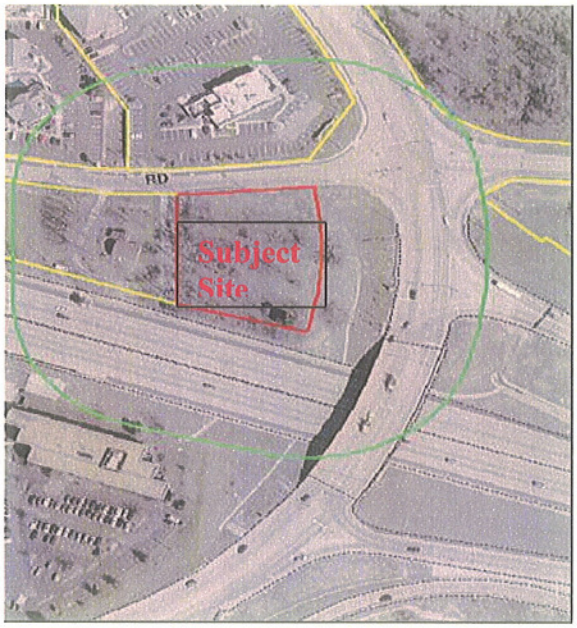
## Development Process

Change of zoning requests to any planned district is regulated under the requirements of Section 1003.178 of the City of Chesterfield Zoning Ordinance. The City of Chesterfield Zoning Ordinance requires only the following items be shown on a preliminary plan:

1. Existing and proposed contours.
2. Proposed uses.
3. Location of tree masses.
4. Cross section of the site.
5. Proposed ingress and egress.
6. Sanitation and drainage facilities.
7. Legal description.

**Area Land Use**

The subject site is located at 15310 Conway Road.




Area map of the sites surrounding the subject site.

Subject site shown on Land Use Map. The site is located within the Urban Core. An office building is an appropriate use within the Urban Core.

**Issues**

A Public Hearing was held on July 10, 2006. At that time several issues were identified. These issues along with the Petitioner's responses are attached.

Below are the issues that remain open at this time:

1. Staff is awaiting the requested traffic study from the Petitioner.
2. City of Chesterfield City Code requires 45% open space for office developments next to residential developments. The site as proposed has 38.8% open space, including the roof garden. The Petitioner is also proposing to use a pervious paving system and requests that this be counted toward open space. Staff is currently reviewing this request.

Staff was asked to provide the following information:

1. The project abuts property owned by MoDOT to the east and south. Staff was asked to provide other instances in the City when MoDOT's easements were used to calculate open space. Staff found one instance, the Drury Plaza Hotel, in which an adjoining MoDOT easement affected the amount of required open space. The Drury Inn proposed a landscaped berm half of which would be in the MoDOT right-of-way. The petitioner was granted permission by MoDOT to provide landscaping on MoDOT's portion of the berm. The City Council approved the open space at 20% open space within the property lines of the development.

The Petitioner has been made aware of the following issues that may arise during the Site Plan Review process:

1. The petitioner requested a variance to the 30 foot landscape buffer requirement for commercial developments abutting residential developments in the Tree Manual. The Department of Planning has denied the request. The Attachment A requires the Petitioner to adhere to the Tree Manual.
2. The plan as proposed does not meet the Tree Manual's required 15 foot landscape setback for vehicular areas. The Attachment A requires the Petitioner to adhere to the Tree Manual.
3. The site as shown does not meet the parking setbacks in the City of Chesterfield Zoning Ordinance Section 1003.140. The Attachment A will require adherence to the parking requirements in the Zoning Ordinance.

During Site Plan Review, if a Site Development Plan is submitted which still does not meet the requirements set forth in the Attachment A, the Site Development Plan will not be considered for approval before the Planning Commission.

**Request**
Staff is requesting that any additional issues be identified at this time.

Respectfully Submitted,

Jennifer L. Yackley
Project Planner

Respectfully submitted,

Aimee E. Nassif
Senior Planner
of Zoning Administration

Cc:

1. City Attorney
2. City Administrator
3. Department of Public Works
4. Petitioner

Attachments:

1. Draft Attachment A
2. Preliminary Plan
3. Agency Comments
4. Issues Letter from Petitioner

## 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. Information to be shown on the Site Development Concept Plan shall adhere to conditions specified under General Criteria-Site Development Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.**

### B. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:

   a. Offices or Office Buildings

   b. Parking areas including one (1) parking garage

### C. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. HEIGHT

   a. The maximum height of the building, exclusive of roof screening, shall be fifty-eight (58) feet measured from MSD curb inlet number 18S3-266D at a site elevation of six hundred twenty-four (624') feet to the mid point of the profiled roof.

   b. The maximum height for the parking structure shall not exceed twelve (12') feet.

2. BUILDING REQUIREMENTS

   a. A minimum of forty-five percent (45%) open space is required for this development.

   b. Floor Area Ratio: F.A.R. is the gross floor area of all buildings on a lot divided by the total lot area. This square footage does not include any structured or surface parking. Planning Commission may request two (2) calculations: one (1) calculation for those areas above grade and another that includes building area below grade.

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This development shall have a maximum Floor Area Ratio (F.A.R.) of 0.55.

## E. SETBACKS

1. STRUCTURE SETBACKS

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

a. Ninety-five (95) feet from the right-of-way of Conway Road on the northern boundary of this Planned Commercial "PC" District.

b. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District. Any structure that exceeds thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District must be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.

2. PARKING SETBACKS

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

a. Twenty-three (23) feet from the right-of-way of Conway Road.

b. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District. Any structure that exceeds thirty (30) feet in height which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District must be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.

## F. PARKING AND LOADING REQUIREMENTS

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

2. Construction Parking

a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

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b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

4. No construction related parking shall be permitted within the Conway Road right-of-way.

## G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield City Code.

2. Landscaping in the right of way, if proposed, shall be reviewed by the City of Chesterfield, the Missouri Department of Transportation and/or the St. Louis County Department of Highways and Traffic.

## H. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be 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, Missouri Department of Transportation, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

## I. LIGHT REQUIREMENTS

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

## J. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

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2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

**K. ACCESS/ACCESS MANAGEMENT**

1. No direct access to Highway 40/64 or Chesterfield Parkway will be allowed for this development.

2. The property bound by this ordinance shall be allowed one (1) defeasible entrance to Conway Road. The entrance shall be located near the western property line as directed by the City of Chesterfield. The defeasible entrance shall be temporary until such time that the use of the adjoining parcel to the west is revised and installation of a common entrance is practical. The common entrance shall align with the commercial entrance for the Applebee's restaurant in the Fairfield Suites development as directed by the City of Chesterfield. Cross access easements shall be provided by both parcels as directed by the City of Chesterfield. The defeasible entrance shall be removed and relocated within six (6) months of written notice by the City of Chesterfield. A Special Cash escrow for a portion of the common entrance and all work necessary to remove the defeasible entrance will be required prior to approval of the Improvement Plans.

3. Northbound left turns from Chesterfield Parkway East to westbound Conway Road are currently prohibited, and will not be permitted under existing geometric conditions and I-64 ramp location.

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4. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right of way will require permit. To the entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.

**L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Obtain approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation for areas of new dedication, and roadway improvements.

2. Provide a four (4) foot wide sidewalk along Conway Road. If the sidewalk cannot be constructed within the existing right of way, provide a sidewalk, maintenance, utility, and roadway widening easement as necessary to extend from the right of way to one foot beyond the sidewalk. The easement shall be established prior to approval of the Improvement Plans.

3. Provide the necessary easements and a cash escrow for future construction of an eight (8) foot wide sidewalk, street trees, and street lights along the Chesterfield Parkway frontage of the site in accordance with the City of Chesterfield "Pathway on the Parkway" project. The easements and escrow must be established prior to approval of the improvement plans.

4. Conform to the requirements and/or recommendations of the Missouri Department of Transportation regarding State Route 64/40 in the area.

5. Propose to flatten the embankment along I-64 to be no greater than 3:1 slope.

**M. TRAFFIC STUDY**

Provide a traffic study as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic and/or the Missouri Department of Transportation. 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.

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## N. POWER OF REVIEW

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

## O. STORMWATER AND SANITARY SEWER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.

2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (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.

3. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District specifications and requirements.

4. Downstream sanitary sewers will also need to be evaluated to ensure adequate capacity. Downstream sanitary sewers may need to be replaced or upgraded.

5. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or fifteen (15) feet from the new or existing right of way line, whichever is greater.

6. Provide adequate detention and/or hydraulic calculations for review and approval of all stormwater that will encroach on MODOT right of way.

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7. If stormwater is discharged to the north stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan. If stormwater is discharged to the south detention may be required for the project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the two (2) year and one hundred (100) year, twenty-four (24) hour storm event. Stormwater must be discharged at an adequate discharge point. Wetland mitigation will not be allowed within the detention basin area. Additional detention may also be required for water quality and channel protection.

**P. GEOTECHNICAL REPORT.**

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 Works. 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**

All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

**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.

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E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

## 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. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

## IV. GENERAL CRITERIA

### A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall adhere to the above criteria and to the following:

1. All information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a landscape plan in accordance with the City of Chesterfield Code.

3. Include a lighting plan in accordance with the City of Chesterfield Code.

4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

## V. TRUST FUND CONTRIBUTION

A. The developer will contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund. 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:

| Type of Development | Required Contribution |
|---|---|
| General Office | $537.19/Parking Space |
| Loading Space | $2,637.29/Loading Space |

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(Parking spaces as required by the City of Chesterfield Code.)
If types of development differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2007 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Traffic generation assessment contributions shall be deposited with the St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer will provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

## 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. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.

B. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation the St. Louis County Department of Highways and Traffic and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

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## VIII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development 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.

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# MEMORANDUM

DATE: January 19, 2007

TO: Jennifer Yackley, Project Planner

FROM: Jeff Paskiewicz, Civil Engineer JSP

RE: Conway Point Office Building – January 12, 2007 Submittal
PZ 16-2006, R3 to PC

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The Department of Public Works has reviewed the revised Preliminary Plan for the pending rezoning and the conditions indicated in the Department's August 24, 2006 memo are still applicable. No revisions or additions to the conditions provided by the Department of Public Works are necessary.

cc: Mike Geisel, Director of Public Works/City Engineer/Acting Director of Planning
Brian McGownd, Deputy Director of Public Works/Assistant City Engineer
Bonnie Hubert, Superintendent of Engineering
Aimee Nassif, Senior Planner of Zoning Administration

# MEMORANDUM

DATE: August 24, 2006

TO: Jennifer Yackley, Project Planner

FROM: Jeff Paskiewicz, Civil Engineer JSP

RE: Conway Point Office Building – Per August 23, 2006 Meeting
PZ 16-2006, R3 to PC

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The Department of Public Works has reviewed the preliminary plan submitted on June 5, 2006 for the above referenced project in light of the August 23, 2006 meeting with the owner's consultant. The Department of Public Works suggests the following revisions to the site specific conditions recommended in our memo issued on July 13, 2006.

- Item 10 under the Pedestrian Circulation which stated *"Provide a 5 foot sidewalk, maintenance, utility, and road widening easement along the Conway Road frontage"* should be replaced with the following verbiage.

  **Pedestrian Circulation**

  **10. Provide a 4 foot wide sidewalk along Conway Road. If the sidewalk cannot be constructed within the existing right of way, provide a sidewalk, maintenance, utility, and roadway widening easement as necessary to extend from the right of way to one foot beyond the sidewalk. The easement shall be established prior to approval of the Improvement Plans.**

- **Item number 14 under the Traffic Studies section should be deleted.** This item references a site distance evaluation report; a site distance evaluation report will not be necessary for this property.

The remaining comments presented in the July 13, 2006 memo remain unchanged.

cc: Brian McGownd, Deputy Director of Public Works/Assistant City Engineer
Bonnie Hubert, Superintendent of Engineering
Teresa Price, Director of Planning
Aimee Nassif, Senior Planner of Zoning Administration

# MEMORANDUM

DATE: December 21, 2006

TO: Jennifer Yackley, Project Planner

FROM: Jeff Paskiewicz, Civil Engineer JSP

RE: Conway Point Office Building – December 11, 2006 Submittal
PZ 16-2006, R3 to PC

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The Department of Public Works has reviewed the revised Preliminary Plan for the pending rezoning and the conditions indicated in the Department's August 24, 2006 memo are still applicable. No revisions or additions to the conditions provided by the Department of Public Works are necessary.

cc: Mike Geisel, Director of Public Works/City Engineer/Acting Director of Planning
Brian McGownd, Deputy Director of Public Works/Assistant City Engineer
Bonnie Hubert, Superintendent of Engineering
Aimee Nassif, Senior Planner of Zoning Administration

# MEMORANDUM

DATE: July 13, 2006

TO: Jennifer Yackley, Project Planner

FROM: Jeff Paskiewicz, Civil Engineer JSP

RE: Conway Point Office Building – June 5, 2006 Submittal
PZ 16-2006, R3 to PC

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**The Department of Public Works has reviewed the preliminary plan for the pending rezoning. The review revealed the following design considerations related to the information on the preliminary plan.**

1. Stormwater detention is required for all projects which have a differential runoff of 2 cfs or greater for the 15-year, 20 minute event. The differential runoff is calculated by the Rational Method using PI factors. The preliminary plan does not provide for detention. Please be advised that calculations supporting the omission of the detention will be required as part of the Site Development Plan. In the future it may be necessary to revise the plan if it is determined that detention is required.

2. A 5 foot wide sidewalk, maintenance, utility, and road widening easement is required along the Conway Road frontage. This requirement has been added to the site specific issues to be applied to the rezoning petition.

3. The Department of Public Works recommends that the property bound by this ordinance be allowed one defeasible entrance to Conway Road and that the entrance be located near the western property line. The defeasible entrance will be temporary until such time that the use of the adjoining parcel to the west is revised and installation of a common entrance drive is practical. The common entrance should align with the commercial entrance for the Applebee's restaurant in the Fairfield Suites development. Cross access easements will be required from both parcels as necessary. The defeasible entrance will be required to be removed and relocated within six months of written notice by the City of Chesterfield. A special cash escrow for a portion of the future common entrance and all work necessary to remove the defeasible entrance will be required prior to approval of the Improvement Plans. This requirement has been added to the site specific issues to be applied to the rezoning petition.

4. Based on the existing topography for this property, all stormwater drainage from the back of the curb on Conway Road appears to drain back onto the property and not onto Conway Road. Based on the preliminary plan it appears that under proposed conditions, portions of the property along Conway Road will drain onto the Conway Road pavement. Drainage onto Conway Road will not be allowed. This issue does not require resolution at this time, but must be addressed during the Site Development Plan process and prior to approval of the Improvement Plans for this site.

5. On sheet 1 of 3, portions of the sanitary force main appear to be located outside the existing utility easement. Either the force main alignment will require revision or additional easements obtained. This issue need not be addressed at this time, but will be reviewed in greater detail during review of the Improvement Plans.

6. The property owner/developer will be responsible for providing the necessary easements and cash escrow for future construction of an 8 foot sidewalk, street trees, and street lights along the Chesterfield Parkway frontage of the site in accordance with the City of Chesterfield "Pathway on the Parkway" project. The easements and escrow must be established prior to approval of the improvement plans. This requirement has been added to the site specific issues to be applied to the rezoning petition.

7. Based on the preliminary development plan, it appears that the eastern portion of the property that currently drains to the what is identified as MH 1-2 is being rerouted under developed conditions to drain to the highway 40/64 right of way. All drainage divides must be honored and no redirecting of storm water runoff is permitted. This issue will be addressed in greater detail during the review of the Site Development Plan and Improvement Plans.

**The Department of Public Works recommends the following conditions related to site specific issues be applied to the rezoning petition:**

Access

8. No direct access to highway 40/64 or Chesterfield Parkway will be allowed for this development.

9. The property bound by this ordinance shall be allowed one defeasible entrance to Conway Road. The entrance shall be located near the western property line as directed by the City of Chesterfield. The defeasible entrance shall be temporary until such time the use of the adjoining parcel to the west is revised and installation of a common entrance is practical. The common entrance shall align with the commercial entrance for the Applebee's restaurant in the Fairfield Suites development as directed by the City of Chesterfield. Cross access easements shall be provided by both parcels as directed by the City of Chesterfield. The defeasible entrance shall be removed and relocated within six months of written notice by the City of Chesterfield. A Special Cash escrow for a portion of the common entrance and all work necessary to remove the defeasible entrance will be required prior to approval of the improvement plans.

Pedestrian Circulation

10. Provide a 5 foot wide sidewalk, maintenance, utility, and road widening easement along the Conway Road frontage.

11. Provide the necessary easements and a cash escrow for future construction of an 8 foot wide sidewalk, street trees, and street lights along the Chesterfield Parkway frontage of the site in accordance with the City of Chesterfield "Pathway on the Parkway" project. The easements and escrow must be established prior to approval of the improvement plans.

Parking

12. No construction related parking shall be permitted within the Conway Road right of way.

Traffic Studies

13. Provide a traffic study as directed by the City of Chesterfield 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.

14. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic, for the proposed entrance onto Conway 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 St. Louis County Department of Highways and Traffic.

Sanitary Sewers

15. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District specifications and requirements.

**Furthermore, the Department of Public Works recommends the following general conditions be applied to the petition. Please note, any modification to the standard wording of these general conditions is set in bold font to facilitate identification.**

Commencement of Work

G-1. A grading permit or improvement plan approval is required prior to any clearing or grading.

Access Management

G-2. Streets and drives related to this development shall be designed and located in conformance with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be amended from time to time.

Road Improvements

G-3. Internal streets shall be constructed in accordance with Section 1005.180 of the Subdivision Ordinance of the City of Chesterfield.

G-4. If street grades in excess of six percent (6%) are desired, steep grade approval must be obtained. In no case shall slopes in excess of twelve percent (12%) be considered. Any request for steep street grades must include justification prepared, signed and sealed by a registered professional engineer and include plans, profiles, boring logs, cross-sections, etc., in accordance with the Street Grade Design Policy. The justification should clearly indicate site conditions and alternatives considered. If steep grades are approved for this

site, a disclosure statement shall be provided to all potential buyers and a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat.

G-5. 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. A minimum stacking distance of 60 feet from any intersection and a turnaround for rejected vehicles designed to accommodate a single unit truck shall be provided in advance of the gate, as directed by the Department of Public Works **and the St. Louis County Department of Highways and Traffic**.

G-6. 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. Maintenance of private streets, including snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, signage indicating that the streets are private and owners are responsible for maintenance shall be posted. Said signage shall be posted within 30 days of the placement of the adjacent street pavement and maintained and/or replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees will be responsible for maintenance.

The nearest edge of any drive or intersecting street shall be located at least 40 feet from the line of the gate, as directed.

Storm water

G-7. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.

G-8. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.

G-9. Detention/retention is to be provided in each watershed as required by the City of Chesterfield. Detention of storm water runoff is required by providing permanent detention/retention facilities, such as dry reservoirs, ponds, underground vaults or other alternatives acceptable to the Department of Public Works. The maximum fluctuation from the permanent pool elevation to the maximum ponding elevation of a basin shall be three (3) feet, as directed. Wetland mitigation shall not be permitted within a detention/retention basin. The detention/retention facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of detention/retention facilities shall be identified on the Site Development Plan.

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

Geotechnical Report

G-10. 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 Works. 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.

Site Development Plan Requirements

G-11. Prior to Site Development Plan approval, depict existing and proposed contours, at intervals of not more than **one (1) foot** , extending a minimum of 150 feet beyond the limits of the site as directed.

G-12. Prior to Site Development Plan approval, 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

G-13. Prior to Site Development Plan approval, 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.

G-14. Prior to Site Development Plan approval, indicate the location of proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

G-15. Prior to Site Development Plan approval, provide comments/approvals from the appropriate Fire District, **St. Louis County Department of Highways and Traffic, Missouri Department of Transportation**, and the Metropolitan St. Louis Sewer District.

Grading Permit and Improvement Plan Requirements

G-16. A Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a grading permit or approval of improvement plans.

G-17. Prior to approval of a grading permit or improvement plans, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved. The SWPPP shall address installation and maintenance of required erosion control practices specific to site conditions. The purpose of the SWPPP is to ensure the design, implementation, management and maintenance of Best Management Practices (BMPs) to control erosion and reduce the amount of sediment and other pollutants in storm water discharges

associated with land disturbance activities, and ensure compliance with the terms and conditions stated in the Sediment and Erosion Control Manual.

G-18. No grading which results in a change in watersheds will be permitted.

G-19. If existing City maintained streets are to be used as construction access to this site, prior to approval of a grading permit or improvement plans, or any construction related traffic or delivery of any construction equipment to the site, the following items must be addressed:

a. The travel route must be approved by the Department of Public Works. No deviation from the approved route will be permitted.
b. An evaluation, including film record, of the current condition of the pavement on the approved travel route must be submitted.
c. An appropriate bond must be submitted, as approved by the City of Chesterfield, to ensure that any damage to existing pavement is repaired. Repair of damage to existing streets will not be included in the subdivision escrow; a separate bond must be established.
d. All plan sheets shall indicate that vehicle loads of construction traffic using this route are not to exceed 22,400 pounds axle load or 60,000 gross vehicle weight and that no tri-axle trucks are to be used. Weight tickets may be used to determine conformance with this requirement.
e. Additional protective measures, as deemed necessary by the Department of Public Works, may also be required.

G-20. Prior to grading permit or improvement plan approval, provide comments/approvals from the appropriate Fire District, **St. Louis County Department of Highways and Traffic, Missouri Department of Transportation**, and the Metropolitan St. Louis Sewer District.

G-21. Prior to approval of a grading permit or improvement plans, copies of recorded easements, including book and page of record, for all off-site work and off-site areas inundated by headwater from on-site improvements must be submitted.

Verification Prior to Record Plat Approval

G-22. 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 outboundaries 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.

Building Permits

G-23. A grading permit or improvement plan approval is required prior to issuance of a building permit. In extenuating circumstances, an exception to this requirement may be granted.

G-24. All required subdivision improvements in each plat of a subdivision shall be completed prior to issuance of more than 85% of the building permits for all lots in the plat.

Occupancy Permits

G-25. Prior to the issuance of any occupancy permit, floodplain management requirements shall be met.

G-26. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued in cases of undue hardship because of unfavorable ground conditions. Seed and mulch shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.

G-27. Prior to final occupancy of any building, 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.

Final Release of Subdivision Deposits

G-28. 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.

General Development Conditions

G-29. Erosion and siltation control devices shall be installed prior to any clearing or grading and be maintained throughout the project until adequate vegetative growth insures no future erosion of the soil and work is accepted by the owner and controlling regulatory agency.

G-30. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

G-31. When clearing and/or grading operations are completed or will be suspended for more than 5 days, all necessary precautions shall be taken to retain soil materials on site. Protective measures may include a combination of seeding, periodic wetting, mulching, or other suitable means.

G-32. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control

devices have been designed and established, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.

G-33. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the Director of Public Works. Approval of steeper slopes is limited to individual and isolated slopes, rock dikes, undisturbed and stable natural slopes and slopes blending with the natural terrain. Design of the steep slopes must be performed by a registered professional engineer and include recommendations regarding construction methods and long-term maintenance of the slope. Any steep slope proposed on a Site Development Plan shall be labeled and referenced with the following note: *Approval of this plan does not constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the Director of Public Works. Review of the proposed steep slope will be concurrent with the review of the grading permit or improvement plans for the project.*

G-34. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. This material shall not be placed in proposed public right of way locations or in any storm sewer location.

G-35. All fills placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road right of way, shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557) for the entire depth of the fill. Compacted granular backfill is required in all trench excavation within the street right of way and under all paved areas. All tests shall be performed concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.

G-36. **Not applicable.**

G-37. Should the design of the subdivision include retaining walls that serve multiple properties, those walls shall be located within common ground or special easements, including easements needed for access to the walls.

G-38. Ornamental Entrance Monument construction, if proposed, shall be reviewed by **St. Louis County Department of Highways and Traffic and** the City of Chesterfield for sight distance considerations prior to installation or construction.

G-39. This development may require an NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) or more acres.

cc: Michael Geisel, Director of Public Works/City Engineer
Brian McGownd, Deputy Director of Public Works/Assistant City Engineer
Bonnie Hubert, Superintendent of Engineering
Teresa Price, Director of Planning
Aimee Nassif, Senior Planner of Zoning Administration

[illegible] Comment letter

# Martha Coad - Conceptual Approval - Agency Comments Request

cc: T. Price, A. McCaskill-Clay, A. Nassif, J. Yackley & M. Schlotzhauer 8/8/2006 3:

**From:** "Michael Buechter" <MTBUEC@stlmsd.com>
**To:** "Martha Coad" <MCoad@chesterfield.mo.us>
**Date:** 8/7/2006 2:10 PM
**Subject:** Conceptual Approval - Agency Comments Request

RECEIVED
AUG 7 2006
PLANNING DEPARTMENT

Martha,

Please note I have not received any correspondence on the 15-2006 project indicated in your 8/4/2006 email. I was able, however, to find something on the City's web site about the 15-2006 and 16-2006 projects and the comments are based upon this information.

**P.Z. 1-2006 Spirit Town Center (Greenberg-Blatt Management, L.P.)**

This project is conceptually approved. Stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of $2750.00 per acre. Formal plan submittal and approval is required by the District prior to the issuance of permits.

**P.Z. 15-2006 Wildhorse Creek Road Office (Larry Mintz)**

This project is conceptually approved.

If stormwater is discharged to the north stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan. If stormwater is discharged to the south detention may be required for the project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate discharge point. Wetland mitigation will not be allowed within the detention basin area. Additional detention may also be required for water quality and channel protection.

The District will require sanitary sewers to be extended to the site. Downstream sanitary sewers will also need to be evaluated to ensure adequate capacity. Downstream sanitary sewers may need to be replaced or upgraded.

This project is in the Caulks Creek Surcharge area and is subject to a surcharge of $2750.00 per acre. Formal plan submittal and approval is required by the District prior to the issuance of permits.

**P.Z. 16-2006 Conway Point Office Building (Nelson McBride Development)**

This project is conceptually approved.

If stormwater is discharged to the north stormwater should be controlled as required by the Chesterfield Valley Master Facility Plan. If stormwater is discharged to the south detention may be required for the project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate discharge point. Wetland mitigation will not be allowed within the detention basin area. Additional detention may also be required for water quality and channel protection.

The District will require sanitary sewers to be extended to the site. Downstream sanitary sewers will also need to be evaluated to ensure adequate capacity. Downstream sanitary sewers may need to be replaced or upgraded.

Formal plan submittal and approval is required by the District prior to the issuance of permits.

If you should have any questions please call me at (314) 768-2772.

Michael T. Buechter, PE
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103-2555
mtbuec@stlmsd.com
phone: (314)768-2772
fax: (314)768-6341

cc: T. Price, J. Yackley, M. Schlotzhauer 7/11/2006

# MISSOURI DEPARTMENT OF TRANSPORTATION PLANNING AND ZONING COMMENTS

DATE: July 6, 2006

PETITION NO: P.Z. 16-2005 (P.Z. 16-2006)

PETITIONER: Conway Point Office Building (Nelson Mc Bride Development)

MoDOT ROUTE: I-64

MUNICIPALITY: Chesterfield

COUNTY: St. Louis Co.

APPROXIMATE LOCATION: At 15310 Conway Road, at the northeast corner of Chesterfield Parkway and Conway Road.

COMMENTS:

1. Propose to flatten the embankment a long I-64 to be no greater than 3:1 slope.
2. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right of way will require permit. To the entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
3. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MODOT right of way.
4. We request that all drainage detention storage facilities be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.

7-11-06 Comment Letter

Missouri
Department
of Transportation

Ed Hassinger, District Engineer

St. Louis Metro District
1590 Woodlake Drive
Chesterfield, MO 63017-5712
(314) 340-4100
Fax (314) 340-4119
www.modot.org
Toll free 1-888 ASK MoDOT

July 6, 2006

Ms. Teresa Price, Director of Planning
City of Chesterfield Planning Commission
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Dear Ms. Price:

We have attached our comments regarding the item to be presented at the City of Chesterfield Planning and Zoning Commission meeting.

These preliminary comments are based on the hearing notice as provided and neither grant nor imply any blanket approval of the petitioner's ultimate plans by the Missouri Department of Transportation. Each completed plan is to be reviewed by the department before permission can be granted for access to a state highway, or for working on state right of way.

We appreciate the opportunity to review the City of Chesterfield's planning and zoning matters.

If you have any questions regarding the attachment, please feel free to contact me at (314) 340-4330.

Sincerely,

Christina Stroyan

Christina Stroyan
Intermediate Traffic Technician

Attachments
Copies:/att Karen Yeomans-ao6
Terry Smith-tr6

cc: T. Price, J. Yackley, M.Schlotzhauer 6/29/2006 Note: E-mail of this ltr routed 6/27/06.

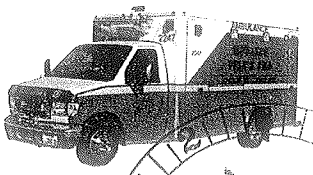

# MONARCH FIRE PROTECTION DISTRICT

13725 Olive Boulevard
Chesterfield, Missouri 63017-2640
(314) 514-0900
Fax (314) 514-0696



**BOARD OF DIRECTORS**

Michelle Sleet, *President*
Richard Gans, *Secretary*
David A. Terschluse, *Treasurer*




**FIRE CHIEF**

Clifford (Chip) Biele

Serving the Communities of
Ballwin
Chesterfield
Clarkson Valley
Creve Coeur
Maryland Heights
St. Louis County
Wildwood


June 27, 2006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JUN 28 2006
PLANNING DEPARTMENT


Ms. Teresa Price, Director
Chesterfield Planning Department
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 16-2006, Conway Point Office Bldg, southwest corner of Conway Road and Chesterfield Parkway East

Dear Ms. Price:

I have reviewed the above Preliminary Development Plan. I cannot approve it because the dumpster is too close to the building. It must be at least 15 feet away.

One additional fire hydrant is required. It is to be located in the island on the east side of the entrance drive off Conway Rd.

If I can answer any questions, please give me a call.

Sincerely,

David B. Nichols
Fire Marshal

cc: Marty Coad, Chesterfield Planning Department, vial email

7-11-06 Comment letter

cc: T. Price, J. Yackley, M. Schlotzhauer 7/11/2006

SPIRIT Of St. Louis Airport
SINCE 1964
Business Aviation Center of the U.S.

Charlie A. Dooley,
County Executive

Richard E. Hrabko, A.A.E.
Director of Aviation

July 6, 2006

City of Chesterfield
Attn.: Ms. Stephanie Macaluso – Planning Commission
690 Chesterfield, Pkwy W
Chesterfield, Missouri 63017-0760

RECEIVED
JUL 10 2006
PLANNING DEPARTMENT

**RE: P.Z. 16-2006 Conway Point Office Building (Nelson Mc Bride Development)**

Dear Chairman Macaluso:

This letter is in response to your zoning change request for P.Z. 16-2006 from "R-3" Residence District to "PC" Planned Commercial District, for a 1.1 acre tract of land located at 15310 Conway Road, at the northeast corner of Chesterfield Parkway and Conway Road. (18S310382)

We take no exceptions to the proposed zoning change, but we will require that a FAA Form 7460-1 be filed for any proposed structure and associated construction equipment. The FAA form may be found on the faa.gov website. Comments should be returned by the FAA prior to initiating construction on the project.

Please feel free to call, should you have any questions or comments.

Sincerely,

SPIRIT OF ST. LOUIS AIRPORT

Angel E. Ramos, P.E.
Airport Engineer

CC Mr. Richard Hrabko, AAE
Director of Aviation – Spirit of St. Louis Airport

# Martha Coad - Agency Comments - PZ 16-2006, Conway Point Office Building

cc: T. Price, J. Yackley, M. Schlotzhauer 7/7/2006

**From:** "Sargent, Liane" <LSargent@stlouisco.com>
**To:** "Martha Coad" <MCoad@chesterfield.mo.us>
**Date:** 7/7/2006 11:25 AM
**Subject:** Agency Comments - PZ 16-2006, Conway Point Office Building

Attached are County comments regarding this petition.
Liane

7-11-06 Comments letter

cc: T. Price, J. Yackley, M. Schlotzhauer 7/7/2006

City of Chesterfield

Public Hearing
July 10, 2006

P.Z. 16-2006 Conway Point Office Building

Relative to this rezoning, we request that the following special conditions be met:

1. Conform to the requirements and/or recommendations of the Missouri Department of Transportation regarding State Route 64/40 in the area.

2. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Chesterfield Parkway East or provide the finish grading therefore and required cash escrow, as directed by the Missouri Department of Transportation, the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

3. No direct access will be permitted to Chesterfield Parkway East.

4. Northbound left turns from Chesterfield Parkway East to westbound Conway Road are currently prohibited, and will not be permitted under existing geometric conditions and I-64 ramp location.

5. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the Saint Louis County Department of Highways and Traffic for sight distance consideration and approved prior to installation or construction.

6. 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.

7. The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund. 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:

| Type of Development | Required Contribution |
|---|---|
| General Office | $537.19/parking space |
| Loading Space | $2,637.29/loading space |

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

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PLANNING DEPARTMENT

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

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

8. The amount of the required contribution, if not approved for construction by January 1, 2007, 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.

9. 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.

10. 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.

cc: Nelson McBride Development

The Clayton Engineering Company

I:\PC Comments\2005

Public Hearing Draft 05 6-13-05

LIGHTHOUSE
ARCHITECTS

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FEB 1 2007
PLANNING
DEPARTMENT

February 1, 2007

Mr. Jennifer Yackley
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

RE: P.Z. 16-2006 Conway Point Office Building

Dear Ms. Yackley,

The following written responses are in reference to the issues provided in your letter dated July 14, 2006. Please feel free to contact me concerning any of the following responses.

**I. Traffic**

1. How will the development affect traffic levels at the intersection of Conway Road and Chesterfield Parkway West, especially the inability to turn left onto Conway Road from northbound Chesterfield Parkway West?
**ANSWER: The firm of Crawford, Bunte & Brammeier is currently completing the traffic study for this proposed project. This study will be provided to the City of Chesterfield for review as soon as it is available. The inability to turn left onto Conway Road from northbound Chesterfield Parkway West has been addressed with the property owner and major building tenant. All parties agree to educate all building occupants and visitors of alternate acceptable routes.**

2. What will traffic patterns be assuming a level of build out on the remaining parcels of land adjacent to the site?
**ANSWER: This proposed building is a professional office building (non medical use) with the majority of vehicular access occurring during the morning and evening commute.**

3. Northbound left turns from Chesterfield Parkway East to westbound Conway Road are currently prohibited, and will not be permitted under existing geometric conditions and I-64 ramp location.
**ANSWER: This matter is understood by the property owner and major building tenant and was addressed with the response provided to question #1 above.**

14323 SOUTH OUTER 40 DRIVE :: SUITE 604 SOUTH :: CHESTERFIELD MO 63017
PH :: 314 579 0655 FX :: 314 579 0439

## II. Landscaping and Tree Requirements

1. Trees of significant size are to be removed. Will trees of similar size be planted to replace the removed trees?
**ANSWER: No, due to the fact that some of the existing trees to be removed are large, it is not cost effective to attempt to relocate and plant trees of comparable size (the survival rate of relocated trees this size is very low). However, the replacement canopy coverage indicated on the proposed landscape plan exceeds the required mitigation percentages.**

2. Provide a Tree Stand Delineation Plan in accord with the criteria set out in the City of Chesterfield Tree Manual.
**ANSWER: We will comply with this request.**

3. Provide a transparent overlay of the Tree Stand Delineation to the same scale and size as the Preliminary Plan.
**ANSWER: We will comply with this request.**

4. Provide a landscape plan separate from the mitigation plan. Address the Comprehensive Plan Policy 10.1.3 regarding landscaping along arterial roadways on the landscape plan.
**ANSWER: This will be provided at a later date (during the site plan review). The submission of a landscape plan is a separate process.**

5. If seeking mitigation, address criteria for mitigation as set forth in the City of Chesterfield Tree Manual Sections X and XI.
**ANSWER: We will comply with this request.**

6. Be advised that mitigation review is a separate process from the Landscape Plan and Preliminary Plan review. The determination for mitigation is decided by the Department of Planning.
**ANSWER: This is understood.**

7. All trees must be taken from the recommended tree list in the Tree Manual.
**ANSWER: We will comply with this request.**

8. All street trees must be taken from the recommended Street Tree list in the Tree Manual.
**ANSWER: We will comply with this request.**

9. Trees on the north side of the property are beyond the property line.
**ANSWER: All trees on the north side of the site will be moved within the property lines.**

10. Preliminary Plan shows open space on the north side of the property between the property line and the curb for Conway Road. Is this area included in the open space

calculations? If so provide documentation allowing use of the easement to the City of Chesterfield.
**ANSWER: No this space was not included.**

11. Will the entrance way be fully landscaped?
**ANSWER: Yes, the entrance will be fully landscaped.**

12. 45% open space is required per Ordinance Number 1678. The Preliminary Plan indicates a "Landscape Area" of 37%. Provide open space calculations with and without the MODOT right-of-way. Open space includes all areas excluding the building, parking and pedestrian circulation areas.
**ANSWER: A "green" building product is being considered for this project (a roof garden system and a pervious paving system – Garden Rood by Hydrotech and Eco-Stone by Uni-Group USA). This product has been considered plaza space in other municipalities due to the pervious nature of the product. This product would modify the previously submitted site area calculations to the follow:**

| | |
|---|---|
| **TOTAL SITE AREA:** | **46,287 s.f.** |
| **BUILDING AREA (previous):** | **8,125 s.f.** |
| **BUILDING AREA (revised w/roof garden):** | **7,390 s.f.** |
| **PAVEMENT AREA (previous):** | **20,899 s.f.** |
| **PAVEMENT AREA (revised w/eco stone pavers):** | **14,572 s.f.** |
| **LANDSCAPE AREA (previous):** | **17,263 s.f. (37.3%)** |
| **LANDSCAPE AREA (revised w/roof garden & pavers):** | **24,325 s.f. (52.5%)** |

13. Will the MODOT right-of way be used in the open space calculations?
**ANSWER: No, it is not necessary with the inclusion of the aforementioned "green" building materials.**

14. Provide examples of other developments in Chesterfield that have used an easement as part of the open space calculation.
**ANSWER: We will not be using easements as part of our open space calculations. It is my understanding that 3 previous projects in Chesterfield have granted the use of a MoDOT easements/right-of-way as part of the open space calculations, but it is not necessary for this project.**

15. If allowed to use the easement, provide a letter from MODOT granting permission to provide landscaping in the easement.
**ANSWER: If it were necessary and if we were permitted to use the MoDOT easement/right-of-way for this proposed project, we will provide the City of Chesterfield with the requested letter from MoDOT granting permission for our client to landscape and maintain this propert.**

16. The City of Chesterfield Tree Manual requires a 30ft landscape buffer.
**ANSWER: A variance has been requested regarding the 30'-0" landscape buffer on our western property line. A conceptual landscape plan was sent with this letter.**

17. The City of Chesterfield Tree Manual requires a 15ft landscape setback from vehicular areas.

**ANSWER: A variance will be requested for this setback guideline.**

18. The City of Chesterfield Tree Manual requires street trees cannot be closer than 3ft to any curb.
**ANSWER: We will comply with this request.**

**III. Floor Area, Height, Building and Parking Structure Requirements**

1. Provide Floor Area Ratio (FAR) calculation on Preliminary Plan.
**ANSWER: The F.A.R. of this proposed project is 42.4%**

**IV. Signage**

1. Will a sign package be requested and included in the Attachment A?
**ANSWER: A sign package will be requested at a future date.**

2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the Saint Louis County Department of Highways and Traffic for sight distance consideration and approved prior to installation or construction.
**ANSWER: We understand and will comply with this requirement.**

**V. Access/Access Management**

1. No direct access to Highway 40/64 or Chesterfield Parkway will be allowed for this development.
**ANSWER: No direct access to Highway 40/64 is desired for this project.**

2. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right of way will require permit. To the entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
**ANSWER: We understand, and will comply with all applicable MoDOT standards.**

3. The Preliminary Plan shows curb cuts and a curb line beyond the property line.
**ANSWER: The current location of our curb cut is directed by the current curbline on Conway Road.**

4. The Department of Public Works recommends that the property bound by this ordinance be allowed one defeasible entrance to Conway Road and that the entrance by located near the western property line. The defeasible entrance will be temporary until such time that the use of the adjoining parcel to the west is revised and installation of a common entrance drive is practical. The common entrance should align with the commercial entrance for the Applebee's restaurant in the Fairfield Suites development. Cross access easements will be required from both parcels as necessary. The defeasible entrance will be required to be removed and relocated within six months of written notice by the City of Chesterfield. A special cash escrow for a portion of the future common

entrance and all work necessary to remove the defeasible entrance will be required prior to approval of the Improvement Plans. This requirement has been added to the site specific issues to be applied to the rezoning petition.
**ANSWER: We understand and will comply with this requirement.**

**VI. Public/Private Road Improvements, including Pedestrian Circulation**

1. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Chesterfield Parkway East or provide the finish grading therefore and required cash escrow, as directed by the Missouri Department of Transportation, the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
**ANSWER: The necessary escrow account and property easements will be provided.**

2. The property owner/developer will be responsible for providing the necessary easements and cash escrow for future construction of an 8 foot sidewalk, street trees, and street lights along the Chesterfield Parkway frontage of the site in accordance with the City of Chesterfield "Pathway on the Parkway" project. The easements and escrow must be established prior to approval of the improvement plans. This requirement has been added to the site specific issues to be applied to the rezoning petition.
**ANSWER: The necessary escrow account and property easements will be provided.**

3. Conform to the requirements and/or recommendations of the Missouri Department of Transportation regarding State Route 64/40 in the area.
**ANSWER: We understand and will comply with all applicable MoDOT requirements regarding the Highway 40/64 right-of-way.**

4. Propose to flatten the embankment along I-64 to be no greater than 3:1 slope.
**ANSWER: We have spoken with James Bodart from MoDOT and to ease maintenance conditions, it was requested that the property owner flatten the embankment along Highway 40/64 to no greater than a 3:1 slope. We understand and will comply with this request.**

5. Provide a 4 foot wide sidewalk along Conway Road. If the sidewalk cannot be constructed within the existing right of way, provide a sidewalk, maintenance, utility, and roadway widening easement as necessary to extend from the right of way to one foot beyond the sidewalk. The easement shall be established prior to approval of the Improvement Plans.
**ANSWER: A 4'-0" sidewalk is being provided. An easement is not necessary.**

**VII. Trust Fund**

1. The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund. 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:

| Type of Development | Required Contribution |
|---|---|
| General Office | $537.19/parking space |
| Loading Space | $2,637.29/loading space |

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

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

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

**ANSWER: A Trust Fund contribution will be provided at the appropriate time.**

2. The amount of the required contribution, if not approved for construction by January 1, 2007, 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.

**ANSWER: A Trust Fund contribution will be provided at the appropriate time.**

3. 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.

**ANSWER: A Trust Fund contribution will be provided at the appropriate time.**

## VII. Parking and Loading Requirements

1. 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.

**ANSWER: A note regarding off-street parking has been revised on the Civil Engineering cover sheet. The actual location will be shown on future proposed improvement plan drawings.**

2. The parking area along the west property line does not conform to the City of Chesterfield Zoning Ordinance Section 1003.140 subsection 8 (4).

**ANSWER: A variance has been requested for the parking isle indicated on the western property line.**

## VIII. Stormwater and Sanitary Sewer

1. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MODOT right of way.
**ANSWER: Calculations will be provided, however the differential runoff = 1.34 CFS and detention is not required.**

2. We request that all drainage detention storage facilities be placed outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater.
**ANSWER: See answer above – detention is not required for this project.**

3. Stormwater detention is required for all projects which have a differential runoff of 2 cfs or greater for the 15-year, 20 minute event. The differential runoff is calculated by the Rational Method using PI factors. The preliminary plan does not provide for detention. Please be advised that calculations supporting the omission of the detention will be required as part of the Site Development Plan. In the future it may be necessary to revise the plan if it is determined that detention is required.
**ANSWER: See answer to question #1 above – detention is not required for this project.**

4. Based on the existing topography for this property, all stormwater drainage from the back of the curb on Conway Road appears to drain back onto the property and not onto Conway Road. Based on the preliminary plan it appears that under proposed conditions, portions of the property along Conway Road will drain onto the Conway Road pavement. Drainage onto Conway Road will not be allowed. This issue does not require resolution at this time, but must be addressed during the Site Development Plan process and prior to approval of the Improvement Plans for this site.
**ANSWER: This issue will be addressed on the Site Development Plan**

5. On sheet 1 of 3, portions of the sanitary force main appear to be located outside the existing utility easement. Either the force main alignment will require revision or additional easements obtained. This issue need not be addressed at this time, but will be reviewed in greater detail during review of the Improvement Plans.
**ANSWER: The force main is located within the existing easement and right-of-way.**

6. Based on the preliminary development plan, it appears that the eastern portion of the property that currently drains to what is identified as MH 1-2 is being rerouted under developed conditions to drain to the Highway 40/64 right of way. All drainage divides must be honored and no redirecting of storm water runoff is permitted. This issue will be addressed in greater detail during the review of the Site Development Plan and Improvement Plans.
**ANSWER: This issue will be addressed on the Site Development Plan.**

**IX. Miscellaneous**

1. The dumpster is too close to the building. It must be at least 15 feet away.
**ANSWER: The dumpster has been relocated on the documents.**

2. One additional fire hydrant is required. It is to be located in the island on the east side of the entrance drive off Conway Road.
**ANSWER: The required Fire Hydrant has been added to the documents.**

3. 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.
**ANSWER: We understand and will comply with this request.**

4. We take no exceptions to the proposed zoning change, but we will require that a FAA Form 7460-1 be filed for any proposed structure and associated construction equipment. The FAA form may be found on the faa.gov website. Comments should be returned by the FAA prior to initiating construction on the project.
**ANSWER: The required FAA Application will be filed during the Site Development Plan process.**

5. Please revise/remove the structure setback notes on the Preliminary Plan to reflect the 50 ft. right of way setback.
**ANSWER: Structure setback notes have been removed.**

6. Please revise/remove the other structure setback notes. Structure setbacks are established from the building footprint.
**ANSWER: Structure setback notes have been removed.**

7. Please clarify the concrete ditch shown on the Preliminary Plan.
**ANSWER: The existing concrete ditch shall be broken up and used as fill material. Additional fill material will be placed above the existing ditch to align with the proposed contours.**

**X. Lighting**

1. Street lights shall be required per the City of Chesterfield Subdivision Code Section 1005.160.
**ANSWER: We understand and will provide the required street lighting.**

**The Department of Public Works recommends the following conditions related to site specific issues be applied to the zoning petition:**

<u>Access</u>

1. No direct access to Highway 40/64 or Chesterfield Parkway will be allowed for this development.
**ANSWER: We understand and no direct access to Highway 40/64 is requested.**

2. The property bound by this ordinance shall be allowed one defeasible entrance to Cownay Road. The entrance shall be located near the western property line as directed by the City of Chesterfield. The defeasible entrance shall be temporary until such time that the use of the adjoining parcel to the west is revised and installation of a common entrance is practical. The common entrance shall align with the commercial entrance for the Applebee's restaurant in the Fairfield Suites development as directed by the City of Chesterfield. Cross access easements shall be provided by both parcels as directed by the City of Chesterfield. The defeasible entrance shall be removed and relocated within six months of written notice by the City of Chesterfield. A Special Cash escrow for a portion of the common entrance and all work necessary to remove the defeasible entrance will be required prior to approval of the improvement plans.
**ANSWER: We understand and will comply with this request.**

Pedestrian Circulation

1. Provide a 5 foot wide sidewalk, maintenance, utility, and road widening easement along the Conway Road frontage.
**ANSWER: A 4'-0" sidewalk was requested earlier and the documents have been revised to provide a 4'-0" wide sidewalk.**

2. Provide the necessary easements and a cash escrow for future construction of an 8 foot wide sidewalk, street trees, and street lights along the Chesterfield Parkway frontage of the site in accordance with the City of Chesterfield "Pathway on the Parkway" project. The easements and escrow must be established prior to approval of the improvement plan.
**ANSWER: An escrow account and necessary property easements will be provided at the appropriate time.**

Parking

1. No construction related parking shall be permitted within the Conway Road right of way.
**ANSWER: A note has been added to the Civil Engineering documents complying with this request.**

Traffic Studies

1. Provide a traffic study as directed by the City of Chesterfield 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.
**ANSWER: A traffic study is currently being developed by Crawford, Bunte & Brammeier.**

2. Provide sight distance evaluation report, as required by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic, for the proposed entrance onto Conway 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 St. Louis County Department of Highways and Traffic.
**ANSWER: This request was voided by the September 5, 2006 letter.**

Sanitary Sewers

1. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District specifications and requirements.
**ANSWER: A grinder pump and force main location are currently indicated on the Civil Engineering documents. They have not been approved by MSD at this time.**

**Furthermore, the Department of Public Works recommends the following general conditions be applied to the petition. Please note any modification to the standard wording of these general conditions is set in bold font to facilitate identification. It is not necessary to address each of these issues individually in your Issues Response. Please review these issues and respond only to those to which you are requesting an alternate form of compliance.**

Commencement of Work

G-1. A grading permit or improvement plan approval is required prior to any clearing or grading.
**ANSWER: We understand and will comply.**

Access Management

G-2. Streets and drives related to this development shall be designed and located in conformance with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be amended from time to time.

**ANSWER: We understand and will comply.**

Road Improvements

G-3. Internal streets shall be constructed in accordance with Section 1005.180 of the Subdivision Ordinance of the City of Chesterfield.
**ANSWER: We understand and will comply.**

G-4. If street grades in excess of six percent (6%) are desired, steep grade approval must be obtained. In no case shall slopes in excess of twelve percent (12%) be considered. Any request for steep street grades must include justification prepared, signed and sealed by a registered professional engineer and include plans, profiles, boring logs, cross-sections, etc., in accordance with the Street Grade Design Policy. The justification should clearly indicated site conditions and alternatives considered. If steep grades are approved for this site, a disclosure statement shall be provided to all potential buyers and a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat.
**ANSWER: We understand and will comply.**

G-5. 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. A minimum stacking distance of 60 feet from any intersection and a turnaround for rejected vehicles designed to accommodate a single unit truck shall be provided in advance of the gate, as directed by the Department of Public Works **and the St. Louis County Department of Highways and Traffic.**
**ANSWER: We understand and will comply.**

G-6. 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. Maintenance of private streets, including snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, signage indicating that the streets are private and owners are responsible for maintenance shall be posted. Said signage shall be posted within 30 days of the placement of the adjacent street pavement and maintained and/or replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees will be responsible for maintenance.
The nearest edge of any drive or intersection street shall be located at least 40 feet from the line of the gate, as directed.
**ANSWER: We understand and will comply.**

Storm water

G-7. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The

adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.
**ANSWER: We understand and will comply.**

G-8. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.
**ANSWER: We understand and will comply.**

G-9. Detention/retention is to be provided in each watershed as required by the City of Chesterfield. Detention of storm water runoff is required by providing permanent detention/retention facilities, such as dry reservoirs, ponds, underground vaults or other alternatives acceptable to the Department of Public Works. The maximum fluctuation from the permanent pool elevation to the maximum ponding elevation of a basin shall be three (3) feet, as directed. Wetland mitigation shall not be permitted within a detention/retention basin. The detention/retention facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of detention/retention facilities shall be identified on the Site Development Plan.

The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100-year high water.
**ANSWER: We understand and will comply.**

Geotechnical Report

G-10. 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 Works. 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.
**ANSWER: We understand and will comply – the subsurface study has been provided by Geotechnology, Inc.**

Site Development Plan Requirements

G-11. Prior to Site Development Plan approval, depict existing and proposed contours, at intervals of not more than **one (1) foot**, extending a minimum of 150 feet beyond the limits of the site as directed.
**ANSWER: We understand.**

G-12. Prior to Site Development Plan approval, 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, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
**ANSWER: We understand.**

G-13. Prior to Site Development Plan approval, 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.
**ANSWER: We understand.**

G-14. Prior to Site Development Plan approval, indicate the location of proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
**ANSWER: We understand.**

G-15. Prior to Site Development Plan approval, provide comments/approvals from the appropriate Fire District, **St. Louis County Department of Highways and Traffic, Missouri Department of Transportation,** and the Metropolitan St. Louis Sewer District.
**ANSWER: We understand.**

Grading Permit and Improvement Plan Requirements

G-16. A Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a grading permit or approval of improvement plans.
**ANSWER: We understand.**

G-17. Prior to approval of a grading permit or improvement plans, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved. The SWPPP shall address installation and maintenance of required erosion control practices specific to site conditions. The purpose of the SWPPP is to ensure the design, implementation, management and maintenance of Best Management Practices (BMPs) to control erosion and reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities, and ensure compliance with the terms and conditions stated in the Sediment and Erosion Control Manual.
**ANSWER: We understand.**

G-18. No grading which results in a change in watersheds will be permitted.
**ANSWER: We understand.**

G-19. If existing City maintained streets are to be used as construction access to this site, prior to approval of a grading permit or improvement plans, or any construction related traffic or delivery of any construction equipment to the site, the following items must be addressed:

a. The travel route must be approved by the Department of Public Works. No deviation from the approved route will be permitted.
b. An evaluation, including film record, of the current condition of the pavement on the approved travel route must be submitted.
c. An appropriate bond must be submitted, as approved by the City of Chesterfield, to ensure that any damage to existing pavement is repaired. Repair of damage to existing streets will not be included in the subdivision escrow; a separate bond must be established.
d. All plan sheets shall indicate that vehicle loads of construction traffic using this route are not to exceed 22,400 pounds axle load or 60,000 gross vehicle weight and that no tri-axle trucks are to be used. Weight tickets may be used to determine conformance with this requirement.
e. Additional protective measures, as deemed necessary by the Department of Public Works, may also be required.

**ANSWER: We understand.**

G-20. Prior to grading permit or improvement plan approval, provide comments/approvals from the appropriate Fire District, **St. Louis County Department of Highways and Traffic, Missouri Department of Transportation,** and the Metropolitan St. Louis Sewer District.
**ANSWER: We understand.**

G-21. Prior to approval of a grading permit or improvement plans, copies of recorded easements, including book and page of record, for all off-site work and off-site areas inundated by headwater from on-site improvements must be submitted.
**ANSWER: We understand.**

Verification Prior to Record Plat Approval

G-22. 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 outboundaries 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.
**ANSWER: We understand.**

Building Permits

G-23. A grading permit or improvement plan approval is required prior to issuance of a building permit. In extenuating circumstances, an exception to this requirement may be granted.
**ANSWER: We understand.**

G-24. All required subdivision improvements in each plat of a subdivision shall be completed prior to issuance of more than 85% of the building permits for all lots in the plat.
**ANSWER: We understand.**

Occupancy Permits

G-25. Prior to the issuance of any occupancy permit, floodplain management requirements shall be met.
**ANSWER: We understand.**

G-26. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued in cases of undue hardship because of unfavorable ground conditions. Seed and mulch shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.
**ANSWER: We understand.**

G-27. Prior to final occupancy of any building, 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.
**ANSWER: We understand.**

Final Release of Subdivision Deposits

G-28. 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.
**ANSWER: We understand.**

General Development Conditions

G-29. Erosion and siltation control devices shall be installed prior to any clearing or grading and be maintained throughout the project until adequate vegetative growth insures no future erosion of the soil and work is accepted by the owner and controlling regulatory agency.
**ANSWER: We understand.**

G-30. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
**ANSWER: We understand.**

G-31. When clearing and/or grading operations are completed or will be suspended for more than 5 days, all necessary precautions shall be taken to retain soil materials on site. Protective measures may include a combination of seeding, periodic wetting, mulching, or other suitable means.
**ANSWER: We understand.**

G-32. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control devices have been designed and established, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.
**ANSWER: We understand.**

G-33. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the Director of Public Works. Approval of steeper slopes is limited to individual and isolated slopes, rock dikes, undisturbed and stable natural slopes and slopes blending with the natural terrain. Design of the steep slopes must be performed by a registered professional engineer and include recommendations regarding construction methods and long-term maintenance of the slope. Any steep slope proposed on a Site Development Plan shall be labeled and referenced with the following note: *Approval of this plan does not constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the Director of Public Works. Review of the proposed steep slope will be concurrent with the review of the grading permit or improvement plans for the project.*
**ANSWER: We understand.**

G-34. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. This material shall not be placed in proposed public right of way locations or in any storm sewer location.
**ANSWER: We understand.**
G-35. All fills placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road right of way, shall be compacted to 90%

of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557) for the entire depth of the fill. Compacted granular backfill is required in all trench excavation within the street right of way and under all paved areas. All tests shall be performed concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.
**ANSWER: We understand.**

G-37. Should the design of the subdivision include retaining walls that serve multiple properties, those walls shall be located within common ground or special easements, including easements needed for access to the walls.
**ANSWER: We understand.**

G-38. Ornamental Entrance Monument construction, if proposed, shall be reviewed by **St. Louis County Department of Highways and Traffic and** the City of Chesterfield for sight distance considerations prior to installation or construction.
**ANSWER: We understand.**

G-39. This development may require an NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) or more acres.
**ANSWER: We understand.**

Please feel free to contact me with any comments or questions regarding the content of this letter. Thank you in advance for all your assistance concerning this project.

Sincerely,
**LIGHTHOUSE**
ARCHITECTS

Randy Johnston, AIA
principal

**STORMWATER DIFFERENTIAL CALCULATIONS:**
(15 YR, 20 MINUTE STORM)

EXISTING SITE= 1.06 Ac.x1.7 = 1.80 CFS
PROPOSED SITE = (0.19Ac.x4.2)+(0.47Ac.x3.54)+(0.40Ac.x1.7)=3.14 CFS

DIFFERENTIAL= 3.14-1.80 = 1.34 CFS (LESS THAN 2 CFS)

**NO DETENTION IS REQUIRED**

0 50 100
SCALE IN FEET
Scale 1" = 50'

Project Benchmark: MSD # 12-157 638.32 feet(NGVD 1929) Chiseled "SQ" on curb at center of rounding along island, 60 feet west of Olive Blvd. and 5 feet north of Chesterfield Village Parkway.

`SITE AREA: = 1.06± ACRE (46,287± S.F.)

PART OF FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

NO ADVERTISING SIGNS, TEMPORARY SIGNS, PROTABLE SIGNS, OFF SITE SIGNS, OR ATTENTION GETTING DEVICES SHALL BE PERMITTED IN THIS DEVELOPMENT.

NO ON-SITE LIGHT STANDARD SHALL EXCEED 24 FEET IN HEIGHT. THE LOCATION OF THE LIGHT STANDARDS SHALL BE AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN AND SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD REGULATIONS.

ALL TRASH ENCLOSURES SHALL BE ENCLOSED BY A SIX FOOT HIGH SIGHT PROOF FENCE AND CONSTRUCTED OF A SIMILAR MATERIAL AS THE MAIN BUILDINGS.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

ROOFING OR OTHER SCREENING AS APPROVED BY THE PLANNING COMMISSION SHALL ADEQUATELY SCREEN ALL MECHANICAL EQUIPMENT.

NO CONSTRUCTION PARKING WILL BE PEMITTED ON THE CHESTERFIELD PARKWAY, OR CONWAY ROAD RIGHT OF WAY.

THE DEVELOPER SHALL BE REQUIRED TO PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED PRIOR TO THE END OF EACH WORK DAY.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FUTURE EROSION OF THE SOIL.

CURRENT PROPERTY ZONING: "R3" – RESIDENCE DISTRICT

PROPOSED ZONING: "PC" PLANNED COMMERCIAL

BUILDING AREA = 1ST FLOOR= 7,749 SF
2ND FLOOR= 7,749 SF
MEZZANINE= 4,000 SF
GROSS FLOOR AREA= 19,498 SF

NOTES:
1. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA AND CITY OF CHESTERFIELD STANDARDS.
2. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
3. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND MSD STANDARDS.
4. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
5. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows: Beginning at the intersection of the South line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2304 of the St. Louis County Records with the East line of property convey to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said South line of Conway Road, being a curve to the left having a radius of 746.20 feet an arc distance of 77.73 feet (chord of North 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 132.15 feet to the West line of Chesterfield Village Parkway; thence along said West line, South 6 degrees 07 minutes 44 seconds East, 62.80 feet to an angle point therein; thence South 4 degrees 50 minutes 21 seconds East, 57.84 feet to a point of curve; thence along said curve to the right having a radius of 633.94 feet an arc distance of 148.19 feet (chord of South 8 degrees 00 minutes 56 seconds West, 147.85 feet) to a point on the North line of Interstate 64 (former State Route 40TR); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 197.41 feet to the intersection of the East line of Laux, as aforementioned; thence along said East line North 4 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning and containing 46,287 square feet (1.063 acres) according to survey by The Clayton Engineering Company July, 1998.

THE CLAYTON ENGINEERING COMPANY
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63141

"APPROVAL OF THIS PRELIMINARY DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS."

## SHEET INDEX:


1. OVERALL PRELIMINARY DEVELOPMENT PLAN
2. PRELIMINARY DEVELOPMENT PLAN
3. PRELIMINARY DEVELOPMENT PLAN CROSS SECTIONS


SOILS ENGINEER NOTES

SCI Engineering, Inc. and the undersigned engineer have not prepared any part of these plans. The seal of the undersigned professional engineer is a professional opinion to indicate that the undersigned has reviewed Sheets ____, relative to geotechnical considerations only, through the date given below and that improvements as shown on these sheets are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the project dated ____. Conditions may vary from those encountered in the explorations or can change due to construction activities or weather conditions. Therefore, SCI Engineering, Inc., must be involved during the construction phase of this project to observe that subsurface conditions are as anticipated from the exploration data and that recommendations relative to construction are implemented. Construction means and methods shall be left to the contractor.

SCI ENGINEERING, INC.

ENGINEER, P.E. DATE

BUILDING HEIGHT = 62 FEET

PAVEMENT AREA = 20,899± S.F.

ON-SITE OPEN SPACE = 17,263± S.F. (37.3 %)

ADJACENT MODOT(CHESTERFIELD PARKWAY) OPEN SPACE = 24,895± S.F.

OPEN SPACE, INCL. MODOT R/W = (17,263+24,895)/(46,287+24,895)= 59.2%

SITE ADDRESS: 15310 CONWAY ROAD

LOCATOR NUMBER: 18S310382

PROPOSED USE: OFFICE

TOTAL PARKING REQUIRED = 65 SPACES

TOTAL PARKING PROVIDED = 66 SPACES

(3.3 SPACES PER 1000 SQUARE FEET GROSS FLOOR AREA)

(INCLUDING 3 HANDICAP SPACES)

(1 LOADING SPACES PROVIDED @ 12' x 40')

FEMA MAP MUMBER = 25189C0145 H

PARKING & LOADING SPACE SETBACKS

1. FIFTEEN (15) FEET FROM THE NEW RIGHT OF WAY OF ALL ROADWAY RIGHT OF WAY.
2. FIVE (5) FEET FROM ALL OTHER PROPERTY LINES.

SITE IS SERVED BY:

CHESTERFIELD FIRE PROTECTION
155 LONG ROAD
CHESTERFIELD, MO. 63005

PARKWAY SCHOOL DISTRICT
455 NORTH WOODS MILL ROAD
CHESTEFIELD, MO. 63017

AMEREN UE
1901 CHOUTEAU
P.O. BOX. 66149 MAIL CODE 200
ST. LOUIS, MO. 63166–6149

SOUTHWESTERN BELL TELEPHONE
164 CRESTWOOD PLAZA RM. 200
CRESTWOOD, MO.
G. MOYLAN (314) 963–3804

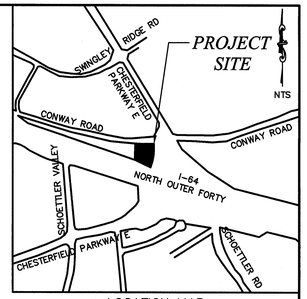
LACLEDE GAS
720 OLIVE ST.
ST. LOUIS, MO. 63101
K. KRAMER (314) 342–0686

MISSOURI AMERICAN WATER CO.
535 N. NEW BALLAS
ST. LOUIS, MO. 63141–6875
B. WEINDEL (314) 996–2464

METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET ST.
ST. LOUIS, MO. 63103

CHARTER COMMUNICATIONS
2275 CASSENS DR. SUITE 138
FENTON, MO. 63026
(636) 207–7011

CHESTERFIELD MONARCH LEVEE DISTRICT
C/O FULLER, MOSSBARGER, SCOTT & MAY ENGINEERS, INC.
1856 CRAIG PARK COURT
ST. LOUIS, MO. 63146
(314) 878–6800




LOCATION MAP
WUNNENBERG'S 2004 ST. LOUIS CITY & COUNTY STREET GUIDE. PAGE 21, DD–19

## ABBREVIATIONS

| | |
|---|---|
| ATG | – Adjust To Grade |
| B/B | – Back to Back |
| BW | – Bottom of Wall |
| CC | – Canopy Clearance |
| CL | – Centerline |
| DB | – Deed Book |
| EP | – Edge of Pavement |
| FG | – Finished Grade |
| FF | – Face to Face |
| FL | – Flow line |
| HDCP | – Handicap |
| NTS | – Not To Scale |
| OC | – On Center |
| PB | – Plat Book |
| R | – Radius |
| R/W | – Right of Way |
| TB | – Top of Bank |
| TBR | – To Be Removed |
| TBRR | – To Be Removed & Replaced |
| TC | – Top of Curb |
| TP | – Top of Pavement |
| TS | – Toe of Slope |
| TW | – Top of Wall |
| WK | – Top of Walk |
| UIP | – Use In Place |
| AI | – Area Inlet |
| CB | – Curb Inlet / Catch Basin |
| CO | – Clean Out |
| DS | – Down Spout |
| FES | – Flared End Section |
| GI | – Grated Inlet |
| MH | – Manhole |
| CMP | – Corrugated Metal Pipe |
| CP | – Non-reinforced Concrete Pipe |
| DIP | – Ductile Iron Pipe |
| PVC | – Polyvinyl Chloride Pipe |
| RCP | – Reinforced Concrete Pipe |
| VCP | – Vitrified Clay Pipe |

## LEGEND

| | |
|---|---|
| | – Area Light |
| | – Area Light w/110v. Recpt. |
| | – Connection (Proposed) |
| 500 | – Existing Contour |
| (495) | – Proposed Contour |
| + 500.00 | – Existing Elevation |
| 500 | – Proposed Elevation |
| | – Fire Hydrant |
| | – Concrete |
| | – Doorway Entrance |
| | – Drainage Flow |
| | – Swale |
| W.M. W.V. | – Water Meter Or Valve |
| G.M. G.V. | – Gas Meter Or Valve |
| CTV | – Cable TV |
| E | – Electric Service |
| UGE | – Underground Electric Service |
| G | – Gas Service |
| T | – Telephone Service |
| UGT | – Underground Tele. Service |
| W | – Water Service |
| | – Exist. Sanitary Sewer |
| | – Exist. Storm Sewer |
| | – Proposed Sanitary Sewer |
| | – Proposed Storm Sewer |
| | – Utility Pole w/ Guy Wires |
| | – Right Angle |
| | –Handicap Parking Space |
| | – Direction Of Traffic |

Call Before you DIG
TOLL FREE
1–800–344–7483
MISSOURI ONE–CALL SYSTEM INC.

MODOT (314) 340–4100

Underground facilities, structures and utilities have been plotted from available surveys, records and information and, therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, location or depth of these faculties, structures and utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures and utilities, either shown or not shown on these plans. The underground facilities, structures and utilities shall be located in the field prior to any grading, excavation or construction of improvements. Should the actual location, size or depth or any underground facilities, structures or utilities differ from those indicated on these plans, the Contractor shall immediately notify Clayton Engineering prior to proceeding with the installation of any proposed improvements in the area where the difference exists. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

| | | | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| 1 | 01–09–07 | EAS | 3rd Floor Mezzanine Added, Building SF & Parking Rev. |

REVISIONS

# OVERALL PRELIMINARY DEVELOPMENT PLAN
# CONWAY POINT OFFICE BUILDING

15310 Conway Rd. Chesterfield, MO 63017

Prepared for:

Lighthouse Architects
14323 South Outer Forty Drive, Suite 604 South
Chesterfield, MO 63017
314–579–0655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Clayton Engineering Co.
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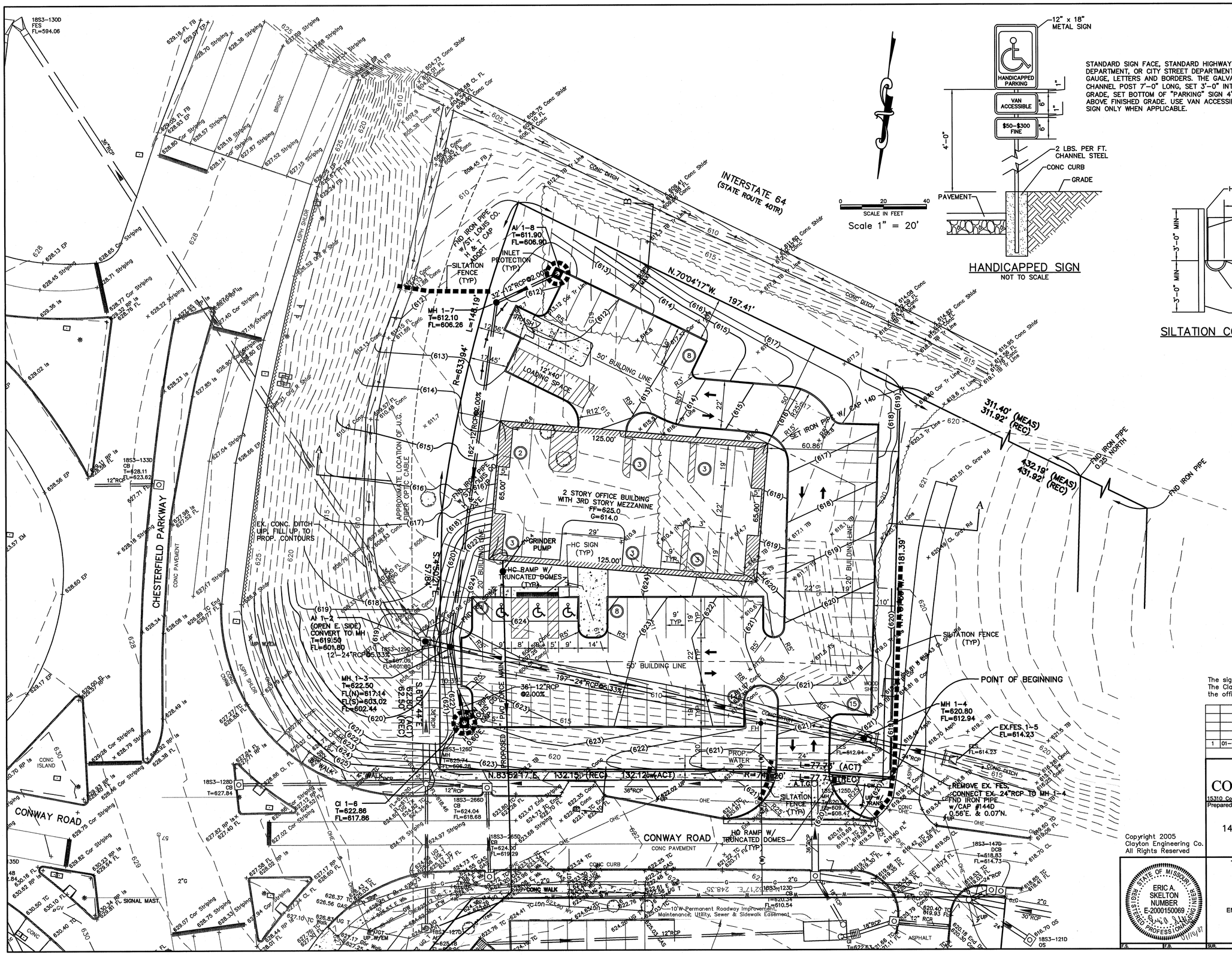
STATE OF MISSOURI
ERIC A. SKELTON
NUMBER
E-2000150069
PROFESSIONAL ENGINEER
01/09/07


the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692–8888 FAX: (314) 692–8688
clayton–engineering.com


| | |
|---|---|
| Designed | SWQ |
| Drawn | SLH |
| Checked | EAS |
| Date | 09/14/06 |
| Project Number | 98218.3 |
| Sheet Number | 1 of 3 |

F.B. P.B. SUR. FILE: G:\98000\98218.3\PRELIM\SITE5.DWG PLOTTED: 01/10/07 14:13 BY: EAS





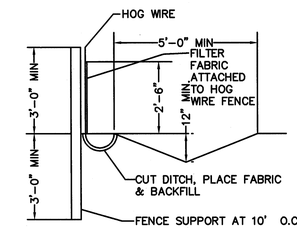





STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, LETTERS AND BORDERS. THE GALVANIZED U CHANNEL POST 7'-0" LONG, SET 3'-0" INTO GRADE, SET BOTTOM OF "PARKING" SIGN 4'-0" ABOVE FINISHED GRADE. USE VAN ACCESSIBLE SIGN ONLY WHEN APPLICABLE.

## HANDICAPPED SIGN

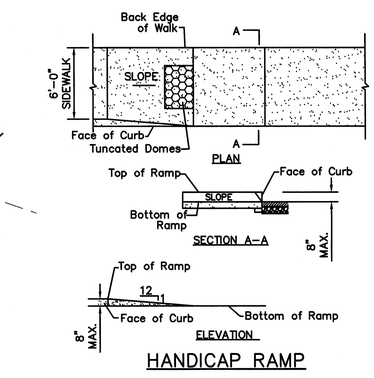
NOT TO SCALE




NOTE:
SILT FENCES SHALL CONSIST OF NON-WOVEN FILTER FABRIC, WIRE FENCING AND WOOD OR METAL POST, AS MIRAFI ENVIRO FENCE WITH MIRAFI 10X FABRIC OR EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

## SILTATION CONTROL FENCE & SWALE

NOT TO SCALE




## HANDICAP RAMP

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

| | | | |
|---|---|---|---|
| 1 | 01-09-07 | EAS | 3rd Floor Mezzanine Added, Building SF & Parking Rev. |

REVISIONS

PRELIMINARY DEVELOPMENT PLAN

# CONWAY POINT OFFICE BUILDING

15310 Conway Rd. Chesterfield, MO 63017

Prepared for:

Lighthouse Architects
14323 South Outer Forty Drive, Suite 604 South
Chesterfield, MO 63017
314-579-0655

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STATE OF MISSOURI
ERIC A. SKELTON
NUMBER E-2000150069
REGISTERED PROFESSIONAL ENGINEER
01/10/07

the clayton engineering company, inc.
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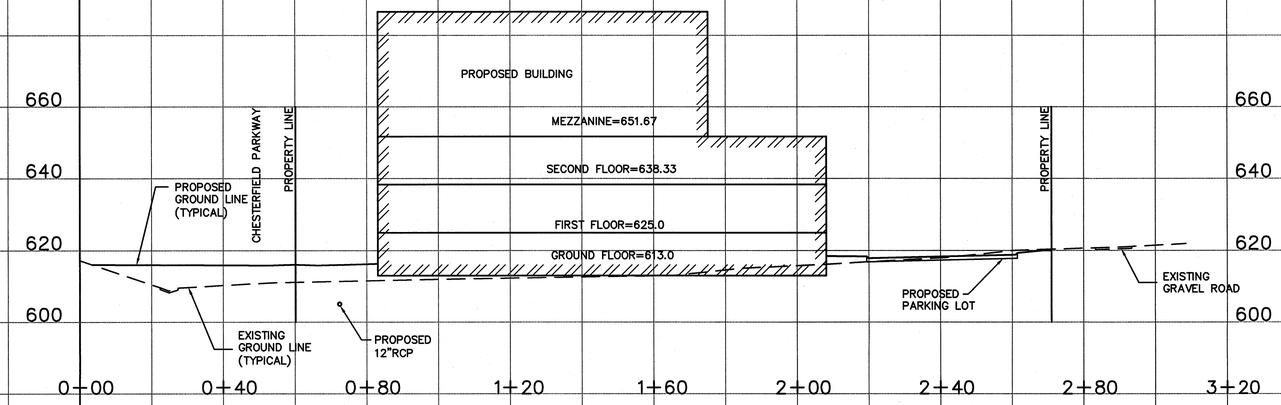
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8688
clayton-engineering.com

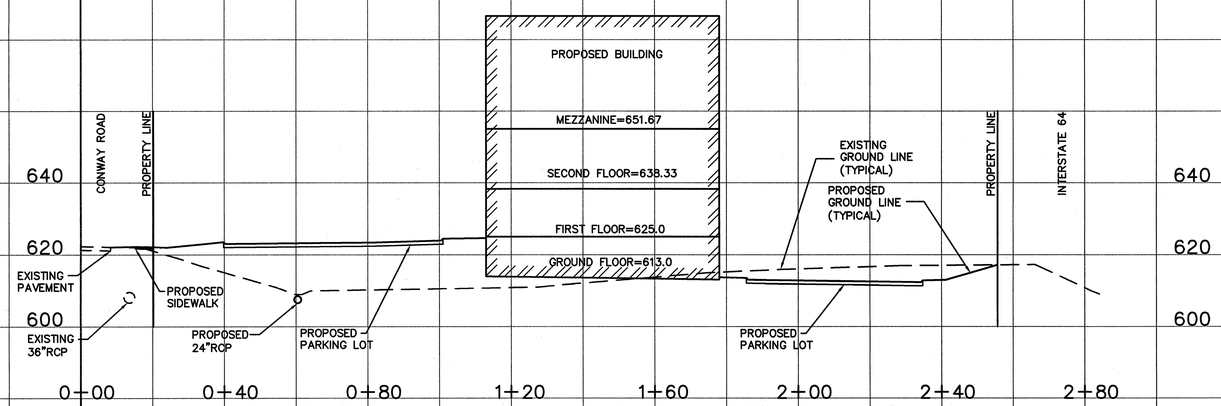
| | |
|---|---|
| Designed | SWQ |
| Drawn | SLH |
| Checked | EAS |
| Date | 09/14/06 |
| Project Number | 98218.3 |
| Sheet Number | 2 of 3 |

F.S. F.B. SUR. FILE: G:\98XXX\98218.3\PRELIM\SITE5.DWG PLOTTED: 01/10/07 14:13 BY: EAS




Scale: 1"=20' Horizontal
1"=20' Vertical

SECTION A–A




Scale: 1"=20' Horizontal
1"=20' Vertical

SECTION B–B

| | | | |
|---|---|---|---|
| 1 | 01–09–07 | EAS | 3rd Floor Mezzanine Added, Building SF & Parking Rev. |

REVISIONS

# PRELIM. DEVELOPMENT PLAN CROSS SECTIONS
# HUNTLEIGH SECURITIES

15310 Conway Rd. Chesterfield, MO 63017

Prepared for:

Lighthouse Architects
14323 South Outer Forty Drive, Suite 604 South
Chesterfield, MO 63017
636–579–0655

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STATE OF MISSOURI
ERIC A. SKELTON
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clayton–engineering.com

| | |
|---|---|
| Designed | SWQ |
| Drawn | SLH |
| Checked | EAS |
| Date | 09/14/06 |
| Project Number | 98218.3 |
| Sheet Number | 3 of 3 |

F.S. F.B. SUR. FILE: G:\98XXX\98218.3\PRELIM\SECTIONS.DWG PLOTTED: 01/10/07 14:10 BY: EAS

IX. A.

St. Louis
17107 Chesterfield Airport Rd.
Suite 300
Chesterfield, Missouri 63005
(636) 532-0042
(636) 532-1082 (fax)

DOSTER MICKES
JAMES ULLOM BENSON & GUEST LLC
ATTORNEYS AT LAW
ST. LOUIS & KANSAS CITY

Kansas City
4600 Madison
Suite 711
Kansas City, Missouri 64112
(816) 531-1888
(816) 531-7020 (fax)

**Michael J. Doster**
mdoster@dostermickes.com

Reply to St. Louis Office

January 30, 2007

**HAND DELIVERED**

Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Re: P.Z. 25-2006 Simply Storage

Dear Chairman Hirsch and Planning Commissioners:

My firm has been engaged by OB Development, Inc. to assist with the above referenced Petition. I understand that a motion to recommend approval of the Petition failed to pass on January 22, 2007, because of a 4 to 3 vote. Two Commissioners were absent.

In reviewing some background on this Petition we have identified issues that I believe may be addressed with a revised Plan. In order to give the full Commission an opportunity to review a revised Plan, I respectfully request that the Petition be reconsidered by the Commission.

Thank you for your consideration.

Respectfully submitted,

**DOSTER MICKES JAMES ULLOM BENSON & GUEST, LLC**

By: _____
Michael J. Doster

MJD/jb
cc: Mr. Mike Geisel, Interim Director of Planning
Mr. Rob Heggie, Esq.
Mr. Rogers Strickland
Mr. Steve Polk

# IX. B.

| | |
|---|---|
| **MEETING DATE:** | FEBRUARY 12, 2007 |
| **TO:** | PLANNING COMMISSION |
| **CC:** | MIKE GEISEL, ACTING DIRECTOR OF PLANNING |
| | AIMEE NASSIF, SENIOR PLANNER OF ZONING ADMINISTRATION |
| **FROM:** | JENNIFER YACKLEY, PROJECT PLANNER |
| **RE:** | P.Z. 6-2007 DELMAR GARDENS ENTERPRISES (ORDINANCE AMENDMENT) |

---

The City of Chesterfield has received an application for an Ordinance Amendment for P.Z. 6-2007 Delmar Gardens Enterprises (Ordinance Amendment). Per the requirements of Section 1003.178 of the City of Chesterfield Zoning Ordinance, the Planning Department is requesting that a Public Hearing be held on this matter on February 26, 2007.

# IX. C.

## RESOLUTION

Be it resolved that all Ordinance Amendments under City of Chesterfield Code Section 1003.178.3 shall require a Public Hearing before the Planning Commission unless specifically exempted by a majority vote of the Planning Commission.

| | |
|---|---|
| _____ | _____ |
| Maurice L. Hirsch, Jr.<br>Chair, Planning Commission | David Banks<br>Secretary, Planning Commission |

_____
Martha L. DeMay
City Clerk

Dated_____