



**AGENDA REVIEW MEETING  
CHESTERFIELD CITY COUNCIL  
Wednesday, October 5, 2016  
6:00PM**

**1. Communications and Petitions**

**A. Proclamation – National Community Planning Month**

**2. Appointments**

**A. Laura Houck – Police Personnel Board**

**3. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III**

**A. Bill No. 3110 – PZ 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC) (Second Reading)**

**B. City Policy Nos. PW1-5 (Voice Vote)**

**1. Acceptance of streets within residential subdivisions**

**2. Tree Lawn Maintenance**

**3. Erecting Signs**

**4. Special Use Permit – Tree Planting**

**5. Street Trees**

**C. Bill No. 3112 – Street Acceptance: Blue Valley Avenue and Brasher Street (First Reading)**

**D. Bill No. 3113 – Addition of Six Stop Signs: Chesterfield Blue Valley Subdivision (First Reading)**

**E. Artifacts Loan Agreement with Barat Academy (Voice Vote)**

**F. Bill No. 3114 – Installation of Nine Fire Hydrants: Arbors at Wilmas Farm Subdivision  
(First and Second Reading)**

**G. Bill No. 3115 – Spirit Valley Business Park, Lot 4 (Lot Split) (First & Second Reading)**

**H. Bill No. 3116 – P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W)  
(First Reading)**

**I. Next Meeting- October 6, 2016 (5:30pm)**

**4. Finance and Administration Committee – Chairperson Bruce DeGroot, Ward IV**

**A. Credit Card Policy**

**B. Next Meeting – October 24, 2016 (F&A Committee of The Whole) (5:30pm)**

**5. Parks, Recreation and Arts Committee – Chairperson Barbara McGuinness, Ward I**

**A. Update fees and charges (Voice Vote)**

**6. Public Health and Safety Committee – Chairperson Bridget Nations, Ward II**

**7. Report from the City Administrator – Mike Geisel**

**8. Unfinished Business – Mayor Bob Nation**

**9. New Business – Mayor Bob Nation**

**10. Adjourn –**

**NOTE:** City Council 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.

**Notice** is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.



**AGENDA**  
**CHESTERFIELD CITY COUNCIL MEETING**  
**Chesterfield City Hall**  
**690 Chesterfield Parkway West**  
**Wednesday, October 5, 2016**  
**7:00PM**

- I. CALL TO ORDER** – Mayor Bob Nation
  
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
  
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
  
- IV. ROLL CALL** –City Clerk Vickie Hass
  
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
  - A. City Council Meeting Minutes** – September 19, 2016
  - B. Executive Session Minutes** – September 19, 2016
  
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
  - A. Proclamation** – National Community Planning Month

## **VII. INTRODUCTORY REMARKS - Mayor Bob Nation**

- A. Thursday, October 6, 2016 – Planning and Public Works**
- B. Monday, October 10, 2016 – Planning Commission**
- C. Wednesday, October 19, 2016 – Next City Council meeting**
- D. Monday, October 24, 2016 – F&A Committee**

## **VIII. APPOINTMENTS – Mayor Bob Nation**

- A. Laura Houck – Police Personnel Board**

## **IX. COUNCIL COMMITTEE REPORTS**

### **A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III**

- 1. Bill No. 3110 – PZ 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC) (Second Reading)**
- 2. City Policy Nos. PW1-5 (Voice Vote)**
  - A. Acceptance of streets within residential subdivisions**
  - B. Tree Lawn Maintenance**
  - C. Erecting Signs**
  - D. Special Use Permit – Tree Planting**
  - E. Street Trees**
- 3. Bill No. 3112 – Street Acceptance: Blue Valley Avenue and Brasher Street (First Reading)**
- 4. Bill No. 3113 – Addition of Six Stop Signs: Chesterfield Blue Valley Subdivision (First Reading)**
- 5. Artifacts Loan Agreement with Barat Academy (Voice Vote)**
- 6. Bill No. 3114 – Installation of Nine Fire Hydrants: Arbors at Wilmas Farm Subdivision (First and Second Reading)**
- 7. Bill No. 3115 – Spirit Valley Business Park, Lot 4 (Lot Split) (First & Second Reading)**

**8. Bill No. 3116 – P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W)  
(First Reading)**

**9. Next Meeting-** October 6, 2016 (5:30pm)

**B. Finance and Administration Committee – Chairperson Bruce DeGroot, Ward IV**

**1. Credit Card Policy**

**2. Next Meeting – October 24, 2016 (Committee of the Whole) (5:30pm)**

**C. Parks, Recreation and Arts Committee – Chairperson Barbara McGuinness, Ward I**

**1. Update fees and charges (Voice Vote)**

**D. Public Health and Safety Committee – Chairperson Bridget Nations, Ward II**

**X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel**

**XI. UNFINISHED BUSINESS – Mayor Bob Nation**

**XII. NEW BUSINESS – Mayor Bob Nation**

**XIII. LEGISLATION**

**A. BILL NO. 3112 – AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF BLUE VALLEY AVENUE AND BRASHER STREET AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD. (FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

**B. BILL NO. 3113 – AN ORDINANCE AMENDING ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE STOP SIGNS IN THE CHESTERFIELD BLUE VALLEY SUBDIVISION. (FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

- C. BILL NO. 3114** – APPROVES THE INSTALLATION OF NINE FIRE HYDRANTS IN THE ARBORS AT WILMAS FARM SUBDIVISION WITHIN THE CITY OF CHESTERFIELD. **(FIRST AND SECOND READING; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
- D. BILL NO. 3115** – AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 4 OF THE SPIRIT VALLEY BUSINESS PARK DEVELOPMENT TO CREATE A 3.492 ACRE TRACT OF LAND AND A 1.023 ACRE TRACT OF LAND, BOTH ZONED “PI” PLANNED INDUSTRIAL DISTRICT AND LOCATED ON THE WEST SIDE OF SPIRIT VALLEY CENTRAL DRIVE NORTH OF SPIRIT VALLEY WEST DRIVE (17W140021) **(FIRST & SECOND READING; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL.)**

#### **XIV. LEGISLATION – PLANNING COMMISSION**

- A. BILL NO. 3110** – AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING “PC” PLANNED COMMERCIAL DISTRICTS FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE’S CROSSING (P.Z 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES[TOPGOLF USA CHESTERFIELD LLC.] – 17T510041, 17T520062, 17T520095, 17T520084) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- B. BILL NO. 3116** – AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT ‘A’ OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A “C-8” PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

#### **XV. ADJOURNMENT**

**NOTE:** City Council 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.

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**AGENDA REVIEW – Wednesday, 10/5/2016 – 6:00 PM**

An AGENDA REVIEW meeting has been scheduled to start at **6:00 pm**, on **Wednesday, October 5<sup>th</sup>, 2016**. Please let me know, ASAP, if you will be unable to attend this meeting.



## RECORD OF PROCEEDING

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### MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

**SEPTEMBER 19, 2016**

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The meeting was called to order at 7:05 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

Mayor Bob Nation  
Councilmember Barry Flachsbart  
Councilmember Barbara McGuinness  
Councilmember Bridget Nations  
Councilmember Guy Tilman  
Councilmember Dan Hurt  
Councilmember Tom DeCampi  
Councilmember Bruce DeGroot

ABSENT

Councilmember Randy Logan

APPROVAL OF MINUTES

The minutes of the September 7, 2016 City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Nations, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 7, 2016 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to approve the Executive Session minutes as amended. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **COMMUNICATIONS AND PETITIONS**

Mayor Nation recognized a group of Scouts in attendance and invited them to stay after the meeting, to ask any questions they may have.

The Citizens Committee for the Environment recognized two individuals for their contributions to the community relative to sustainability and environmental preservation. Dr. Clarice Hutchins was recognized as the 60<sup>th</sup> Green Team recipient. Mrs. Carole Splater represented the group Charity Sharity and was recognized as the City's 20<sup>th</sup> member of the Team for Regional Excellence in Energy & Environmental Design.

## **INTRODUCTORY REMARKS**

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, October 5, at 7 p.m.

## **APPOINTMENTS**

Mayor Nation announced that he has recently appointed Mr. Alan Keathley (Ward 4) to the Parks, Recreation and Arts Citizens Advisory Committee.

## **COUNCIL COMMITTEE REPORTS**

### **Planning/Public Works Committee**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember DeGroot, to postpone Bill No. 3110 (P.Z. 04-2016 US Ice Sports Complex & Valley Gates) until the October 5 City Council meeting, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt reported that Bill No. 3111 (Chesterfield Blue Valley, Lot 5B [Lot Split]) is scheduled for both first and second reading approval under the "Legislation" portion of the agenda.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Thursday, September 22, at 5:30 p.m.

### **Finance and Administration Committee**

Councilmember Bruce DeGroot, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee has been scheduled for Monday, September 26, at 5:30 p.m. This is scheduled to be the first work session, as the F&A Committee of the Whole, in preparation of the 2017 budget.

### **Parks, Recreation & Arts Committee**

Councilmember Barbara McGuinness, Chairperson of the Parks, Recreation & Arts Committee, stated that this committee met on Thursday, September 6 and made some Parks related pricing adjustments that will be brought before Council at the next City Council meeting.

### **Public Health & Safety Committee**

Councilmember Bridget Nations, Chairperson of the Public Health & Safety Committee, gave a brief summary of the meeting held on Tuesday, September 13.

### **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel indicated that he had no report this evening.

### **UNFINISHED BUSINESS**

As directed by Council, Staff has revised an existing policy and created a new policy regarding approval of discretionary expenditures.

Finance & Administration Policy No. 20 relative to the Community Contributions Program has been updated at the end of the first paragraph to reflect that the full City Council will have final approval. Additionally, Item #15 states that the event for which funding is being sought, must take place within twelve months from the application date. Councilmember Tilman made a motion, seconded by Councilmember McGuinness, to approve the revisions to F&A Policy No. 20. A roll call vote was taken with the following results: Ayes – McGuinness, Tilman, DeCampi, Flachsart, DeGroot, Nations and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

Finance & Administration Policy No. 48 has been created outlining the procedure for handling sponsorship requests that fall outside of the Community Contributions Program and outside of the approved budget expenditures, with the full City Council having final approval of those requests. Councilmember DeGroot made a motion, seconded by Councilmember Tilman, to approve F&A Policy No. 48. A roll call vote was taken with the following results: Ayes – Tilman, Nations, Flachsart, McGuinness, DeCampi, DeGroot and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

## NEW BUSINESS

There was no new business.

## LEGISLATION

BILL NO. 3111 PROVIDES FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 5B OF THE CHESTERFIELD BLUE VALLEY DEVELOPMENT TO CREATE A 2.316 ACRE TRACT OF LAND AND A 2.171 ACRE TRACT OF LAND, BOTH ZONED "PC" PLANNED COMMERCIAL DISTRICT AND LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD BETWEEN PREMIUM WAY AND BRASHER STREET (17W530222) **(FIRST AND SECOND READING; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3111. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3111 was read for the first time.

Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to suspend the rules to allow the second reading of Bill No. 3111. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3111. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3111 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3111 with the following results: Ayes – DeCampi, McGuinness, Tilman, DeGroot, Nations, Hurt and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3111 approved, passed it and it became **ORDINANCE NO. 2912**.

## ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:30 p.m.

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Mayor Bob Nation

ATTEST:

\_\_\_\_\_  
Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: \_\_\_\_\_

## **COMMUNICATIONS AND PETITIONS**

During the Communications and Petition is portion of Wednesday's meeting, the Mayor will present Aimee Nassif, Planning and Development Services Director a Proclamation in recognition of National Community Planning Month.

**As always, if you have any questions or require additional information, please contact me prior to Wednesday's meeting.**

## **UPCOMING MEETINGS/EVENTS**

- A. Thursday, October 6, 2016 – Planning and Public Works**
- B. Monday, October 10, 2016 – Planning Commission**
- C. Wednesday, October 19, 2016 – Next City Council meeting**
- D. Monday, October 24, 2016 – F&A Committee**

**APPOINTMENT – POLICE PERSONNEL BOARD**

Mayor Nation has appointed Ms. Laura Houck to the Police Personnel Board. The Public Health and Safety Committee interviewed Ms. Houck and forwards a unanimous recommendation of support. This is a statutory committee and City Council is requested to review and consent to the Mayor's appointment.

**As always, if you have any questions, please contact Mayor Nation or me prior to Wednesday's meeting.**

## **PLANNING AND PUBLIC WORKS COMMITTEE**

The Planning and Public Works Committee met on Thursday September 22<sup>nd</sup>, 2016 and several items are forwarded for action.

The Committee reviewed and updated existing policies PW 1-5 and are recommended for approval by the PPW. This was initiated in conjunction with staff's overall review of City policies for Council consideration. A voice vote is required.

- A. Acceptance of streets within residential subdivisions
- B. Tree Lawn Maintenance
- C. Erecting Signs
- D. Special Use Permit – Tree Planting
- E. Street Trees

The Committee recommends approval of an agreement with Barat Academy for loan of Chesterfield Artifacts. A voice vote is required.

Bill #3110 P.Z. 04-2016 U.S. Ice Sports Complex and Valley Gates (Topgolf USA Chesterfield LLC), second reading was postponed for action at the October 5<sup>th</sup> meeting.

Bill #3112 Provides for the previously dedicated and platted public streets Blue Valley Avenue and Brasher Street in the Blue Valley development. This bill is recommended for first reading.

Bill #3113 Provides for the addition of six stop signs within the Chesterfield Blue Valley subdivision. This bill is recommended for first reading.

Bill #3114 Provides for the installation of 9 fire hydrants in the Arbors at Wilmas Farm subdivision. This bill is recommended for first and second reading.

Bill #3115 Provides for a lot split plat for Lot 4 of Spirit Valley Business Park. This plat is recommended for approval by the Planning and Development Services Department. This bill is recommended for first and second readings.

Bill #3116 – P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W) This bill amends the attachment "A" of Ordinance 2723. This bill is recommended for first reading.

The scheduled meeting of the Planning and Public Works Committee scheduled for Thursday, 10/6/2016 has been cancelled. The next meeting of the Committee is now scheduled for Thursday 10/20.2016 at 5:30 pm.

**If you have any questions, please contact me prior to Wednesday's meeting.**

# MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Aimee Nassif, Planning and Development Services Director  
James Eckrich, Public Works Director/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, September 22, 2016



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 22, 2016 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Bridget Nations** (Ward II) and **Councilmember Bruce DeGroot** (Ward IV). Councilmember Barbara McGuinness (Ward I) was absent.

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Stanley Proctor; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the August 18, 2016 Committee Meeting Summary

Councilmember DeGroot made a motion to approve the Meeting Summary of August 18, 2016. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

## II. UNFINISHED BUSINESS - None

At the suggestion of Chair Hurt, the New Business items were discussed in reverse order.

## III. NEW BUSINESS

### D. 2017 Meeting Schedule

Councilmember DeGroot made a motion to approve the 2017 Planning and Public Works Committee Meeting Schedule. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

### C. Artifact Loan to Barat Academy

## STAFF REPORT

Aimee Nassif, Planning and Development Services Director, stated that the City loaned several artifacts to the St. Louis Community College's Wildwood campus to assist with their curriculum. The loan agreement was for a five year period. This past spring, Staff contacted the College to see if they wanted to renew the loan agreement or return the artifacts. Staff was advised that the

professor in charge of the artifacts was now head of science with Barat Academy in Chesterfield and she is still using the artifacts in her teachings. Thus, Barat Academy is now requesting a new loan agreement so that the professor can continue to use the artifacts.

### **Discussion**

Following up on Councilmember McGuiness' question regarding the security of the artifacts, Ms. Nassif stated that Staff has been informed that they are kept in a locked cabinet in the professor's classroom. The professor will be available at the October 5 City Council meeting and has offered to bring the artifacts to the meeting if the Council desires.

In response to Chair Hurt's questions, Ms. Nassif stated there are 35 artifacts, the loan agreement is for 5 years and the City has not placed a monetary value on the items. Ms. Nassif confirmed that the City can request return of the items at any time.

Councilmember Nations stated that she preferred they be used for educational purposes and Chair Hurt concurred.

**Councilmember Nations made a motion to continue the Artifact Loan Agreement with Barat Academy and to forward the loan agreement to City Council with a recommendation to approve. The motion was seconded by Councilmember DeGroot and passed by a voice vote of 3-0.**

**[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on City Owned Artifacts Loan to Barat Academy.]**

### **B. Street Acceptance – Brasher Street and Blue Valley Avenue**

Chair Hurt commented that he understands that the streets within the Blue Valley Development were always intended to be public and has no objection to the acceptance of these streets. However, he stated that he feels that these types of streets within a commercial development should not necessarily be public in the future. Chair Hurt suggested that in the future when developers ask for public streets that Staff carefully consider the request.

**Councilmember Nations made a motion to forward the Brasher Street and Blue Valley Avenue street acceptances, including the stop signs, to City Council with a recommendation to approve. The motion was seconded by Councilmember DeGroot and passed by a voice vote of 3-0.**

**Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the October 5, 2016 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Brasher Street and Blue Valley Avenue Street Acceptances.]**

### **A. Public Works and Parks Policies 1-5**

#### **STAFF REPORT**

Jim Eckrich, Public Works Director/City Engineer, advised that Mike Geisel, City Administrator, has directed Staff review all City Council policies to ensure that the policies are current and do

not need to be modified in any manner. Mr. Eckrich indicated that he will periodically present five policies to the PPW Committee for review. As such, the first five policies are as follows:

1. **Acceptance of streets within residential subdivisions:** No change recommended.
2. **Tree Lawn Maintenance:** This is actually a code provision, however, because it affects nearly every residence in the City, Staff recommends keeping it as a Policy. The Policy basically states that residents are responsible for maintaining the portion of the right of way within the tree lawn in front of their house. The revised Policy also clarifies that subdivisions are responsible for the maintenance of islands within the public right of way.
3. **Erecting Signs:** No change recommended.
4. **Special Use Permit – Tree Planting:** Recommend deleting this Policy. Street trees are installed and maintained by the City so it is no longer necessary for residents to obtain a Special Use Permit.
5. **Street Trees:** This Policy was previously debated by the Planning and Public Works Committee in conjunction with the Ash Tree Removal program. The Policy was revised in February 2016, therefore, no changes are necessary at this time.

#### **Discussion**

Chair Hurt suggested that in the future if there are no changes to a policy that perhaps Mr. Eckrich could present up to ten policies at a time and Mr. Eckrich concurred.

Mr. Hurt also suggested that City Council be informed that Policy 4 deletes the requirement of a Special Use Permit for planting a tree, however, residents can still obtain a Special Use Permit at no cost to remove a tree. That provision is included in Public Works and Parks Policy Number 51.

**Councilmember DeGroot made a motion to forward Public Works and Parks Policies 1-5, as revised by Staff, to City Council with a recommendation to approve. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.**

**[Please see the attached report prepared by Jim Eckrich, Public Works Director/City Engineer, for additional information on Public Works and Parks Policies 1-5.]**

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 5:56 p.m.

**DATE:** August 24, 2016

**TO:** Michael O. Geisel, P.E.  
City Administrator

**FROM:** James A. Eckrich, P.E. *JAE*  
Public Works Director / City Engineer

**RE:** Public Works and Parks Policies 1-5



*Forward to PPW  
for review  
moe  
8/24/2016*

As you have directed, the City Staff has begun the process of comprehensively reviewing all City Council policies to ensure those policies are current and followed. There are 53 policies in the Public Works and Parks portion of the City Policy Manual. My goal is to periodically present these policies in groups of five to the Planning and Public Works Committee for review. Once the PPW Committee recommends approval, each group of policies would then be presented to City Council for its approval.

The first five policies are as follows:

- 1) Acceptance of streets within residential subdivisions: Recommend no change.
- 2) Tree Lawn Maintenance: Recommend revising the Policy as shown in the attachment. This Policy is probably not absolutely necessary since the maintenance of the area adjacent to the Public Right of Way is covered in Section 20-2(a). However, because this affects nearly every resident I believe it is prudent to keep this straight forward Policy. The revised Policy also clarifies that subdivisions are responsible for the maintenance of islands within the Public Right of Way.
- 3) Erecting Signs: Recommend no change.
- 4) Special Use Permit – Tree Planting: Recommend deleting this Policy. Street trees are installed and maintained by the City of Chesterfield so it is no longer necessary for residents to obtain a Special Use Permit.
- 5) Street Trees: This Policy was heavily debated by the Planning and Public Works Committee in conjunction with the Ash Tree Removal Program. The Policy was revised in February of 2016 and no changes are necessary at this time.

#### **Action Recommended**

These five policies should be presented to the Planning and Public Works Committee for consideration. Should PPW concur with Staff's recommendation, it should vote to authorize Staff to submit these policies to City Council for approval. Public Works and Parks Policies 6-10 will be submitted to PPW in the near future for a similar review.

Existing  
Recommend NO change

CITY OF CHESTERFIELD  
POLICY STATEMENT

<b>PUBLIC WORKS</b>		<b>NO.</b>	1
<b>SUBJECT</b>	Acceptance of streets within residential subdivisions	<b>INDEX</b>	PW
<b>DATE ISSUED</b>	10/20/1988	<b>DATE REVISED</b>	

**POLICY**

The City of Chesterfield will not accept streets for maintenance within subdivisions until all development is completed, or until construction within the subdivision has been substantially completed. Responsibility for determination of substantial completion shall rest with the Director of Public Works/City Engineer. In addition, developers shall provide upon display plats within sales offices, notification that maintenance of streets will be the responsibility of the developer until such time as streets are brought up to the standards of the City of Chesterfield and are accepted by the City.

**RECOMMENDED BY:**

*Mike A. Stens*  
Department Head/Council Committee (if applicable)

3/10/99  
Date

**APPROVED BY:**

*Michael S. Jensen*  
City Administrator

3-10-99  
Date

\_\_\_\_\_  
City Council (if applicable)

\_\_\_\_\_  
Date

Existing  
TO BE Replaced

CITY OF CHESTERFIELD  
POLICY STATEMENT

PUBLIC WORKS

NO. 2

SUBJECT Tree Lawn Maintenance

INDEX PW

DATE ISSUED 03/06/1989

DATE REVISED

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POLICY

The City is not responsible for maintenance of grass areas located between sidewalk and curblin within the right-of-way.

RECOMMENDED BY:

Mike D. Gensil  
Department Head/Council Committee (if applicable)

3/10/99  
Date

APPROVED BY:

Michael S. Fleming  
City Administrator

3-10-99  
Date

\_\_\_\_\_  
City Council (if applicable)

\_\_\_\_\_  
Date

**CITY OF CHESTERFIELD  
POLICY STATEMENT**

*Recommended  
Replacement*

**PUBLIC WORKS**

**NO. 2**

**SUBJECT** Tree Lawn Maintenance

**INDEX PW**

**DATE  
ISSUED** 3/6/1989

**DATE  
REVISED** 6/15/2016

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**POLICY**

The City of Chesterfield is not responsible for the maintenance of grass within the public right of way. The adjacent property owner is responsible for the maintenance of grass between the property line and the edge of pavement. Grass or landscaped islands are the responsibility of the property owner (if common ground) or the subdivision (if right of way) unless the island has been specifically designated for City maintenance by City Council.

**RECOMMENDED BY:**

\_\_\_\_\_  
**Department Head/Council Committee (if applicable)**

\_\_\_\_\_  
**Date**

**APPROVED BY:**

\_\_\_\_\_  
**City Administrator**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**City Council (if applicable)**

\_\_\_\_\_  
**Date**

Existing  
Recommend no change

**CITY OF CHESTERFIELD  
POLICY STATEMENT**

<b>PUBLIC WORKS</b>		<b>NO.</b>	3
<b>SUBJECT</b>	Erecting Signs	<b>INDEX</b>	PW
<b>DATE ISSUED</b>	10/02/1989	<b>DATE REVISED</b>	

**POLICY**

City crews are prohibited from erecting signs at the request of civic/fraternal organizations.

**RECOMMENDED BY:**

*Mike P. Herzl*  
 Department Head/Council Committee (if applicable)

3/10/99  
 Date

**APPROVED BY:**

*Michael S. Jennings*  
 City Administrator

3-10-99  
 Date

\_\_\_\_\_  
 City Council (if applicable)

\_\_\_\_\_  
 Date

Existing  
Recommend DELETE

CITY OF CHESTERFIELD  
POLICY STATEMENT

<b>PUBLIC WORKS</b>		<b>NO.</b>	4
<b>SUBJECT</b>	Special Use Permit - Tree Planting	<b>INDEX</b>	PW
<b>DATE ISSUED</b>	12/17/1990	<b>DATE REVISED</b>	

**POLICY**

Residents are required to obtain a Special Use Permit to plant replacement street trees. However, the fee for the Special Use Permit fee will be waived.

**RECOMMENDED BY:**

*McTersf*  
 Department Head/Council Committee (if applicable)

3/10/99  
 Date

**APPROVED BY:**

*Michael S. Jensen*  
 City Administrator

3-10-99  
 Date

\_\_\_\_\_  
 City Council (if applicable)

\_\_\_\_\_  
 Date

CITY OF CHESTERFIELD  
POLICY STATEMENT

Existing  
Revised in 2016  
Recommend no change

<b>PUBLIC WORKS</b>		<b>NO.</b>	5
<b>SUBJECT</b>	Street Trees	<b>INDEX</b>	PW
<b>DATE</b>	11/19/1990	<b>DATE</b>	12/4/2006
<b>ISSUED</b>		<b>REVISED</b>	2/04/2016

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**Section 1- General**

The owner of a residential property that abuts a public street controlled by the City of Chesterfield may be eligible for funding for a Street Tree through the City of Chesterfield's Residential Street Tree Program (Program). Due to the impacts of the Emerald Ash Borer (EAB), the Program currently only allows for the replacement of Street Trees on a "one-for-one" basis where a tree has been removed. In these cases, the resident can apply for a replacement tree by completing an application and paying a \$100 fee. Commercial and industrial properties are not eligible for the Program. Further, the Program is contingent upon annual funding by the City of Chesterfield City Council. The existence of the Program in no way obligates annual funding.

**Section 2 - Location**

Within new subdivisions (those platted after the effective date of this Policy) Street Trees will be installed within the public right of way, in accordance with development plans submitted by the developer and approved by City Council.

Within existing subdivisions (those platted prior to the effective date of this Policy) Street Trees exist within the public right of way. In instances when the City has to remove a tree within the public right of way, residents will have the option to replace that right of way tree on a one-for-one basis. Residents desiring a replacement tree have the option of placing the new tree in another location within the public right of way, or placing the tree on private property. Trees planted on private property must conform to the following requirements:

- No Sidewalk – The tree must be located on private property within eight feet of the right of way / property line.
- Sidewalk within Right of Way – The tree must be located on private property within eight feet of the right of way / property line, but not within four feet of the edge of sidewalk.
- Sidewalk outside Right of Way but within Easement – The tree must be located on private property, no less than four feet, but not greater than eight feet, from the edge of sidewalk.

Should the resident desire to locate a replacement tree in the public right of way, the following requirements shall be adhered to:

- The tree planting area must be a minimum of five feet wide.
- Trees cannot be closer than three feet from the back of curb.
- Tree location must be approved by the City's Arborist.

Regardless of whether a replacement tree is located on private property or within the public right of way, the following criteria shall also be met:

- Trees cannot be planted within 25 feet from any streetlight.
- Trees cannot be planted within ten feet of any manholes or storm water facilities.
- Trees cannot be planted directly beneath overhead utility lines.
- Trees cannot be planted within thirty feet of the intersection between two existing public rights of way (sight distance triangle).  
Exceptions can be made to this provision when trees, at maturity, will have no branches within seven feet of the adjacent grade and pavement elevation.

### Section 3 – Tree Selection

Residents desiring a tree can choose a tree species from the table below. Once a species is selected, the City will contract for a replacement tree with a minimum caliper of 2.5 inches. It is recommended that residents help increase tree diversity by choosing a type of tree which is not overplanted in the area. The City Arborist is available to assist in this process and must approve the tree selection.

Latin Name	Common Name
<i>Acer platanoides</i>	Maple, Norway
<i>Acer saccharum</i> Varieties	Maple, Sugar and Varieties
<i>Alnus glutinosa</i>	Alder, European
<i>Carpinus betulus</i>	Hornbeam, European
<i>Carpinus caroliniana</i>	Hornbeam, American
<i>Celtis laevigata</i>	Sugarberry
<i>Celtis occidentalis</i>	Hackberry
<i>Cladrastis kentukea</i>	Yellowwood
<i>Crataegus laevigata</i> 'Superba'	Hawthorn, Crimson Cloud
<i>Eucommia ulmoides</i>	Hardy Rubbertree
<i>Fagus grandiflora</i>	Beech, American
<i>Ginkgo biloba</i> - Male	Ginkgo (male)
<i>Gleditsia triacanthos</i> <i>inermis</i> - Thornless, Podless Varieties	Honeylocust - Varieties that are Thornless & Podless

Latin Name	Common Name
<i>Koelreuteria</i> <i>paniculata</i>	Goldenraintree
<i>Platanus x acerifolia</i>	Planetree, London
<i>Ostrya virginiana</i>	Hophornbeam
<i>Quercus acutissima</i>	Oak, Sawtooth
<i>Quercus bicolor</i>	Oak, Swamp White
<i>Quercus coccinea</i>	Oak, Scarlet
<i>Quercus imbricaria</i>	Oak, Shingle
<i>Quercus michauxii</i>	Oak, Swamp Chestnut
<i>Quercus muehlenbergii</i>	Oak, Chinkapin
<i>Quercus robur</i>	Oak, English
<i>Quercus rubra</i>	Oak, Red
<i>Quercus shumardii</i>	Oak, Shumard
<i>Tilia cordata</i> Varieties	Linden, Littleleaf and Varieties
<i>Ulmus americana</i> Varieties	Elm, American and Varieties
<i>Ulmus parvifolia</i>	Elm, Chinese (Lacebark)
<i>Zelkova serrata</i> Varieties	Zelkova and Varieties

**Section 4 -- Application and Reimbursement**

During the EAB crisis, which is expected to last from 2016 through 2022, only those residents who have Street Trees removed will be eligible for replacement trees. Residents will be notified of tree removal via letter from the City's Arborist. That letter will contain information on how residents can apply for a replacement tree.

Generally the owner, not tenant, must submit an application for a Street Tree Replacement. The application packet can be found on the City of Chesterfield's website at [www.chesterfield.mo.us](http://www.chesterfield.mo.us). Applications can also be obtained at Chesterfield City Hall during regular business hours. The application will be reviewed by the City Arborist to determine eligibility for a replacement tree.

A resident who is eligible for a replacement tree(s) and pays the required application fee will receive a replacement tree planted by the City's tree contractor. The City will inspect the tree to ensure that it is planted in accordance with City standards. Once the tree is planted, the resident must care for the tree in accordance with the City Tree Guide, which is provided to the resident as part of the street tree application. The City's contractor will mulch the base of the tree with a standard hard wood mulch, and stake the tree. It is the resident's responsibility to water the tree, remove the stakes, and mulch the tree in the future, in accordance with the City Tree Guide.

If the resident has a lawn sprinkler, an electric dog fence, or any other system located in the area where the tree will be planted, it is his/her responsibility to mark this system. If the system must be relocated or is damaged due to not being marked, that repair / relocation is not eligible for reimbursement and must be paid by the resident.

The City will require the contractor to provide a one year warranty on all street trees. That warranty begins the first day of the month the tree was planted. If a resident believes a tree is not surviving and should be replaced, he/she must contact the City within the warranty period. The tree will then be inspected by the City Arborist and, if necessary, a replacement tree will be arranged. The warranty will be voided if the tree was not cared for in accordance with the City Tree Guide.

**Section 5**

This Policy is intended to comprehensively cover Street Trees. Any questions regarding the Policy should be directed to the City Arborist. Interpretations or exceptions to the Policy should be submitted to the Public Works Director / City Engineer.

**RECOMMENDED BY:**

*[Signature]* 2/7/2016 PPW REC Approval 2/18/2016  
Department Head/Council Committee (if applicable) Date

**APPROVED BY:**

\_\_\_\_\_  
City Administrator  
*[Signature]* \_\_\_\_\_  
City Council (if applicable) Date 3/7/2016

# City Council Memorandum Department of Public Services



**To:** Mike Geisel, City Administrator  
**From:** Aimee Nassif, Planning & Development Services Director  
**Date:** September 26, 2016  
**CC Date:** October 5, 2016  
**RE:** Artifact loan to Barat Academy

At the last meeting of the Planning and Public Works Committee, a request was made by Professor Ruscillo of the Barat Academy in Chesterfield for the use of City owned artifacts which were previously on loan to St Louis Community College.

The artifacts, mainly consisting of tools and bones, were being used as a teaching tool by the Community College and Professor Ruscillo. Recently, the loan agreement expired and also Professor Ruscillo left the College and is now with Barat Academy where she continues her course work with students on archeology and ancient artifacts. Professor Ruscillo, on behalf of Barat Academy, has requested a new loan agreement so that the students at Barat Academy may learn from these artifacts and use them in their classwork. The artifacts are kept under lock and key in the classroom by Professor Ruscillo. Since she has been responsible for these artifacts for the last 5 years, she is requesting that they remain in her possession with a new 5 year loan agreement and she be named curator of these items while they are in her possession.

After discussion, the PPW Committee recommended that a new 5-year loan agreement be entered into with Professor Ruscillo by a vote of 3-0. Attached please find a copy of the PPW report and proposed loan agreement.

**III.C.**

**Memorandum  
Department of Planning & Public Works**



**To:** Planning and Public Works Committee  
**From:** Aimee E. Nassif, Planning and Development Services Director  
**Date:** September 19, 2016  
**RE:** City Owned Artifacts Loan to Barat Academy

**Summary**

In April of 2011, the City of Chesterfield loaned several artifacts to the St. Louis Community College – Wildwood (Community College) to assist with their curriculum. These artifacts selected were selected by an Archeology Sub-Committee of the Chesterfield Historic Commission and a five (5) year loan agreement was drafted and approved by the City Council.

This past spring, we contacted the school to either have these items returned or to renew the loan agreement with the school. We were advised that the professor in charge of these items, Deborah Rusillo, was now Head of Science with Barat Academy in Chesterfield. We contacted Professor Rusillo and who was still using the City's artifacts in her teachings with her new students and said they were a great asset to her and her students.

Professor Rusillo, now on behalf of Barat Academy, has requested a new loan agreement so that she can continue to use these artifacts in her teachings. Attached is a copy of her request letter, a list of the artifacts to be loaned with the original loan agreement and a copy of a new loan agreement.

Should this Committee recommend approval of this new loan agreement, the matter will be forwarded to the next City Council meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Aimee Nassif', written in a cursive style.

Aimee E. Nassif, AICP  
Planning and Development Services Director



30 August 2016

Michael O. Geisel  
City Administrator  
City of Chesterfield, MO

RECEIVED  
City of Chesterfield

Aug 31 2016

Department of Public Services

cc. Aimee Nassif, Planning & Development Services Director

**RE: Extension of city-owned artifact loan previously loaned to STLCC, Wildwood**

Dear Mr. Geisel,

In April 2011, Mr. Ray Creely and I met with the Chesterfield Historical Commission to request a loan of Native American Artifacts stored in Chesterfield City Hall. These artifacts were to be used for educational purposes at the Wildwood campus of St. Louis Community College. Approval of the five-year loan was granted on 18 July 2011, and signed by the (then) Department Chair Dr. John Glenn in August. The five-year term is now up, and I write to the City once again to request that the loan be extended. I no longer work for St. Louis Community College, but for Barat Academy, a Catholic high school in Chesterfield. My work continues to educate students and bring intrigue and knowledge to the classroom by examining authentic artifacts. These tools are of particular interest to Barat students given that Blake Mound rests on the Barat campus.

Attached you will find an electronic copy of the artifacts with pictures, and the original signed agreement containing a table of artifact descriptions. I would also like to request that I be named officially as the curator of these artifacts. They have been kept safe in my possession these past five years. I would not leave them at the college for fear that many students and faculty had access to the storage facilities there. I will again be storing them on my personal property for the same reasons. I am happy to bring them in if the CHC would like to ensure that all pieces are present and in good preservation.

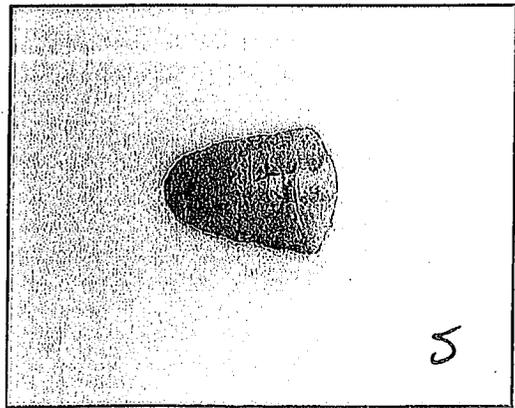
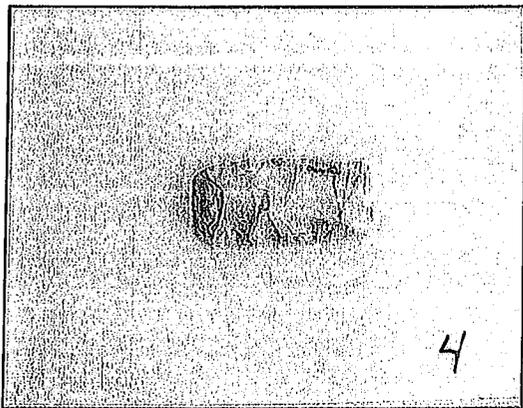
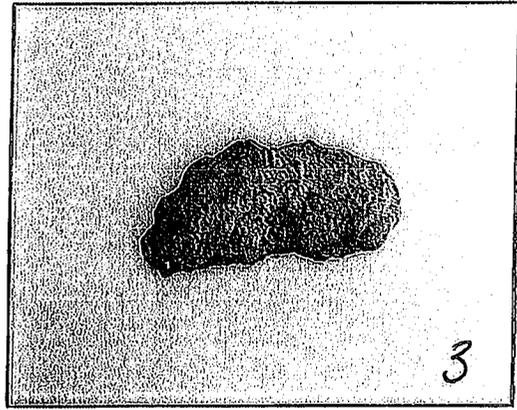
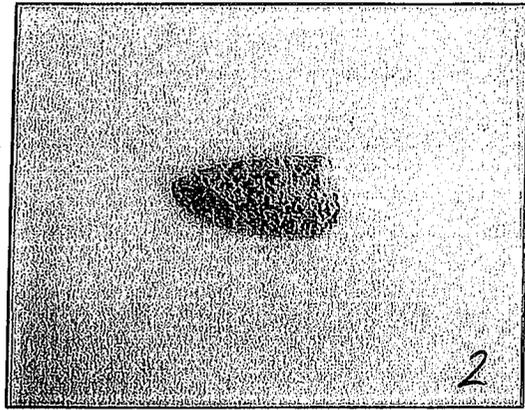
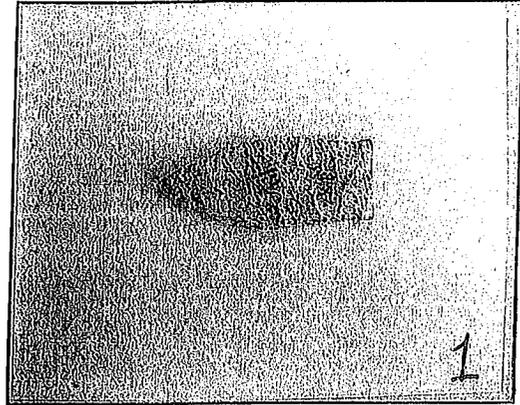
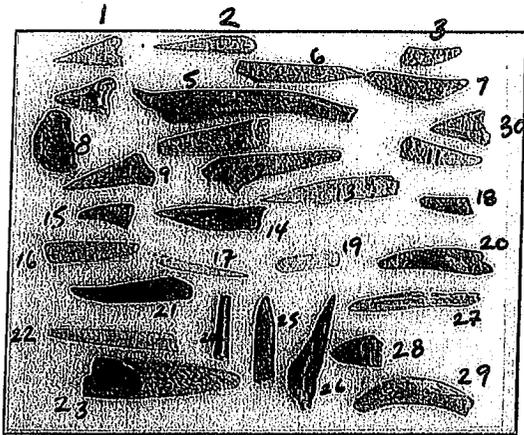
I am Head of the Science Department at Barat Academy, so I would take full responsibility for the loan on behalf of Barat. I am at your disposal should you have any questions about my use of these artifacts or their current state. Thank you for your consideration,

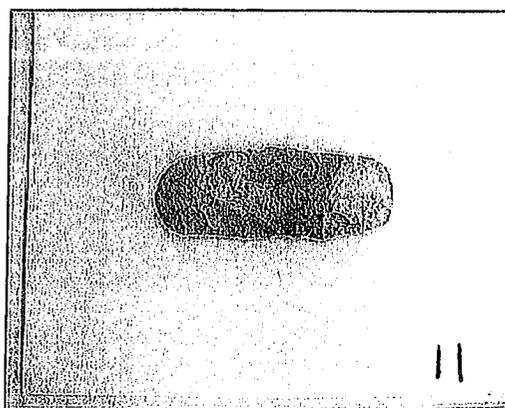
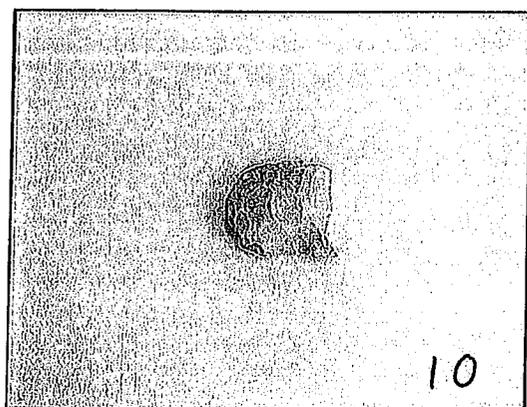
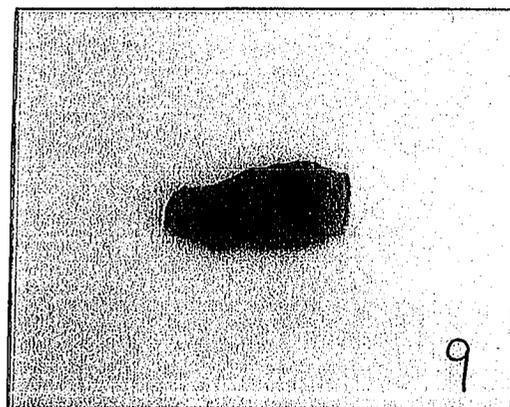
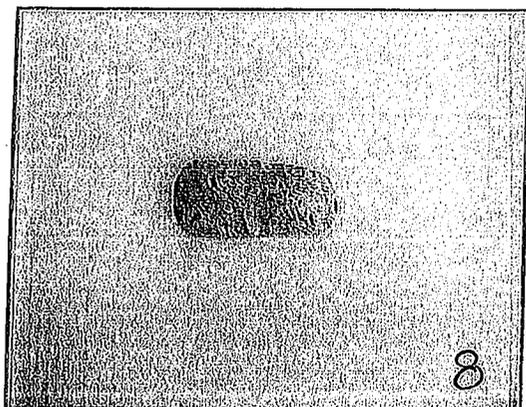
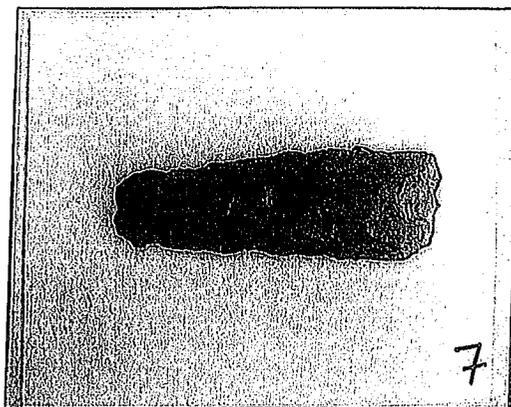
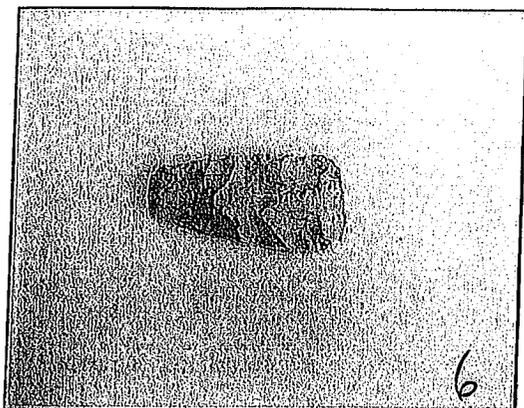
Sincerely,

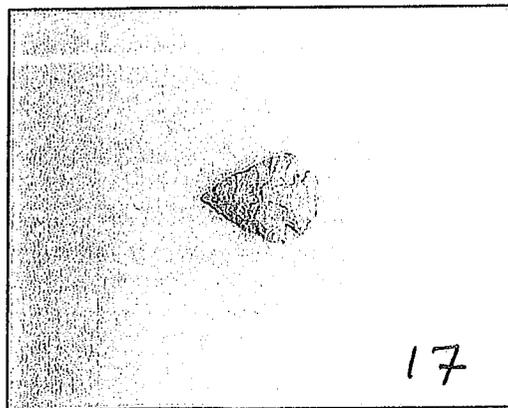
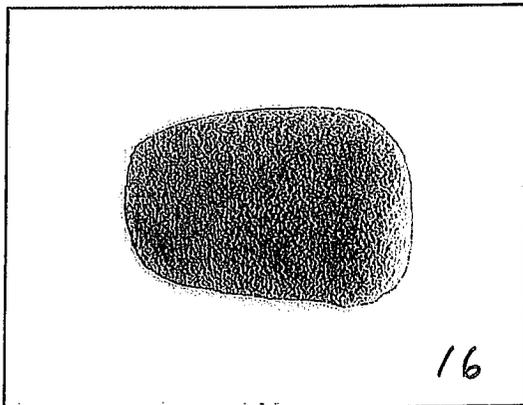
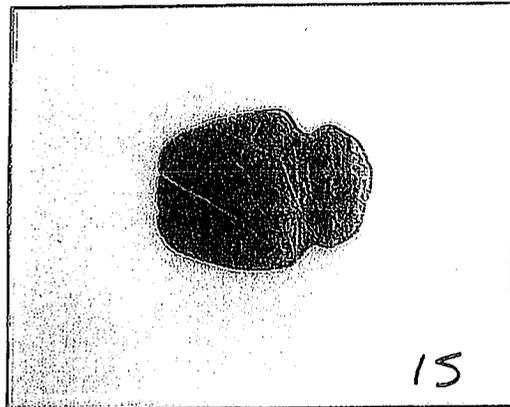
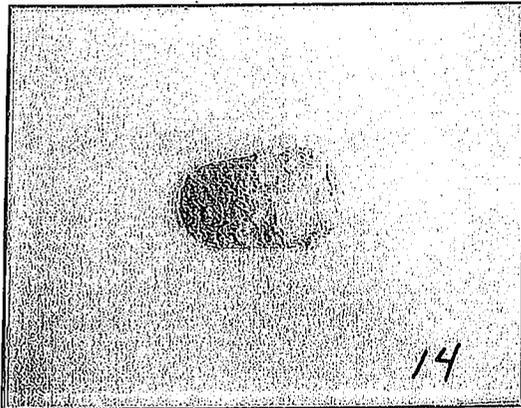
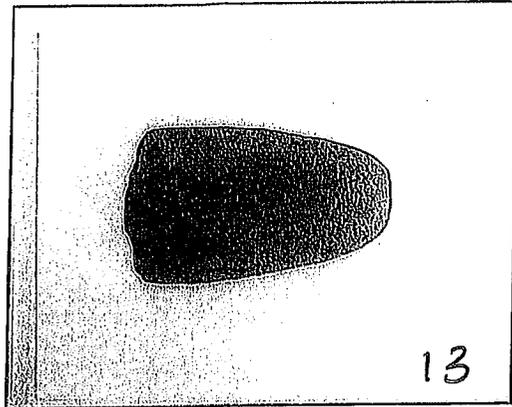
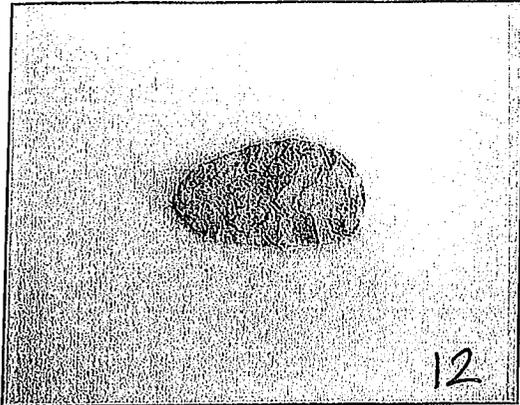
Deborah Ruscillo Cosmopoulos, PhD  
Head of Science, Barat Academy

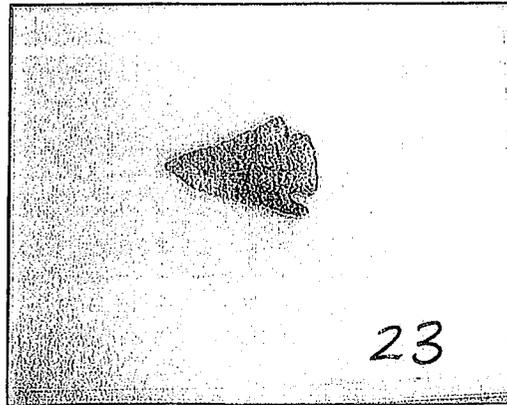
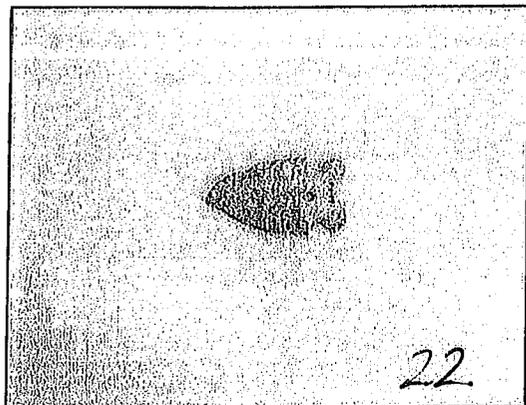
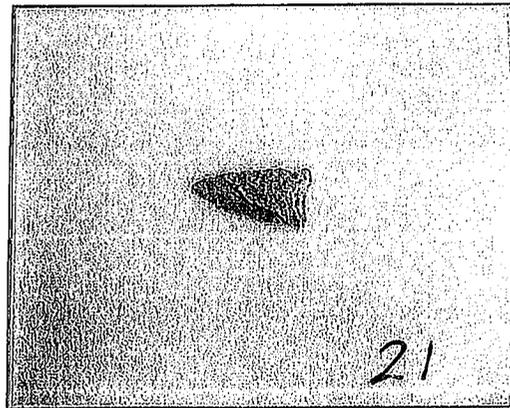
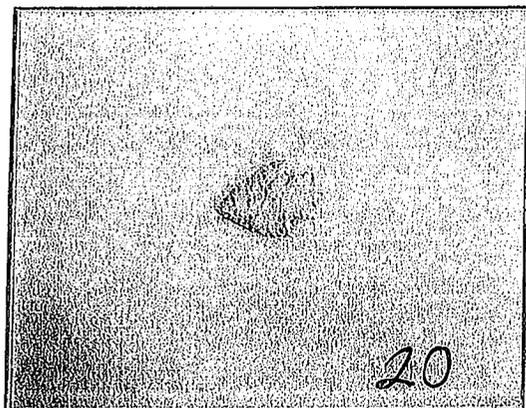
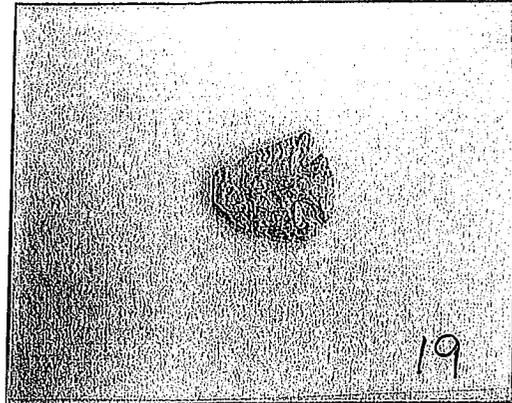
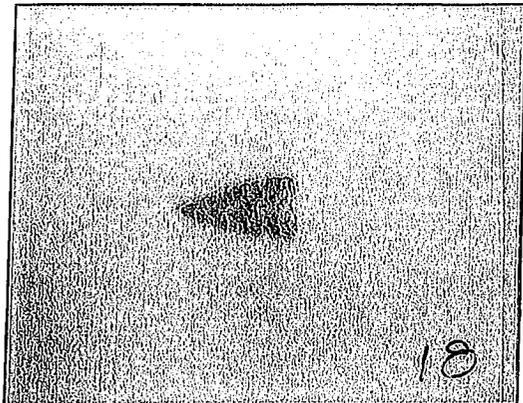
Bone & clay tools: 1-30

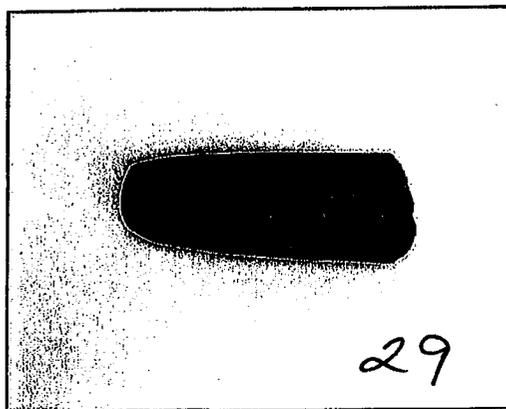
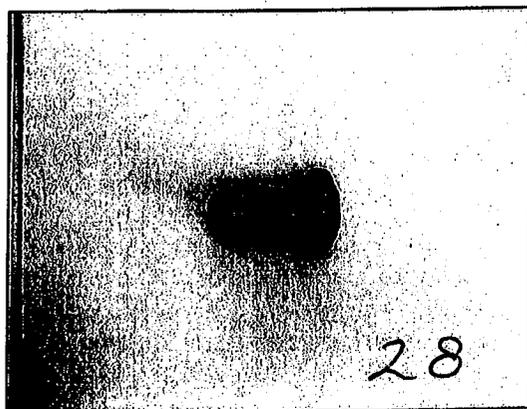
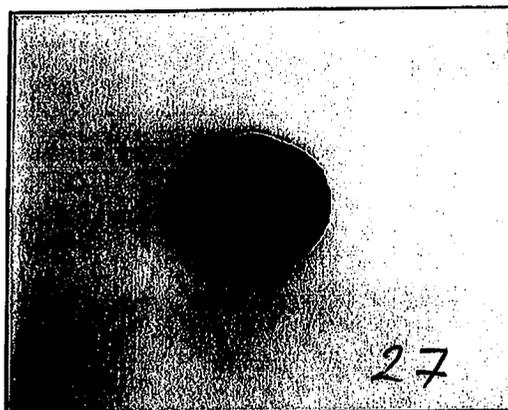
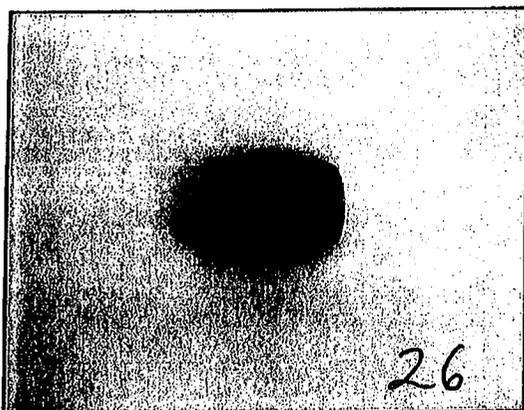
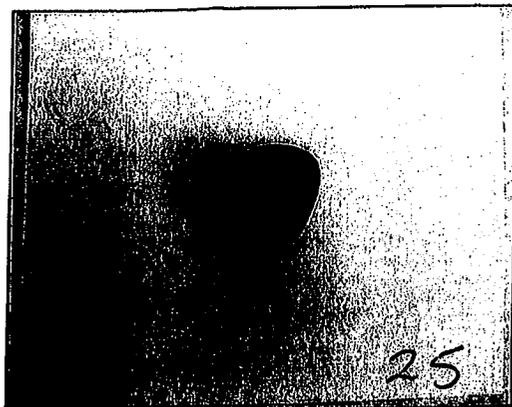
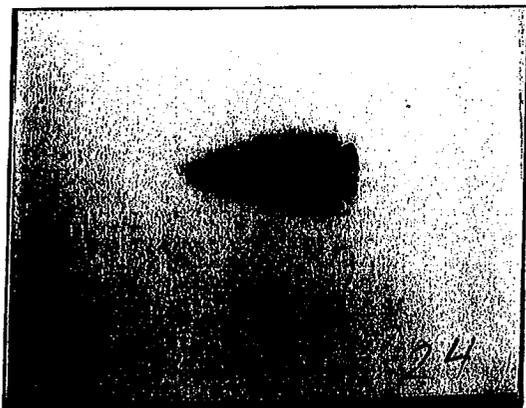
Stone tools: 1-32

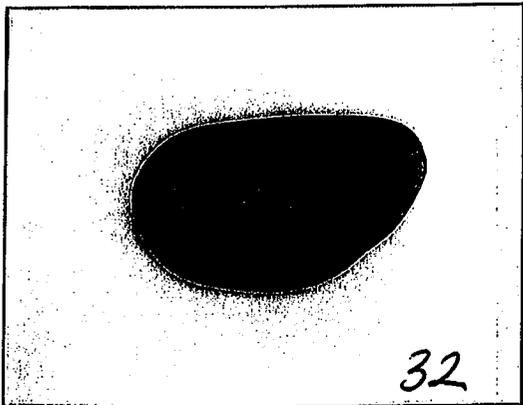
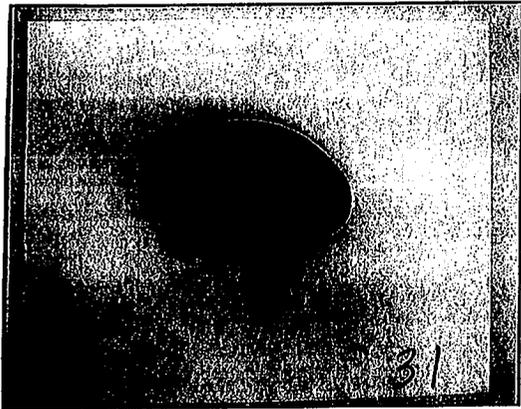
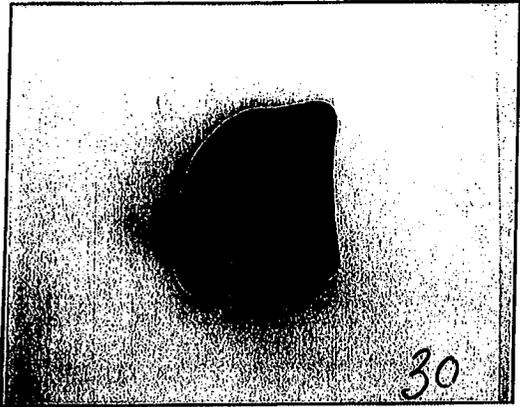














690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

### **Artifacts Loan Agreement**

The City of Chesterfield hereby agrees to loan the below listed items for a period of five (5) years to the St. Louis Community College – Wildwood. The artifacts are to be used as a teaching resource and lab materials. This loan agreement may be extended with agreement by both parties.

Name	Number of Artifacts	Markings
Bones in Zip Lock Bag	30	
Adze	13	Location of origin found on some pieces
Axe	3	
Points	8	Location of origin and dates found on some pieces
Smooth Stone (oxidized iron ore)	1	
Small Piece of Pottery	1	
Stone Tools	6	

Attached: Photographs of each item.

  
Michael G. Herring  
City Administrator  
City of Chesterfield, Missouri

 (15 AUG 11)  
John Glen  
Chair of Humanities & Social Sciences  
St. Louis Community College – Wildwood




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**Artifacts Loan Agreement**

The City of Chesterfield hereby agrees to loan the below listed items for a period of five (5) years to Barat Academy. The artifacts are to be used as a teaching resource and lab materials. This loan agreement may be extended with agreement by both parties. (photos attached)

Name	Number of Artifacts	Markings
Bones in Zip Lock Bag	30	
Adze	13	Location of origin found on some pieces
Axe	3	
Points	8	Location of origin and dates found on some pieces
Smooth Stone (oxidized iron ore)	1	
Small Piece of Pottery	1	
Stone Tools	6	

DATE of Agreement: \_\_\_\_\_

\_\_\_\_\_  
 Mike Geisel  
 City Administrator  
 City of Chesterfield, Missouri

\_\_\_\_\_  
 Professor Deborah Ruscillo  
 Head of Science  
 Barat Academy

**III.B**

**DATE:** August 24, 2016  
**TO:** Michael O. Geisel, P.E.  
City Administrator  
**FROM:** James A. Eckrich, P.E. *[Signature]*  
Public Works Director / City Engineer  
**RE:** Street Acceptance – Brasher Street and Blue  
Valley Avenue



The construction of Brasher Street and Blue Valley Drive is complete, and both streets have been inspected by City Staff as described in the attached memorandum from Civil Engineer Chris Krueger. Accordingly, attached are two ordinances:

- The first ordinance accepts Brasher Street and Blue Valley Drive as public streets.
- The second ordinance approves six stop signs in the Blue Valley development, each of which meets warrants as detailed within the Manual of Uniform Traffic Control Devices (MUTCD).

*See Bill# 3112*

**Action Recommended**

This matter should be forwarded to the Planning and Public Works Committee for its consideration of the two ordinances described above. If recommended for approval by the Planning and Public Works Committee, the matter should then be forwarded to the full City Council for consideration of the attached ordinances.

*Forward to PW  
MOZ  
9/1/2016*

# MEMORANDUM



**DATE:** August 26, 2016  
**TO:** Jim Eckrich, Public Works Director/City Engineer  
**FROM:** Chris Krueger, Civil Engineer *CK*  
**RE:** Chesterfield Blue Valley Streets

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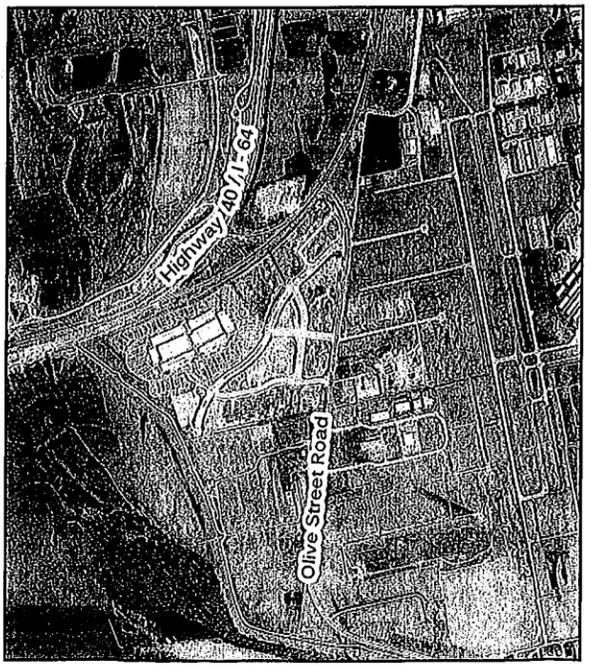
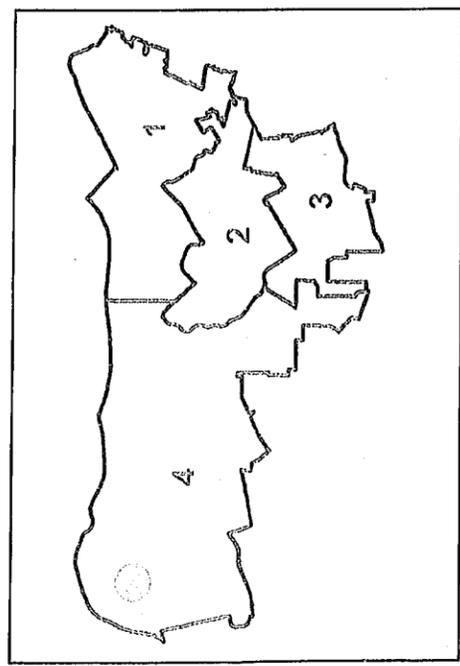
As you are aware, Chesterfield Blue Valley, LLC constructed Blue Valley Avenue and Brasher Street within the Chesterfield Blue Valley Development. These streets were constructed to City Street Standards, as verified by an inspection on August 18, 2016. Therefore, an ordinance and a graphic aerial of the streets have been assembled and are attached for the City to formally accept these as public streets.

Also attached is a proposed ordinance to add six stop signs located in the Chesterfield Blue Valley Subdivision to Schedule VI, Intersection Stops within City Code. These stop signs have been inspected and are warranted to control the intersections according to the Manual on Uniform Traffic Control Devices (MUTCD).

cc: Project File



Public Street Acceptance -  
Chesterfield Blue Valley



# City Council Memorandum

## Department of Public Services



**To:** Michael O. Geisel, City Administrator  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** September 27, 2016  
**CC Date:** October 5, 2016  
**Re:** **Spirit Valley Business Park, Lot 4 (Lot Split):** A Lot Split for Lot 4 of Spirit Valley Business Park, zoned "PI" Planned Industrial District and located on the west side of Spirit Valley Central Drive north of Spirit Valley West Drive (17W140021).

Stock & Associates Consulting Engineers, Inc., on behalf of Spirit Valley Development, LLC, has submitted for review and approval a Lot Split Plat for a 4.515 acre tract of land zoned "PI" Planned Industrial District located at 641 Spirit Valley Central Dr. (17W140021).

The purpose of said Lot Split is to create two lots; the first with 152,124 square feet and the second with 44,570 square feet of land. Additionally, the plat creates a cross access easement to provide shared entrances to the two lots.

For your information, Lot Split Plats are only reviewed by City Council.

*See Bill#3115*

Attached to the legislation, please find a copy of the Lot Split Plat.



# City Council Memorandum

## Department of Public Services



**To:** Michael O. Geisel, City Administrator  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** September 27, 2016  
**CC Date:** October 5, 2016  
**Re:** **P.Z. 06-2016 Chesterfield Ridge Center (875 Chesterfield Parkway W)**: A request for an ordinance amendment to an existing "C-8" Planned Commercial District for 31.83 acres located west of Chesterfield Parkway W and north of Olive Blvd. (18S521098).

Stock and Associates Consulting Engineers Inc., on behalf of Sachs Properties, Inc., has submitted a request for an amendment to an existing "C-8" Planned Commercial District. The existing planned district ordinance covers commercial land within the northwest quadrant of Chesterfield Parkway. The submitted amendment proposes modification to Parcel VII, Building Groups F, G and H which are all part of 875 Chesterfield Parkway W.

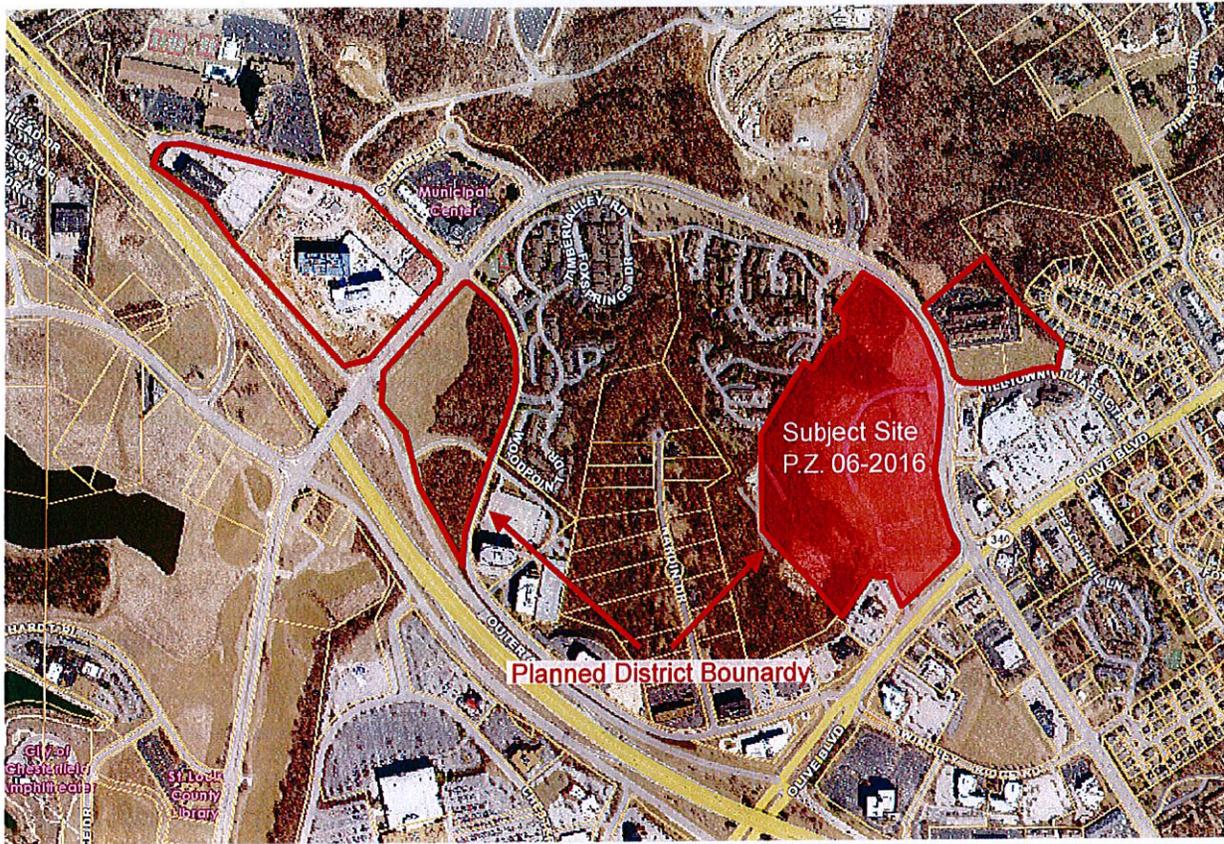
The existing ordinance defines permitted uses and densities by building group. The applicant seeks to allow medical and scientific laboratories within building groups F, G, and H; a use already permitted within other areas of the planned district. In addition, an amendment to the square footage of buildings in this building group was requested. All other conditions of the existing ordinance for this area remain intact and unchanged.

A preliminary plan showing the request for this parcel group as well as the preliminary plan for the entire area (which was not changed) is attached as required per City Code.

A Public Hearing was held on August 8, 2016 where questions centered on existing and future traffic. Information on planned roadway improvements was provided to the Planning Commission on September 26, 2016 and the Planning Commission recommended approval of the ordinance amendment by a vote of 8-0.

Under City Policy #30, the ordinance amendment is forwarded directly to City Council. Attached to the legislation, please find a copy of the Preliminary Plan.

See Bill# 3114



## **FINANCE AND ADMINISTRATION COMMITTEE**

The Finance and Administration Committee of the whole met on Monday, 9/26/2016.

At that meeting, the Committee recommended approval of the draft credit card policy. Staff has transferred that material into policy format and request that City Council approve the Credit Card Policy as recommended by the F&A Committee. A voice vote is required.

The next meeting of the F&A Committee is actually scheduled for 5 pm 10/2016, immediately prior to Wednesday's Council meeting.

The next subsequent meeting of the F&A Committee of the Whole is scheduled for Monday, October 24<sup>nd</sup>, 2016 at 5:30 pm. This is scheduled to be the third session, as the F&A Committee of the Whole, in preparation of the 2017 budget.

**If you have any questions, please contact Director of Finance Craig White or me prior to Wednesday's meeting.**

## MEMORANDUM

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**TO:** Mike Geisel, City Administrator  
**FROM:** James Mello – Management Analyst  
**DATE:** September 27, 2016  
**SUBJECT:** Minutes – 9-26-16

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The Finance and Administration Committee of the Whole met on September 26, 2016. Those in attendance included: Chairperson Bruce DeGroot, Ward IV; Council Committee Member Barry Flachsbart, Ward I; Council Committee Member Guy Tilman, Ward II; Council Committee Member Randy Logan, Ward III; City Administrator Mike Geisel; Finance Director Craig White. Those also in attendance included: Mayor Bob Nation, Councilmember Barbara McGuinness, Ward I; Councilmember Bridget Nations, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Tom DeCampi, Ward IV; Information Technology Director Matt Haug; Public Works Director Jim Eckrich; Parks, Recreation, & Arts Director Tom McCarthy; Planning and Development Services Director Aimee Nassif; Police Chief Ray Johnson; Police Captain Ed Nestor; Police Captain Steve Lewis; City Clerk Vickie Haas; Management Analyst James Mello Jr and 4 members of the public.

Chairperson Bruce DeGroot called the meeting to order at 5:30 p.m.

### **I. Approval of Minutes from July 25, 2016**

Chairperson DeGroot asked if there were any comments or changes to the July 25, 2016 F&A Committee Minutes. Hearing none, Councilmember Flachsbart motioned to approve the Minutes. Chairperson DeGroot seconded the motion. A voice vote was taken, with a unanimous result 7-0, and the motion was approved.

### **II A. Credit Card Policy**

Councilmember Tom DeCampi arrived at this time.

Craig White, Finance Director, provided a summary of current credit card practices, the card holders with the City, and the need to formalize the current process into policy.

Councilmember Flachsbart made a motion to recommend the adoption of the policy to Council. The motion was seconded by Chairperson DeGroot. During discussion, Councilmember McGuinness asked what sorts of purchases were made with credit cards and it was explained that, in general, Directors use the cards for online purchases such as travel and membership renewals and by Superintendents for supplies. Additional discussion ensued regarding the notification of the City in the event of a lost or stolen card. Councilmember McGuinness made a motion to amend the policy with the addition that the City be notified in the event of a lost or stolen card. The motion was seconded by

Councilmember Logan. A voice vote was taken, with a unanimous result 8-0, and the motion was approved. There being no additional discussion, a voice vote was taken to approve the policy as amended, with a unanimous result 8-0, and the motion was approved.

Councilmember McGuinness requested that a monthly report of all credit card activity be provided to her.

## **II B. Review of “Transparency Portal” (Financial Document Center)**

Mr. White, per Committee Chair DeGroot’s request, reviewed the contents of the Financial Document Center Page.

Councilmember McGuinness clarified that the \$5,000 threshold on the Excess Checks Registers had been established by the Committee, and could be altered at Council discretion.

Councilmember Hurt inquired who was authorized to issue City Checks, and it was clarified by Mr. Geisel and Mr. White that electronic signatures are placed on each check. Checks over \$5,000 require a written signature. The key controls come from the expense approval process which requires tiered approvals from Department heads, the Accounts Payable Clerk, and Finance Director before the system will generate a check. Each reviewer ensures that the item was budgeted, adheres to the City’s purchasing Policy, and contains appropriate supporting documentation. The City does not maintain a blank check stock.

There was general consensus that the Financial Document Center information was appropriate and well presented. There were no requests for changes at this time.

Before moving on to the Budget Workshop portion, but still under New Business, Councilmember Tilman requested that staff review the existing terms and status of the Finance & Administration Citizen Advisory Committee members. It was noted that the Committee had not met in many years. Councilmember Tilman made a motion to direct staff to review its purpose and ongoing necessity and present it at the next meeting, including a copy of Ordinance 558 which established the Committee. The motion was seconded by Councilmember Flachsbart. A voice vote was taken, with a unanimous result 8-0, and the motion was approved.

## **II C. Budget Workshop I**

Mr. Geisel reminded everyone that this meeting was only the first of three budget workshops, the next of which was scheduled for October 24<sup>th</sup>, and its purpose was to review the drafted budget and strategy, solicit feedback from the Council, and discuss central issues such as contribution/sponsorship funds/policy, and adopt or amend the strategy/plan so a more refined version could be produced at future meetings.

Mr. Geisel then reviewed conclusions from the “Finance 101” meeting and the resulting budget strategy/plan that staff had developed and presented via memo to the Council dated September 14, 2016. In general, the budget as proposed is \$39,973 net positive, includes traditional levels of funding in identified sponsorship/contribution accounts, temporarily includes a 2.5% merit increase pool until such time as the F&A Committee provides the desired value, and identified \$1.16 million dollars of capital projects/programs that would be taken out of the \$2.4 million General Fund – Fund Reserves in excess of the 40% reserve policy. The five capital projects/programs identified are the snow removal reimbursement program, emerald ash borer project (year two), facility security improvements, comprehensive plan and traffic model update, and a document management system. Mr. Geisel clarified that these items are NOT being considered or approved as a part of the FY2017 budget, but were identified as priorities and would be brought individually before Council for consideration and approval during 2017.

Councilmember Hurt asked when the last time the traffic model had been updated, and Mr. Geisel estimated that it was last updated 7 years ago.

Councilmember McGuinness clarified what a document management system is and its uses. Councilmember Hurt confirmed that it would be reviewed and recommended by the Management Information Systems Citizen Advisory Committee (MISCAC) before being presented to Council.

Councilmember DeCampi inquired if the emerald ash borer program was state mandated and it was clarified that it was not. To remediate the issue, it was determined that a 7 year process would be needed and the project is currently on schedule, however, at the Council’s discretion, the program could be terminated. Councilmember Logan discussed his experience with an Ash tree that appeared perfectly healthy yet a large limb unexpectedly broke off exposing a severely damaged tree. He inquired if staff was comfortable with the EAB project timetable. Mr. Geisel elaborated on the unique characteristics of the EAB, which result in a rapid and brittle decay, but expressed that staff was comfortable with the progress of the planned seven year program.

Mayor Nation expressed his opinion that the reserve policy may need to increase from the current 40%.

There was a general consensus of the Council that there were no major concerns with any of the General Fund – Fund Reserve capital projects/programs at this time.

Councilmember DeGroot posited that funds allotted to sponsorships and community contributions were niceties, but non-essential and should be considered for removal. Councilmember Flachsbart responded that supporting and sustaining the arts, which programs such as Stages and the Civic Orchestra do, is a quality of life issue that the City cannot replicate on its own and is critical for attracting and retaining good corporate citizens as well as providing a benefit to residents. Councilmember Tilman stated he could not make a decision one way or the other without more information about what

exactly these organizations do with the funding the City provides and how it directly benefits Chesterfield residents and businesses. Councilmember McGuinness stated that Missouri Constitution requires tax payer dollars to be spent for a public purpose, which the City cannot ensure is being done when providing funds to an outside organization. A general discussion ensued.

Councilmember McGuinness made a motion to eliminate the “F&A directed contributions” line item from the budget (\$6,000 from Account 036-5214). Councilmember DeCampi seconded the motion. A voice vote was taken and was approved by a vote of 7-1, with Councilmember Flachsbart voting against the motion.

Mr. Geisel moved on to explain significant changes from FY2016 in the FY2017 budget, which included additional expenditures on Police Vehicles, increase in City Hall debt service, codification expenses, tuition reimbursement funds, semi-annual Citizen Appreciation Dinner, and personnel expenditure increases. Mr. Geisel noted that the FY2017 revenues were budgeted to increase by approximately \$350,000 over FY2016 and reiterated that the proposed budget is \$39,973 net positive.

Councilmember McGuinness clarified the life, use and process to replace police vehicles as well as the overall City vehicle fleet strength.

Councilmember Hurt clarified that the overall headcount for FY2017 was decreasing by one person. He then stated that he would like another Elementary School Resource Officer to be considered in the future.

Mr. Geisel continued with a General Fund division summary, reviewed revenues and expenditures, and presented itemized capital purchases in the fund. Mr. Geisel stated that the General Fund – Fund Reserve was budgeted to end FY2017 at \$2,343,107 above the 40% reserve policy.

Mr. Geisel reviewed the Parks Sales Tax Fund, including a summary of revenues and expenditures, as well as presenting itemized capital purchases in the fund. He highlighted the expansion of commercial use of the amphitheater proposed for 2017, including ticketed events and music festivals with projected revenues of \$180,000 which are included in the current draft budget proposal.

Parks, Recreation, and Arts Director, Tom McCarthy, explained the need for an In House Sound System for the Amphitheatre. Mr. McCarthy reviewed the financial advantage to owning versus renting the system and the payback period to the City. Mr. McCarthy also sited other municipalities with similar facilities that had benefited from an In House System.

Mr. Geisel next reviewed the budgeted expenditures in the Capital Improvement Sales Tax Fund.

Concluding his planned presentation, Mr. Geisel asked for any general questions or discussion about the FY2017 Budget.

Councilmember Logan asked for clarification about what the “Park Amenities” line item covered as well as the expenditures for the Safety Town program.

Councilmember Logan suggested that the City make inquiries as to the long term impact to revenues that a transition to electric or alternative fuel vehicles might have.

Councilmember Tilman asked which budget line items were for “art programs” and Mr. McCarthy identified them.

Councilmember McGuinness asked that, due to time constraints, if it would be possible to meet again prior to the next Council Meeting on October 5<sup>th</sup>. There was a general consensus to schedule another Finance & Administration Committee of the Whole Meeting at 5 PM, October 5, 2016.

Mr. Geisel asked the Council if they were prepared to adopt, amend, or reject the strategy plan as it stood to give staff additional guidance on how to proceed. Following a brief discussion, it was determined that more time and information was needed prior to any such action.

## **11. Adjournment**

The meeting was adjourned at 7:00 pm.

**CITY OF CHESTERFIELD  
POLICY STATEMENT**

<b>FINANCE AND ADMINISTRATION</b>	<b>NO.</b>	<b>49</b>
<b>SUBJECT</b> <b>Credit Card Policy</b>	<b>INDEX</b>	<b>F&amp;A</b>
<b>DATE</b>	<b>DATE</b>	
<b>ISSUED</b> <b>10/5/16</b>	<b>REVISED</b>	

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**POLICY**

**CITY CREDIT CARD CARDHOLDER AGREEMENT**

**Introduction**

The City credit card is a purchase card system benefiting the City and the cardholder through prompt payment to suppliers and delegates responsibility for low value purchase authority to those making the commitment.

**Policy**

Credit cards are issued at the discretion of the City to current employees who are granted a formal delegation of City purchasing authority and elected officials who are granted a formal delegation of City purchasing authority. Delegation of City purchasing authority governs the use of the credit card as a tool for purchasing materials and services for less than \$5,000. The cardholder agrees to comply with all applicable City policies and procedures and this Cardholder agreement. When signed and accepted, this form acts to assign the formal delegation of purchase authority to a current City employee or City officer to execute credit card purchases.

**Compliance with Policy, Violations and Consequences**

Employee violations to this agreement or to any policy regarding the purchase of goods or services will be investigated and may result in either one or more of the following actions: written warning, revocation of credit card privileges, cancellation of delegation of purchasing authority, disciplinary action, and termination and/or criminal prosecution. Human error and extraordinary circumstances may be taken into consideration when investigating any violation to this agreement.

The City Administrator and the Finance Department have the authority to investigate and to determine whether a violation of procurement policy has occurred, and to recommend actions that may be taken because of such determinations. The City will consider the facts and circumstances of each incident, and will take action as deemed appropriate, and as permitted by applicable law and/or City policy.

Credit Card violations include but are not limited to:

- Purchase of items for personal use
- Purchase of items in violation of the City travel policy
- Use of the credit card for cash advances
- Exceeding authorized credit line limit
- Use of the credit card for purchase of more than \$5,000 by splitting purchases into more than one transaction
- Failure to return the credit card when an employee is re-assigned, terminated or upon request
- Failure to return the credit card when City member resigns, is no longer in office or upon request
- Failure to turn in packing slips, receipts or other back up documentation to the City bookkeeper within 30 days of the purchase for the purpose of establishing accountable reconciliation procedures

### **Ownership and Cancellation of the Credit Card**

The credit card remains property of the Bank. The Cardholder is accountable for the activity on the card. The bank or City may suspend or cancel Cardholder privileges at any time for any reason. The Cardholder will surrender the credit card upon request to City or any authorized agent of the Bank.

### **Spending Limits**

Each credit card has a pre-set limit that may not be exceeded under any circumstances.

### **Receipts**

It is the Cardholder's responsibility to obtain transaction receipts from the merchant each time the credit card is used. Individual transaction receipts are to be attached to periodic statements and submitted to the Finance Department. The Finance Department will be responsible for review and approval of periodic statements. The City must keep statement data and proof of reconciliation, including receipts and packing slips, on file for a period consistent with the record retention requirements of the law.

### **Disputed Items**

It is the Cardholder's responsibility to follow-up on any erroneous charges, returns or adjustments to ensure proper credit is given on subsequent statements.

### **Protecting the Credit Card**

The credit card is valuable property which requires proper treatment by the Cardholder to protect it from misuse by unauthorized parties.

### **Validation and Safekeeping**

Sign the credit card immediately upon receipt. The credit card should always be treated with the same care as personal credit cards, bankcards, cash and checks. Keep your card(s) in an accessible, but secure location. When using the credit card for internet purchases, cardholders should ensure that the site utilizes industry recognized encryption transmission tools.

When the expiration date is passed and/or after you have received a new credit card, cut the old credit card in half and dispose of it. Make sure the credit card is returned to you after each charge and verify that the returned credit card has your name on it.

### **Lost or Stolen Credit Cards**

If the credit card is lost or stolen, notify the Finance Director and call the Bank's 24-hour toll-free number immediately.

### **GENERAL**

Employees must receive approval from the City to have permission to use City's credit cards.

The credit card may be used by City employees who have authority to buy goods and services on behalf of City.

Each credit card bears the Cardholder's name but is actually issued to City, which is responsible for making prompt payment to the Bank. However, Cardholders are responsible for ensuring proper use of the card.

The Finance Department helps ensure the proper use of credit cards by overseeing City implementation and use of the card.

### **CARDHOLDERS**

Cardholders must use the card responsibly and in accordance with this policy.

#### **Cardholder responsibilities include:**

- Purchasing items for City business use only
- Purchasing only goods and services that are in accordance with City policies
- Keeping all individual purchases to less than \$5,000
- Returning the Credit Card to the Finance Department and privilege of its use upon leaving City the position which entitled use of the card or upon ending employment with City, or upon request of the Finance Department.
- Forwarding purchasing documents, such as sales receipts, to the Finance Department.

**Finance Department**

The Finance Department is responsible for:

- Ensuring that these procedures are in place for all cards before employees or elected officials are given card privileges.
- Timely reconciliation
- Appropriate record keeping
- Handling these administrative duties:
  - Knowing the credit card limitations and restrictions
  - Developing and implementing internal procedures that govern City use of the credit cards
  - Sharing new program information with cardholders
  - Answering cardholder questions about use of cards
  - Monitoring card usage to ensure that City policies, and internal policies and procedures are being followed
  - Assigning credit card privileges to employees and elected officials
  - Requesting new cards from the Bank
  - Terminating accounts and inactive cards and individual authority to use cards

**RECOMMENDED BY:**

\_\_\_\_\_  
**Department Head/Council Committee (if applicable)** **Date**

**APPROVED BY:**

\_\_\_\_\_  
**City Administrator** **Date**

\_\_\_\_\_  
**City Council (if applicable)** **Date**

## **PARKS RECREATION AND ARTS COMMITTEE**

The Parks, Recreation and Arts Committee met on Tuesday September 6<sup>th</sup>, 2016, at which time they recommended revisions to certain user fees and charges within the Parks system.

Enclosed with your packet is a summary of the recommended changes. A voice vote of Council is required for the Parks Department to incorporate these changes into their fee structure.

# Parks Fees Charges

Item	Current	New Fee
<b>Pool Fees Resident</b>		
	Fee	
Children 2- 17	\$3	<b>\$5</b>
Adults 18-61	\$4	<b>\$6</b>
Seniors 62 +	\$3	<b>\$5</b>
<b>Pool Fees Non Resident</b>		
Children 2-17	\$6	<b>\$8</b>
Adults 18-61	\$7	<b>\$8</b>
Seniors 62 +	\$6	<b>\$8</b>
<b>Pool Passes</b>		
<b>Resident</b>		
Individual Child 2-17	\$65	<b>\$80</b>
Individual Adult 18-61	\$75	<b>\$90</b>
Individual Seniors 62 +	\$65	<b>\$80</b>
Family of Four	\$170	<b>\$200</b>
Additional Family Member	\$10	<b>No Change</b>
<b>Non-Resident</b>		
Individual Child 2-17	\$130	<b>No Change</b>
Individual Adult 18-61	\$150	<b>No Change</b>
Individual Seniors 62 +	\$130	<b>No Change</b>
Family of Four	\$340	<b>No Change</b>
Additional Family Member	\$20	<b>No Change</b>
<b>Pool Rentals</b>		
Resident	\$200 ph	<b>\$300ph</b>
Non-resident	\$290 Ph	<b>\$390ph</b>
<b>Hours of Operation</b>		
	Current	New Hours
Monday -Friday	12pm-8:00pm	<b>12pm-7:30pm</b>
Saturday	10am-8:00pm	<b>11am-7:30pm</b>
Sunday	10am-8:00pm	<b>11am-7:30pm</b>
<b>Central Park</b>		
<b>Pavilion Rental</b>		
Monday-Friday	\$32	<b>\$55</b>
Saturday/Sunday	\$80	<b>\$110</b>
Holidays	\$100	<b>\$110</b>
<b>Chesterfield Valley Athletic Complex</b>		
Item	Current	New
	Game Fee	Game Fee
F5/F6	\$14	<b>\$16</b>
	Current Per Hour	New Per Hour
Lights	\$17	<b>\$20</b>
CBSA Lights	\$0	<b>\$10</b>

## **LEGISLATION**

- A. BILL NO. 3112** – AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF BLUE VALLEY AVENUE AND BRASHER STREET AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD. **(FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**
  
- B. BILL NO. 3113** – AN ORDINANCE AMENDING ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE STOP SIGNS IN THE CHESTERFIELD BLUE VALLEY SUBDIVISION.**(FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**
  
- C. BILL NO. 3114** – APPROVES THE INSTALLATION OF NINE FIRE HYDRANTS IN THE ARBORS AT WILMAS FARM SUBDIVISION WITHIN THE CITY OF CHESTERFIELD.**(FIRST READING; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
  
- D. BILL NO. 3115** – AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 4 OF THE SPIRIT VALLEY BUSINESS PARK DEVELOPMENT TO CREATE A 3.492 ACRE TRACT OF LAND AND A 1.023 ACRE TRACT OF LAND, BOTH ZONED “PI” PLANNED INDUSTRIAL DISTRICT AND LOCATED ON THE WEST SIDE OF SPIRIT VALLEY CENTRAL DRIVE NORTH OF SPIRIT VALLEY WEST DRIVE (17W140021) **(FIRST & SECOND READING; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL.)**

BILL NO. 3112

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF BLUE VALLEY AVENUE AND BRASHER STREET AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD.**

**WHEREAS**, the City of Chesterfield has approved the construction of Blue Valley Avenue and Brasher Street; and

**WHEREAS**, the streets were intended to be public streets and were therefore constructed to the design standards of the Department of Public Services of the City of Chesterfield.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AS FOLLOWS:**

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Blue Valley Avenue:                      Approximately 1,195 feet; from  
Outlet Boulevard to Premium Way  
Book 363, Page 107

(2) Brasher Street:                              Approximately 845 feet; from  
Outlet Boulevard to Olive Street Road  
Book 363, Page 107

Section 2. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

FIRST READING HELD \_\_\_\_\_

\_\_\_\_\_  
Vickie Hass, CITY CLERK

BILL NO. 3113

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE STOP SIGNS IN THE CHESTERFIELD BLUE VALLEY SUBDIVISION.**

**WHEREAS**, it is desirable to maintain safe intersection stop control on all roadways in a manner consistent with recognized traffic engineering standards;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AS FOLLOWS:**

Section 1. Ordinance Number 35, Scheduled VI, Intersection Stops as it relates to intersection stop signs, is hereby amended by adding the following provisions thereto:

<u>Intersection</u>	<u>Traffic on Highway, Road, Street or Alley Listed Below Shall Stop</u>
Blue Valley Avenue and Premium Way	Blue Valley Avenue (west bound)
Blue Valley Avenue and Brasher Street	Blue Valley Avenue (west and east bound)
Blue Valley Avenue and Outlet Boulevard	Blue Valley Avenue (east bound)
Brasher Street and Outlet Boulevard	Brasher Street (north bound)
Premium Way and Outlet Boulevard	Premium Way (north bound)
Outlet Boulevard and Convenience Way	Convenience Way (south bound)

Section 2. In all other respects, Ordinance Number 35 is in full force and effect.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD \_\_\_\_\_

BILL NO. 3114

ORDINANCE NO. \_\_\_\_\_

**APPROVES THE INSTALLATION OF NINE FIRE HYDRANTS IN THE ARBORS AT WILMAS FARM SUBDIVISION WITHIN THE CITY OF CHESTERFIELD.**

**WHEREAS**, at a duly called meeting of the Board of Directors of the Monarch Fire Protection District, the placement of certain fire hydrants was approved; and,

**WHEREAS**, it is necessary for the authorization of the placement of said fire hydrants by ordinance.

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

**Section 1.** The placement of the following fire hydrants at such exact locations as specified by the Insurance Services Office of Missouri and as approved by the Board of Directors of the Monarch Fire Protection District is hereby approved by the City of Chesterfield for installation:

a. Nine (9) fire hydrants at the following locations:

1. One on the west side of Wilmas Farm Drive at a point approximately 400 feet south of the centerline of Wild Horse Creek Road.
2. One on the northwest corner of the intersection of Wilmas Farm Drive and Wilmas Hollow Drive.
3. One on the west side of Wilmas Farm Drive at the intersection of lots 42 and 43.
4. One on the west side of Wilmas Farm Drive at a point approximately 120 feet north of the centerline of Wilmas Valley Court.
5. One on the west side of Wilmas Farm Drive at a point approximately 110 feet south of the centerline of Wilmas Valley Court.
6. One on the south side of Wilmas Hollow Drive at a point approximately 60 feet west of the centerline of Deep Forest Drive.
7. One on the south side of Wilmas Hollow Drive at the intersection of lots 14 and 15.
8. One on the east side of Wilmas Valley Court at a point approximately 400 feet from the centerline of Wilmas Farm Drive.
9. One on the east side of Wilmas Valley Court at the intersection of lots 31 and 32.

**Section 2.** The Missouri American Water Company is authorized to install said fire hydrants at the aforesaid locations.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD: \_\_\_\_\_

I, Cary Spiegel, Fire Chief of the Monarch Fire Protection District, Incorporated as a political subdivision under the laws of the STATE OF MISSOURI, DO HERE BY CERTIFY that at a meeting of the Board of Directors of said Fire District, duly called and held on the 25<sup>th</sup> day of August, 2016, at which a quorum was present, the following action was taken:

"Upon motion duly made, seconded and carried, the following resolution was unanimously adopted."

WHEREAS, pursuant to MISSOURI PUBLIC SERVICE COMMISSION ORDER NO. 4, issued on November the 28th, 1969, Missouri-American Water Company has promulgated certain rules relating to the location of fire hydrants by incorporated Fire Districts: and,

WHEREAS, The Insurance Services Office of Missouri has specified the location of 9 public fire hydrant(s) in The Arbors at Wilmas Farm (subdivision) as follows:

1. On the west side of Wilmas Farm Drive at a point approximately 400 feet south of the centerline of Wild Horse Creek Road.
2. On the northwest corner of the intersection of Wilmas Farm Drive and Wilmas Hollow Drive.
3. On the west side of Wilmas Farm Drive at the intersection of lots 42 and 43.
4. On the west side of Wilmas Farm Drive at a point approximately 120 feet north of the centerline of Wilmas Valley Court.
5. On the west side of Wilmas Farm Drive at a point approximately 110 feet south of the centerline of Wilmas Valley Court.
6. On the south side of Wilmas Hollow Drive at a point approximately 60 feet west of the centerline of Deep Forest Drive.
7. On the south side of Wilmas Hollow Drive at the intersection of lots 14 and 15.
8. On the east side of Wilmas Valley Court at a point approximately 400 feet from the centerline of Wilmas Farm Drive.
9. On the east side of Wilmas Valley Court at the intersection of lots 31 and 32.

WHEREAS, The Insurance Services Office of Missouri has specified the minimum fire flow for The Arbors at Wilmas Farm (subdivision) to be 2,250 GPM at 20 PSIG:

WHEREAS, for the purpose of keeping fire insurance rated as low as possible, the MONARCH FIRE PROTECTION DISTRICT has always fixed the location of fire hydrants, and fire flows in accordance with the recommendations of the Insurance Service Office of Missouri:

NOW THEREFORE, BE IT RESOLVED, that the Missouri-American Water Company install said 9 public fire hydrant(s) at the aforesaid location(s),

IN WITNESS THEREOF, I have hereunto set my hand as Fire Chief of the Monarch Fire Protection District, and have caused the corporate seal of said Fire District to be affixed this 25<sup>th</sup> day of August, 2015.

---

FIRE CHIEF

BILL NO. 3115

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 4 OF THE SPIRIT VALLEY BUSINESS PARK DEVELOPMENT TO CREATE A 3.492 ACRE TRACT OF LAND AND A 1.023 ACRE TRACT OF LAND, BOTH ZONED "PI" PLANNED INDUSTRIAL DISTRICT AND LOCATED ON THE WEST SIDE OF SPIRIT VALLEY CENTRAL DRIVE NORTH OF SPIRIT VALLEY WEST DRIVE (17W140021).**

**WHEREAS**, Stock & Associates Consulting Engineers, Inc., on behalf of Spirit Valley Development, LLC, has submitted for review and approval a Lot Split Plat for a parcel totaling 4.515 acres, zoned "PI" Planned Industrial District, and located at 641 Spirit Valley Central Drive; and,

**WHEREAS**, the purpose of said Lot Split Plat is to create a Lot 4A and a Lot 4B and to establish cross access and other easements to serve the lots; and,

**WHEREAS**, the Department of Public Services has reviewed the Lot Split Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Lot Split Plat to the City Council.

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

**Section 1.** The Lot Split Plat for Lot 4 of Spirit Valley Business Park, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

**Section 2.** The Mayor and City Clerk are authorized and directed to evidence the approval of the said Lot Split Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

**Section 3.** The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD:

OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein plotted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as:

"LOT SPLIT PLAT LOT 4 OF SPIRIT VALLEY BUSINESS PARK"

Building lines as shown on this plat are hereby established.

The Cross Access Ingress/Egress Easement shown hatched hereon is hereby reserved by the present and future owners of Adjusted Lot 4A and Adjusted Lot 4B and to their prospective successors and assigns, the nonexclusive right, privilege and easement to use for ingress and egress to and from the public roadway (Spirit Valley Central Drive). Said owners agree not to obstruct the aforesaid easement by means of a fence or other barrier, and further to keep said easement open and usable on their property leading to and from the aforesaid public road so that there will be continuing access to the public road through the aforesaid Lots. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Adjusted Lot 4A and Adjusted Lot 4B, and the easement hereby established shall apply fully to such altered access way, and said easement shall be perpetual and further shall run with the real estate.

Permanent and/or semi permanent monuments, as required, shall be set at all lot corners within twelve (12) months after the recording of this Lot Split Plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

Maintenance of all sidewalks located within this subdivision, including those sidewalks within and adjacent to the roadway improvement, maintenance, utility, and sewer easement shall be the responsibility of the property owner of the property on which the sidewalk is located. The City of Chesterfield is not responsible for maintenance of said sidewalks.

Maintenance of the roadside culvert located within the Cross Access Ingress/Egress Easement shall be the responsibility of the property owner of the property on which the culvert is located. The City of Chesterfield is not responsible for maintenance of said culvert.

This subdivision is hereby subject to the Restrictions and Conditions of Spirit Valley Business Park, as recorded in Deed Book 17946, Page 177.

IN WITNESS THEREOF, I have hereunto set my hand this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Spirit Valley Development, L.L.C., a Missouri limited liability company

By: \_\_\_\_\_ Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF MISSOURI ) COUNTY OF ST. LOUIS ) SS

On this \_\_\_ day of \_\_\_\_\_, 20\_\_, before me appeared \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of SPIRIT VALLEY DEVELOPMENT, L.L.C., a Missouri limited liability company and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of its Board of Directors; and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires \_\_\_\_\_ The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this day of \_\_\_\_\_, 20\_\_.

Print Corporate Name

By: \_\_\_\_\_ Print Name: \_\_\_\_\_ Print Title: \_\_\_\_\_

STATE OF ) COUNTY OF ) SS

On this \_\_\_ day of \_\_\_\_\_, 20\_\_, before me appeared \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_ known to me to be the person who executed the within instrument in behalf of said \_\_\_\_\_ and acknowledged to me that \_\_\_\_\_ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

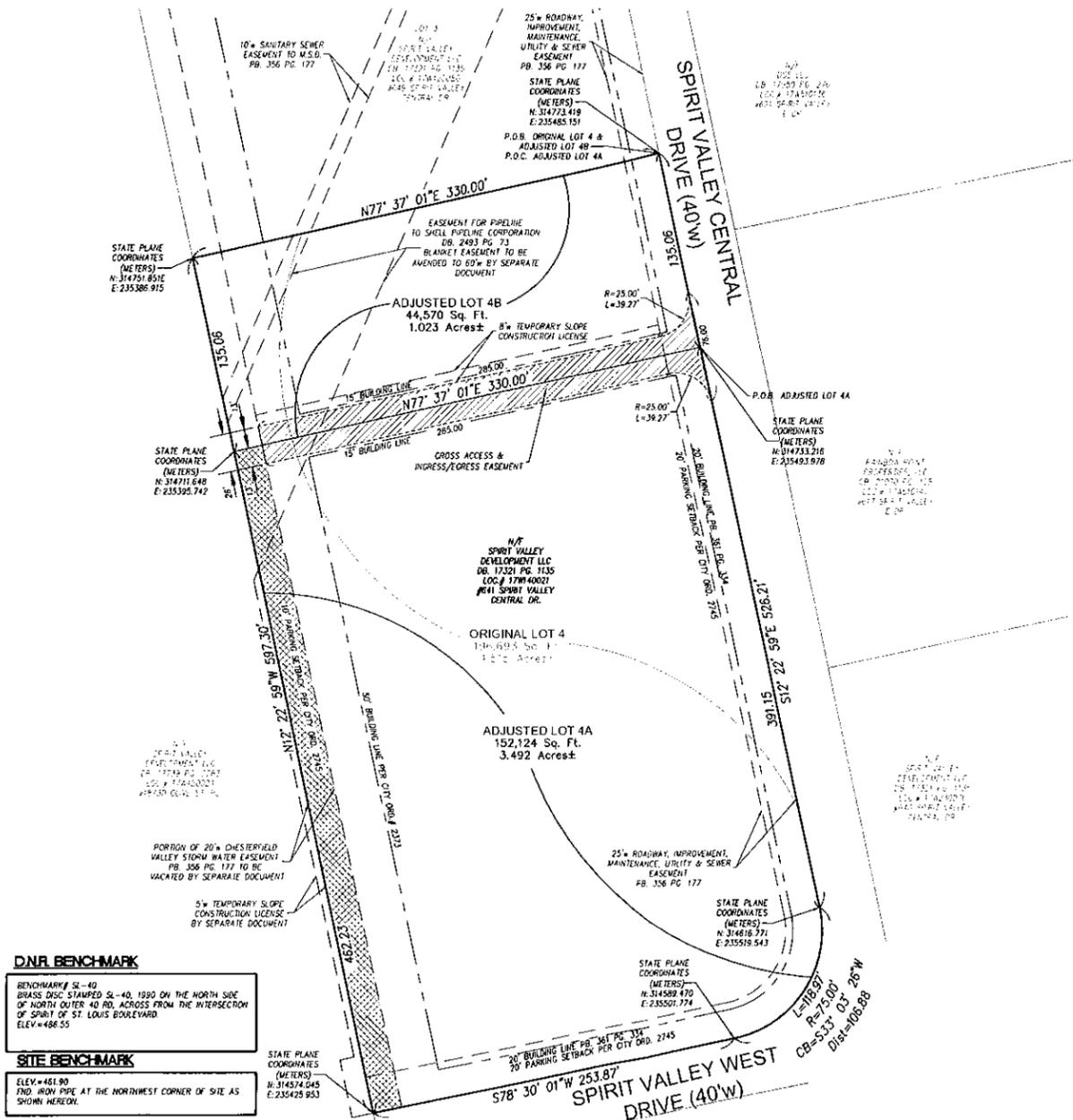
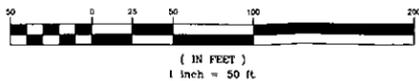
My commission expires: \_\_\_\_\_

GENERAL NOTES:

- 1) Subject property is Zoned P1 Planned Industrial District. The above Zoning was provided by the City of Chesterfield, and to verify the client should obtain a zoning endorsement from their title company.
2) Subject property lies within Flood Zone Shaded X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015.
3) Basis of bearings: Plat Book 356, Page 241

LOT SPLIT PLAT
LOT 4 OF SPIRIT VALLEY BUSINESS PARK
AS RECORDED IN PLAT BOOK 356, PAGE 177
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 4.515 AC±
ZONING "P1" PLANNED INDUSTRIAL, ORD. NO. 2475

GRAPHIC SCALE



ABBREVIATIONS

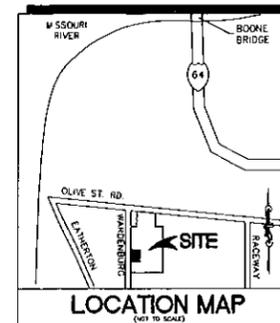
- DB - DEED BOOK
FT - FEET
C - FOUND
N/T - NOW OR FORMERLY
PB - PLAT BOOK
PAE - PAVE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
SQ - SQUARE
(S&W) - RIGHT-OF-WAY WIDTH

LEGEND

- BENCH MARK
FOUND IRON ROD
FOUND IRON PIPE
RIGHT OF WAY MARKER

CITY OF CHESTERFIELD

EXHIBIT 1



ORIGINAL LOT 4

A tract of land being Original Lot 4 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the northeast corner of said Original Lot 4, said point also being located on the western right-of-way line of Spirit Valley Central Drive, 40 feet wide; thence along said right-of-way line, South 12 degrees 22 minutes 59 seconds East, 525.21 feet to the beginning of a curve to the right having a radius of 7500 feet and along said curve with an arc length of 116.97 feet and a chord which bears South 33 degrees 03 minutes 26 seconds West, 106.88 feet to a point of tangency; said point being located on the northern right-of-way line of Spirit Valley West Drive, 40 feet wide; thence along said right-of-way line, South 78 degrees 30 minutes 01 seconds West, 253.87 feet to the southwest corner of said Original Lot 4; thence along the western line of said Original Lot 4, North 12 degrees 22 minutes 59 seconds West, 597.30 feet to the northwest corner thereof; thence along the northern line of said Lot, North 77 degrees 37 minutes 01 seconds East, 330.00 feet to the Point of Beginning, containing 196,893 square feet or 4.515 acres more or less.

ADJUSTED LOT 4A

A tract of land being part of Original Lot 4 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the northeast corner of above said Original Lot 4, said point also being located on the western right-of-way line of Spirit Valley Central Drive, 40 feet wide, thence along said right-of-way line, South 12 degrees 22 minutes 59 seconds East, 135.06 feet to the POINT OF BEGINNING of the herein described tract, thence continuing along said right-of-way line, South 12 degrees 22 minutes 59 seconds East, 391.15 feet to the beginning of a curve to the right having a radius of 7500 feet and along said curve with an arc length of 116.97 feet and a chord which bears South 33 degrees 03 minutes 26 seconds West, 106.88 feet to a point of tangency; said point being located on the northern right-of-way line of Spirit Valley West Drive, 40 feet wide; thence along said right-of-way line, South 78 degrees 30 minutes 01 seconds West, 253.87 feet to the southwest corner of said Original Lot 4; thence along the western line of Original Lot 4, North 12 degrees 22 minutes 59 seconds West, 462.23 feet; thence departing said west line, North 77 degrees 37 minutes 01 seconds East, 330.00 feet to the Point of Beginning, containing 152,124 square feet or 3.492 acres more or less.

ADJUSTED LOT 4B

A tract of land being part of Original Lot 4 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the northeast corner of said Original Lot 4, said point also being located on the western right-of-way line of Spirit Valley Central Drive, 40 feet wide; thence along said right-of-way line, South 12 degrees 22 minutes 59 seconds East, 135.06 feet; thence departing said right-of-way line, South 77 degrees 37 minutes 01 seconds West, 330.00 feet to the west line of said Original Lot 4; thence along said west line North 12 degrees 22 minutes 59 seconds West, 135.06 feet to the northwest corner of said Original Lot 4; thence along the north line of Original Lot 4, North 77 degrees 37 minutes 01 seconds East, 330.00 feet to the Point of Beginning, containing 44,570 square feet or 1.023 acres more or less.

STATEMENT OF STATE PLANE COORDINATE TIE

Table with 2 columns: STATION and COORDINATES. Rows for SL-40 (2000) and SL-41 (2001) with North, East, and Grid Factor values.

NOTE: 1 METER = 3.28083333 FEET. ALL STATE PLANE COORDINATES ARE IN METERS.

Project Grid Factor of 0.99991795 established by averaging the Grid Factor for SL-40 and SL-41.

Station SL-40 to SL-41 Grid Azimuth = South 53 Degrees 58 Minutes 01 Seconds West

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during August, 2007 using a Trimble 4800 GPS receiver, and it is my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from the grid azimuth between SL-40 and SL-41. The grid bearing along the Eastern line on this plat is found to be South 11 degrees 24 minutes 44 seconds East. The grid bearing from SL-40 to the Northeast corner on this plat is South 71 degrees 55 minutes 22 seconds East, 1954.191 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during June, 2016, by order of and for the use of Spirit Valley Development, L.L.C., executed a property Boundary Survey and Lot Split Plat of Lot 4 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County Records, located in U.S. Surveys 133 and 153, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Lot Split Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222-D

By: Daniel EHMANN, Missouri P.L.S. No. 2215

This is to certify that this "Lot Split Plat of Lot 4 of Spirit Valley Business Park" was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on the \_\_\_ day of \_\_\_\_\_, 20\_\_, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor

Vickie Hass, City Clerk

PREPARED BY:

STOCK & ASSOCIATES

Consulting Engineers, Inc.

LOT SPLIT PLAT

LOT 4

641 SPIRIT VALLEY CENTRAL DRIVE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

REVISIONS:

1. 6/16/16 REVISION PER DAY COMMENT LETTER DATED 7/16/16

Table with 2 columns: DRAWN BY and CHECKED BY. Rows for Date, Scale, and other details.

LOT SPLIT PLAT

SHEET 1

PREPARED FOR: Keystone Construction Co., 732 Spirit 40 Park Drive, Chesterfield, MO 63005

257 Chesterfield Business Parkway, St. Louis, MO 63006, PH: (636) 530-9100, FAX: (636) 530-9100, e-mail: general@stockandassociates.com, Web: www.stockandassociates.com

## **LEGISLATION – PLANNING COMMISSION**

- A. BILL NO. 3110** – AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING “PC” PLANNED COMMERCIAL DISTRICTS FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE’S CROSSING(P.Z. 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES[TOPGOLF USA CHESTERFIELD LLC.] – 17T510041, 17T520062, 17T520095, 17T520084) **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- B. BILL NO. 3116** – AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT ‘A’ OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT ‘A’ OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A “C-8” PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

BILL NO. 3110

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING "PC" PLANNED COMMERCIAL DISTRICTS TO A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE'S CROSSING (P.Z. 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES [TOPGOLF USA CHESTERFIELD LLC.]—17T510041, 17T520062, 17T520095, 17T520084).**

**WHEREAS**, the petitioner, Topgolf USA Chesterfield, LLC., has requested a change in zoning for two existing "PC" Planned Commercial Districts to a new "PC" Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on June 27, 2016; and,

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

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

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

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

**Section 1.** City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for 22.22 acres located north of North Outer 40 Road and east of Boone's Crossing and as described as follows:

A tract of land being a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14970, Page 648 and Lots A and B of Valley Gates, a subdivision according to the plat thereof as recorded in Plat Book 356, page 688 both of the St. Louis

County Records, located in U.S. Survey 2031, Township 45, North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of the west line of Lot 5 of James Long Estate, according to the plat thereof as recorded in Book 445, Page 354 of the City of St. Louis records, also being the east line of a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded in Book 20091, page 1215 of above said county records and the north right-of-way line of Missouri State Highway Route 40 TR Relocated, variable width, as recorded in Book 6343, page 868 of also of above said county records, said point being located 190 feet north of the centerline of said highway; thence along the east line of said Taubman tract the following courses and distances, North 01 degree 36 minutes 28 seconds East, 288.84 feet; North 66 degrees 52 minutes 23 seconds East, 42.59 feet; North 52 degrees 55 minutes 22 seconds East, 83.69 feet; North 43 degrees 35 minutes 48 seconds East, 119.08 feet; North 38 degrees 40 minutes 37 seconds East, 130.29 feet and North 50 degrees 31 minutes 21 seconds East, 99.71 feet to the southern line of a tract of land as conveyed to Wayne D & Ruthann E Hayes, by instrument recorded in Book 9054, Page 2041 of said county records; thence along said southern line the following courses and distances: North 50 degrees 31 minutes 21 seconds East, 28.80 feet; North 84 degrees 43 minutes 06 seconds East, 44.91 feet; South 87 degrees 00 minutes 22 seconds East, 188.72 feet; South 86 degrees 58 minutes 09 seconds East, 209.17 feet and North 87 degrees 39 minutes 35 seconds East, 260.46 feet to the northwest corner of above said Valley Gates Subdivision; thence along the north line of said subdivision the following courses and distances, North 87 degrees 39 minutes 35 seconds East, 92.35 feet; South 88 degrees 38 minutes 39 seconds East, 277.05 feet and South 78 degrees 44 minutes 00 seconds East, 24.29 feet to the northeast corner of said subdivision; thence along the east line of said Valley Gates Subdivision, South 02 degrees 22 minutes 06 seconds East, 775.95 feet to the north line of above said Missouri State Highway 40 TR, said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following; along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees, 00 minutes 08 seconds West, 225.22 feet to

a point of tangency and North 84 degrees 06 minutes 54 seconds West, 1287.96 feet to the Point of Beginning, containing 967,827 square feet or 22.218 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc, on February 29, 2016.

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

**Section 3.** The City Council, pursuant to the petition filed by Topgolf USA Chesterfield, LLC. in P.Z. 04-2016, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 27<sup>th</sup> day of June 2016, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 4.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD: \_\_09/07/2016\_\_

## ATTACHMENT A

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

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this “PC” Planned Commercial District shall be:
  - a. Administrative Offices for Educational or Religious Institutions
  - b. Church and other Places of Worship
  - c. Community Center
  - d. Art Gallery
  - e. Art Studio
  - f. Banquet Facility
  - g. Gymnasium
  - h. Recreation Facility
  - i. Office, Dental
  - j. Office, General
  - k. Office, Medical
  - l. Bakery
  - m. Bar
  - n. Bowling Center
  - o. Brewpub
  - p. Coffee Shop
  - q. Grocery, Community
  - r. Grocery, Neighborhood
  - s. Grocery, Supercenter
  - t. Restaurant, Sit Down
  - u. Restaurant, Fast Food
  - v. Restaurant, Take Out
  - w. Retail Sales Establishment, Community

- x. Retail Sales Establishment, Regional
- y. Tackle and Bait Shop
- z. Barber or Beauty Shop
- aa. Commercial Service Facility
- bb. Drug Store and Pharmacy
- cc. Dry Cleaning Establishment
- dd. Financial Institution, no drive-thru
- ee. Hotel and Motel
- ff. Hotel and Motel, Extended Stay
- gg. Professional and Technical Service Facility
- hh. Research Laboratory and Facility
- ii. Theatre, Indoor

2. Hours of Operation.

- a. Uses “q”, “r”, “s”, “w”, “x”, “y”, and “bb”, above shall be restricted to hours of operation open to the public from 6:00 AM to 12:00 AM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
- b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

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

1. Height

- a. The maximum height of all buildings, with the exception of buildings and structures utilized in conjunction with above use “h” Recreation Facility, shall not exceed forty-five (45) feet. Said restriction shall be exclusive of rooftop mechanical equipment and screening.
- b. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings utilized in conjunction with above use “h” Recreation Facility shall not exceed sixty (60) feet.

- c. The maximum height of poles and nets for the driving range in conjunction with above use “h” Recreation Facility shall not exceed one hundred and seventy (170) feet.

2. Building Requirements

- a. A minimum of thirty-five percent (35%) open space is required for this development.
- b. This development shall have a maximum F.A.R. of 0.55.

### **C. SETBACKS**

1. Structure Setbacks

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

- a. Seventy-five (75) feet from the southern boundary of the “PC” District.
- b. Five (5) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary of the “PC” District.

2. Parking Setbacks

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

- a. Thirty (30) feet from the southern boundary of the “PC” District.
- b. Zero (0) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary of the “PC” District.

### **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

3. 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.
4. Parking lots shall not be used as streets.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

#### **F. SIGN REQUIREMENTS**

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

#### **G. LIGHT REQUIREMENTS**

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

#### **H. ARCHITECTURAL**

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

## **I. ACCESS/ACCESS MANAGEMENT**

1. Access to the development shall be from one entrance/exit on North Outer 40 Road as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. Provide public access easements as needed such that access is provided from North Outer 40 Road to the adjoining property to the north for trail access. The easement shall be dedicated to the City of Chesterfield for public use. The conveyance or dedication of these easements will be a condition of Site Improvement Plan approval. The location, dimensions, and form of the conveyance or dedication shall be mutually agreed upon by the developer and the City of Chesterfield, and any such conveyance or dedication shall be subject to existing easements, if any.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.
4. Cross access shall be provided to serve the properties to the east and west of the subject site, as directed by the City of Chesterfield.

## **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Construct improvements as required by St. Louis County Department of Transportation and the City of Chesterfield, as directed by the City.
2. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
3. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

4. The developer is advised that utility companies will require compensation for relocation of their facilities within 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.
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.
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.

#### **K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County 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 North Outer 40 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 Transportation.

## **L. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

## **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Formal MSD review and approval and permits are required prior to construction.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall

provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

7. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
8. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
9. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
10. Post Construction Best Management Practices (BMPs) will be required to treat the extents of the project's disturbed area. Additional BMPs may need to be integrated throughout the site in order to demonstrate this as detailed plans are developed. BMPs with a runoff volume

reduction component shall be the emphasis of the site's water quality strategy.

11. Approval from the Monarch Chesterfield Levee District and the City of Chesterfield with regards to the project's compliance with the Chesterfield Valley master drainage plan will be required prior to MSD approval of final plans.
12. The Chesterfield Outlets Pump Station was planned to serve the subject property and the adjacent property to the east.
  - a. The proposed sanitary sewer shall be public and located within a minimum 10' wide easement granted to MSD. The easement corridor shall extend to the eastern property line.
  - b. The easement and the horizontal and vertical design location of the new sanitary sewer shall maximize accessibility to the Chesterfield Outlets Pump Station via gravity sewers.
  - c. The anticipated flows generated by the Top Golf development will need to be determined and compared to the current capacity of the Chesterfield Outlets Pump Station. Improvements to the pump station and its effluent main may be necessary if the Top Golf development would generate flows in excess of the pump station's current storage and pumping capacities.
13. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

#### **N. SANITARY SEWER**

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

## **O. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

## **P. MISCELLANEOUS**

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for

improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.

5. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
6. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

### **III. COMMENCEMENT OF CONSTRUCTION**

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT CONCEPT PLAN**

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed lighting along arterial collector roadways.
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 Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

#### **B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS**

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within one hundred fifty (150) feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within one hundred fifty (150) feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending one hundred fifty (150) feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Unified Development Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

**C. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

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

## V. TRUST FUND CONTRIBUTION

### Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, shall 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 Saint Louis County Department of Transportation.

#### A. ROADS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,223.29/parking space
Recreational Uses	\$512.12/parking space
Office Space	\$741.06/parking space

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

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

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

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

3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

#### **B. WATER MAIN**

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$894.19 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

#### **C. STORM WATER**

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,837.06 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

#### **D. SANITARY SEWER**

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

#### **VI. RECORDING**

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

#### **VII. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

SITE INFORMATION:

PROPOSED SITE AREA: = 22.218 ACRES
EXISTING ZONING = "PC" PLANNED COMMERCIAL (ORD. #1554 AND #2570)
PROPOSED ZONING = "PC" PLANNED COMMERCIAL
CITY: = CHESTERFIELD, MISSOURI
SITE ZIP CODE: = 63005
SITE ADDRESS INFO: = 18851, 18845 and 18839 NORTH OUTER 40 ROAD
OWNER: = TOPGOLF USA, CHESTERFIELD, LLC (OWNER UNDER CONTRACT)

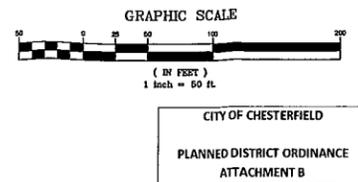
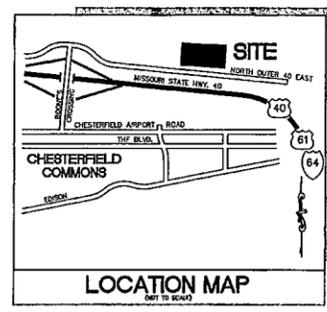
INDEX

- C1 - PRELIMINARY DEVELOPMENT PLAN
C2 - SITE SECTIONS
TSD - TREE STAND DELINEATION

TOPGOLF PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, L.L.C. BY INSTRUMENT RECORDED IN BOOK 14780, PAGE 648 AND LOTS A AND B OF VALLEY GATES. A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 BOTH OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

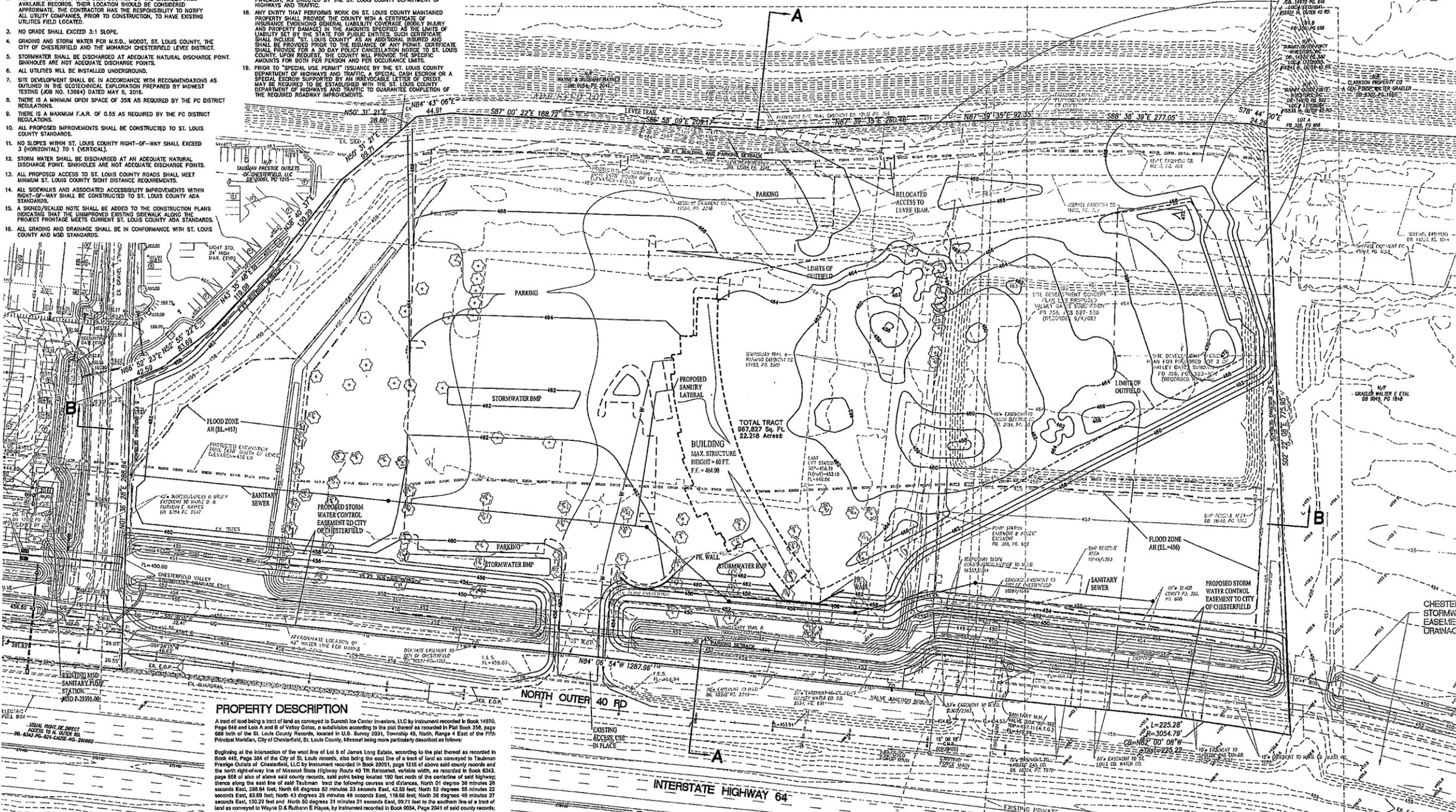
TOTAL TRACT = 22.218 AC



GENERAL NOTES

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE ENGINEER HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., WOODST, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS. SINKHOLES WILL BE INSTALLED UNDERGROUND.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION PREPARED BY MIDWEST TESTING (JOB NO. 13864) DATED MAY 5, 2016.
7. THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
8. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
9. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
10. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
11. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
12. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGN DISTANCE REQUIREMENTS.
13. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
14. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
15. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.

- 17. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
18. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED. A COPY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. THIS CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY UPON REQUEST. THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
19. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL EROSION OR A SPECIAL EROSION SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
20. CROSS ACCESS TO THE EAST AND WEST PROPERTIES SHALL BE AS DIRECTED BY THE CITY OF CHESTERFIELD.



PROPERTY DESCRIPTION

A tract of land being a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14970, Page 648 and Lots A and B of Valley Gates, a subdivision according to the plat thereof as recorded in Plat Book 356, page 688 both of the St. Louis County Records, located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at the intersection of the west line of Lot 5 of James Long Estate, according to the plat thereof as recorded in Book 445, Page 354 of the City of St. Louis records, also being the east line of a tract of land as conveyed to Taubman Franchise Outlets of Chesterfield, LLC by instrument recorded in Book 26093, page 1216 of above said county records and the north right-of-way line of Missouri State Highway Route 40 7/8 Reopened, variable width, as recorded in Book 6343, page 868 of also of above said county records, said point being located 190 feet north of the centerline of said highway; thence along the east line of said Taubman tract the following courses and distances, North 01 degree 36 minutes 28 seconds East, 288.84 feet, North 68 degrees 02 minutes 23 seconds East, 42.59 feet, North 82 degrees 55 minutes 27 seconds East, 63.89 feet, North 43 degrees 35 minutes 48 seconds East, 118.08 feet, North 38 degrees 40 minutes 37 seconds East, 122.29 feet and North 50 degrees 31 minutes 21 seconds East, 59.71 feet to the southern line of a tract of land as conveyed to Wayne D & Ruthann E Hayes, by instrument recorded in Book 9054, Page 2041 of said county records; thence along said southern line the following courses and distances, North 80 degrees 31 minutes 21 seconds East, 28.80 feet, North 04 degrees 43 minutes 08 seconds East, 44.91 feet, South 87 degrees 00 minutes 22 seconds East, 188.72 feet, South 86 degrees 58 minutes 09 seconds East, 209.17 feet and North 87 degrees 39 minutes 35 seconds East, 230.46 feet to the northwest corner of above said Valley Gates Subdivision; thence along the north line of said subdivision the following courses and distances, North 17 degrees 31 minutes 35 seconds East, 92.35 feet, South 88 degrees 38 minutes 59 seconds East, 277.05 feet and South 78 degrees 44 minutes 00 seconds East, 24.29 feet to the northeast corner of said subdivision; thence along the east line of said Valley Gates Subdivision, South 02 degrees 22 minutes 06 seconds East, 775.95 feet to the north line of above said Missouri State Highway 40 7/8, said point also being located on a curve to the left having a radius of 3054.78 feet, thence along said right-of-way line the following, along said curve with an arc length of 225.28 feet and a chord which bears North 08 degrees 00 minutes 08 seconds West, 225.22 feet to a point of tangency and thence North 84 degrees 08 minutes 54 seconds West, 1287.89 feet to the Point of Beginning, containing 667.627 square feet of 22.218 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 28, 2016.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.
Stock and Associates Consulting Engineers, Inc.
By: Daniel Ehlmann, Missouri L.S. No. 2215



BENCHMARK

#12-166 ELEV.=458.86
"STANDARD ALUMINUM DISK" STAMPED SL-32, 1990. DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY. I-64, 18' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY. I-64, APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002, AS SHOWN HEREON

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.
297 Chesterfield Business Parkway
St. Louis, MO 63035
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Fax: (636) 333-8800
e-mail: general@stockand.com
Web: www.stockand.com

PRELIMINARY DEVELOPMENT PLAN FOR: TOPGOLF
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



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

REVISIONS:

Table with 3 columns: No., Description, Date. Includes revisions for city comments and presentation.

RECEIVED
AUG - 2 2016
City of Chesterfield

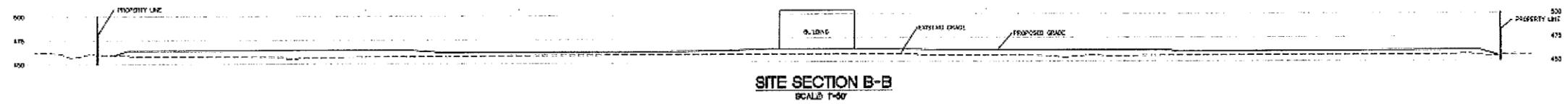
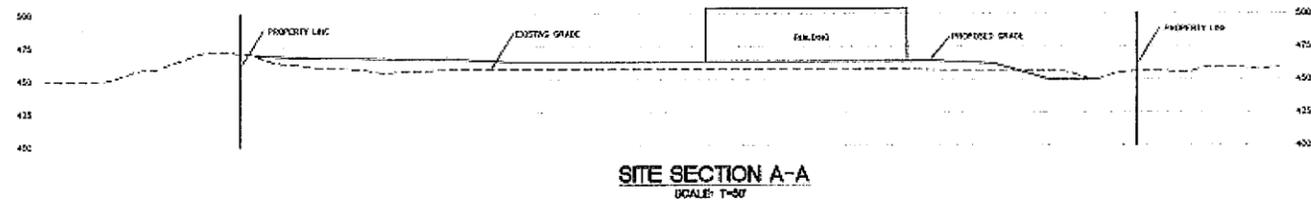
Table with 3 columns: DATE, BY, CHECKED BY, G.M.S. Includes dates and names for E.J.F. and M.S.P.

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NO: C1

PREPARED FOR: TOPGOLF USA
CHESTERFIELD, LLC
8750 N. CENTRAL EXPRESSWAY
SUITE 1200
DALLAS, TEXAS 75231

ARCO MURRAY | DESIGN BUILD
NATIONAL CONSTRUCTION COMPANY, INC.
3110 WOODCREK DRIVE
DOWNERS GROVE, IL 60515



PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
201 Chestnut Street, Suite 1000  
St. Louis, MO 63102  
PH: (314) 433-8100  
FAX: (314) 433-8101  
www.stockassociates.com

PRELIMINARY DEVELOPMENT PLAN FOR:

**TOPGOLF**  
CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
STATE OF MISSOURI  
LICENSE NO. 000998

REVISIONS:

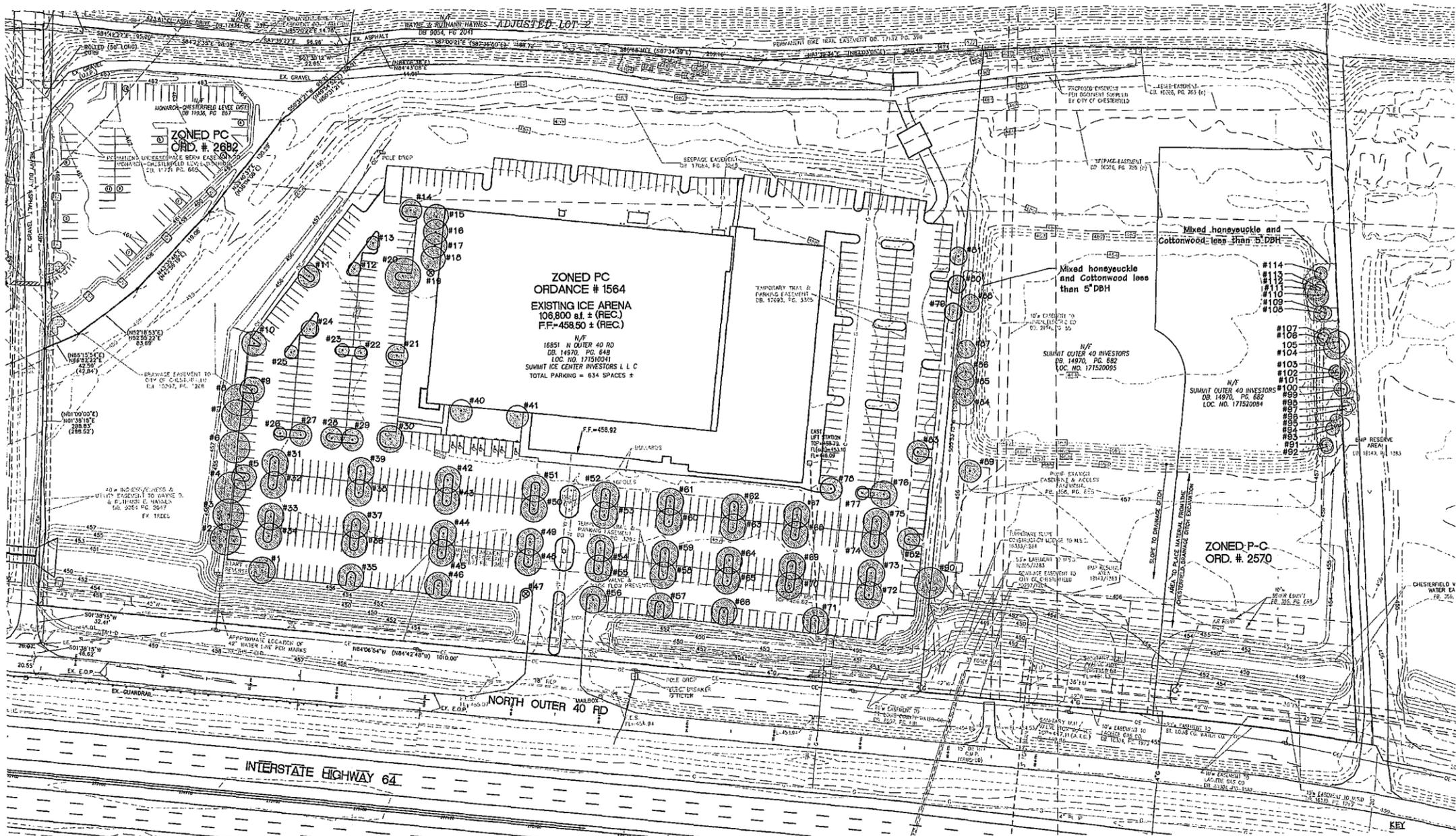
NO.	DATE	DESCRIPTION

DATE	E.M.F.	DATE	C.V.S.
05/11/16		212-5012.2	
SHEET		121	
SHEET #			

SHEET TITLE:  
**SITE SECTIONS**

SHEET NO.:  
**C2**

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**TREE STAND DELINEATION**  
SCALE 1"=50'



**Tree Stand Delineation Narrative**  
February 26, 2016

This project site is a total of 22.21 Ac. and has a total of 1.22 Ac. of canopy coverage. The canopy consists of Ash, Birch, Cottonwood, Pear, and White Pine. The few Pear are located along the west edge of the parking lot and have been topped underneath the overhead electric line. A few large White Pine border the existing building. All Ash and Birch are located within a parking lot and only those east of the building entrance have been mulched, the remaining have turf to the base of the trunk. Cottonwoods make up scrubby tree lines along the east edge of the parking lot and along the east property line.

- RATING:**  
0 = Dead or Stump  
1 = Poor  
2 = Fair  
3 = Good  
4 = Excellent

There are no Monarch, State Champion or rare trees found on the site.

Total Site Area = 967,547 sq. ft. or 22.21 Ac.  
Total Tree Canopy = 53,092 sq. ft. or 1.22 Ac.

No.	Tree Name	DBH	Canopy Class	Area	Condition Rating	Comment
1	Birch	10	28	616	3	multistem
2	Pear	18	35	962	2	OHE
3	Pear	15	35	962	2	OHE
4	Pear	15	35	962	2	OHE
5	Birch	10	20	314	2	OHE
6	Pear	15	35	962	2	OHE, decay
7	Pear	15	35	962	1	OHE
8	Pear	15	35	962	1	OHE, decay
9	Birch	10	28	616	1	OHE, multistem
10	Birch	12	30	707	2	OHE, multistem
11	Birch	10	25	491	2	OHE
12	Ash	5	15	177	3	
13	Ash	6	15	177	4	
14	Ash	15	25	491	3	
15	Pine	20	25	491	4	
16	Pine	20	25	491	4	
17	Pine	12	20	314	2	
18	Pine	12	25	491	4	
19	Stump	12	0	0	0	
20	Ash	19	40	1257	2	
21	Ash	12	20	314	2	
22	Ash	5	15	177	2	
23	Ash	6	15	177	2	
24	Ash	6	20	314	3	
25	Ash	8	15	177	2	
26	Ash	10	25	491	2	basal wounds
27	Ash	6	20	314	3	
28	Ash	6	25	491	2	girdling root
29	Ash	6	25	491	2	
30	Birch	10	28	616	3	
31	Ash	15	30	707	2	
32	Ash	18	35	962	1	deadwood
33	Ash	8	30	707	2	included bark
34	Ash	10	30	707	2	
35	Birch	9	30	707	3	

36	Ash	10	30	707	3	
37	Ash	9	30	707	3	
38	Ash	10	30	707	3	
39	Ash	10	30	707	3	
40	Pine	9	20	314	3	fork at 3'
41	Pine	9	20	314	3	
42	Ash	9	30	707	3	
43	Ash	9	30	707	2	
44	Ash	10	30	707	3	
45	Ash	9	30	707	3	
46	Birch	9	28	616	2	
47	Stump	15	0	0	0	
48	Ash	12	30	707	3	deadwood
49	Ash	12	30	707	3	
50	Ash	10	30	707	3	
51	Ash	10	30	707	3	
52	Ash	12	30	707	3	
53	Ash	12	30	707	2	
54	Ash	12	30	707	3	
55	Ash	10	30	707	3	
56	Birch	10	30	707	3	
57	Birch	10	30	707	3	multistem
58	Ash	9	30	707	3	
59	Ash	10	30	707	3	
60	Ash	12	30	707	3	
61	Ash	8	35	962	2	
62	Ash	8	30	707	3	
63	Ash	8	30	707	2	
64	Ash	10	30	707	3	
65	Ash	10	30	707	3	
66	Birch	14	35	962	2	
67	Ash	9	25	491	2	
68	Ash	12	30	707	3	
69	Ash	12	30	707	3	
70	Ash	15	35	962	3	

71	Birch	12	35	962	3	fork at 6'
72	Ash	4	20	314	1	multistem at base
73	Ash	6	20	314	2	
74	Ash	6	20	314	1	
75	Ash	5	15	177	2	
76	Ash	12	30	707	2	
77	Ash	5	20	314	2	
78	Ash	8	25	491	2	
79	Cottonwood	7	20	314	1	fork at 1'
80	Cottonwood	8	20	314	1	fork at 2.5'
81	Cottonwood	8	25	491	1	
82	Ash	10	25	491	2	
83	Ash	10	25	491	2	multistem
84	Cottonwood	6	15	177	2	
85	Cottonwood	6	15	177	2	
86	Cottonwood	6	15	177	2	
87	Cottonwood	6	15	177	2	
88	Cottonwood	8	15	177	2	
89	Cottonwood	12	25	491	2	
90	Cottonwood	12	35	962	2	multistem
91	Cottonwood	6	15	177	1	fork at 2'
92	Cottonwood	6	15	177	2	fork at 1'
93	Cottonwood	6	15	177	2	
94	Cottonwood	6	15	177	2	Offsite, multistem
95	Cottonwood	6	15	177	2	multistem
96	Cottonwood	5	15	177	2	Offsite
97	Cottonwood	6	15	177	2	Offsite
98	Cottonwood	8	20	314	2	Offsite, fork at 2'
99	Cottonwood	10	20	314	2	
100	Cottonwood	6	12	113	2	Offsite
101	Cottonwood	7	15	177	2	Offsite
102	Cottonwood	7	15	177	2	
103	Cottonwood	8	15	177	2	
104	Cottonwood	8	15	177	2	
105	Cottonwood	6	15	177	2	

106	Cottonwood	7	15	177	2	
107	Cottonwood	8	25	491	2	multistem
108	Cottonwood	5	12	113	2	
109	Cottonwood	5	12	113	2	
110	Cottonwood	12	30	707	2	
111	Cottonwood	12	30	707	2	
112	Cottonwood	10	25	491	2	
113	Cottonwood	7	12	113	2	
114	Cottonwood	6	15	177	2	

- KEY**
- Existing Tree
  - Existing Offsite Tree
  - ⊗ Existing Tree - Dead or Stump, see schedule

Revisions:

Date	Description	No.

Drawn: BB  
Checked: JS

**Ioomis Associates**  
Landscape Architects/Planners  
17500 Rockledge Drive, Suite 100  
Rockledge, FL 32955  
Phone: 321-400-0000  
www.ioomis.com

Sheet Title: **Tree Stand Delineation Plan**  
Sheet No.: **TSD**  
Date: 02/25/16  
Job #: 976.001

Tree Inventory Plan  
Prepared under direction of:  
Brian Baga  
Certified Arborist MW-5033A

**Arco-Murray**  
Jerald Saunders - Landscape Architect  
MD License # LA-007  
Consultants:

BILL NO. 3116

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION III. OF ATTACHMENT 'A' OF CITY OF CHESTERFIELD ORDINANCE 2723 BY REPEALING SECTION III. OF ATTACHMENT 'A' OF ORDINANCE 2723 AND ENACTING IN LIEU THEREOF A NEW SECTION TO BE KNOWN AS SECTION III. WITHIN A "C-8" PLANNED COMMERCIAL DISTRICT LOCATED WITHIN THE NORTHWEST QUADRANT OF THE I-64 AND MO 340 (OLIVE / CLARKSON) INTERCHANGE (P.Z. 06-2016 CHESTERFIELD RIDGE CENTER {875 CHESTERFIELD PARKWAY W}).**

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

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

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

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

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

**WHEREAS**, in response to a petition filed by Chesterfield Village, Inc., the City of Chesterfield approved ordinance 2723 on September 19, 2012 repealing previous ordinances to consolidate development requirements and allow modifications to building height, density and amendment to the building groups on Parcels III and IV; and,

**WHEREAS**, Chesterfield Village, Inc. has filed a new petition to permit consolidation of building groups F, G, and H; to modify allocation of existing uses and modification of density as it pertains to building groups F, G, and H.

**WHEREAS**, a Public Hearing was held before the Planning Commission on August 8, 2016; and,

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

**WHEREAS**, the City Council, having considered said request voted to approve the ordinance amendment request as recommended by the Planning Commission.

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

**Section 1.** Section III. of Attachment 'A' of City of Chesterfield Ordinance 2723 is repealed and in lieu thereof the following is adopted:

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

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

- d. The total build out for building groups F, G, H and I would be 500,000 square feet.
- e. In the event that building groups F, G, and H are developed as a single research / laboratory campus, including office, a maximum of 460,000 square feet shall be permitted on these building groups.
  - i. Maximum size of any one building 460,000 square feet.
  - ii. Maximum footprint of any one building 135,000 square feet.
  - iii. Total build out for building groups F, G, H, and I would be 610,000 square feet.
- f. The developer shall be responsible for providing all necessary right-of-way, easements, Temporary Slope Construction License, etc., as required for St. Louis County Project Number AR-1545. All onsite improvements shall be compatible with this project.

For building groups F, G, and H, the word “offices” shall also include the following: medical laboratories and scientific laboratories.

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the preliminary plan indicated as “Attachment C” which is attached hereto as and made part of.

**Section 3.** The City Council, pursuant to the petition filed by Reinsurance Group of America in P.Z. 06-2016, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 8<sup>th</sup> day of August 2016, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 4.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

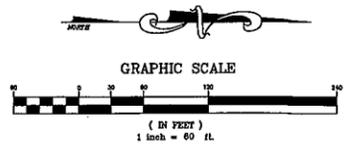
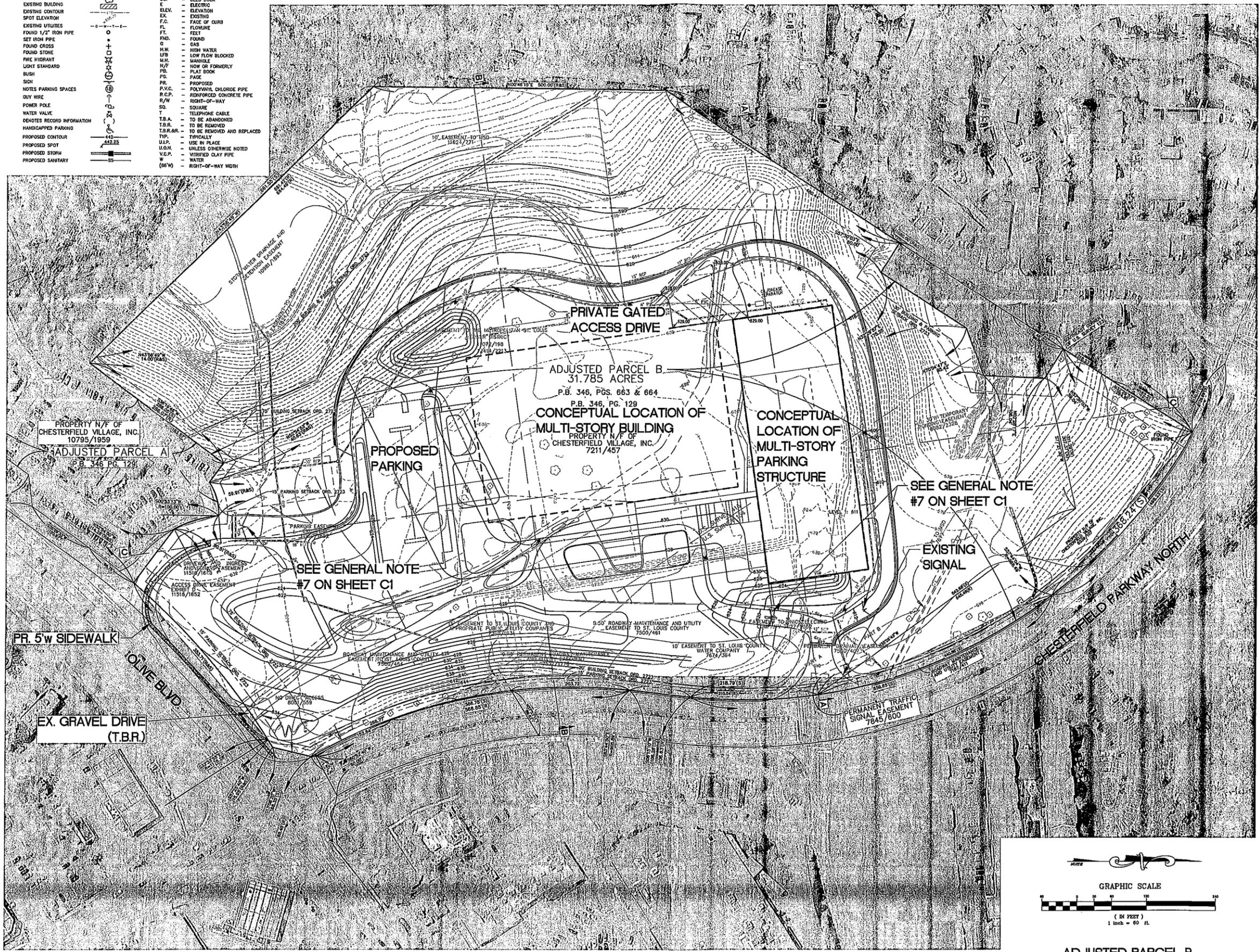
ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD: \_\_\_\_\_



LEGEND		ABBREVIATIONS	
EXISTING SANITARY SEWER		ATG	ADJUST TO GRADE
EXISTING STORM SEWER		B.C.	BACK OF CURB
EXISTING TREE		C.O.	CLEAROUT
EXISTING BUILDING		D.B.	DEED BOOK
EXISTING CONTOUR		ELEV.	ELECTRIC
SPOT ELEVATION		EX.	ELEVATION
EXISTING UTILITIES		F.C.	FACE OF CURB
FOUND 1/2" IRON PIPE		FL.	FLOWLINE
SET IRON PIPE		FT.	FEET
FOUND CROSS		FRD.	FOUND
FOUND STONE		G.	GAS
FIRE HYDRANT		H.W.	HIGH WATER
LIGHT STANDARD		LFB	LOW FLOW BLOCKED
BUSH		M.H.	MANHOLE
NOTES		N/F	NOW OR FORMERLY
NOTES PARKING SPACES		PL.	PLAT BOOK
CLY WIRE		P.	PAGE
POWER POLE		PR.	PROPOSED
WATER VALVE		P.V.C.	POLYVINYL CHLORIDE PIPE
DENOTES RECORD INFORMATION		R.C.P.	REINFORCED CONCRETE PIPE
HANDICAPPED PARKING		R/W	RIGHT-OF-WAY
PROPOSED CONTOUR		SQ.	SQUARE
PROPOSED SPOT		T	TELEPHONE CABLE
PROPOSED STORM		T.B.A.	TO BE ABANDONED
PROPOSED SANITARY		T.B.R.	TO BE REMOVED
		T.B.R. & R.	TO BE REMOVED AND REPLACED
		TYP.	TYPICALLY
		U.P.	USE IN PLACE
		U.S.N.	UNLESS OTHERWISE NOTED
		V.C.P.	VITRIFIED CLAY PIPE
		W	WATER
		(R/W)	RIGHT-OF-WAY WIDTH



ADJUSTED PARCEL B  
 31.785 ACRES

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 Chesterfield, MO 63035  
 PH (636) 531-9100  
 FAX (636) 531-9180  
 e-mail: general@stockinc.com  
 Web: www.stockinc.com

PRELIMINARY PLAN FOR: (LOT C-312)  
**CORPORATE OFFICE CAMPUS**  
 875 WEST CHESTERFIELD PARKWAY  
 CHESTERFIELD, MO

DATE: 7.28.2016  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 00092

REVISIONS:

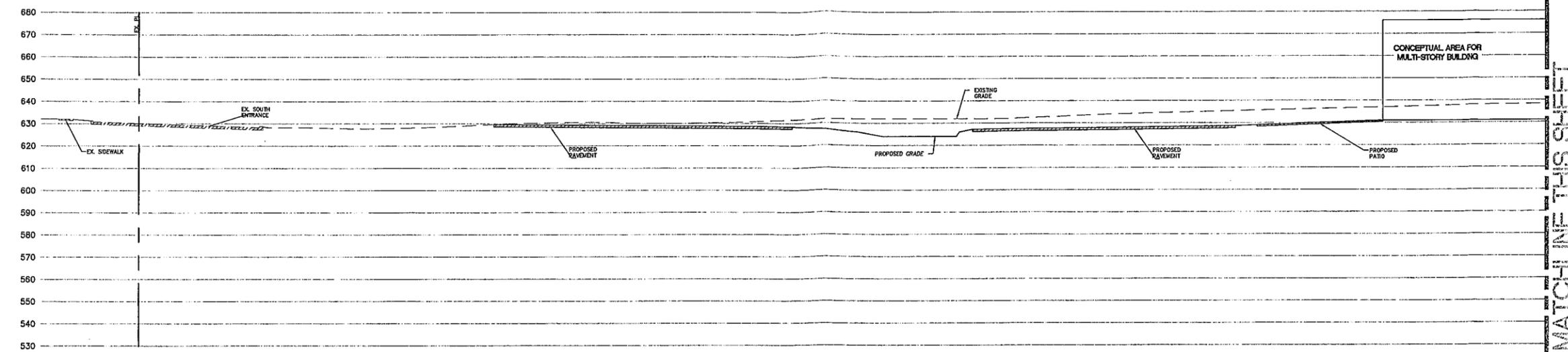
1	CITY COMMENTS	7.28.2016
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DATE	Z.P.S.	DESIGN BY	C.H.S.
07/21/16			216-5803

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**PRELIMINARY PLAN**  
 SHEET NO.:  
**C2**

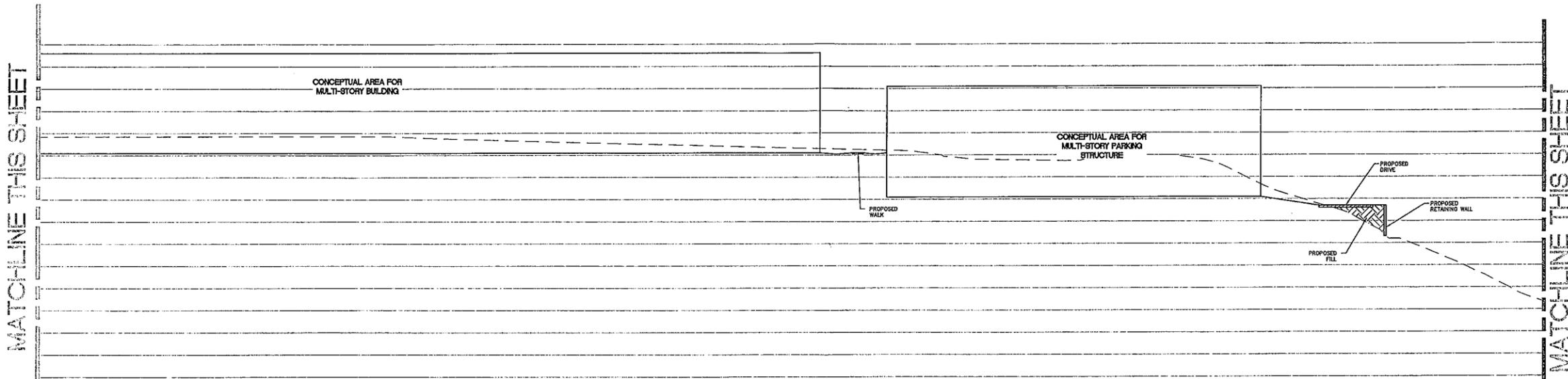






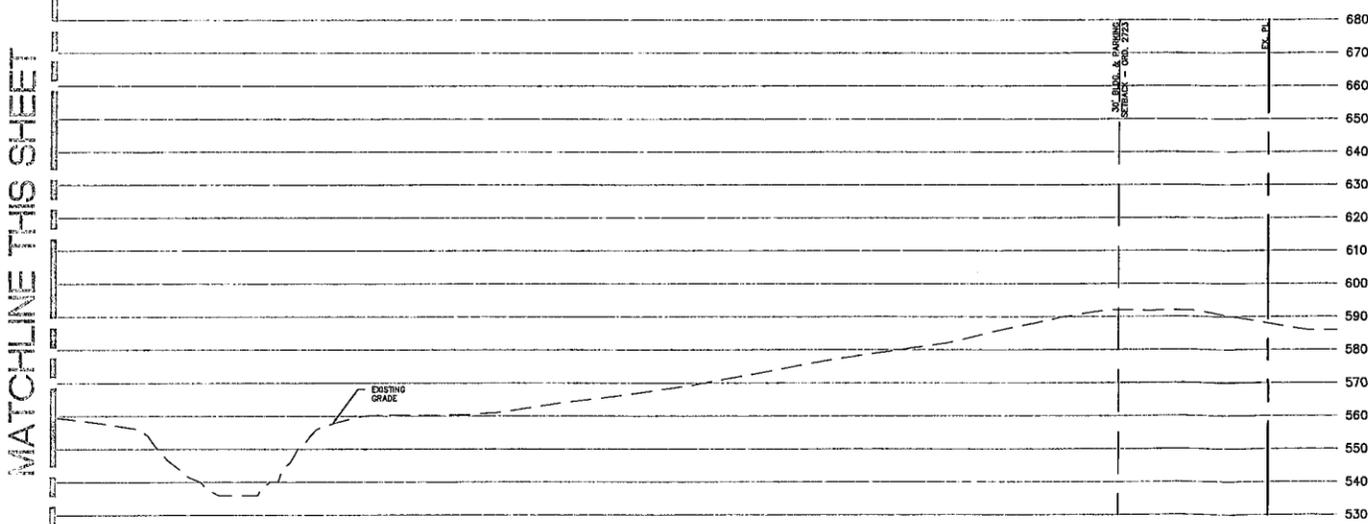
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HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'

SITE SECTION C-C  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'



SITE SECTION C-C  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'

SITE SECTION C-C  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'



SITE SECTION C-C  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=20'

SITE SECTION LOT C-312

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
237 Chesterfield Business Park  
St. Louis, MO 63105  
PH: (636) 330-9100  
FAX: (636) 330-9100  
www.geostock.com

PRELIMINARY PLAN FOR: LOT C-312  
**CORPORATE OFFICE CAMPUS**  
875 WEST CHESTERFIELD PARKWAY  
CHESTERFIELD, MO



DATE: 7.28.2016  
GEORGE M. STOCK E-23118  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 00000

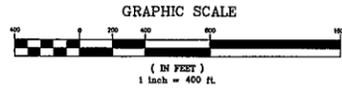
REVISIONS:  
1 CITY COMMENTS 7.28.2016

DATE	Z.P.S.	DESIGN BY	C.M.S.
07/01/16			210-5803

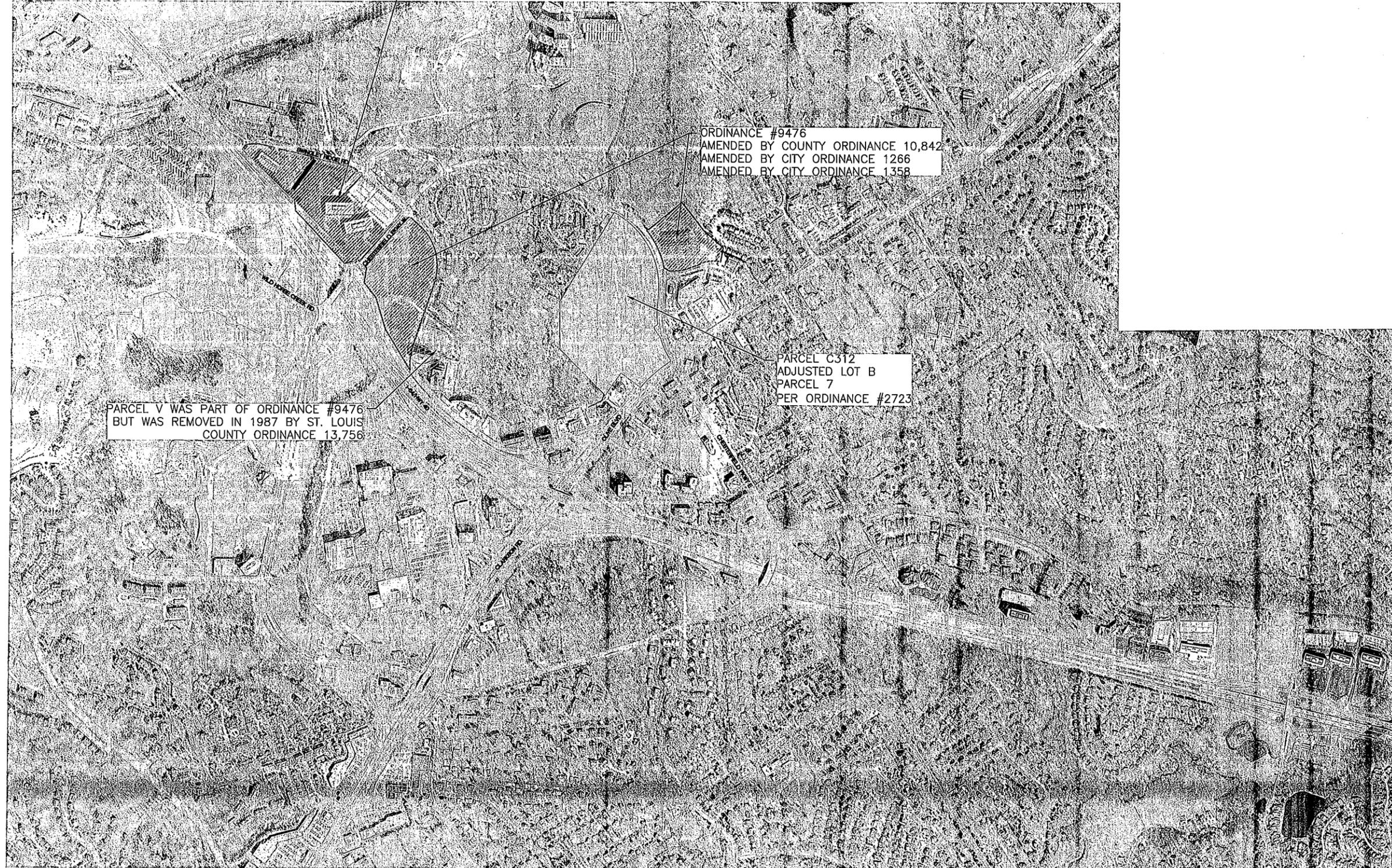
SHEET TITLE:  
SITE SECTIONS

SHEET NO.:  
C3.2





P.Z. 07-2012  
ORDINANCE #2723



PARCEL V WAS PART OF ORDINANCE #9476  
BUT WAS REMOVED IN 1987 BY ST. LOUIS  
COUNTY ORDINANCE 13,756

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

PARCEL C312  
ADJUSTED LOT B  
PARCEL 7  
PER ORDINANCE #2723

PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
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St. Louis, MO 63108  
PH (636) 531-5100  
FAX (636) 531-5100  
e-mail: gstock@stockeng.com  
Web: www.stockeng.com

PRELIMINARY PLAN FOR: (LOT C-312)  
**CORPORATE OFFICE CAMPUS**

875 WEST CHESTERFIELD PARKWAY  
CHESTERFIELD, MO

DATE:



GEORGE M. STOCK E-29116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000998

REVISIONS:

1 CITY COMMENTS 7.28.2016

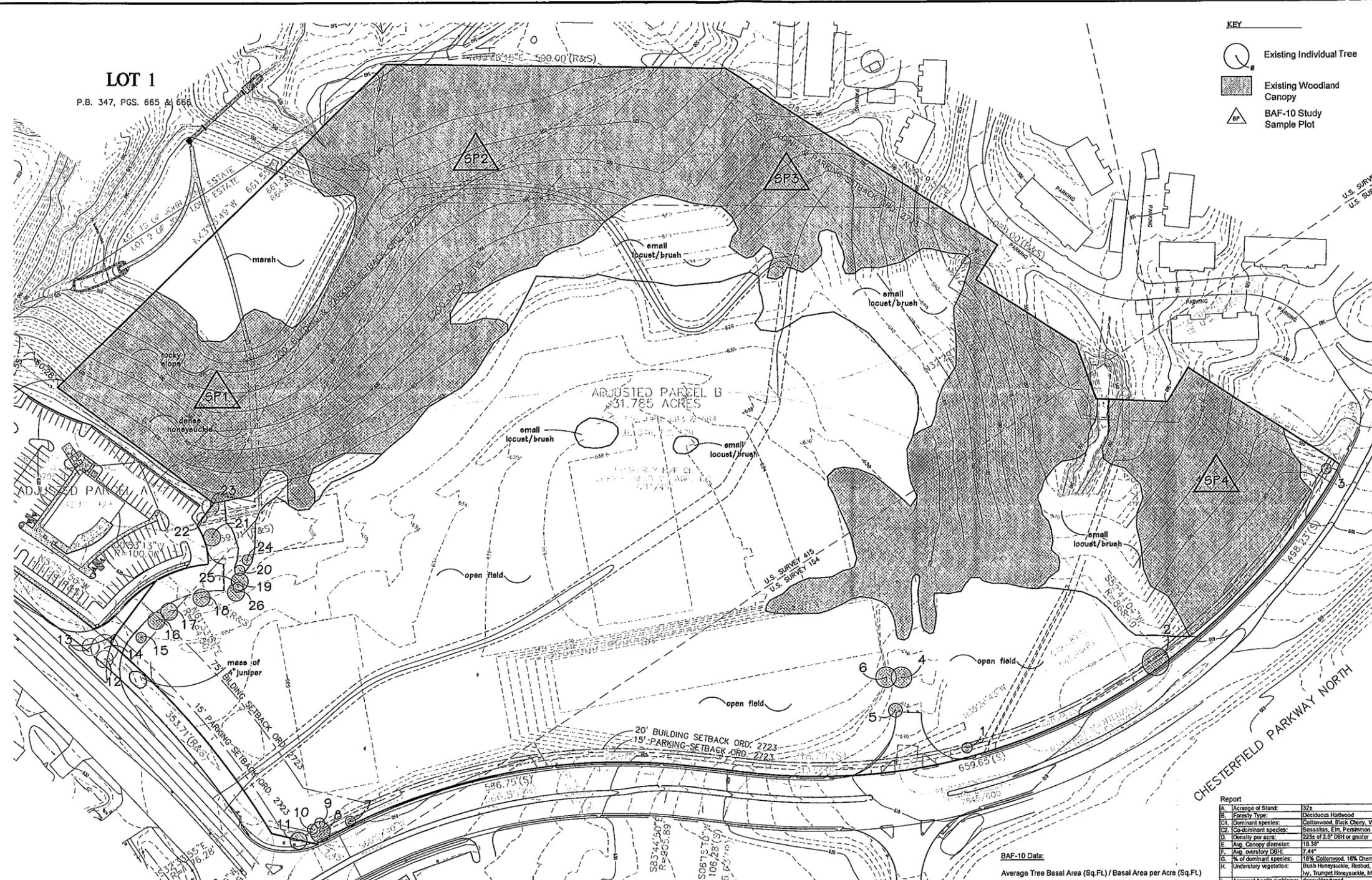
DATE	BY	CHKD BY
07/01/16	Z.P.S.	G.M.S.

SHEET TITLE:  
**AERIAL EXHIBIT  
WITH CURRENT  
ZONING**

SHEET NO:  
**C5**

**LOT 1**

P.B. 347, PGS. 665 & 666



**TREE STAND DELINEATION PLAN**  
SCALE 1"=80'



**Tree Stand Delineation Narrative**  
May 23, 2016

This project site comprises a total of 31.78 Ac. and has a total of 11.95 Ac. of woodland canopy. The woodland consists primarily of disturbed site species including but not limited to Cottonwood, Mulberry, Boxelder, and Locust, with a dense bush honeysuckle understory. Sporadic native understory trees of redbud and dogwood can be found throughout. Much of the canopy area is located along steep slopes. The edges of the grass field are small pear, locust, honeysuckle, and other brush.

The southern canopy around the drainage marsh is situated on a rocky slope consists nearly exclusively Cottonwood and dense, mature honeysuckle. Moving north away from the marsh a more typical hardwood forest may be found consisting of Walnut, White Ash, Black Cherry, and Persimmon. Similar species makeup will be found throughout the remaining canopy area with the largest trees near the property line bordering the apartment complex.

There are no Monarch, State Champion, or rare trees found on the site.

Total Site Area = 1,384,685 sq. ft. or 31.78 Ac.  
Total Existing Woodland = 520,580 sq. ft. or 11.95 Ac.  
Total Individual Trees = 7,765 sq. ft. or 0.18 Ac.  
Total Canopy = 528,345 sq. ft. or 12.13 Ac.

ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
1	Ash	13	15	1	
2	White Pine	19	35	2	lost leader
3	Allanhus	8	30	3	
4	Allanhus	5	15	3	
5	Allanhus	5	15	2	
6	Ash	13	12	1	basal decay
7	Ash	13	20	2	
8	White Pine	8	15	3	
9	White Pine	8	15	2	
10	White Pine	16	20	2	trunk decay
11	Honeylocust	9	20	3	offsite, UTIL trimmed
12	Honeylocust	9	20	3	offsite, UTIL trimmed
13	Honeylocust	13	25	2	offsite, topped
14	Linden	8	12	1	trunk decay
15	Ash	12	20	3	
16	Ash	12	20	3	
17	Ash	9	20	2	basal wounds
18	Cottonwood	12	25	2	
19	Cottonwood	8	15	2	
20	Ash	8	20	3	
21	White Pine	8	12	3	
22	Ash	8	20	3	
23	Willow	5	15	1	
24	Willow	5	15	1	
25	Willow	6	20	1	multistem
26	Willow	6	20	1	multistem, decay

**RATING:** 1 = Poor  
2 = Fair  
3 = Good  
4 = Excellent

**BAF-10 Sample Plots**

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP1	100	Cottonwood	12	25	3	
SP1	101	Cottonwood	10	25	2	
SP1	102	Cottonwood	10	30	3	
SP1	103	Cottonwood	12	25	3	
SP1	104	Cottonwood	5	15	2	
SP1	105	Cottonwood	10	25	2	
SP1	106	Cottonwood	5	15	1	
SP1	107	Cottonwood	8	15	2	
SP1	108	Cottonwood	8	20	2	
SP1	109	Cottonwood	10	20	2	
SP1	110	Cottonwood	10	20	2	
SP1	111	Cottonwood	5	15	1	
SP1	112	Cottonwood	6	20	2	
SP1	113	Cottonwood	14	30	3	
SP1	114	Cottonwood	6	15	2	
SP1	115	Cottonwood	8	15	2	
SP1	116	Mulberry	6	10	3	

SP2	117	Boxelder	8	20	3	
SP2	118	Walnut	8	30	3	
SP2	119	Walnut	8	30	3	vines
SP2	120	Elm	5	15	1	vines
SP2	121	Cottonwood	4	15	2	
SP2	122	Black Cherry	12	25	2	
SP2	123	Black Cherry	5	10	1	
SP2	124	Walnut	8	20	2	
SP2	125	Walnut	10	30	3	
SP2	126	Elm	14	20	1	vines
SP2	127	White Ash	8	20	2	
SP2	128	White Ash	4	10	2	
SP2	129	White Ash	12	35	3	
SP2	130	Boxelder	6	20	2	
SP2	131	Black Cherry	8	25	3	vines
SP2	132	Sugar Maple	6	25	2	
SP2	133	Black Cherry	6	12	1	
SP2	134	Boxelder	8	20	2	
SP2	135	Dogwood	3	8	2	
SP2	136	Dogwood	2	8	2	
SP2	137	Boxelder	6	20	3	
SP2	138	Boxelder	8	20	3	
SP2	139	White Ash	8	20	3	

SP3	140	Persimmon	2	8	2	
SP3	141	Persimmon	6	15	2	
SP3	142	Black Cherry	10	25	2	
SP3	143	Black Cherry	4	10	2	
SP3	144	Persimmon	4	10	2	
SP3	145	White Ash	8	25	3	fork at 2'
SP3	146	Redbud	8	20	1	
SP3	147	Walnut	12	30	3	
SP3	148	White Ash	6	20	3	
SP3	149	Black Cherry	6	15	3	
SP3	150	Boxelder	7	15	2	
SP3	151	Black Cherry	7	10	1	
SP3	152	Hackberry	6	15	2	
SP3	153	Black Cherry	6	10	1	
SP3	154	Redbud	3	10	3	
SP3	155	Redbud	3	10	2	
SP3	156	Walnut	10	30	2	vines
SP3	157	Walnut	8	25	2	
SP3	158	Redbud	4	15	3	
SP3	159	Walnut	6	15	2	
SP3	160	Black Cherry	5	10	1	
SP3	161	Black Cherry	8	15	2	
SP3	162	Walnut	5	15	2	
SP3	163	White Ash	15	35	3	
SP3	164	Black Cherry	10	15	2	
SP3	165	Black Cherry	10	20	2	
SP3	166	Locust	10	30	3	

**Report**

A. Acreage of Stand:	824
B. Forest Type:	Deciduous Hardwood
C1. Dominant species:	Cottonwood, Black Cherry, Walnut, White Ash
C2. Co-dominant species:	Sassafras, Elm, Persimmon
D. Density per acre:	22% of 2.5" DBH or greater
E. Avg. Canopy Diameter:	18.3'
F. Avg. overstory DBH:	7.44"
G. % of dominant species:	18% Cottonwood, 16% Cherry, 13% Walnut, 9% White Ash
H. Understory vegetation:	Bush Honeysuckle, Redbud, Dogwood, Blackberry, Poison Ivy, Trumpet Honeysuckle, May Apple
I. Apparent health problems:	decay/decaywood

SP4	167	White Ash	22	45	3	
SP4	168	Cedar	5	6	2	
SP4	169	Cedar	4	6	2	
SP4	170	Cedar	3	4	2	
SP4	171	Dogwood	4	12	3	
SP4	172	Persimmon	5	8	3	
SP4	173	Elm	3	6	3	
SP4	174	Dogwood	3	6	2	
SP4	175	Mimosa	7	20	2	
SP4	176	Sassafras	5	12	3	
SP4	177	Sassafras	5	12	3	
SP4	178	Sassafras	5	12	3	
SP4	179	Sassafras	5	12	2	
SP4	180	Elm	5	15	2	
SP4	181	Black Cherry	5	15	3	
SP4	182	Sassafras	12	25	3	
SP4	183	Elm	14	25	2	
SP4	184	Red Oak	3	8	4	
SP4	185	Redbud	3	8	3	
SP4	186	Walnut	14	40	3	fork at 2'
SP4	187	Walnut	20	50	2	fork at 2'
SP4	188	Persimmon	8	20	3	clump
SP4	189	Redbud	5	10	2	
SP4	190	Persimmon	5	10	3	
SP4	191	Persimmon	7	15	2	
SP4	192	Black Cherry	6	15	3	
SP4	193	Walnut	18	40	3	

**Revisions:**

Date	Description	No.

Drawn: **BB**  
Checked: **JS**

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Sheet Title: **Tree Stand Delineation Plan**  
Sheet No.: **TSD**  
Date: **05/23/16**  
Job #: **813.050**

**KEY**

- Existing Individual Tree
- Existing Woodland Canopy
- BAF-10 Study Sample Plot

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