

**AGENDA**  
**CHESTERFIELD CITY COUNCIL MEETING**  
**Chesterfield City Hall**  
**690 Chesterfield Parkway West**  
**Wednesday, April 22, 2015**  
**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** – March 16, 2015
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
  - A. Monday, May 4** – Next City Council meeting (7pm)
- VII. SWEARING-IN CEREMONY** – Honorable Richard K. Brunk Jr., Municipal Judge
  - Councilmember Nancy Greenwood, Ward I**
  - Councilmember Bridget Nations, Ward II**
  - Councilmember Dan Hurt, Ward III**
  - Councilmember Bruce DeGroot, Ward IV**
- VIII. ROLL CALL** – City Clerk Vickie Hass

**IX. PRESENTATION** – Mayor Bob Nation

**X. TEMPORARY ADJOURNMENT – RECEPTION** – Mayor Bob Nation

**XI. RE-CONVENE MEETING** – Mayor Bob Nation

**XII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

**XIII. APPOINTMENTS** – Mayor Bob Nation

**A. Resolution No. 411** – Appointment of Interim City Attorney

**XIV. COUNCIL COMMITTEE REPORTS**

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

1. **Bill No. 3021** – P.Z. 11-2014 – THF Chesterfield Development LLC (The Commons) (**FIRST READING**) (**GREEN SHEET AMENDMENT**)
2. **Bill No. 3024** – P.Z. 17-2014, Steve W. Wallace (H.V. Real Estate Corp.) (**SECOND READING**)
3. **Bill No. 3025** - P.Z. 01-2015 - Barat Academy Foundation (17831, 17815 and 17803 Wild Horse Creek Road) (**FIRST READING**)
4. **Bill No. 3026** - Authorizes/Approves Participation in Green Community Program (**FIRST READING**)
5. **Bill No. 3027** - Approves Boundary Adjustment Plat - Chesterfield Blue Valley, Lots 1G and 1H (**FIRST AND SECOND READINGS**)
6. **Bill No. 3028** - Approves Vacation of Easements - Silver Maple Farms (Petropolis) (**FIRST AND SECOND READINGS**)
7. **Bill No. 3029** - Approves Boundary Adjustment Plat - 18061 and 18053 Wild Horse Creek Road (**FIRST AND SECOND READINGS**)
8. **Bill No. 3030** - Approves Boundary Adjustment Plat - 17751 and 17719 Wild Horse Creek Road (**FIRST AND SECOND READINGS**)
9. **Next meeting** - Thursday, April 23, 2015 (5:30pm)

**XV. REPORT FROM THE CITY ADMINISTRATOR – Michael G. Herring**

**A. Bid Recommendation - Construction Testing/Inspection Services**

**XVI. OLD BUSINESS – Mayor Bob Nation**

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

**A. Approval of City Council Committee Assignments – President Pro Tem Elliott Grissom**

**B. Selection of New President Pro Tem – President Pro Tem Elliott Grissom**

**XVIII. LEGISLATION**

**A. BILL NO. 3026 - ESTABLISHES A GREEN COMMUNITY PROGRAM; DESCRIBING THE PROJECTS AND PROGRAMS AUTHORIZED TO BE FUNDED BY THE PROGRAM; AND PROVIDING OTHER MATTERS RELATING THERETO. (FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

**XIX. LEGISLATION – PLANNING COMMISSION**

**A. BILL NO. 3021 - REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2081 TO MODIFY DEVELOPMENT CRITERIA AND USE RESTRICTIONS FOR A 160.195 ACRE TRACT OF LAND ZONED “C-8” PLANNED COMMERCIAL DISTRICT LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE (P.Z. 11-2014 THF CHESTERFIELD DEVELOPMENT LLC [THE COMMONS] - 17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101) (FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED WITHIN THE ATTACHED GREEN SHEET AMENDMENT)**

**B. BILL NO. 3024 - REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 1328 TO MODIFY DEVELOPMENT CONDITIONS AND ADD LAND USES FOR A 2.93 ACRE TRACT OF LAND, MORE OR LESS, ZONED C8, PLANNED COMMERCIAL LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPPORT ROAD AND LONG ROAD {P.Z. 17-2014 STEVE W WALLACE (H.V. REAL ESTATE CORP.) 17U140441, 17U140450, 17U140461 & 17U140472} (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

- C. **BILL NO. 3025** - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “LLR” LARGE LOT RESIDENTIAL DISTRICT AND AN “NU” NON-URBAN DISTRICT TO A NEW “LLR” LARGE LOT RESIDENTIAL DISTRICT FOR A 35.097 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF GREYSTONE MANOR PARKWAY AND EAST OF ITS INTERSECTION WITH TARA OAKS DRIVE (P.Z. 01-2015 BARAT ACADEMY FOUNDATION [17831, 17815, 17803 WILD HORSE CREEK ROAD] – 18V130099, 18V140098, 18V140065) (**FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)
- D. **BILL NO. 3027** - PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1G AND 1H OF CHESTERFIELD BLUE VALLEY FOR A 10.333 ACRE TRACT OF LAND ZONED “PC” PLANNED COMMERCIAL DISTRICT LOCATED AT 18481 AND 18497 OUTLET BOULEVARD (17W540133 AND 17W540122). (**FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL**)
- E. **BILL NO. 3028** - VACATES INGRESS/EGRESS AND STORM WATER CONTROL EASEMENTS ON LOT 1 OF SILVER MAPLE FARMS SUBDIVISION AS RECORDED IN BOOK 7985, PAGE 424 AND BOOK 8197, PAGE 2219 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. (**FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL**)
- F. **BILL NO. 3029** - PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 18061 & 18053 WILD HORSE CREEK ROAD FOR A 7.43 ACRE TRACT OF LAND ZONED “NU” NON-URBAN DISTRICT AND LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF KEYSTONE TRAIL DRIVE (19W630193, 19W630203). (**FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL**)
- G. **BILL NO. 3030** - PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 17751 & 17719 WILD HORSE CREEK ROAD FOR A 23.18 ACRE TRACT OF LAND ZONED “NU” NON-URBAN DISTRICT AND “E ½ AC” ESTATE DISTRICT WITH A “WH” WILD HORSE CREEK ROAD OVERLAY DISTRICT LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (18V510105, 18V230342). (**FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL**)

## **XX. 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.

**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 REVIEW – NO MEETING TO BE HELD!**

As has become our custom, there will be **NO AGENDA REVIEW MEETING**, prior to Wednesday's City Council meeting. The City Council meeting will start, as usual, at 7pm. Please plan to arrive and be seated before then. Since we will NOT be meeting prior to the City Council meeting, please let me know, in advance, if you have any questions or would like any additional information regarding any item listed on Wednesday's AGENDA.

**UPCOMING MEETINGS/EVENTS**

**Thursday, April 23**

Planning & Public Works Committee (5:30pm)

**Monday, April 27**

Planning Commission (7pm)

**Monday, May 4**

Next City Council meeting



## RECORD OF PROCEEDING

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

**MARCH 16, 2015**

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The meeting was called to order at 7 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

ABSENT

Mayor Bob Nation  
Councilmember Barry Flachsbart  
Councilmember Nancy Greenwood  
Councilmember Derek Grier  
Councilmember G. Elliot Grissom  
Councilmember Mike Casey  
Councilmember Dan Hurt  
Councilmember Connie Fults

Councilmember DeGroot

APPROVAL OF MINUTES

The minutes of the February 18, 2015 City Council meeting were submitted for approval. Councilmember Grissom made a motion, seconded by Councilmember Greenwood, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **INTRODUCTORY REMARKS**

Mayor Nation announced the upcoming Municipal Election on Tuesday, April 7 and encouraged everyone to vote.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, April 22, at 7 p.m. The Swearing-In Ceremony for all newly-elected officials will also take place that evening.

## **COMMUNICATIONS AND PETITIONS**

Mr. Andrew Selman, Missouri Public Affairs Director for Employer Support of the Guard & Reserve (ESGR), and Rear Admiral Lee Metcalf, State Chair of Missouri ESGR, recognized the City of Chesterfield, the Chesterfield Police Department and four police supervisors for exemplary support of personnel in the Guard and Reserves. Lt. Greg Lehman, Sgt. Mark Bruegenhemke, Sgt. Laura Obermeyer and Sgt. Bob Wickenhauser were presented with individual Patriot awards for their support of Officer Ryan Broeker's family during his wife's recent five month deployment.

Mr. Mike Doster, DosterUllom, LLC, 16090 Swingley Ridge, gave an update on Bill No. 2998 (Provides for the Approval of a Boundary Adjustment Plat – Four Seasons Plaza), stating that agreements have been reached with neighbors and all requirements have been met for this request. He requested, on behalf of the petitioner, that Bill No. 3021 (P.Z. 11-2014 – THF Chesterfield Development LLC [The Commons]) be sent back to Planning/Public Works Committee. Mr. Doster then stated he was available to answer questions related to Bill No. 3024 (P.Z. 17-2014, Steve W. Wallace [H.V. Real Estate Corp.]).

## **APPOINTMENTS**

Mayor Nation nominated Mr. Mick Weber, c/o MW Weber Architects, 129 Long Road, for re-appointment to the Architectural Review Board. Councilmember Grier made a motion, seconded by Councilmember Grissom, to approve this re-appointment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. Weber's new two-year term will expire March 18, 2017.

## **COUNCIL COMMITTEE REPORTS**

### **Finance and Administration Committee**

Councilmember Derek Grier, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Grissom, for approval of Resolution No. 410 (Performing Arts Agreements), which authorizes the City Administrator to execute contracts with Stages-St. Louis and St. Louis Civic Orchestra. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **Planning/Public Works Committee**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, reported that Bill No. 2998 (Provides for the Approval of a Boundary Adjustment Plat – Four Seasons Plaza) is scheduled for both first and second reading approval, under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt reported that Bill No. 3016 (Provides for Acceptance of Terra Vista Drive and Terra Vista Court as Public Streets) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Hurt reported that Bill No. 3017 (Provides for Acceptance of Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path as Public Streets) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Hurt reported that Bill No. 3018 (Provides for Installation of Stop Signs at Various Intersections Involving Pine Copse Path, Oak Stand Path, Oak Stand Court, Maple Rise Path and Willow Weald Path) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Hurt reported that Bill No. 3019 (Provides for Acceptance of Park Circle Drive and Main Circle Drive as Public Streets) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Hurt reported that Bill No. 3020 (Provides for Acceptance of Outlet Boulevard and Premium Way as Public Streets) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Hurt made a motion, seconded by Councilmember Greenwood, to refer Bill No. 3021 (P.Z. 11-2014 – THF Chesterfield Development LLC [The Commons]) back to the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt reported that Bill No. 3023 (Provides for the Approval of a Lot Split – Boone’s Crossing Northeast Interchange, Lot 1) is scheduled for both first and second reading approval, under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt reported that Bill No. 3024 (P.Z. 17-2014, Steve W. Wallace [H.V. Real Estate Corp.]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Thursday, March 19, at 5:30 p.m.

## REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that Jet's Pizza, 1635 Clarkson Road, has requested a new liquor license, to sell beer and wine, plus Sunday sales. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember Grissom made a motion, seconded by Councilmember Casey, to approve issuance of a new liquor license to Jet's Pizza. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that TF Pie Chesterfield, dba Pie Five Pizza Company, 17215 Chesterfield Airport Road, has requested a new liquor license, to sell beer and wine, plus Sunday sales. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember Grissom made a motion, seconded by Councilmember Casey, to approve issuance of a new liquor license to TF Pie Chesterfield, dba Pie Five Pizza Company. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Total Wine & More, 1781 Clarkson Road, has requested a new liquor license, to sell all kinds of intoxicating liquor by the drink (to cover alcohol "tastings"), packaged liquor, and Sunday sales. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember Grissom made a motion, seconded by Councilmember Casey, to approve issuance of a new liquor license to Total Wine & More. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff, as authorized in advance by City Council, applied for grant funding from the Municipal Parks Grant Commission for playground re-surfacing at Central Park and Chesterfield Valley Athletic Complex (CVAC). The grant application has been approved for \$265,844 which requires a matching appropriation of \$67,126 by the City. Authorization is needed for the City Administrator to execute a grant agreement, officially accepting these grant funds and authorize a transfer of \$67,126 from the Parks Sales Tax Fund – Fund Reserves to cover our local match, and amend the Budget to include total expenditures and total revenues that this item represents.

Councilmember Hurt made a motion to refer the items requiring budget amendments back to the Parks and Recreation Committee for review. There was no second to the motion and Mayor Nation declared the motion failed. Councilmember Flachsbart requested the Finance and Administration Committee discuss ways to "tag" grant applications in the future so they are attached to the budget in some way and "tagged" for Fund Reserves.

Councilmember Casey made a motion, seconded by Councilmember Fults, to authorize the City Administrator to execute this grant agreement, transfer \$67,126 from the Parks Sales Tax Fund – Fund Reserves, and amend the Budget, with all of this in mind. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff, as authorized in advance by City Council, applied for grant funding to off-set the total cost of a project to enhance the existing pond at Eberwein Park. As a result, if approved by City Council, grant funds provided by the Missouri Naturalists program, totaling \$37,735 will reduce the total City cost for that project to \$24,500 plus an additional \$1,323 of in-kind services. Councilmember Greenwood made a motion, seconded by Councilmember Flachsbart, to authorize the City Administrator to execute a grant agreement and authorize a transfer of \$24,500 from the Parks Sales Tax Fund – Fund Reserves. In so doing, City Council will be authorizing a budget amendment, on both the revenue and expenditure side, to cover the entire cost for this project. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff is recommending an extension to a previously negotiated contract with Midwest Pool Management, at the same rate as 2014, at a cost not to exceed \$278,825. The pricing for this optional contract extension was obtained when bids were originally sought in 2012. Based upon Staff's recommendation, City Council authorized a multi-year contract with Midwest Pool Management at that time, which included options for contract extensions in both 2015 and 2016. Councilmember Casey made a motion, seconded by Councilmember Fults, to approve this contract extension in an amount not to exceed \$278,825. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

City Administrator Mike Herring reported that Staff is recommending award of a contract for Selective Slab Replacement – Project "A". Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Herring joined with him in recommending award of a contract to Amcon Municipal Concrete in an amount not to exceed \$900,000. Councilmember Hurt made a motion, seconded by Councilmember Greenwood, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

City Administrator Mike Herring reported that Staff is recommending award of a contract for Selective Slab Replacement – Project "B". Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Herring joined with him in recommending award of a contract to Amcon Municipal Concrete in an amount not to exceed \$900,000. Councilmember Greenwood made a motion, seconded by Councilmember Flachsbart, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

City Administrator Mike Herring reported that Staff is recommending award of a contract for Selective Slab Replacement – Project "C". Based upon review of information

provided by Public Works Director/City Engineer Jim Eckrich, Mr. Herring joined with him in recommending award of a contract to Spencer Contracting in an amount not to exceed \$350,000. Councilmember Flachsbart made a motion, seconded by Councilmember Greenwood, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff is recommending an extension to the current contract with Westport Pools, for daily maintenance operations at the City's Family Aquatic Center. The option to extend was included with the original bid award when City Council first approved a contract with Westport Pools in 2012. If approved by City Council, the cost for 2015 will actually be less than the cost of the previous year. Councilmember Casey made a motion, seconded by Councilmember Grissom, to approve this contract extension. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **OLD BUSINESS**

There was no old business.

### **NEW BUSINESS**

There was no new business.

### **LEGISLATION**

**BILL NO. 3016      PERTAINS TO THE ACCEPTANCE OF TERRA VISTA DRIVE AND TERRA VISTA COURT AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD (SECOND READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3016. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3016 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3016 with the following results: Ayes – Greenwood, Fults, Hurt, Grissom, Flachsbart, Grier and Casey. Nays – None. Whereupon Mayor Nation declared Bill No. 3016 approved, passed it and it became **ORDINANCE NO. 2834**.

**BILL NO. 3017      PERTAINS TO THE ACCEPTANCE OF PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH AND WILLOW WEALD PATH AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD (SECOND READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3017. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3017 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3017 with the following results: Ayes – Grier, Casey, Hurt, Fults, Flachsbart, Grissom and Greenwood. Nays – None. Whereupon Mayor Nation declared Bill No. 3017 approved, passed it and it became **ORDINANCE NO. 2835.**

**BILL NO. 3018      AMENDS ORDINANCE NUMBER 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE PINE COPSE PATH, OAK STAND PATH, OAK STAND COURT, MAPLE RISE PATH, AND WILLOW WEALD PATH (SECOND READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Greenwood, for the second reading of Bill No. 3018. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3018 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3018 with the following results: Ayes – Casey, Greenwood, Flachsbart, Grier, Grissom, Hurt and Fults. Nays – None. Whereupon Mayor Nation declared Bill No. 3018 approved, passed it and it became **ORDINANCE NO. 2836.**

**BILL NO. 3019      PERTAINS TO THE ACCEPTANCE OF PARK CIRCLE DRIVE AND MAIN CIRCLE DRIVE AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD (SECOND READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Fults, for the second reading of Bill No. 3019. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3019 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3019 with the following results: Ayes – Grier, Greenwood, Fults, Casey, Hurt, Grissom and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3019 approved, passed it and it became **ORDINANCE NO. 2837.**

**BILL NO. 3020      PERTAINS TO THE ACCEPTANCE OF OUTLET BOULEVARD AND PREMIUM WAY AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD (SECOND READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Grissom, for the second reading of Bill No. 3020. A voice vote was taken with a unanimous affirmative

result and the motion was declared passed. Bill No. 3020 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3020 with the following results: Ayes – Greenwood, Hurt, Grier, Grissom, Fults, Casey and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3020 approved, passed it and it became **ORDINANCE NO. 2838**.

**LEGISLATION – PLANNING COMMISSION**

**BILL NO. 2998 PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR FOUR SEASONS PLAZA FOR A 16.26 ACRE TRACT OF LAND ZONED “C-2” SHOPPING DISTRICT AND “PC” PLANNED COMMERCIAL DISTRICT LOCATED SOUTH OF OLIVE BOULEVARD AND WEST OF WOODS MILL ROAD (16Q220719, 16Q210763 AND 16Q220690) (FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2998. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2998 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 2998. A voice vote was taken with an affirmative result (Councilmembers Flachsbart and Greenwood voted “No”) and the motion was declared passed. Bill No. 2998 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2998 with the following results: Ayes – Casey, Grier, Fults, Grissom and Hurt. Nays – Greenwood and Flachsbart. Whereupon Mayor Nation declared Bill No. 2998 approved, passed it and it became **ORDINANCE NO. 2839**.

**BILL NO. 3023 PROVIDES FOR THE APPROVAL OF A LOT SPLIT PLAT FOR BOONE’S CROSSING NE INTERCHANGE LOT 1, FOR A 4.167 ACRE TRACT OF LAND ZONED “PC” PLANNED COMMERCIAL DISTRICT LOCATED NORTH OF US HIGHWAY 40/INTERSTATE 64 AND IMMEDIATELY EAST OF ITS INTERSECTION WITH BOONE’S CROSSING (17U620172) (FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 3023. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3023 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 3023. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3023 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3023 with the following

results: Ayes – Grissom, Flachsbart, Casey, Fults, Hurt and Grier. Nays – Greenwood. Whereupon Mayor Nation declared Bill No. 3023 approved, passed it and it became **ORDINANCE NO. 2840.**

BILL NO. 3024 REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 1328 TO MODIFY DEVELOPMENT CONDITIONS AND ADD LAND USES FOR A 2.93 ACRE TRACT OF LAND, MORE OR LESS, ZONED C8, PLANNED COMMERCIAL LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND LONG ROAD {P.Z. 17-2014 STEVE W WALLACE (H.V. REAL ESTATE CORP.) 17U140441, 17U140450, 17U140461 & 17U140472} **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 3024. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3024 was read for the first time.

### **ADJOURNMENT**

Mayor Nation entertained a motion to reconvene into Executive Session. Councilmember Flachsbart made a motion, seconded by Councilmember Grier, to go into closed session, pursuant to RSMo 610.021(3) for the purpose of allowing for confidential communication among the City's elected officials regarding personnel matters. A roll call vote was taken with the following results: Ayes – Greenwood, Grier, Fults, Grissom, Casey, Hurt and Flachsbart. Nays – None. Whereupon Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:45 p.m.

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Mayor Bob Nation

**ATTEST:**

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Vickie J. Hass, City Clerk

## **SWEARING-IN CEREMONY**

As is our custom, **Municipal Judge Rick Brunk** will preside over the Swearing-in Ceremony, at the April 22, 2015, City Council meeting, for those re-elected/elected at the April 7 Municipal Election. Following the ROLL CALL for the newly-reconstituted City Council and a brief ceremony, Mayor Nation will adjourn the meeting, temporarily, for a RECEPTION, honoring those re-elected/elected.

## **PRESENTATION/RECEPTION**

After the Swearing-in Ceremony and City Clerk Vickie Hass has, again, called the roll for the new City Council, Mayor Nation is planning to present Councilmember Grier with a plaque, thanking him for his four years of service to the City of Chesterfield. Immediately following that presentation, Mayor Nation will TEMPORARILY ADJOURN the meeting and invite everyone to participate in a reception, honoring Councilmember Greenwood, Councilmember-elect Nations, Councilmember Hurt and Councilmember DeGroot!

**RESOLUTION NO. 411 – APPOINTMENT OF INTERIM CITY ATTORNEY**

As you already know, City Attorney Rob Heggie has been appointed by Governor Jay Nixon to serve as an Associate Circuit Court Judge, in St. Louis County, effective April 23, 2015. As a result, the April 22 City Council meeting will be his last as our City Attorney. Mr. Heggie's current term would have otherwise expired on November 19, 2016. Just FYI, he has served the City of Chesterfield, in his current capacity, since November 15, 2005, having been originally appointed by former-Mayor John Nations and then re-appointed by former-Mayor Bruce Geiger.

Mayor Bob Nation authorized me to prepare and place the enclosed **RESOLUTION NO. 411** on the April 22 City Council meeting AGENDA, under "Appointments". If approved/adopted by City Council, this RESOLUTION would designate **Harry O'Rourke** as the **Interim City Attorney**.

If you have any questions, please contact Mayor Nation, prior to Wednesday's meeting.

**RESOLUTION NO. 411**

**WHEREAS**, the current City Attorney, Robert M. Heggie, will resign his office effective on April 23, 2015; and

**WHEREAS**, the current term of the City Attorney is for a period ending November 19, 2016; and

**WHEREAS**, the Mayor has nominated Harold V. O'Rourke as Interim City Attorney, pursuant to the power and authority vested in the Mayor to appoint positions granted to him pursuant to Section 77.330 R.S.Mo., and pursuant to Ordinance 6 and Section 77.370 R.S.Mo.

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

**Section 1.** Harold V. O'Rourke shall assume the position of Interim City Attorney, to serve at the pleasure of the Mayor and City Council until an attorney is named to represent the City. The components of this engagement shall be those currently established for the position of City Attorney. Said appointment shall become effective as of April 23, 2015.

**Section 2.** Said Agreement shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

CITY OF CHESTERFIELD

RESOLUTION NO. 393

COMES NOW the Mayor of the City of Chesterfield, pursuant to the power and authority vested in him to appoint positions, pursuant to Chapter 77.330 RSMo, and hereby appoints Robert M. Heggie, as City Attorney to serve for a period of four (4) years, expiring in 2016, in accordance with Ordinance 6 and Chapter 77.370 RSMo. Said appointment to become effective as of November 20, 2012.

Passed and approved this 19<sup>th</sup> day of November, 2012

Bruce Heiger

Mayor

ATTEST:

Judith A. Naggian

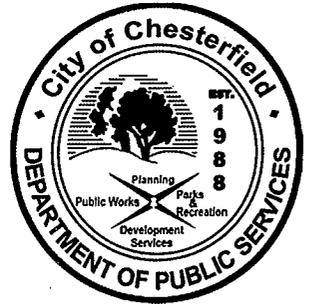
CITY CLERK

**RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE - MARCH 16, 2015**

As you are already aware, the P/PW Committee met on Monday, March 16, 2015, just prior to the last City Council meeting, to review P.Z. 17-2014, Steve W. Wallace (H.V. Real Estate Corp.). The Committee members voted unanimously, at that time, to recommend FIRST READING APPROVAL of **Bill No. 3024**, at the March 16th meeting. As a result, **this proposed legislation will be on the April 22 City Council meeting AGENDA, for SECOND/FINAL READING APPROVAL.**

If you have any questions, please contact Chairperson Dan Hurt, any other member of this Committee, Mr. Geisel, Ms. Nassif or me, prior to Wednesday's meeting.

MGH  
4/5/15



# MEMORANDUM

TO: Michael G. Herring, City Administrator  
FROM: Mike Geisel, Director of Public Services  
SUBJECT: Planning & Public Works Committee Meeting Summary  
Monday, March 16, 2015

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Monday, March 16, 2015 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Connie Fults** (Ward IV), **Councilmember Nancy Greenwood** (Ward I), and **Councilmember Elliot Grissom** (Ward II).

Also in attendance were: Mayor Bob Nation; Councilmember Barry Flachsbart (Ward I); Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; John Boyer, Senior Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

## I. NEW BUSINESS

- A. **P.Z. 17-2014 Steve W. Wallace (H.V. Real Estate Corp)**: A request for an amendment to Ordinance 1328 to modify development conditions and add uses for a 2.93 acre tract of land, more or less, zoned "C-8" Planned Commercial located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461, and 17U140472)

## STAFF REPORT

John Boyer, Senior Planner, presented the project request and stated originally the petitioner was requesting 33 new land uses in addition to some modifications of development conditions. Through the review process and after the public hearing, the request has been changed due to a new owner/applicant. The request is now for only one additional use which is a Vehicle Repair and Service Facility. The current tenant is an oil change facility which is an existing use covered in the current Ordinance. They would like to add that element to their business which they had at their previous location off Chesterfield Airport Road. The modification of development criteria for setbacks, building additions, and limitation on the oil change facility have all been dropped. Staff has prepared Attachment A which includes all the conditions from the previous Ordinance with additional conditions associated with the vehicle repair use.

In response to questions, Mr. Boyer confirmed there would be no change to the current building structure. Vehicle repair will be performed within the existing bays. The drive-by lane on the side of the building has been eliminated. Outdoor storage of storage of derelict, wrecked or dismantle vehicles is prohibited along with unscreened outdoor storage.

**Councilmember Fults made a motion to forward P.Z. 17-2014 Steve W. Wallace (H.V. Real Estate Corp) to City Council with a recommendation to approve. The motion was seconded by Councilmember Grissom and passed by a voice vote of 4-0.**

Chair Hurt thanked Staff for addressing this issue quickly.

**Note: Bill No. 3024 will be presented at the April 22, 2015 City Council Meeting for Second Reading.**

## **II. ADJOURNMENT**

The meeting adjourned at 5:35 p.m.

**RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE - MARCH 19, 2015**

As detailed in the enclosed MINUTES, the P/PW Committee met on Thursday, March 19, 2015. The following is a list of items discussed by this Committee, which will be reviewed, in greater detail, at Wednesday's meeting:

**IIIA - Bill No. 3025 - P.Z. 01-2015 - Barat Academy Foundation (17831, 17815 and 17803 Wild Horse Creek Road) (FIRST READING)**

**IIIB - Bill No. 3026 - Authorizes/Approves Participation in Green Community Program (FIRST READING)**

**IIA - Bill No. 3021 - P.Z. 11-2014 - THF Chesterfield Development LLC (The Commons) (FIRST READING) (GREEN SHEET AMENDMENT)**

[NOTE: Action on this proposed Legislation was HELD, at the 3/16 City Council meeting and it was referred to the P/PW Committee for further discussion. Please note the GREEN SHEET AMENDMENTS described in the MINUTES for this meeting and attached to this proposed Legislation.]

----- **Bill No. 3024 - P.Z. 17-2014, Steve W. Wallace (H.V. Real Estate Corp.) (FIRST READING)**

----- **Bill No. 3027 - Approves Boundary Adjustment Plat - Chesterfield Blue Valley, Lots 1G and 1H (FIRST AND SECOND READINGS)**

----- **Bill No. 3028 - Approves Vacation of Easements - Silver Maple Farms (Petropolis) (FIRST AND SECOND READINGS)**

----- **Bill No. 3029 - Approves Boundary Adjustment Plat - 18061 and 18053 Wild Horse Creek Road (FIRST AND SECOND READINGS)**

----- **Bill No. 3030 - Approves Boundary Adjustment Plat - 17751 and 17719 Wild Horse Creek Road (FIRST AND SECOND READINGS)**

----- Next meeting: **Thursday, April 23, 2015 (5:30pm)**

As always, if you have any questions, regarding any of the items listed above or anything else discussed by this Committee, please contact Chairperson Dan Hurt, any other member of this Committee, Mr. Geisel, Ms. Nassif or me, prior to Wednesday's meeting.

# MEMORANDUM

✓ MBH  
4/5/15



TO: Michael G. Herring, City Administrator  
FROM: Mike Geisel, Director of Public Services  
SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, March 19, 2015

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, March 19, 2015 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Connie Fults** (Ward IV), **Councilmember Nancy Greenwood** (Ward I), and **Councilmember Elliot Grissom** (Ward II).

Also in attendance were: Mayor Bob Nation; Councilmember Mike Casey (Ward III); Mike Watson, Planning Commission Chair; Mike Geisel, Director of Public Services; Aimee Nassif, Planning & Development Services Director; Libbey Tucker, Community Services & Economic Development Director; Jonathan Raiche, Senior Planner; and Mary Ann Madden, Recording Secretary.

The meeting was called to order at 5:30 p.m.

★ TO BE DISCUSSED AT THE 4/22 CITY COUNCIL MTG.

## I. APPROVAL OF MEETING SUMMARIES

### A. Approval of the February 19, 2015 Planning & Public Works Committee Meeting Summary.

Councilmember Greenwood made a motion to approve the Meeting Summary of February 19, 2015. The motion was seconded by Councilmember Fults and passed by a voice vote of 4 - 0.

### B. Approval of the March 16, 2015 Planning & Public Works Committee Meeting Summary.

Councilmember Greenwood made a motion to approve the Meeting Summary of March 16, 2015. The motion was seconded by Councilmember Fults and passed by a voice vote of 4 - 0.

Because Agenda Item II.A. under "Old Business" would require extensive discussion, it was agreed to review the items under "New Business" first.

### III. NEW BUSINESS

- ★ A. **P.Z. 01-2015 Barat Academy Foundation (17831, 17815 & 17803 Wild Horse Creek Road)**: A request for a zoning map amendment from a “LLR” Large Lot Residential District and “NU” Non-Urban District to a new “LLR” Large Lot Residential District for 35.097 acres located on the north side of Wild Horse Creek Road west of its intersection of Greystone Manor Parkway and east of its intersection with Tara Oaks Drive (18V130099, 18V140098, 18V140065).

#### **STAFF REPORT**

Mr. Jonathan Raiche, Senior Planner explained that the request is to rezone to a non-planned zoning district of Large Lot Residential. The site is comprised of two parcels and it is the Petitioner’s intent to utilize Parcel 2 as a dormitory for the school, which would be an *accessory use* to the school.

If approved, the requested zoning will permit the following uses in addition to accessory uses:

- |   |   |
|---|---|
| 1) Single-family detached residential*  | 8) Wildlife reservation, forest and conservation project* |
| 2) Public safety facilities*            | 9) College/University                                     |
| 3) Churches and other places of worship | 10) Primary school  |
| 4) Farming*                             | 11) Secondary school                                      |
| 5) Home Occupation*                     | 12) Kindergarten, Nursery School                          |
| 6) Livestock and stables*               | 13) Public Facilities*                                    |
| 7) Parks                                |   |

\*Because of the size limitations of Parcel 2, only those uses shown above with an asterisk would be permitted.

Mr. Raiche pointed out that if the school use would cease on the property, the accessory use of dormitory would not be permitted. In addition, any new development on the site would be reviewed against the City’s development criteria. Ms. Nassif, Planning and Development Services Director also noted that because the request is for a non-planned district, a Preliminary Plan is not required and an Attachment A is not prepared because none of the requirements are negotiable and must be met with no modifications or variances.

#### **Discussion**

Councilmember Greenwood questioned whether there is a limitation on the number of people who are allowed to use the dormitory. Ms. Nassif replied that the City’s Code does not address this issue, but the Petitioner is required to have the request reviewed by the Fire District, which would involve occupancy requirements.

Mayor Nation inquired as to whether there have been any modifications to the structure that will be used as the dormitory. Ms. Nassif replied that there have not.

Planning Commission Chair Mike Watson stated the Planning Commission did not have any issues with this petition.

**Councilmember Grissom made a motion to forward P.Z. 01-2015 Barat Academy Foundation (17831, 17815 & 17803 Wild Horse Creek Road) to City Council with a recommendation to approve. The motion was seconded by Councilmember Fults and passed by a voice vote of 4 - 0.**

Councilmember Casey asked if City Council had the right of Power of Review for this site. Ms. Nassif replied that Power of Review is not an option as the Site Plan for a straight district is administratively approved because the criteria are already established with no modifications allowed. Mr. Geisel explained that the ordinance requires Power of Review to be called within 24 hours after Planning Commission review; however the plan will not be reviewed by Planning Commission.

**Note: One Bill, as recommended by the Planning Commission, will be needed for the April 22, 2015 City Council Meeting.**

See Bill # 3025

**[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 01-2015 Barat Academy Foundation.]**

**\* B. Green Community Program**

**STAFF REPORT**

Ms. Libbey Tucker, Community Services/Economic Development Director stated that the City recently approved the Property Assessed Clean Energy (PACE) ordinance, which allows businesses to utilize a special financing mechanism to install energy efficiency improvements to their buildings. The City has since received a subsequent request from the Missouri Clean Energy District to establish Chesterfield as a "Green Community", which makes possible the use of qualified energy conservation bonds for funding energy conservation and/or renewable energy projects in the City. These bonds were created under the American Recovery and Reinvestment Act and provide for a direct pay tax credit of a portion of the interest cost of bonds issued for eligible purposes. The amount of the tax credit varies as it is tied to the U.S. Treasury tax credit rate, but generally results in a 1-1/2% to 2% rebate of the interest cost to the property owner.

The Missouri Clean Energy District would manage the program and there would be no funding commitment on the part of the City.

**Discussion**

Councilmember Greenwood referred to Section 6 of the proposed Ordinance which states:

*The City shall, and the officers, agents and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this ordinance.*

She questioned whether this language requires any additional work on the part of the City. Ms. Tucker stated the ordinance was reviewed by the City's financing counsel, Armstrong, Teasdale and said she could contact the firm prior to the next Council meeting to get clarification on its meaning.

Chair Hurt also requested that further discussion be held regarding how decisions are made as to which firms the City utilizes in reviewing such documents.

**Councilmember Fults made a motion to forward the ordinance to establish a Green Community Program to City Council with a recommendation to approve pending clarification of Section 6. The motion was seconded by Councilmember Grissom and passed by a voice vote of 4 - 0.**

*✓ MBH*  
**Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the April 22, 2015 City Council Meeting.  
See Bill # 3026**

**[Please see the attached report prepared by Libbey Tucker, Community Services & Economic Development Director for additional information on the Green Community Program.]**

### C. Large Trucks on Hog Hollow Road

Councilmember Greenwood reported that she has been contacted by a resident who has concerns about large trucks, specifically 18-wheelers, using Hog Hollow Road. She asked if a traffic restriction for this road could be added to a future agenda for discussion purposes. It was the consensus of the Committee to add this to the next agenda of the Planning & Public Works Committee.

## II. OLD BUSINESS

- ★ A. **P.Z. 11-2014 THF Chesterfield Development LLC (The Commons)**: A request for an ordinance amendment to Ordinance 2081 to modify development criteria and use restrictions for a 160.195 acre tract of land zoned "C-8" Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive (17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101).

### **STAFF REPORT**

Mr. Jonathan Raiche, Senior Planner reported that at its last meeting, City Council sent the subject petition back to this Committee for further review of the Green Sheet Amendments.

The following table was then presented, which summarizes the Green Sheet Amendments proposed at the February 5, 2015 Committee Meeting compared to modifications requested by the Petitioner.

<u>February 5, 2015 Proposed Green Sheet Amendments</u>	<u>March 5, 2015 Petitioner Modification Request</u>
1. All retail sales shall be limited to 7 a.m. to 11 p.m.	1. Retail sales limited to 7 a.m. to 11 p.m. except that contractors are permitted via the North Canopy entrance beginning at 6 a.m. Monday through Saturday posted with signage.
2. Outdoor Storage shall be limited to 5,000 sq. ft. as shown on Exhibit A for the period of March 15 until October 15 of each year.	2. Christmas trees and Halloween pumpkins would require an extended period of allowable outdoor storage.
3. All materials stored in the permitted outdoor area shall be limited to a height of 6 feet.	3. No palletized material exceeds 8 feet.
4. Materials in outdoor storage area shall be limited to plants, soil, mulch, and other related landscape materials but not stored in shipping containers or on pallet racks.	4. Materials in outdoor storage area shall be limited to landscaping and nursery materials, including plants, flowers, trees (including Christmas trees), mulch, peat moss, soil, lime, fertilizers, plant foods, weed and pest control products, seeds, rocks, pavers, timbers, Halloween pumpkins and similar materials. Items shall not be stored in shipping containers.
5. During times of outdoor storage, traffic along the internal drive parallel to RHL Blvd shall be restricted to one-way (north to south) with appropriate signage.	5. REMOVE THIS AMENDMENT.
6. Outdoor storage at the easternmost tenant is limited to 3,000 sq. ft. on Exhibit B and restricted to a height of 10 feet.	6. NO CHANGE REQUESTED.

**Discussion**

The Committee then discussed each requested modification separately.

<u>February 5, 2015 Proposed Green Sheet Amendments</u>	<u>March 5, 2015 Petitioner Modification Request</u>
6. Outdoor storage at the easternmost tenant is limited to 3,000 sq. ft. on Exhibit B and restricted to a height of 10 feet.	6. NO CHANGE REQUESTED.

Mr. Raiche pointed out that this pertains to the Walmart site and no change is being requested.

Since no change is being requested, the Committee agreed no further action is necessary.

<u>February 5, 2015 Proposed Green Sheet Amendments</u>	<u>March 5, 2015 Petitioner Modification Request</u>
2. Outdoor Storage shall be limited to 5,000 sq. ft. as shown on Exhibit A for the period of March 15 until October 15 of each year.	2. Christmas trees and Halloween pumpkins would require an extended period of allowable outdoor storage.
4. Materials in outdoor storage area shall be limited to plants, soil, mulch, and other related landscape materials but not stored in shipping containers or on pallet racks.	4. Materials in outdoor storage area shall be limited to landscaping and nursery materials, including plants, flowers, trees (including Christmas trees), mulch, peat moss, soil, lime, fertilizers, plant foods, weed and pest control products, seeds, rocks, pavers, timbers, Halloween pumpkins and similar materials. Items shall not be stored in shipping containers.

Regarding Amendment #2, Mr. Raiche stated the Petitioner is requesting outdoor storage of Christmas trees and pumpkins, which would necessitate an extension time past October 15<sup>th</sup> for outdoor storage.

Regarding Amendment #4, Mr. Raiche stated the list of items for outdoor storage has been expanded. He also noted that the Committee had approved language that materials could not be stored in shipping containers or on pallet racks. The Petitioner is requesting that the language approved by the Planning Commission be accepted, which would allow storage on pallet racks. Councilmember Fults explained that the Petitioner has provided an expanded list of items in response to her request asking why year-round outdoor storage is necessary.

Councilmember Grissom questioned why pumpkins and Christmas trees need to be moved outside. Mr. Mike Doster, representing the Petitioner, replied that retailers have increased sales on seasonal products when they are displayed outdoors, and many times these are impulse purchases.

Mr. Doster also addressed Amendment #4 as follows:

- The expanded list of items to be stored outside was obtained from representatives of Lowe's.
- The Petitioner is agreeable to items not be stored in shipping containers **or on pallet racks.**
- The Petitioner is agreeable to outdoor storage from March 15 to October 15 of the expanded list, with only pumpkins and Christmas trees being displayed outside past October 15.

Councilmember Greenwood felt the indoor entrances and exits of the store would allow adequate space to display these items as a "teaser". Mr. Doster replied that they would like the teaser to be outside so motorists can see the items while driving past the center.

Responding to Councilmember Grissom's question, it was noted that the pumpkins and trees, if approved for extended outdoor storage, could be displayed both in the front and on the side of the store.

Mayor Nation indicated he had no concerns with pumpkins and Christmas trees being displayed outdoors and felt that the existing landscaping would adequately screen any outdoor displays along the side of the building.

Chair Hurt expressed concern about pumpkin and Christmas tree displays across the front of the store because he feels it encourages loading at the front of the store, which causes too many traffic issues. He would like to see them displayed along the side of the building. Mr. Doster stated that Lowe's has carts for such items that would allow customers to transport their purchases across the parking lot to their vehicles.

After further discussion on the outdoor storage items and outdoor storage period, Ms. Nassif proposed the following language for green sheet amendments:

For Amendment #2:

The area to be utilized for outdoor storage shall be limited to 5,000 sq. ft. as delineated on the attached Exhibit A and is permitted for the period of March 15<sup>th</sup> until October 15<sup>th</sup> of each year. *Holiday trees, flowers and pumpkins shall be allowed until December 31<sup>st</sup>.*

For Amendment #4:

Materials allowed in all outdoor storage areas shown on Exhibit A shall be limited to plants, soil, mulch, and other related landscape materials, *along with Christmas trees, Halloween pumpkins, flowers, and similar items* and shall not be stored in shipping containers or on pallet racks.

**Councilmember Fults made a motion to accept the proposed language for Amendments 2 and 4 as noted above.** The motion was seconded by Councilmember Grissom and **passed** by a voice vote of 3 – 1 with Councilmember Greenwood voting "no".

Councilmember Greenwood explained her opposition stating she does not think pumpkins and Christmas trees are impulse purchases to warrant an outdoor display in front of the building. She feels there is adequate space along the side of the building for pick-up of these items, which could be directed by signage and personnel and would discourage loading in front of the building.

Discussion then followed about loading in front of the building. It was noted that the area in front of the store is a fire lane, which prohibits loading in that area; however there is no City ordinance restricting it.

**Chair Hurt then made a motion to include language in the ordinance restricting loading to the side of the building for all outdoor storage materials.** The motion was seconded by Councilmember Greenwood and **passed** by a voice vote of 4 – 0.

<u>February 5, 2015 Proposed Green Sheet Amendments</u>	<u>March 5, 2015 Petitioner Modification Request</u>
3. All materials stored in the permitted outdoor area shall be limited to a height of 6 feet.	3. No palletized material exceeds 8 feet.

Mr. Raiche stated the Petitioner is requesting a height increase from 6 ft. to 8 ft. for **palletized material**, and pointed out that one of the requested storage items is trees, which could surpass 8 ft. in height.

Chair Hurt asked for confirmation that there would be no stacking of pallets. Ms. Nassif confirmed this.

Chair Hurt then referred to the statement in the letter of March 11, 2015 regarding palletized materials of peat moss being stacked to a height of 92", and questioned if the store manager was in agreement with the statement. Mr. Doster explained that Lowe's provided this information from charts showing the height of pre-palletized materials received directly from the vendors.

**Chair Hurt made a motion to eliminate Green Sheet Amendment No. 3, and to accept Planning Commission's recommendation to limit palletized material to a height of 8 feet.** The motion was seconded by Councilmember Fults.

The vote on the motion **passed by a voice vote of 4 – 0.**

<u>February 5, 2015 Proposed Green Sheet Amendments</u>	<u>March 5, 2015 Petitioner Modification Request</u>
5. During times of outdoor storage, traffic along the internal drive parallel to RHL Blvd shall be restricted to one-way (north to south) with appropriate signage.	5. REMOVE THIS AMENDMENT.

Mr. Raiche stated the Petitioner is requesting that the language restricting traffic be removed.

Chair Hurt recommended keeping the above-noted proposed Green Sheet Amendment, which he feels will optimize the traffic flow in this area and will not be a major cost to the Petitioner. Councilmember Fults agrees with the proposed amendment as it allows motorists to make safe turns onto THF Boulevard.

Mr. Doster replied that their experts have determined that two-way traffic in this area is better. He also has been in contact with the Fire District as the District has approved two-way traffic in this area, and asked for the Fire Marshall's opinion on one-way-traffic. The Fire Marshall indicated there may be a need for two-way access for emergency vehicles; however, he could not issue an official comment without reviewing a plan. Chair Hurt then asked Staff to get a response from the Fire District on this issue.

Councilmember Fults stated she is having difficulty with keeping the parking spots, two-way traffic, and an outside display as she feels the site is too congested for all three of these requests.

It was the consensus of the Committee to keep Amendment #5 as drafted.

<u>February 5, 2015 Proposed Green Sheet Amendments</u>	<u>March 5, 2015 Petitioner Modification Request</u>
1. All retail sales shall be limited to 7 a.m. to 11 p.m.	1. Retail sales limited to 7 a.m. to 11 p.m. except that contractors are permitted via the North Canopy entrance beginning at 6 a.m. Monday through Saturday posted with signage.

Mr. Raiche stated the Petitioner is requesting an opening time of 6:00 a.m., Monday-Saturday, for contractors only limited to the North Canopy entrance.

Councilmember Fults stated that the residents fought very hard to have the retail sales hours restricted to 7 a.m. to 11 p.m. Recent discussions included the possibility of allowing contractors to pick up pre-ordered materials from a designated area starting at 6:00 a.m.; but the store would not be open for business. She then asked for clarification from Staff as to whether such an option would be enforceable. Ms. Nassif replied she could not guarantee that the requested modification could be enforced.

Mr. Geisel, Director of Public Services also pointed out that the Petitioner's request is not to pre-stage materials for contractor pick-up; their request would limit access to the store to contractors only, which would have to be self-regulated by Lowe's – the City would not be able to physically enforce such a regulation.

Planning Commission Chair Watson noted that Home Depot, located just 1,000 feet away, opens at 6:00 a.m. and questioned why allowing Lowe's to open at 6:00 a.m. would affect the residents any differently. Councilmember Fults stated that Home Depot is a different development with a different ordinance. She has concerns that if Lowe's is allowed to open at 6:00 a.m., it would set a precedent for other businesses at the eastern end of the site asking for an earlier opening time – and those businesses are directly behind the homeowners.

Mr. Doster suggested that Staff draft proposed language prior to the next Council meeting and allow it to go forward with the understanding that Staff will develop language for Council's review. Staff recommended that such language be prepared as a second Green Sheet Amendment to be voted upon independently from the other Green Sheet Amendments.

Councilmember Fults expressed her strong preference to keeping the hours at 7 a.m. to 11 p.m. and stated she will not vote to change them; but would consider language that allows contractors to pick up materials without the store being opened

Chair Hurt then asked the Petitioner if they preferred to keep the petition at the Committee level or to move it forward to Council. Mr. Doster replied that they prefer to go forward to Council.

**Councilmember Fults made a motion directing Staff to draft potential language addressing the Petitioner's request regarding contractor pick-up. The motion was seconded by Councilmember Greenwood and passed by a voice vote of 4 – 0.**

Chair Hurt confirmed that this language will be prepared as a separate Green Sheet Amendment.

**Councilmember Grissom made a motion to forward P.Z. 11-2014 THF Chesterfield Development LLC (The Commons), with the Green Sheet Amendments, to City Council with a recommendation to approve. The motion was seconded by Councilmember Fults and passed by a voice vote of 4 - 0.**

*V1264*  
Note: One Bill, as recommended by the Planning Commission, will be needed for the April 22, 2015 City Council Meeting.  
See Bill # 3021

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 11-2014 THF Chesterfield Development-The Commons.]

IV. OTHER - None

V. ADJOURNMENT

The meeting adjourned at 6:40 p.m.

# City Council Memorandum Department of Public Services



**To:** Michael Herring, City Administrator  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** April 3, 2015  
**CC Date:** April 22, 2015

**RE:** **P.Z. 01-2015 Barat Academy Foundation (17831, 17815 & 17803 Wild Horse Creek Road)**: A request for a zoning map amendment from a "LLR" Large Lot Residential District and an "NU" Non-Urban District to a new "LLR" Large Lot Residential District for 35.097 acres located on the north side of Wild Horse Creek Road west of its intersection of Greystone Manor Parkway and east of its intersection with Tara Oaks Drive (18V130099, 18V140098, 18V140065).

The Petitioner is seeking a zoning map amendment from a "LLR" Large Lot Residential District and "NU" Non-Urban District to a new "LLR" Large Lot Residential District to allow for the use of the property at 17803 Wild Horse Creek Road as a dormitory use accessory to the existing school located at 17815 Wild Horse Creek Road. The Unified Development Code requires that the accessory use be located within the same zoning district as the principal use. In order to meet this requirement, the petitioner has requested that a new "LLR" Large Lot Residential District be created which would encompass the entire subject site.

A Public Hearing relative to this petition was held at the February 23, 2015 Planning Commission meeting. No issues were discussed at this meeting. Subsequently, the Planning Commission voted to recommend the item for approval on March 9, 2015 by a vote of 7-0.

This petition was reviewed by the Planning and Public Works Committee on March 19, 2015. The Committee approved a motion to forward this item to City Council with a recommendation to approve as presented by a vote of 4-0.

As this is a conventional (non-planned) zoning district, there is no Attachment A or Preliminary Plan for this item. The legislation is attached to this report.

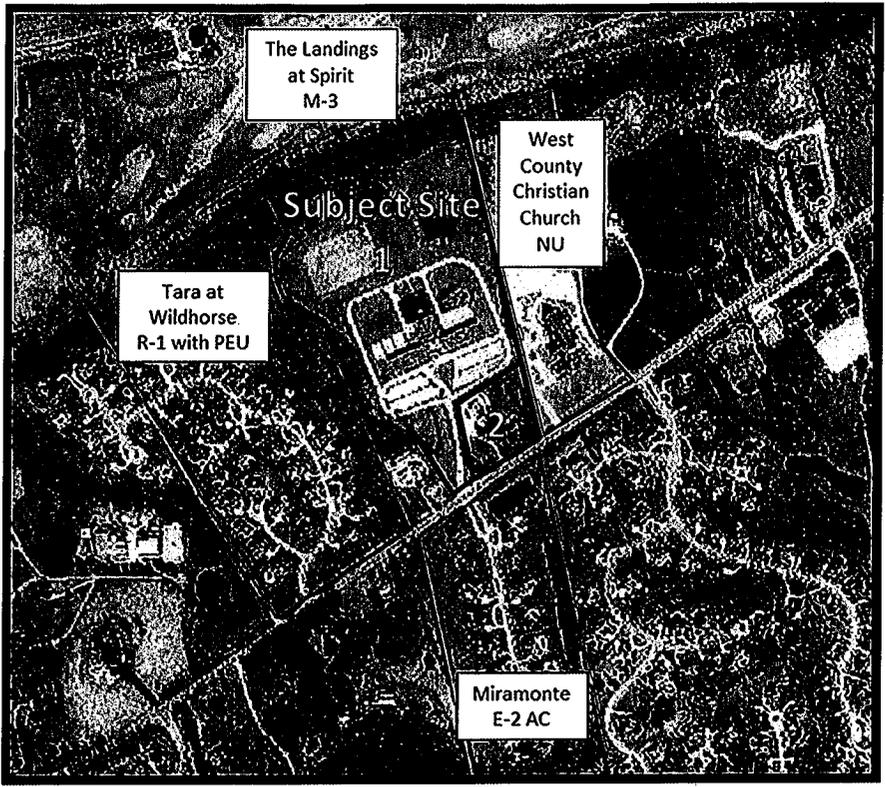


Figure 1. Aerial Photograph

SEE BILL #  
3025  
✓ MGH  
4/5/15



Community Services & Economic Development  
636-537-6721

M E M O

DATE: April 14, 2015  
TO: Mike Herring, City Administrator  
FROM: Libbey Tucker *Libbey*  
Community Services & Economic Development Director  
RE: Green Communities Ordinance Clarification

SEE BILL #  
3026  
✓ 12618  
4/14/15

The attached information was brought before the March 19 Planning & Public Works Committee meeting proposing to establish Chesterfield as a "Green Community" in order to allow businesses to utilize qualified energy conservation bonds (QECBs) for funding energy conservation and/or renewable energy projects. This action was requested by the Missouri Clean Energy District (MCED) as a follow up action to the recently established Property Assessed Clean Energy (PACE) legislation to make available another funding mechanism for businesses to use for energy efficiency improvements to their facilities. After discussion, the Committee voted unanimously to recommend approval and forwarded to City Council for final consideration.

Prior to the City Council meeting, the Committee asked that a few questions be clarified. The ordinance they reviewed for consideration listed *Section 6. Further Authority*, which stated "The City shall, and the officers, agents and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this ordinance." P&PW Committee members were concerned this implied the City would be responsible for project review or potentially cause the burden of additional staff or administration costs in the future.

Upon further review of the document, our legal counsel for this legislation, Rob Klahr of Armstrong Teasdale, felt that was not the intent; however, he saw no reason to leave it as part of the ordinance if it caused concern, so the attached version does not contain that language in Section 6. Additionally, the director of the MCED had no concerns with it being removed.

The Council also had questions regarding why an attorney from Armstrong Teasdale was utilized rather than the City's General Counsel, Rob Heggie. As with the former PACE legislation, I was advised by the MCED that Armstrong Teasdale attorneys were involved with the preparation of the initial state-wide legislation and ordinances for individual cities that participate. Due to their familiarity with the program, I asked Mr. Klahr for his guidance on the PACE and Green Communities ordinances. Mr. Heggie has further reviewed each ordinance, as he always does, and is familiar with the ordinance as well.

Attached is the cover memo used for the P&PW meeting and an updated copy of the ordinance.



MEMO

JEE BILL #  
3026  
✓ mgt  
4/5/15

DATE: March 12, 2015  
TO: ✓ Mike Herring, City Administrator  
COPY: Mike Geisel, Director of Public Services  
FROM: Libbey Tucker *Libbey*  
Community Services & Economic Development Director  
RE: Ordinance to Establish Green Community Program

After the passage of the PACE (Property Assessed Clean Energy Ordinance) last month, we were contacted by the administrator of the Missouri Clean Energy District (MCED), asking if we would also considering passing an ordinance to establish a Green Community Program. Adoption of the Green Communities Ordinance makes possible the use of qualified energy conservation bonds (QECBs) for funding energy conservation and/or renewable energy projects in the City of Chesterfield. QECBs were created under the American Recovery and Reinvestment Act. They provide for a direct pay tax credit of a portion of the interest cost of bonds issued for eligible purposes. The amount of the tax credit varies on a daily basis and is tied to the U.S. Treasury tax credit rate. Generally, the result is a 1 1/2% to 2% rebate of the interest cost to the property owner. There may be other benefits to the City when and if we apply for federal grants for energy conservation or other "green" projects.

Essentially, this allows for another funding option for businesses who want to provide energy efficiency upgrades to their facilities. There is no funding commitment on the part of the City, and the MCED administers the program, as with the PACE program.

I've attached the proposed ordinance, as prepared and reviewed by Armstrong Teasdale, and am requesting that this item be placed on the next Planning & Public Works Committee Agenda. Please let me know if there is information that needs any clarification.

Attachment: Green Community Ordinance

TO: GEISEL  
CC: TUCKER

ohid  
7/12/15  
3/12/15  
ADD TO 3/19/15 P/PW  
AGENDA

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

AN ORDINANCE OF THE CITY OF CHESTERFIELD MISSOURI, ESTABLISHING A GREEN COMMUNITY PROGRAM; DESCRIBING THE PROJECTS AND PROGRAMS AUTHORIZED TO BE FUNDED BY THE PROGRAM; AND PROVIDING OTHER MATTERS RELATING THERETO.

WHEREAS, Chesterfield, Missouri (the "City") is a city duly organized and operating under the Constitution and laws of the State of Missouri (the "State"); and

WHEREAS, Section 301(a) of the Tax Extenders and Alternative Minimum Tax Relief Act of 2008 added Section 54D (as amended by Section 1112 of the American Recovery and Reinvestment Act of 2009, "Section 54D") to the Internal Revenue Code of 1986, as amended (the "Code"), to authorize states and political subdivisions to issue qualified energy conservation bonds ("QECBs") for one or more Qualified Conservation Purposes (as defined in Section 54D); and

WHEREAS, among such Qualified Conservation Purposes are "capital expenditures incurred for purposes of ... implementing green community programs (including the use of loans, grants, or other repayment mechanisms to implement such programs)" (as used herein, "Green Community Programs"); and

WHEREAS, the City desires to establish a Green Community Program to be financed in part with the proceeds of QECBs to be issued by the Missouri Clean Energy District (the "District"); and

WHEREAS, the aim of the Green Community Program is the reduction of fossil fuel consumption in the City so as to: (a) reduce the climate effects of greenhouse gas production; (b) reduce energy costs of the City and City residents; (c) increase the City's energy independence; and (d) provide an example for others to follow; and

WHEREAS, this Ordinance is being adopted to provide an initial description of the Green Community Program and to set forth certain projects to be included therein.

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

**Section 1. Establishment of the Chesterfield, Missouri, Green Community Program.** The City hereby establishes the Chesterfield, Missouri, Green Community Program (the "Program") as a Green Community Program within the meaning of Section 54D. The Program shall include, but not be limited to, the projects and programs listed below:

(a) Area of Operation. The Program shall operate exclusively within Chesterfield, Missouri, the entirety of which is hereby designated the "Chesterfield, Missouri, Green Community."

(b) Energy Efficiency Improvements. Any acquisition, installation, or modification on or of publicly or privately owned property designed to reduce the energy consumption of such property, including but not limited to:

- (i) Insulation in walls, roofs, attics, floors, foundations, and heating and cooling distribution systems;
- (ii) Storm windows and doors, multiglazed windows and doors, heat-absorbing or heat-reflective windows and doors, and other window and door improvements designed to reduce energy consumption;
- (iii) Automatic energy control systems;
- (iv) Heating, ventilating, or air conditioning distribution system modifications and replacements;
- (v) Caulking and weatherstripping;
- (vi) Replacement or modification of lighting fixtures to increase energy efficiency of the lighting system without increasing the overall illumination of the building unless the increase in illumination is necessary to conform to applicable state or local building codes;
- (vii) Energy recovery systems; and
- (viii) Daylighting systems;

(c) Renewable Energy Improvements. Any acquisition and installation of a fixture, product, system, device, or combination thereof on publicly or privately owned property that produces energy from renewable resources, including, but not limited to photovoltaic systems, solar thermal systems, wind systems, biomass systems, or geothermal systems.

(d) Funding for Energy Efficiency Improvements and Renewable Energy Improvements to Privately Owned Properties. Financing of loans and grants to owners of residential, commercial and other properties located in the City for energy efficiency and renewable energy improvements to such properties.

(e) Additional Projects and Programs. Any other project or program not included in the foregoing which is now or hereafter permitted to be financed with proceeds of QECBs.

(f) Approvals Required. All projects and programs proposed to be financed with proceeds of QECBs pursuant to this Ordinance must be approved by the District prior to the use or disbursement of bond proceeds on such project or program.

**Section 2. Future Additions to Program.** The projects and programs listed in Section 1 hereof are not intended to represent an exhaustive description of the potential projects and programs to be included in the Program. The City Council intends and expects that

additional projects and programs will be added to the Program by future Ordinances as such projects and programs are developed.

**Section 3. Confirmation of Prior Acts.** All actions not inconsistent with the provisions of this Ordinance heretofore taken by the City Council and the officers and employees of the City are hereby ratified, approved and confirmed.

**Section 4. Repealer.** All prior acts, orders or resolutions, or parts thereof, by the City in conflict with this Ordinance are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

**Section 5. Severability.** If any section, paragraph, clause or provision of this Ordinance shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Ordinance, it being the intention that the various sections hereof are severable.

**Section 6. Further Authority.** The City shall, and the officers, agents and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this ordinance.

**Section 7. Effective Date.** This Ordinance shall be in full force and effect from and after its passage of the City Council and approval by the Mayor.

This Ordinance has been adopted this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

(SEAL)

ATTEST:

\_\_\_\_\_  
CITY CLERK

# City Council Memorandum Department of Public Services



**To:** Michael Herring, City Administrator  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** April 3, 2015  
**CC Date:** April 22, 2015  
**RE:** **P.Z. 11-2014 THF Chesterfield Development LLC (The Commons)**: A request for an ordinance amendment to Ordinance 2081 to modify development criteria and use restrictions for a 160.195 acre tract of land zoned "C-8" Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive (17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101).

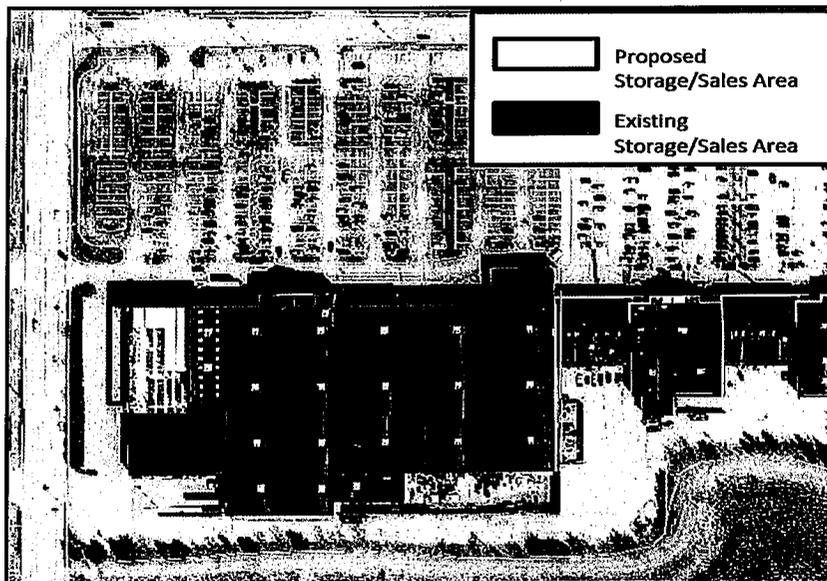
This project was scheduled for first reading approval on February 18, 2015 but was subsequently requested to be held by the Petitioner. On March 16, 2015 this was on the Council agenda again and the Petitioner requested first reading to be held and for the project to be sent back to Planning and Public Works Committee for further discussion. This request was approved by the City Council and was reconsidered by the Planning & Public Works Committee on March 19, 2015. At this meeting, the Committee directed staff to work with the Petitioner and draft language for the first Greensheet Amendment regarding extended hours of operation for contractors only. This language is attached to this report as a separate Greensheet for Council consideration.

The second directive given to staff was to contact the Monarch Fire Protection District regarding the fourth Greensheet Amendment which would change the internal traffic flow of the site. **Monarch Fire Protection District (the District) has communicated concerns after reviewing this item and recommends that traffic flow would remain two-way.** Regardless of signage dictating that emergency vehicles may access the site from either direction, the District feels that this would negatively impact their access to the site. Additionally, the District has stated that the seasonality of the traffic flow changing from two-way to one-way would also create challenges for the District's emergency vehicles.

In light of this comment from the District, the Petitioner is requesting that the City Council not accept the fourth Greensheet Amendment.

In total, the PPW Committee recommended five (5) Greensheet Amendments by a vote of 4-0. The Committee also recommended by a vote of 4-0 that staff have further discussions with the Petitioner and prepare language pertaining to hours of operation for contractors on a separate Greensheet.

Attached to the legislation, please find a copy of each of the two Greensheet Amendment sheets, the Attachment A with Exhibits A and B (showing the outdoor storage areas), and the Outboundary Survey.



SEE BILL #  
3021  
✓ MBY  
4/5/15

Figure 1



Figure 2

# City Council Memorandum

## Department of Public Services

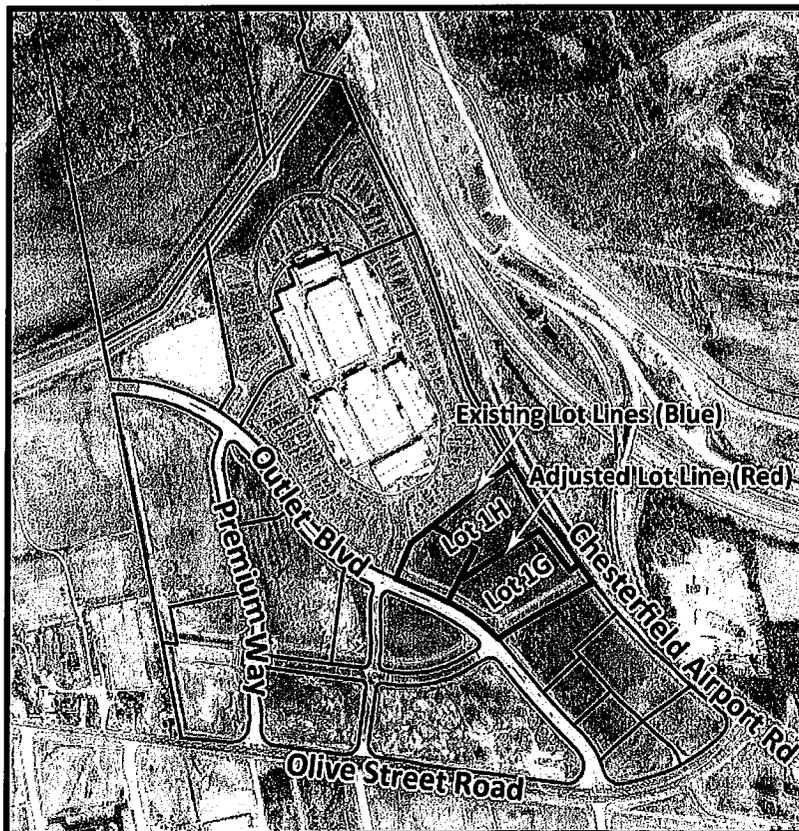


**To:** Michael Herring, City Administrator  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** April 2, 2015  
**CC Date:** April 22, 2015  
**Re:** **Chesterfield Blue Valley Lots 1G and 1H, Boundary Adjustment Plat:**  
A Boundary Adjustment Plat for a 10.33 acre tract of land zoned "PC" Planned Commercial District located west of Outlet Boulevard, north of its intersection with Olive Street Road (17W540133 and 17W540122).

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Blue Valley, LLC, is requesting a Boundary Adjustment Plat for a property located west of Outlet Boulevard, north of its intersection with Olive Street Road

The purpose of the Boundary Adjustment is to revise the lot sizes to accommodate proposed users on Lot 1G and 1H. Currently Lot 1G is 8.332 acres and Lot 1H is 2 acres; the adjustment would make Lot 1G 4.318 acres and Lot 1H 6.015 acres. No new lots will be created by this Plat. Staff currently has a Site Development Section Plan under review for the Adjusted Lot 1H for Gander Mountain.

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.



SEE BILL  
# 3027  
✓ MGH  
4/5/15

# City Council Memorandum Department of Public Services

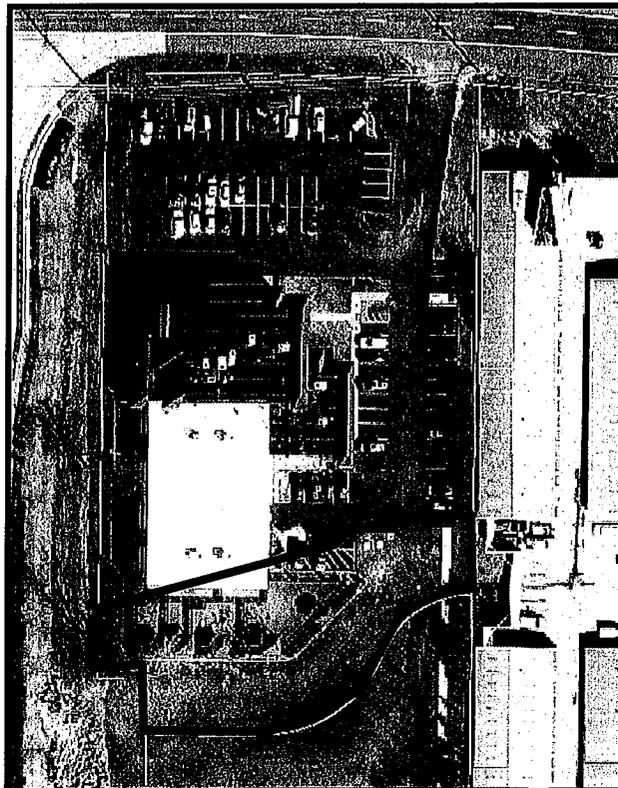


**To:** Michael Herring, City Administrator  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** April 3, 2015  
**CC Date:** **April 22, 2015**  
**Re:** **Silver Maple Farms (Petropolis):** A petition for vacation of portions of various ingress/egress and storm water control easements located on Lot 1 of Silver Maple Farms Subdivision (17T240166).

Stock and Associates Consulting Engineers, Inc., on behalf of Mutersohn LLC, is requesting the vacation of existing easements located on the south end of the subject property.

A new storm water control easement has already been recorded to replace these easements. The new easement will reduce the total area of easements while still providing adequate area for storm water control.

Attached to the legislation, please find a copy of the Exhibits 1 and 2 which show and describe the easement to be vacated.



SEE  
BILL # 3028  
✓ MGH  
4/5/15

# City Council Memorandum

## Department of Public Services

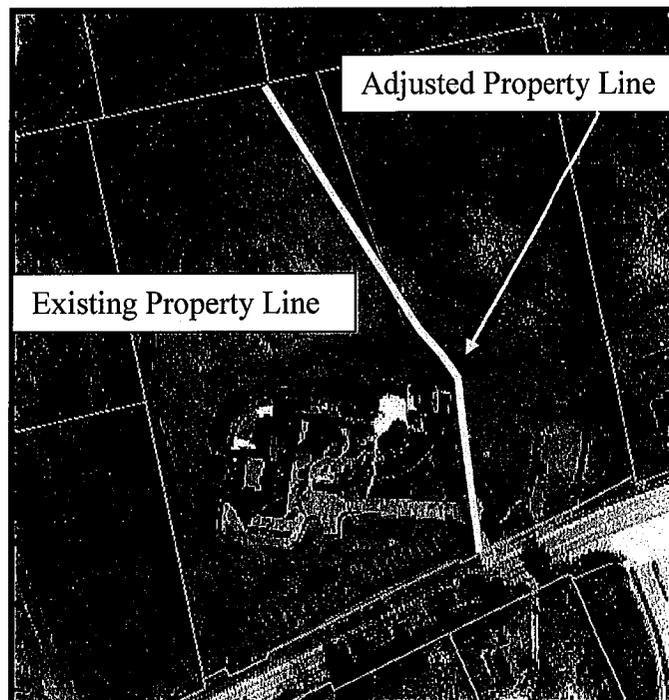


**To:** Michael Herring, City Administrator  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** April 3, 2015  
**CC Date:** April 22, 2015  
**RE:** **18061 & 18053 Wild Horse Creek Road, Boundary Adjustment Plat:** A Boundary Adjustment Plat for 18061 and 18053 Wild Horse Creek Road for a 7.43 acre tract of land zoned "NU" Non-Urban District located north of Wild Horse Creek Road and west of Keystone Trail Drive (19W630193, 19W630203).

Green Guys LLC., on behalf of John K. Pruellage, Trustee, has submitted a request for a Boundary Adjustment Plat for the residential properties located north of Wild Horse Creek Road and west of Keystone Trail Drive.

The purpose of the Boundary Adjustment is to bring the two lots and existing structures into compliance with the structure setback requirements for this zoning district. The existing pool and pool house were built in a different location than what was approved by the City.

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.



SEE BILL #  
3029  
✓ MGA  
4/5/15

# City Council Memorandum

## Department of Public Services



**To:** Michael Herring, City Administrator

**From:** Aimee Nassif, Planning and Development Services Director

**Date:** April 3, 2015

**CC Date:** April 22, 2015

**RE:** **17751 & 17719 Wild Horse Creek Road, Boundary Adjustment Plat:** A Boundary Adjustment Plat for 17751 and 17719 Wild Horse Creek Road for a 23.18 acre tract of land zoned "NU" Non-Urban District and "E ½ AC" Estate District with a "WH" Wild Horse Creek Road Overlay District located north of Wild Horse Creek Road and west of its intersection of Long Road and east of its intersection with Savonne Court (18V510105, 18V230342).

Stock & Associates Consulting Engineers Inc., on behalf of Ethel Wilmas Family Limited Partnership and John Wilmas, has submitted a request for a Boundary Adjustment Plat for the residential properties located north of Wild Horse Creek Road.

The purpose of the Boundary Adjustment is to bring the existing structures located on 17719 Wild Horse Creek Road into compliance with the structure setback requirements for this zoning district. This Boundary Adjustment Plat will also consolidate a small lot in the southeast corner of 17719 Wild Horse Creek Road into the larger lot at 17719 Wild Horse Creek Road. This plat is submitted in anticipation of the future residential development located on 17751 Wild Horse Creek Road.

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.

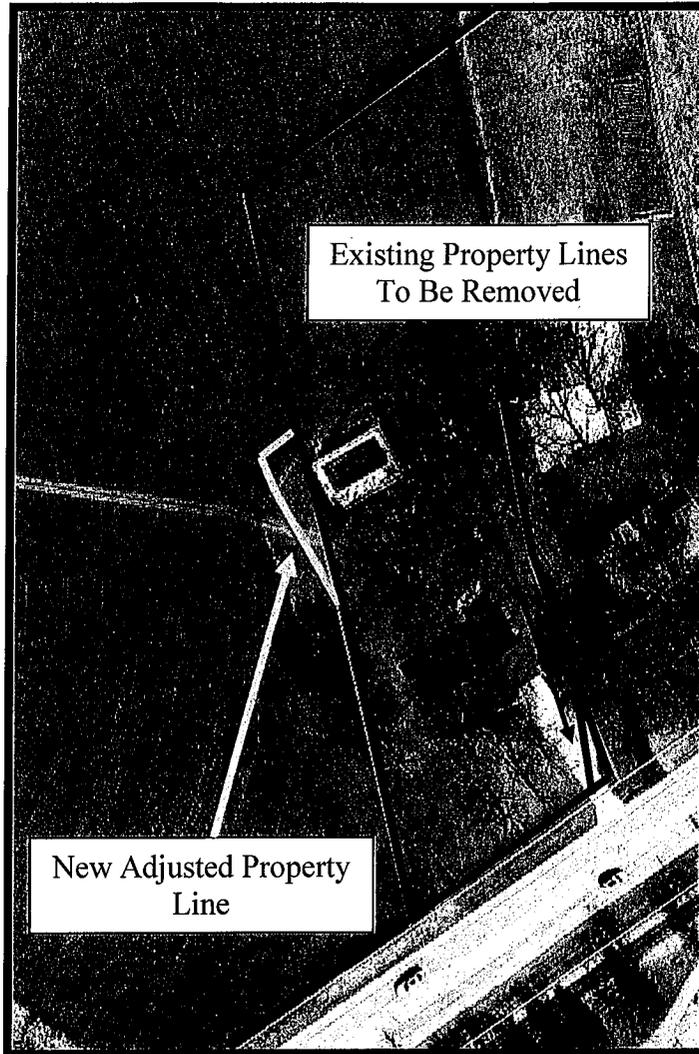


Figure 1. Aerial Photograph

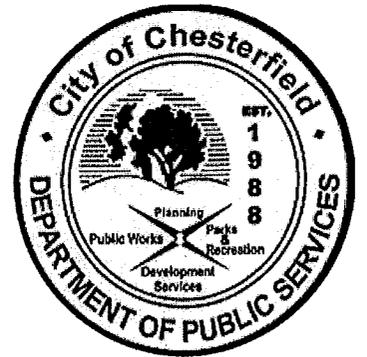
SEE BILL #  
3030  
✓ MBW  
4/5/15

**BID RECOMMENDATION - CONSTRUCTION TESTING/INSPECTION SERVICES**

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for **CONSTRUCTION TESTING/INSPECTION SERVICES** for the 2015 capital construction season.

From the proposals received, Staff is recommending award of a contract to **GEOTECHNOLOGY, INCORPORATED**, at a total cost of **\$105,000**. The FY2015 Capital Improvement Sales Tax Fund Budget contains \$115,000.

As always, if you have any questions or would like additional information, please contact Mr. Eckrich or me, prior to Wednesday's meeting.



**DATE:** March 25, 2015

**TO:** Michael G. Herring, ICMA-CM  
City Administrator

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

**RE:** Construction Testing and Inspection Services

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The Department of Public Services has solicited proposals and fee schedules for construction testing and inspection services required as part of the 2015 capital improvement projects. This includes, but is not limited to, the three concrete slab replacement projects, the sidewalk replacement project, and the asphalt mill and overlay project. Firms were asked to provide company qualifications and resumes of certified and experienced individuals who would provide professional testing and inspection services for these projects. The firm chosen will provide selected individuals, along with soils and material testing equipment, in order to serve as the City's on-site representative during the construction of our capital projects.

Six companies responded to the City's solicitation, from which Geotechnology Incorporated was chosen as the firm most qualified to perform the testing and inspection services. Public Works Staff has worked with Geotechnology Incorporated in the past and has found their service to be exceptional. I hereby recommend that the City of Chesterfield enter into a contract with Geotechnology Incorporated in the amount of \$105,000. This is slightly less than the budgeted amount of \$115,000. The actual cost of the services provided will vary based upon the amount of testing required as part of the City's 2015 capital improvements projects.

Concurrence:

*Craig White*  
\_\_\_\_\_  
Craig White, Finance Director

*JAE*  
4/5/15

**Action Recommended**

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to execute an agreement with Geotechnology Incorporated for construction testing and inspection services in an amount not to exceed \$105,000.

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# MEMORANDUM



**DATE:** March 25, 2015  
**TO:** Jim Eckrich, Public Works Director  
**FROM:** Mark Wilson, Project Manager  
**RE:** 2015-PW-12, Capital Improvement Inspection Services

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We have solicited proposals, including resumes and fees for material testing and professional inspection services for the 2015 capital improvement projects.

I recommend various staff inspectors from Geotechnology, Inc. Their hourly rates are listed below:

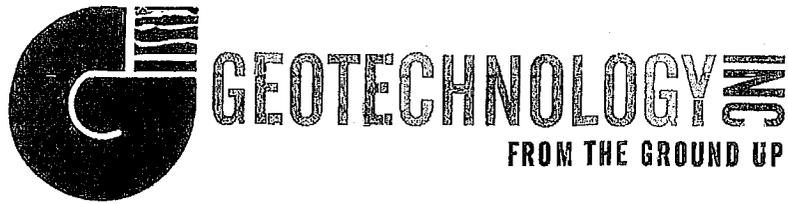
<u>Inspector,</u>	<u>Straight Time Rate</u>	<u>Overtime Rate</u>
Dave Steiner	\$59.75	\$73.50
Mike Wells	\$55.00	\$65.00
Lea Bollenberg	\$54.00	\$64.00

All have previously performed construction inspection and material testing services on City projects. I have been satisfied with the professional services provided by these individuals. They possess several years of experience with the City and understand our high quality standards. **I recommend Geotechnology, Inc. for the 2015 Capital Improvement Inspection Services. We request authorization up to \$105,000 to cover these professional services. Funds for this work are budgeted in account 120-079-5261**

Should you require additional information please advise.

Attachments

cc: P-File 2015-PW-12



Via email: [mwilson@chesterfield.mo.us](mailto:mwilson@chesterfield.mo.us)

January 23, 2015

P020273.07

Mr. Mark Wilson  
City of Chesterfield Department of Public Works  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017

Re: Proposal for Construction Observations and Materials Testing Services  
Capital Improvement Projects 2015, Testing and Inspection Services  
Chesterfield, Missouri

Dear Mr. Wilson:

In response to your request, Geotechnology is pleased to submit this proposal to provide construction observation and material testing services for the referenced project. Geotechnology, and former representatives EOI that are now part of Geotechnology, have provided testing services for the City of Chesterfield projects during the 2012, 2013 and 2014 construction seasons. We look forward to working with you again in 2015.

### **PROJECT DESCRIPTION**

We understand that services under this contract will include repairs and/or improvements to streets, sidewalks and other infrastructure.

### **PROJECT TEAM**

Geotechnology field representatives have considerable experience on MoDOT projects. For the proposed project, we have identified four Geotechnology representatives for your consideration:

- Dave Steiner, Field Representative II
  - ACI Concrete Field Testing Technician Level 1
  - MoDOT Concrete and Soil Density certified
  - Three-years of experience working on City of Chesterfield Projects
- Michael Wells, Field Representative II
  - ACI Concrete Field Testing Technician Level 1
  - MoDOT Concrete Field and Soil Density certified
  - One year of experience working on City of Chesterfield Projects

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- Lea Bollenberg, Field Representative II
  - ACI Concrete Field Testing Technician Level 1
  - MoDOT Concrete Field certified
  - One year of experience working on City of Chesterfield Projects
  
- Jeffrey P. Klein, P.E., Manager, Materials Testing Group
  - Project Manager
  - Three years of experience working on City of Chesterfield Projects

Resumes of these individuals are attached.

**SCOPE OF SERVICES**

Our services will be provided on an as-requested basis during construction. The purpose of our services is to enhance compliance with the general intent of the project plans and specifications. Our scope of services will include the job duties listed on your December 19, 2014 request for proposal, a copy of which is attached.

Geotechnology's observation reports and test results will be paperless and published to our GeoPort website. Reports transmitted by Geotechnology field representatives via their smart phone will be reviewed for QA by the project manager. Electronic reports published to GeoPort are searchable and available 24/7 from any web-enabled device. For additional information, please visit [www.geotechnology.com](http://www.geotechnology.com).

**SCHEDULE AND FEE**

We will perform the services described herein for the following hourly rates based on the time spent on the project.

Field Representative	Regular Hourly Rate	Hourly Rate for Overtime, Weekends and Holidays
Dave Steiner	\$59.75	\$73.50
Mike Wells	\$55.00	\$65.00
Lea Bollenberg	\$54.00	\$64.00

The above rates include travel time to and from the project, equipment, vehicle charges and miscellaneous expenses.



Compressive Strength Tests of Concrete Cylinders. Geotechnology would be pleased to provide materials testing of concrete test cylinders. Pricing for 4-inch diameter by 8-inch tall cylinders will be billed at a rate of \$10 per cylinder, which includes curing, testing and reporting.

Additional Services. This proposal is provided for the concrete street replacement and reconstruction projects. Additional services provided for special issues, or for other City of Chesterfield projects will be billed in accordance with our 2015 Schedule of Field and Laboratory Services and Fees, a copy of which is available upon request.

We will notify you, the project superintendent, or your designated representative when conditions that appear to be inconsistent with project requirements are observed. Suggestions may be made for remedial measures, but these suggestions are not directives to the contractor. Geotechnology will not have stop-work authority for the project.

Construction materials and test results can fluctuate. Consequently, even with careful observation and testing, it cannot be said that all parts of the product comply with the job requirements. A higher degree of confidence is inherent with full-time versus intermittent observation. In either case, no guarantee of the contractor's work is provided.

This proposal and fee estimate have been prepared using Geotechnology's standard fee schedule. Geotechnology reserves the right to revise this proposal and fee estimate, at any time, if any flow down and/or contract provisions are required by Client or Owner to conform with any local, state or federal wage act requirements, including but not limited to the Davis-Bacon Act, as Amended, the McNamara-O'Hara Service Contract Act, etc., the required use of union labor, or for any required safety, security, vehicle, drug and alcohol testing, or any third party payment fees, or other requirements not specified in the Client's request for proposal or not defined in Geotechnology's scope of services.

### ACCEPTANCE

If this proposal is acceptable, we understand you will prepare an agreement similar to the agreements previously agreed upon between our firm and the City.

\* \* \* \* \*



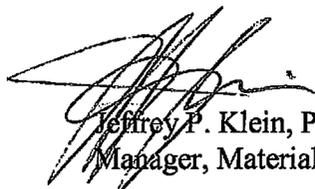
City of Chesterfield  
January 23, 2015  
Page 4

P020273.07

If you have any questions regarding this proposal please contact me at your convenience.  
We look forward to assisting you with your 2015 improvement projects.

Very truly yours,

**GEOTECHNOLOGY, INC.**



Jeffrey P. Klein, P.E.  
Manager, Materials Testing Group

JPK/DTK:jpk/mrb

Enclosures: Project Team Resumes  
Request for Proposal dated December 19, 2014

## David W. Steiner

### Field Representative II

**Experience:** 13 years  
**Certification:** ACI Concrete Field Testing Technician Level I  
 MoDOT Concrete Field and Soil Density  
 OSHA 10 Hr Construction  
 Nuclear Gauge Hazmat Refresher

Mr. Steiner's expertise and responsibilities include laboratory and field testing including testing soil, rock, mortar, grout, and asphalt for commercial and residential lots, retaining walls, streets and parking lots. He's proficient in excavation observation, inspection and confirmation of site development with specifications. He's also experienced in lime stabilization of wet soils and testing including Atterberg limits, proctors, moisture content, Shelby tubes and drive tubes. He is proficient in managing and breaking concrete cylinder samples and is knowledgeable in calibrating nuclear gauges, proctor machines/molds and ovens.

Mr. Steiner has proven to be a responsible Field Representative familiar with communicating regularly with clients. He is proactive, exemplifies strong decision-making skills. His experience includes:

- *NARA National Personnel Federal Records Center, St. Louis, Missouri* – Field Representative responsible for the testing of the 525,000 square foot warehouse and office building used for storing national and federal historic records. Performed observation and testing services on concrete compaction, footings and rebar inspection, stone columns, retaining wall construction, general grading, masonry and fireproofing.
- *City of Chesterfield Capital Improvements, Chesterfield, Missouri* - Representative providing field inspections for projects including concrete

slab replacement, asphalt street reconstruction, levee trail and sidewalk replacement. This work involves acting as liaison between the City and the General Contractor as well as interaction with the local residents for City of Chesterfield.

- *Chesterfield Valley Levee, Chesterfield, Missouri* – Field Representative responsible for testing for compaction on both sides of the levee, ensuring that clay was placed on the "river side" and all silts and sands were placed on top. Performed laboratory testing on soils.
- *River City Casino, Lemay, Missouri* – Field Representative responsible for performing field and lab soil and concrete testing services for a new, 80-acre casino complex. Performed observation or testing on concrete compaction, footings and rebar inspection, stone columns, retaining wall construction, general grading, masonry and fireproofing.
- *Pevely Apartment Complex, Pevely, Missouri* – Field Representative responsible for testing soil for compaction, performed laboratory testing, tested concrete on walls and footings, performed limited footing inspection (ground stabilization), observed removal of soft soil, organics and other debris for construction of large 2:1 rock slope, observed the removal and remediation of large sewage lagoon, and tested for compaction on retaining wall backfill and asphalt. Installed and monitored settlement plates.

## Mike R. Wells

### Field Representative

**Experience:** 5 years  
**Certification:** OSHA 10-Hr Construction  
 MoDOT Concrete Field  
 USACE Construction Quality Management for Contractors  
 ACI Concrete Field Testing Technician Level I  
 IDOT Documentation of Contract Qualities, Portland Cement Concrete Level I,  
 Three-Day Mixture Aggregate, Nuclear Density Tester, Hot Mix Asphalt Level I

Mr. Wells has provided construction materials testing services for a number of projects both large and small in scope and size.

- *Lambert International Airport Taxiways and Runways, St. Louis, Missouri* - Field representative for construction observation, quality assurance field and laboratory materials testing of soils, crushed aggregate, recycled concrete, concrete and bituminous paving.
- *Mississippi River WWTP Upgrade, St. Charles, Missouri* - Field representative for construction observation and material testing services including performing concrete tests, compaction and/or testing base course materials, coring completed asphalt pavements to check for density and thickness.
- *Lutheran Senior Services, Webster Groves, Missouri* - Field representative performing construction observation and materials testing for new construction of an independent-living facility on the campus.
- *River City Hotel and Garage, St. Louis, Missouri* - Field representative performing special inspections, construction observation and materials testing services. Geotechnology also provided similar services for the original casino and ancillary buildings and roadways.
- *Volpi Foods Addition, St. Louis, Missouri* - Field representative performing special inspections, construction observation and materials testing.
- *St. Louis Zoo, River's Edge Addition, St. Louis, Missouri* - Field representative performing special inspections, construction observation and materials testing for the Andean Bear Range, Sun Bear Forest and Wild Dog Habitat.
- *Cupples Building 9, St. Louis, Missouri* - Field representative performing special inspections, construction observation and materials testing services for the renovation of the historic, timber frame building.
- *Danforth Plant Science Center Greenhouse, St. Louis, Missouri* - Field representative performing special inspections, construction observation and materials testing.
- *Kenrick Seminary Renovations and Addition, St. Louis, Missouri* - Field representative performing special inspections, construction observation and materials testing. This included obtaining soil and rock samples to perform Proctor moisture-density relationship and Atterberg limits tests; observing grading operations, performing concrete tests, floor flatness testing, field observations of welded and bolted connections and configuration of reinforcement steel.

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## Lea A. Bollenberg

### Field Representative

**Experience:** 7 years  
**Certification:** ACI Concrete Field Testing Technician Level I  
 MoDOT Concrete Field  
 Nuclear Gauge Hazmat Refresher  
 OSHA 10-Hr Construction

Ms. Bollenberg is responsible for providing quality control testing of materials on construction projects. She is proficient in field and laboratory testing of concrete, asphalt and aggregate materials. She is also skilled in construction observation for a variety of development, industrial and transportation/ infrastructure projects. Ms. Bollenberg's experience includes the following:

#### Soils and Aggregate Testing

- Compaction/stabilization
- Bearing capacity verification
- Laboratory testing, including:
  - Soil and aggregate Proctors
  - Atterberg limits
  - Aggregate gradations

#### Concrete and Aggregate Testing

- Field testing for slump, entrained air, casting of compressive and flexural strength specimens
- Batch plant inspections / batch weight calculations

Representative experience includes:

- *City of Webster Groves Public Library, Webster Groves, Missouri* - Field representative for construction observation and materials testing services during the renovation and addition project.
- *Kirkwood Public Library, Kirkwood, Missouri* - Field representative for special inspections and construction observation services.

- *City of St. Louis ARRA Projects, St. Louis, Missouri* - Providing project management assistance on various road and bridge projects in the City of St. Louis. A number of projects ran concurrently.
- *Kenrick Seminary Renovations, St. Louis, Missouri* - Field Representative responsible for observing grading operations, placement and compaction of fill and backfill, bearing surfaces, compaction for slab-on-grade floors and for hot-mix asphalt pavements. Performing concrete tests, measurements to evaluate flatness and levelness of flooring, field observations or welded and bolted connections. Also responsible for checking configuration of reinforcement steel for compliance with project plans and specifications.
- *City of Chesterfield Capital Improvements, Chesterfield, Missouri* - Representative providing field inspections for projects including concrete slab replacement, asphalt street reconstruction, levee trail and sidewalk replacement. This work involves acting as liaison between the City and the General Contractor as well as interaction with the local residents for City of Chesterfield.
- *Guthrie Road, St. Charles County, Missouri* - Field Representative responsible for concrete and soils testing to support reconstruction of half a mile of concrete roadway.

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**Lea A. Bollenberg** continued  
Field Representative

- *I-170 and Olive Boulevard, St. Louis, Missouri*  
– Field Representative responsible for concrete, asphalt and soils testing to support reconstruction of the \$25.9 million I-170 overpass and Olive Boulevard single point interchange.
- *Mexico Road Overlay, O'Fallon, Missouri* – Field Representative responsible for asphalt testing for asphalt pavement overlay of four-lane road for the City of O'Fallon.
- *Lemay Wastewater Treatment Plant Wet Weather Expansion, Lemay, Missouri* - Field Representative responsible for concrete testing to support construction of the \$80 million project, which included tunneling, piping, clarifiers, grit basins, pump station and vaults.
- *Motherhead Road, Cottleville, Missouri* – Field Representative responsible for concrete, and soil testing for St. Charles County Highway Department on road improvements.
- *Gallatin-Gist Connector Road & McDonnell Boulevard Relocation, Lambert-St. Louis International Airport, St. Louis, Missouri* – Field Representative responsible for materials testing in support of the new road relocation, which was performed to make room for airfield improvements. Materials included concrete, soil, crushed aggregate, recycled concrete and bituminous paving.

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## Jeffrey P. Klein, P.E.

### Construction Materials Testing Group Manager

**Experience:** 33 years  
**Education:** B.S. Geological Engineering, Missouri University of Science & Technology  
**Registration:** Professional Engineer: MO, IL

Mr. Klein is responsible for overall management of Geotechnology Construction Materials Testing Group. Mr. Klein has extensive experience in geotechnical and geological investigations, on-site observation/inspection programs and laboratory testing programs related to roads, bridges, infrastructure and building projects. He has expertise in quality assurance and quality control services for small and major construction projects, settlement and embankment evaluations, design of temporary shoring systems, pavement analyses, static and dynamic testing of deep driven pile foundations, recommendations for retaining walls, surcharge monitoring, and risk assessments of construction over mined lands.

- *I-70 Interchange for Stan Musical Veterans Memorial Bridge, St. Louis, Missouri* - Project Manager for quality management services providing oversight for all facets of project quality control from chairing pre-activity meetings, arranging quality control testing, performing follow-up site observations, checking delivered materials, noting and documenting resolution of deficiencies, and general management of the quality control documentation between the general contractor and MoDOT representatives. All of these efforts were undertaken to enhance compliance with MoDOT specifications. This included management of a DBE subcontract.
- *City of Chesterfield Capital Improvement Program, Chesterfield, Missouri* - Project Manager for Chesterfield's annual program since 2011. Quality Management included documentation of personnel, materials equipment and activities on City of Chesterfield report forms and provided materials testing services. Field tests performed included checking grades at ADA intersections, verifying subgrade stability, checking material quantities, checking thickness and compaction of roadway bases and asphalt layers, preparing concrete test cylinders and delivering the cylinders to St. Louis County's testing lab. Coordination and communication with general contractors and residents.
- *Lambert- St. Louis International Airport W-1W Runway, St. Louis, Missouri* - Project Manager responsible for all quality assurance testing for construction of the new W-1W Runway and ancillary projects, including parking facilities, road relocations and Lindbergh Tunnel, the first tunnel constructed in Missouri.
- *BJC Institute of Health at Washington University, St. Louis, Missouri* - Project Manager of geotechnical and construction observation services of the 700,000 SF, 11-story, \$235 million academic, research and healthcare building spanning Metrolink Light Rail. Geotechnology's services featured pre-construction probing to determine drilled pier bottoms, drilled pier observations and observations and testing of reinforcing steel, structural steel, fireproofing and earthwork.
- *Washington University School of Medicine Parking Structures, St. Louis, Missouri* - These projects include concurrent design and construction of two, 7-story, cast-in-place concrete parking structures.

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## Jeffrey P. Klein, P.E. continued

### Manager, Construction Materials Testing Group

As Project Manager, responsible for foundation design, grading recommendations, consultation, construction observation and materials testing services.

- *IDOT I-55/70 Troy Interchange, Troy, Illinois - CMT*  
Group Manager for concrete field and laboratory testing to support the replacement of a four lane bridge over I-55/70 that includes pavement, turn lanes, and ramps.
- *IDOT Route 159 Realignment, Collinsville, Illinois*  
- Construction observation and material testing services for the IL Rt 159 S Morrison/Church Street Item Number 344. Concrete tests were performed for measurement of air content, slump, temperature and casting concrete test cylinders for compression tests. Geotechnology provided moist curing and compressive strength testing in our labs.
- *Scott McKinley Research Building, Washington University School of Medicine - Project Manager*  
responsible for special inspection and testing services during construction.
- *St. Louis Art Museum Seismic Testing, St. Louis, Missouri - Project Manager* for special inspections for one of the new Andy Goldsworthy arches to be placed on the museum grounds. The arches are each 10-feet tall, free-standing limestone constructed without mortar.
- *Lambert St. Louis International Airport, St. Louis, Missouri - Project Manager* for non-destructive testing of airport facilities after a tornado in 2011 damaged multiple areas of the airport and grounds. Testing included shop welded fillet welds with magnetic particle testing (MT), ultrasonic testing (UT), and camera inspection.
- *Bridgeton Government Center, Bridgeton, Missouri*  
– Senior Project Manager for the subsurface exploration and geotechnical engineering for the three-level, steel frame municipal structure between Natural Bridge and McKelvey Roads. The project included a retention pond, retaining walls, and pavements. Services also included a Refraction Microtremor geophysical survey to determine seismic site class.
- *BJC Missouri Baptist West Pavilion Bed Tower and Parking Garage, St. Louis, Missouri* – Project Manager of geotechnical, construction observation and materials testing services for a 7-story bed tower and 4-story parking garage.
- *Saint Louis University Edward A. Doisy Health Sciences Research Center, St. Louis, Missouri*  
– Project Manager, responsible for foundation design, grading recommendations, consultation, construction observation and materials testing services. This 10 story research facility structure is considered one of Saint Louis University's signature projects.
- *Saint Louis University Chaifetz Arena, St. Louis, Missouri* – Project Manager geotechnical services to support design and construction of 10,400-seat arena. Design recommendations to address groundwater influx influenced the client's decision to raise the building's basement.
- *Barnes-Jewish Hospital Ambulatory Care Clinic, St. Louis, Missouri* – Project Manager for geotechnical services to assist with the design and construction of a twelve-story structure with two skyways connected to the adjacent parking garage. The new building will be built on a site currently occupied by three buildings.

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## **CITY COUNCIL COMMITTEES/PRESIDENT PRO TEM: APRIL, 2015 - APRIL, 2016**

In keeping with City Council policies, the current President Pro Tem, Councilmember Elliot Grissom, was responsible, immediately following this year's Municipal Election, for coordinating the process by which Committee Assignments and the President Pro Tem are determined, for the coming year. As indicated within Councilmember Grissom's email, dated April 13, 2015 (see attached), which was forwarded to each of you, the following recommendations are the result of the process which he coordinated:

### **FINANCE/ADMINISTRATION COMMITTEE**

Councilmember Barry Flachsbart, Ward I  
Councilmember Elliot Grissom, Ward II  
Councilmember Mike Casey, Ward III (CHAIRPERSON)  
Councilmember Bruce DeGroot, Ward IV

### **PARKS/RECREATION COMMITTEE**

Councilmember Barry Flachsbart, Ward I (CHAIRPERSON)  
Councilmember Bridget Nations, Ward II  
Councilmember Dan Hurt, Ward III  
Councilmember Bruce DeGroot, Ward IV

### **PLANNING/PUBLIC WORKS COMMITTEE**

Councilmember Nancy Greenwood, Ward I  
Councilmember Bridget Nations, Ward II  
Councilmember Dan Hurt, Ward III  
Councilmember Connie Fults, Ward IV (CHAIRPERSON)

### **PUBLIC HEALTH/SAFETY COMMITTEE**

Councilmember Nancy Greenwood, Ward I  
Councilmember Elliot Grissom, Ward II (CHAIRPERSON)  
Councilmember Mike Casey, Ward III  
Councilmember Connie Fults, Ward IV

### **PRESIDENT PRO TEM**

Councilmember Connie Fults

At Wednesday's meeting, under "NEW BUSINESS", City Council will be asked to formally approve all of the Committee Assignments, listed above, as well as the selection of Councilmember Connie Fults, to serve as President Pro Tem.

In the meantime, if you have any questions, please contact President Pro Tem Elliot Grissom.

-  Mail
  -  Calendar
  -  Contacts
  -  Deleted Items (4)
  -  Drafts [1]
  -  Inbox (1)
  -  Junk E-mail [1]
  -  Sent Items
- Click to view all folders

 Manage Folders...

 Reply
  Reply All
  Forward
  Print
  Close

## 2015/16 Committee Assignments

G Elliot Grissom [elliott@grissoms.net]

You forwarded this message on 4/13/2015 2:04 PM.

**Sent:** Monday, April 13, 2015 2:00 PM  
**To:** Barry Flachsbart [barryf@mst.edu]; Nancy Greenwood [ngreenwood@stchas.edu]; Mike Casey [cohibacasey@msn.com]; Dan Hurt [longhornz@aol.com]; Connie Fults [cfults@charter.net]; Bruce DeGroot; bridgetnations@yahoo.com  
**Cc:** Michael Herring; Bob Nation [rsnation@aol.com]

Detailed below are the recommended Committee/Mayor Pro Tem assignments for the upcoming year.

- PPWC- Fults (Chair), Greenwood, Nations, Hurt
- F&A - Casey (Chair), Flashbart, Grissom, DeGroot
- Parks - Flashbart (Chair), Nations, Hurt, DeGroot
- PH&S - Grissom (Chair), Greenwood, Casey, Fults
- President Pro Tem - Fults

I hope and trust that you can support this line up!

Thanks and regards  
 Elliot

**LEGISLATION**

**BILL NO. 3026**

ESTABLISHES A GREEN COMMUNITY PROGRAM; DESCRIBING THE PROJECTS AND PROGRAMS AUTHORIZED TO BE FUNDED BY THE PROGRAM; AND PROVIDING OTHER MATTERS RELATING THERETO. **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

AN ORDINANCE OF THE CITY OF CHESTERFIELD MISSOURI, ESTABLISHING A GREEN COMMUNITY PROGRAM; DESCRIBING THE PROJECTS AND PROGRAMS AUTHORIZED TO BE FUNDED BY THE PROGRAM; AND PROVIDING OTHER MATTERS RELATING THERETO.

WHEREAS, Chesterfield, Missouri (the "City") is a city duly organized and operating under the Constitution and laws of the State of Missouri (the "State"); and

WHEREAS, Section 301(a) of the Tax Extenders and Alternative Minimum Tax Relief Act of 2008 added Section 54D (as amended by Section 1112 of the American Recovery and Reinvestment Act of 2009, "Section 54D") to the Internal Revenue Code of 1986, as amended (the "Code"), to authorize states and political subdivisions to issue qualified energy conservation bonds ("QECBs") for one or more Qualified Conservation Purposes (as defined in Section 54D); and

WHEREAS, among such Qualified Conservation Purposes are "capital expenditures incurred for purposes of implementing green community programs (including the use of loans, grants, or other repayment mechanisms to implement such programs)" (as used herein, "Green Community Programs"); and

WHEREAS, the City desires to establish a Green Community Program to be financed in part with the proceeds of QECBs to be issued by the Missouri Clean Energy District (the "District"); and

WHEREAS, the aim of the Green Community Program is the reduction of fossil fuel consumption in the City so as to: (a) reduce the climate effects of greenhouse gas production; (b) reduce energy costs of the City and City residents; (c) increase the City's energy independence; and (d) provide an example for others to follow; and

WHEREAS, this Ordinance is being adopted to provide an initial description of the Green Community Program and to set forth certain projects to be included therein.

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

**Section 1. Establishment of the Chesterfield, Missouri, Green Community Program.** The City hereby establishes the Chesterfield, Missouri, Green Community Program (the "Program") as a Green Community Program within the meaning of Section 54D. The Program shall include, but not be limited to, the projects and programs listed below:

(a) Area of Operation. The Program shall operate exclusively within Chesterfield, Missouri, the entirety of which is hereby designated the "Chesterfield, Missouri, Green Community."

(b) Energy Efficiency Improvements. Any acquisition, installation, or modification on or of publicly or privately owned property designed to reduce the energy consumption of such property, including but not limited to:

- (i) Insulation in walls, roofs, attics, floors, foundations, and heating and cooling distribution systems;
- (ii) Storm windows and doors, multiglazed windows and doors, heat-absorbing or heat-reflective windows and doors, and other window and door improvements designed to reduce energy consumption;
- (iii) Automatic energy control systems;
- (iv) Heating, ventilating, or air conditioning distribution system modifications and replacements;
- (v) Caulking and weatherstripping;
- (vi) Replacement or modification of lighting fixtures to increase energy efficiency of the lighting system without increasing the overall illumination of the building unless the increase in illumination is necessary to conform to applicable state or local building codes;
- (vii) Energy recovery systems; and
- (viii) Daylighting systems;

(c) Renewable Energy Improvements. Any acquisition and installation of a fixture, product, system, device, or combination thereof on publicly or privately owned property that produces energy from renewable resources, including, but not limited to photovoltaic systems, solar thermal systems, wind systems, biomass systems, or geothermal systems.

(d) Funding for Energy Efficiency Improvements and Renewable Energy Improvements to Privately Owned Properties. Financing of loans and grants to owners of residential, commercial and other properties located in the City for energy efficiency and renewable energy improvements to such properties.

(e) Additional Projects and Programs. Any other project or program not included in the foregoing which is now or hereafter permitted to be financed with proceeds of QECCBs.

(f) Approvals Required. All projects and programs proposed to be financed with proceeds of QECCBs pursuant to this Ordinance must be approved by the District prior to the use or disbursement of bond proceeds on such project or program.

**Section 2. Future Additions to Program.** The projects and programs listed in Section 1 hereof are not intended to represent an exhaustive description of the potential projects and programs to be included in the Program. The City Council intends and expects that

additional projects and programs will be added to the Program by future Ordinances as such projects and programs are developed.

**Section 3. Confirmation of Prior Acts.** All actions not inconsistent with the provisions of this Ordinance heretofore taken by the City Council and the officers and employees of the City are hereby ratified, approved and confirmed.

**Section 4. Repealer.** All prior acts, orders or resolutions, or parts thereof, by the City in conflict with this Ordinance are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

**Section 5. Severability.** If any section, paragraph, clause or provision of this Ordinance shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Ordinance, it being the intention that the various sections hereof are severable.

**Section 6. Effective Date.** This Ordinance shall be in full force and effect from and after its passage of the City Council and approval by the Mayor.

This Ordinance has been adopted this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

(SEAL)

ATTEST:

\_\_\_\_\_  
CITY CLERK

**LEGISLATION - PLANNING COMMISSION**

- BILL NO. 3021** REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2081 TO MODIFY DEVELOPMENT CRITERIA AND USE RESTRICTIONS FOR A 160.195 ACRE TRACT OF LAND ZONED “C-8” PLANNED COMMERCIAL DISTRICT LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE ( P.Z. 11-2014 THF CHHESTERFIELD DEVELOPMENT LLC [THE COMMONS] - 17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED WITHIN THE ATTACHED GREEN SHEET AMENDMENT)**
- BILL NO. 3024** REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 1328 TO MODIFY DEVELOPMENT CONDITIONS AND ADD LAND USES FOR A 2.93 ACRE TRACT OF LAND, MORE OR LESS, ZONED C8, PLANNED COMMERCIAL LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPPOINT ROAD AND LONG ROAD {P.Z. 17-2014 STEVE W WALLACE (H.V. REAL ESTATE CORP.) 17U140441, 17U140450, 17U140461 & 17U140472} **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- BILL NO. 3025** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “LLR” LARGE LOT RESIDENTIAL DISTRICT AND AN “NU” NON-URBAN DISTRICT TO A NEW “LLR” LARGE LOT RESIDENTIAL DISTRICT FOR A 35.097 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF GREYSTONE MANOR PARKWAY AND EAST OF ITS INTERSECTION WITH TARA OAKS DRIVE (P.Z. 01-2015 BARAT ACADEMY FOUNDATION [17831, 17815, 17803 WILD HORSE CREEK ROAD] – 18V130099, 18V140098, 18V140065) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
- BILL NO. 3027** PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1G AND 1H OF CHESTERFIELD BLUE VALLEY FOR A 10.333 ACRE TRACT OF LAND ZONED “PC” PLANNED COMMERCIAL DISTRICT LOCATED AT 18481 AND 18497 OUTLET BOULEVARD (17W540133 AND 17W540122). **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

**BILL NO. 3028** VACATES INGRESS/EGRESS AND STORM WATER CONTROL EASEMENTS ON LOT 1 OF SILVER MAPLE FARMS SUBDIVISION AS RECORDED IN BOOK 7985, PAGE 424 AND BOOK 8197, PAGE 2219 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

**BILL NO. 3029** PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 18061 & 18053 WILD HORSE CREEK ROAD FOR A 7.43 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT AND LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF KEYSTONE TRAIL DRIVE (19W630193, 19W630203). **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

**BILL NO. 3030** PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 17751 & 17719 WILD HORSE CREEK ROAD FOR A 23.18 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT AND "E ½ AC" ESTATE DISTRICT WITH A "WH" WILD HORSE CREEK ROAD OVERLAY DISTRICT LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (18V510105, 18V230342). **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

BILL NO. 3021

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

**AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2081 TO MODIFY DEVELOPMENT CRITERIA AND USE RESTRICTIONS FOR A 160.195 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE ( P.Z. 11-2014 THF CHHESTERFIELD DEVELOPMENT LLC [THE COMMONS] - 17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101) .**

**WHEREAS**, the petitioner, Cedar Creek Consulting Inc. on behalf of THF Chesterfield Development, LLC, has requested an ordinance amendment to modify development criteria and use restrictions specific to the easternmost and westernmost anchor tenants for a 160.195 acre tract of land zoned "C-8" Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and east of RHL Drive; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on October 13, 2014; and,

**WHEREAS**, the petitioner, subsequent to the Public Hearing, added items to the request pertaining to the easternmost anchor tenant which were not previously requested; and,

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

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment with amendments to the hours of operation and outdoor storage restrictions; and,

**WHEREAS**, the City Council, having considered said request voted to approve the ordinance amendment request with the amendments to the hours of operation and outdoor storage restrictions.

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

**Section 1.** The City of Chesterfield Ordinance Number 2081 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made part hereof for Chesterfield Commons described as follows:

A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Bacons Estate, and part of Lots 1-10 of the Herman Ficke Estate Subdivision, in US Surveys 125 and 2031, and more recently described as Lots 1-5, 7 and 8 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:

Beginning at a point located at the right of way intersection of the south right of way Chesterfield Airport Road and the west right of way of RHL Drive and running along Chesterfield Airport Road the following: N 89 degrees 35 minutes 06 seconds E for 229.87 feet; S 89 degrees 16 minutes 09 seconds E for 300.06 feet; S 86 degrees 36 minutes 03 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 465.64 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 266.36 feet; N 88 degrees 26 minutes 21 seconds E for 300.06 feet; N 89 degrees 35 minutes 06 seconds E for 263.00 feet; S 86 degrees 36 minutes 00 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 456.35 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 903.56 feet; S 86 degrees 36 minutes 13 seconds E for 120.35 feet; N 89 degrees 35 minutes 06 seconds E for 84.35 feet; N 89 degrees 35 minutes 16 seconds E for 213.41 feet; N 89 degrees 35 minutes 06 seconds E for 24.23 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 170.18 feet; thence leaving said right of way S 00 degrees 25 minutes 35 seconds E for 274.49 feet to a point; thence N 89 degrees 23 minutes 53 seconds

E for 33.87 feet to a point; S 01 degrees 37 minutes 21 seconds W for 966.48 feet to a point on the south right of way of Edison Avenue; thence along Edison Avenue the following: S 81 degrees 50 minutes 20 seconds W for 626.18 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 249.73 feet and a chord of N 86 degrees 48 minutes 19 seconds W for 248.10 feet; N 75 degrees 26 minutes 57 seconds W for 192.15 feet; along a curve concave to the south having a radius of 570.00 feet, an arc of 457.10 feet and a chord of S 81 degrees 34 minutes 39 seconds W for 444.95 feet; S 58 degrees 36 minutes 17 seconds W for 188.91 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 232.73 feet and a chord of S 69 degrees 11 minutes 16 seconds W for 231.41 feet; S 79 degrees 46 minutes 13 seconds W for 1418.90 feet; S 81 degrees 29 minutes 05 seconds W for 804.00 feet to a point; thence leaving said right of way N 00 degrees 21 minutes 46 seconds E for 1854.62 feet to a point; thence along Chesterfield Airport Road N 89 degrees 35 minutes 06 seconds E for 5.51 feet to the Point of Beginning. Said tract contains 140.692 acres. The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and RHL Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in C8 Zoning District.

A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Bacons Estate, and part of Lots 1-10 of the Herman Ficke Estate Subdivision, in US Surveys 125 and 2031, and more recently described as Lot 6 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:

Beginning at a point located on the north right of way of Chesterfield Airport Road said point being the southwest most corner of Lot 6 as shown on plat recorded in Plat Book 848, pages 554-564; thence leaving said right of way the following: N 42 degrees 15 minutes 54 seconds W for 66.72 feet; N 05 degrees 53 minutes 06 seconds E for 173.86 feet; N 43 degrees 23 minutes 35 seconds E for 70.24 feet; N 80 degrees 53 minutes 31 seconds E for 812.67 feet; N 85 degrees 33 minutes 19 seconds E for 363.07 feet; S 84 degrees 06 minutes 54 seconds E for 174.63 feet; N 00 degrees

58 minutes 49 seconds E for 21.08 feet; S 84 degrees 06 minutes 54 seconds E for 827.17 feet; S 82 degrees 12 minutes 21 seconds E for 300.17 feet; S 84 degrees 06 minutes 54 seconds E for 116.61 feet; S 01 degrees 38 minutes 32 seconds W for 303.22 feet to a point located on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 975.52 feet; N 86 degrees 36 minutes 09 seconds W for 120.33 feet; S 89 degrees 35 minutes 06 seconds W for 451.70 feet; S 00 degrees 24 minutes 54 seconds E for 8.00 feet; S 89 degrees 35 minutes 06 seconds W for 482.96 feet; N 89 degrees 16 minutes 09 seconds W for 84.32 feet; N 85 degrees 30 minutes 27 seconds W for 284.15 feet; S 89 degrees 35 minutes 06 seconds W for 189.42 feet to the Point of Beginning. Said tract contains 22.753 acres less and except a tract of land containing 2.646 area as described on a plat entitled "Country Club Car Wash Express; The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and RHL Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in C8 Zoning District.

Less and except a parcel of land as described; Beginning at a point located on the north right of way of Chesterfield Airport Road N 00 degrees 24 minutes 54 seconds W for 438.27 feet to a point; thence S 84 degrees 06 minutes 54 seconds E for 163.06 feet to a point; thence N 00 degrees 58 seconds 49 seconds E for 21.08 feet to a point; thence S 84 degrees 06 minutes 54 seconds E for 105.04 feet to a point; thence S 00 degrees 24 seconds 54 seconds E for 429.92 feet to a point on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 266.99 feet to the Point of Beginning. Said tract contains 2.646 acres more or less.

**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 Outboundary Survey indicated as "Attachment B" which is attached hereto as and made part of.

**Section 3.** The City Council, pursuant to the petition filed by Cedar Creek Consulting Inc. on behalf of THF Chesterfield Development, LLC in P.Z. 11-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13<sup>th</sup> day of October 2014, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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

**PZ 11-2014 Greensheet Amendment (Hours of Operation Only)**

**The Planning and Public Works Committee, by a vote of 4-0, directed Staff to draft language regarding the Hours of Operation on a separate Green Sheet for consideration by the City Council:**

**AMENDMENT 1:**

Section I. Permitted Uses, B. 3. page 1. Revise the following language:

3. ~~Hours of operation for retail sales at the westernmost anchor store of Chesterfield Commons shall be limited to 6 a.m. to 11 p.m.~~ Hours of operation for all other retail sales shall be limited to 7 a.m. to 11 p.m.
4. The westernmost anchor store may be open on Monday thru Saturday, one hour earlier than above, for commercial contractors only. Access to the store during this time shall be restricted to the easternmost entrance on the north side of the store only.

*Please note, there is currently an item 4. in this section of the Attachment A. If this Amendment is approved, Staff will re-number the other necessary items accordingly.*

## **PZ 11-2014 Greensheet Amendments**

**The Planning and Public Works Committee recommended by a vote of 4-0 that the following changes be made to the Attachment A:**

### **AMENDMENT 2:**

Section I. Permitted Uses, B. 6. a. page 2. Revise the following language in the **first sentence** here:

- a. The area to be utilized for outdoor storage shall be limited to 5,000 sq. ft. as delineated on the attached Exhibit A and is permitted year-round for the period of March 15<sup>th</sup> until October 15<sup>th</sup> of each year. Holiday trees, flowers, pumpkins, and similar items shall be allowed until December 31<sup>st</sup>. All loading of materials shall occur along the western side of the building and not along the front drive.

### **AMENDMENT 3:**

Section I. Permitted Uses, B. 6. b. page 2. Revise the following language:

- a. ~~Materials in the storage area shall not be stored in shipping containers or on pallet racks.~~ Materials allowed in all outdoor storage areas shown on Exhibit A shall be limited to plants, soil, mulch, and other related landscape materials, along with Christmas trees, Halloween pumpkins, flowers and similar materials. Said items shall not be stored in shipping containers or on pallet racks.

### **AMENDMENT 4:**

Section I. Permitted Uses, B. 6. page 2. Add the following language:

- f. During times of outdoor storage in areas along the western side of the existing garden center, as depicted in Exhibit A, traffic along the internal drive parallel to RHL Boulevard shall be restricted to one-way traffic traveling north to south with appropriate directional signage

*Please note, there is currently an item f. in this section of the Attachment A. If this Amendment is approved, Staff will re-number the other necessary items accordingly.*

**AMENDMENT 5:**

Section I. Permitted Uses, B. 6. g. page 2. Add the following language:

- g. The seasonal outdoor storage area shall be limited to approximately 3,000 sq. ft. as delineated on the attached Exhibit B. Storage in this area shall be restricted to a height of ten (10) feet.

Greensheet

## ATTACHMENT A

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

### **I. PERMITTED USES**

- A. The uses allowed in this “C-8” Planned Commercial District shall be:
1. Retail
  2. Offices
  3. Hotel and motels
  4. Restaurants, sit down
  5. Restaurants, fast food
  6. Recreational and entertainment facilities, including indoor theaters
  7. Financial Institutions
  8. Outdoor storage as restricted in Section B below.
- B. The above uses in the “C-8” Planned Commercial District shall be restricted as follows:
1. The number of buildings constructed shall be based on the development’s ability to comply with the parking regulations of the City of Chesterfield Unified Development Code.
  2. Total square footage of buildings in this development shall not exceed 1,185,400 square feet. The square footage constructed shall be based on the development’s ability to comply with the parking regulations of the City of Chesterfield Unified Development Code.
  3. Hours of operation for retail sales at the westernmost anchor store of Chesterfield Commons shall be limited to 6 a.m. to 11 p.m. Hours of operation for all other retail sales shall be limited to 7 a.m. to 11 p.m.
  4. All deliveries and trash pick-ups shall be limited to the hours from 7 a.m. to 10 p.m.
  5. No vehicles shall remain on the premises with idling engines between 11 p.m. and 7 a.m.
  6. The use listed in A(8) above shall be limited to the westernmost and easternmost anchor stores of Chesterfield Commons and the following shall also apply:

**Westernmost Anchor**

- a. The area to be utilized for outdoor storage shall be limited to 5,000 sq. ft. as delineated on the attached Exhibit A and is permitted year-round. All materials stored in this area shall be limited to a height of eight (8) feet.
- b. Materials in the storage area shall not be stored in shipping containers or on pallet racks.
- c. A 44 inch wide aisle in front of each gate, giving clear access to the drive aisle on the north side of the area shall be provided.
- d. Materials stored inside existing fencing on the site shall not extend or be visible above the fence line.
- e. The privacy screening shall be extended from the rear to the western portion of the fenced area.

**Easternmost Anchor**

- f. Seasonal outdoor storage shall be limited to the period starting on October 15<sup>th</sup> and ending on January 31<sup>st</sup> of the following year.
- g. The seasonal outdoor storage area shall be limited to approximately 3,000 sq. ft. as delineated on the attached Exhibit B.
- h. The year-round outdoor storage shall be limited to approximately 2,500 sq. ft. as delineated on the attached Exhibit B.
- i. Outdoor storage in both areas delineated on Exhibit B shall be permitted in portable storage containers designed, constructed, and used for temporary storage of goods, merchandise, and supplies offered for sale or used by the easternmost anchor tenant. No dumpster or receptacle used for the disposal of solid waste may be used for outdoor storage.
- j. During times that it is used for storage purposes, the seasonal outdoor storage area delineated on Exhibit B shall be screened on all sides using sight-proof materials that match the existing architecture of the main building and the previously approved garden center as approved by the City of Chesterfield.

k. All screening, including gates, must not impede the flow of pedestrian or vehicular traffic.

7. No retail sales, storage or displays are permitted outside of enclosed buildings except as listed above.

## **II. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

A. The following requirements will apply to the permitted uses:

1. Height

a. Buildings shall be limited to three (3) stories or forty-five (45) feet, whichever is less, as measured from the average finished ground elevation of the building. The above shall be exclusive of roof-top equipment.

## **III. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

Within eighteen (18) months from the preliminary development plan approval date by the City of Chesterfield and prior to issuance of any building permit, the developer shall submit to the City of Chesterfield for their review and approval, a Site Development Concept Plan. Within twelve (12) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the City of Chesterfield for review and approval. Where due cause is shown by the developer, this time interval may be extended by the City of Chesterfield.

## **IV. 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.

## **V. GENERAL CRITERIA - CONCEPT PLAN**

### **A. The Site Development Concept Plan shall include the following:**

1. Outboundary plat and legal description of the property.
2. Conceptual location, design (with design statement), materials, and size, including height, of all proposed buildings, parking and loading areas, and lots.
3. Specific structure and parking setbacks along all roadways and property lines.
4. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
5. 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.
6. Preliminary stormwater and sanitary sewer facilities.
7. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed
8. Comply with all preliminary plat requirements of the City of Chesterfield City Code.
9. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.

## **VI. GENERAL CRITERIA - SECTION PLANS**

### **A. Site Development Section Plans shall include the following:**

1. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and landscaping.
2. Existing and proposed contour intervals of not more than one (1) foot, and extending one hundred fifty (150) feet beyond the limits of the site.

3. Existing and proposed roadways, drives, and walkways on and adjacent to the property in question, including location of curb cuts.
4. Location and size of all parking areas.
5. A landscape plan, including, but not limited to, location, size and type of all plant and other material to be used.
6. Area of each building phase.
7. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

#### **VII. SITE DEVELOPMENT PLAN SUBMITTAL OPTION**

In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord 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.

#### **VIII. GENERAL CRITERIA FOR SITE DEVELOPMENT PLAN**

- A. The Site Development Plan will include the following:
  1. Outboundary plat and legal description of the property.
  2. Location and size, including height above sea level, of all buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, and all other above-ground structures and landscaping.
  3. Location map, north arrow, and plan scale.
  4. Parking calculations.
  5. Architectural elevations (with design statement) and materials of the proposed buildings.

6. Confirmation of compliance with the sky exposure plane and height restrictions as set forth in this ordinance.
7. Specific structure and parking setbacks along all roadways and property lines.
8. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
9. Existing and proposed contours at intervals of not more than two (2) feet, and extending one hundred fifty (150) feet beyond the limits of the site.
10. Existing improvements within one hundred fifty (150) feet of the site as directed. Road and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed will be included.
11. All existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements and rights-of-way required for utilities, storm water drainage, grading, or other improvements.
12. Prior to Site Development Plan approval, show all existing or proposed easements and right-of-way on site. The Site Development Plan and Tree Preservation Plan must be approved prior to clearing or grading.
13. The location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to existing systems.
14. Show existing improvements and the locations of significant natural features, such as wooded areas and rock formations that are to remain or be removed.
15. Comply with all preliminary plat requirements of the City of Chesterfield City Code.
16. The scale to which the Site Development Plan will be drawn will be no greater than one (1) inch equals one hundred (100) feet.

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

## **IX. SPECIFIC CRITERIA**

A. The Site Development Concept and Section Plans or Site Development Plan shall illustrate adherence to the following specific design criteria. Information to be shown on the Site Development Concept Plan shall be limited to those items specified in Section A, General Criteria-Concept Plan.

### **1. Structure Setbacks**

Structure setbacks will be determined on the Site Development Concept Plan. No building or structure, other than boundary walls, retaining walls, signs, light standards, flagpoles or fences, shall be located within the setbacks

### **2. Parking and Loading Space Setbacks**

Parking and loading space setbacks will be determined on the Site Development Concept Plan.

### **3. Parking and Loading Requirements**

- a. Parking and loading spaces for this development will be as required in the City of Chesterfield Unified Development Code.
- b. Parking lots shall not be used as streets.

### **4. Access**

- a. The number, location and geometry of access points to this development from Chesterfield Airport Road shall be limited to four (4) entrances on the south side and three (3) entrances on the north side in accordance with the addendum to the traffic impact study dated September 15, 1997, exception being: the eastbound right turn lane on Chesterfield Airport

Road at the development entrance opposite Boone's Crossing should be retained; dual northbound left turn lanes on the main development entrance should be retained; the easternmost driveway should contain channelization islands on the southeast as well as the southwest corners.

- b. Access to the office development should have no intersecting drive closer than two hundred (200) feet on the main entrance and one hundred (100) feet on the two secondary entrances as directed by the St. Louis County Department of Highways and Traffic.
- c. Outlots shall have no direct access to Chesterfield Airport Road. Cross access shall be provided between outlets. An interior loop road shall be provided.

5. Public/Private Road Improvements, Including Pedestrian Circulation

Roadway improvements include new interchanges on Highway 40/61, the extension of Edison Avenue through the southern portion of the site to Chesterfield Airport Road/Baxter Road, relocation of Old Olive Street to improve intersection geometrics and widening of Chesterfield Airport Road to five (5) traffic lanes with additional paved shoulders on both sides.

- a. Improve Chesterfield Airport Road full width across the entire frontage to a five-lane cross section with ten (10) foot stabilized shoulders in order to conform to the typical section with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Verify handling of surface runoff will not require additional easement dedication.
- b. The developer shall provide any additional right-of-way and construct any improvements related to the construction of a full interchange on Highway 40/64 east of Boone's Crossing as required by the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, and/or the City of Chesterfield.
- c. Provide right of way dedication for Edison Avenue from the west property line of the site, adjacent to the Chesterfield Monarch Levee, to the connection with Old Olive Street. Right-of-way shall consist of a forty (40) foot right-of-way, with additional roadway improvement, maintenance, utility and drainage easement on both sides. The width of easements shall be a minimum of ten (10) feet. The City of Chesterfield may require additional width. The centerline radius of Edison Avenue

shall be a minimum of five hundred seventy-five (575) feet; other standards shall be determined by the City of Chesterfield.

- d. On both sides of the subject development, provide forty (40) foot right-of-ways, with ten (10) foot minimum roadway improvement, maintenance, utility and drainage easements on both sides, between Edison Avenue and Chesterfield Airport Road. Construct a minimum twenty-six (26) foot pavement with seven (7) foot shoulders on both sides, and appurtenant storm drainage facilities as required by the City of Chesterfield. Additional widening at each end shall be provided to accommodate separate right and left turn approach lanes at the intersection. Parking shall be prohibited along both sides of this roadway. No curb cuts shall be permitted within two hundred (200) feet of the intersection of Chesterfield Airport Road and Edison Avenue with RHL Drive, Chesterfield Commons Crossing, JW Drive, or THF Boulevard.
- e. Traffic signals shall be required along Chesterfield Airport Road at both main entrance intersections and the intersection with Boone's Crossing as directed by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield.
- f. Provide a five (5) foot wide sidewalk, conforming to St. Louis County ADA standards, adjacent to the north side of Chesterfield Airport Road as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalks shall be required on both sides of the three easternmost access drives on the south side of Chesterfield Airport Road. The sidewalks shall be constructed within public right-of-way or easement that provides sufficient width as determined by the City of Chesterfield.
- g. Utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation costs shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

6. Traffic Study

- a. A traffic study including internal and external circulation will be provided for review and approval by the City of Chesterfield, the St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.

7. Landscape Plan

- a. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Unified Development Code except as specifically noted elsewhere in this section.
- b. The developer shall submit a landscape plan in accord with Unified Development Code adopted by the Planning Commission, either as part of the appropriate Site Development Concept Plan or on a separate drawing to be reviewed as part of said plan, to comply with the following:
  1. A landscape buffer shall be required on both sides of Chesterfield Airport Road on the Site Development Concept Plan.
  2. All new required landscaping material shall meet the following criteria:
    - a) Deciduous trees - two (2) inch minimum caliper.
    - b) Evergreen trees - four (4) feet minimum height.
    - c) Shrubs - eighteen (18) inch minimum diameter.
- c. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a surety for two (2) years sufficient in amount to guarantee the installation of said landscaping and for an additional (2) years for guaranteeing the maintenance of said landscaping.

8. Sign Requirements

- a. A sign package will be submitted to the City of Chesterfield in conjunction with the Site Development Concept Plan.

- b. Freestanding project identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. If the outline area and/or a height increase for the freestanding project identification sign is requested, the required landscaping for the sign will be subject to Planning Commission approval.
- c. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
- d. No advertising signs, temporary signs, portable signs or attention getting devices shall be permitted in this development.

9. Light Requirements

- a. The location and height of all light standards shall be as approved by the Planning Commission on the appropriate development plan. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the City of Chesterfield Unified Development Code.

10. Architectural Elevations

- a. Architectural elevations shall be as approved by the Planning Commission in conjunction with the Site Development Concept Plan.
- b. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Unified Development Code.
- c. 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 Concept/Section Plan.

11. Monarch-Chesterfield Levee District

- a. The developer shall dedicate necessary property and construct improvements to the levee as directed by the Monarch Chesterfield Levee District.

12. Miscellaneous

- a. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission
- b. If any work is proposed in, near or above the natural watercourse through this site, a hydrologic/hydraulic study evaluating the impacts of the proposed work shall be provided as directed by the City of Chesterfield. Said study shall evaluate impacts on the entire length of stream, and any maintenance requirements. Appropriate permits and approvals from other agencies shall also be provided.

**X. TRUST FUND CONTRIBUTION**

The developer shall contribute to the Chesterfield Valley Trust Fund (No. 556). This fund was created for roadway improvements, stormwater improvements, sanitary sewer facilities and water main improvements in the Chesterfield Valley Area.

The trust contribution consists of four components representing the improvement categories.

A. Road

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed on the basis of the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Industrial	\$3,685.05/acre of gross acreage

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

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development, shall be retained in the trust fund.

The roadway improvement contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. 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 \$486.43 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 contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

**C. Stormwater**

The stormwater 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 stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of \$1,534.99 per acre for the total area as approved on the Site Development Plan.

The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

**D. Sanitary Sewer**

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

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

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, if not submitted by January 1, 1998 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

## **XI. VERIFICATION PRIOR TO APPROVAL**

- A. Prior to approval of the Site Development Plan, the developer will provide the following:
  1. Roadway Improvements and Curb Cuts
    - a. Road improvements, right-of way and roadway easement dedication shall be completed prior to issuance of a St. Louis County Department of Highways and Traffic Special Use Permit. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
    - b. Prior to Special Use Permit issuance by St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements, and location or permitted curb cuts.
    - c. Obtain approval from the City of Chesterfield and the St. Louis County Department of Highways and Traffic for the locations of proposed curb cuts, areas of new dedication, and roadway improvements.
  2. Stormwater and Sanitary Sewer
    - a. Verification to the St. Louis County Department of Public Works and the City of Chesterfield of adequate sanitary services.
    - b. A preliminary engineering plan approved by the City of Chesterfield, the St. Louis County Department of Highways and Traffic and MSD showing that adequate handling of the stormwater drainage of the site is provided.

1. The proposed site improvements shall not conflict with the proposed Chesterfield Valley Master Plan. Equivalent stormwater detention/retention and routing functionality shall be provided as required by the City of Chesterfield. If modifications to the Stormwater Plan are proposed, routing calculations, signed and sealed by a registered professional engineer licensed to practice in the State of Missouri, demonstrating functionally equivalent operation shall be submitted. The calculations shall be performed using identical methods as the initial analysis, AdICPR software. Maintenance of the stormwater system shall be the responsibility of the property owner. The petitioner is to provide:
  - a) An eighteen (18") inch sanitary sewer running along the south side of Chesterfield Airport Road on the north edge of the Outlot Parcels. The sanitary sewer, including gravity lines, a lift station and force main, is to continue along Chesterfield Airport Road and Old Olive Street to tie into the existing eighteen (18") inch sanitary sewer near the Caulks Creek "B" Pump Station.
  - b) Extensive stormwater improvements include, but not are not limited to, a large dry reservoir extending along the entire south side of the development, smaller dry reservoirs, flat-bottom ditches and several culverts. In addition, a 19.2 acre lake is to be provided immediately to the east of the site on the south side of Old Olive Street Road.
2. The site shall provide for the positive drainage of stormwater and it shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. This may require extensive off site sewer ditch work and appropriate easements. Emergency overflow drainage ways to accommodate the one hundred (100) year storm shall be provided.
3. Show all off-site easements required for utility, grading and/or stormwater drainage improvements.
- c. Indicate the location where the proposed sanitary sewer will connect to the existing system.

3. Geotechnical Report

Provide a geotechnical report prepared by a Professional Engineer licensed to practice in the State of Missouri. Said report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkholes, ponds, septic fields, etc., and recommendations for treatment.

4. Grading and Improvement Plans

- a. A clearing/grading permit or improvement plan approval is required prior to any grading on the site. The Site Development Plan and Tree Preservation Plan must be approved prior to issuance of clearing and grading. No change in watershed shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required. A floodplain development permit must be obtained prior to any work in the regulated floodplain.
- b. Interim storm water drainage control in the form of siltation control and/or siltation basins is required throughout construction. A Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved by the City of Chesterfield prior to approval of any clearing or grading. The SWPPP will address required erosion control practices specific to site conditions. Its purpose is to ensure the design, implementation, management and maintenance of Best Management Practices (BMP's) to reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities. The SWPPP will ensure compliance with Missouri Water Quality Standards, and the terms and conditions of the NPDES for the site.
- c. Temporary settlement basins, as required by the City of Chesterfield, will be constructed during construction to allow for settling of sediment, prior to the discharge of storm water from this site. Erosion and siltation control will be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil.

- d. When clearing and/or grading operations are completed or suspended for more than thirty (30) days, all necessary precautions will be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the City of Chesterfield upon demand.
- e. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses will be utilized, if adequate storm water detention and erosion control devices have not been established.
- f. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surface areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on the pavement causing hazardous roadway and driving conditions. The contractor will keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto will be cleaned at the end of each day.
- g. This development may require an NPDES Permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres. A copy of the NPDES permit must be submitted to the City of Chesterfield prior to issuance of a grading permit or approval of improvement plans.

## **XII. 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 by the Planning Commission.

### **XIII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL**

- A. Prior to Improvement Plan approval, the developer will provide the following:
1. Comments/approvals from St. Louis County Department of Highways and Traffic, the Missouri Department of Transportation, the Monarch Chesterfield Levee District, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources and the Chesterfield Fire Protection District.
  2. Location of all off-site easements needed for utility main extensions shall be shown. Copies of the recorded easements for utility main extensions, including book and page, shall be required prior to approval of the Improvement Plans as directed by the City of Chesterfield.

### **XIV. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS**

- A. Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permit, the following requirements will be met:

1. Notification of Planning and Development Services Division

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

2. Certification of Plans

Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer will be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in the report.

### **XV. OCCUPANCY PERMIT/FINAL OCCUPANCY**

- A. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.

- B. Prior to final occupancy of any building the developer will provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.
- C. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit.

#### **XVI. FINAL RELEASE OF ESCROW**

Prior to the release of final escrow, the developer will provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

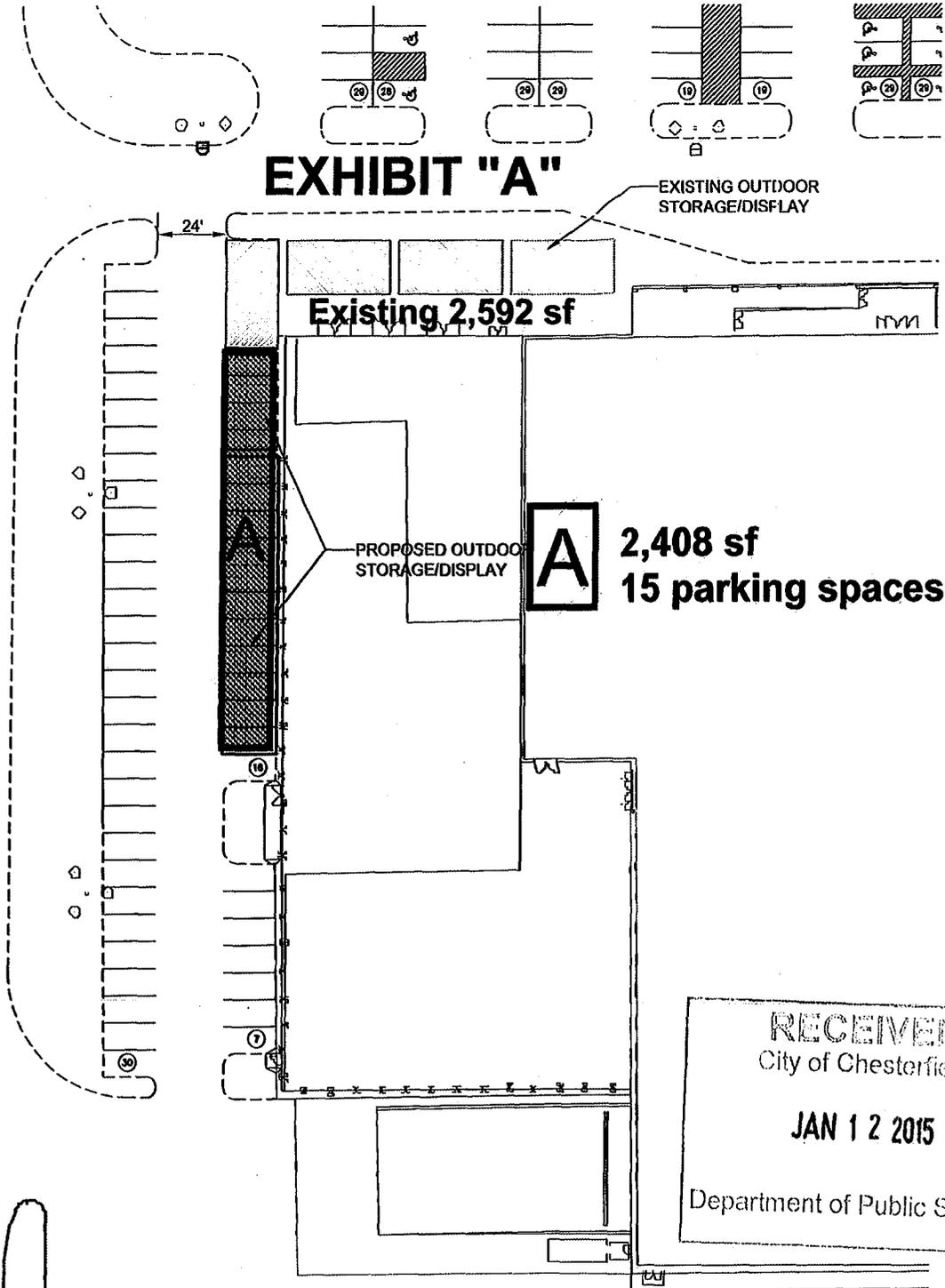
#### **XVII. GENERAL DEVELOPMENT CONDITIONS**

- A. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:
  - 1. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of permits by issuing Departments and Commissions.
  - 2. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.
  - 3. All loading docks are to be screened by sound proofing material.
  - 4. The City of Chesterfield has completed a Valley Master Development Plan that sets forth the scope, location, and type of infrastructure improvements desired to facilitate quality development within Chesterfield Valley. Said Plan has been incorporated into the City of Chesterfield Comprehensive Plan. During review of Site Development Concept and Section Plans, due consideration will be given to the Valley Master Plan which may be in effect at the time. The conceptual Valley Master Plan depicts stormwater, road and interchange improvements in the vicinity of the subject rezoning.

5. The petitioner will provide adequate detention to eliminate any additional water discharge to encroach on right of way.
  6. The developer will cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
  7. Parking, circulation, and other applicable site design features shall comply with Chapter 1001, Section 310 "Physically Handicapped and Aged" of SLCRO 1974, as amended.
- B. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing Departments and Commissions.
- C. The City of Chesterfield, Missouri shall enforce the conditions of this ordinance in accord with the Site Development Concept Plan approved by the City of Chesterfield and any Site Development Section Plans approved by the City of Chesterfield.
- D. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

RHL DRIVE

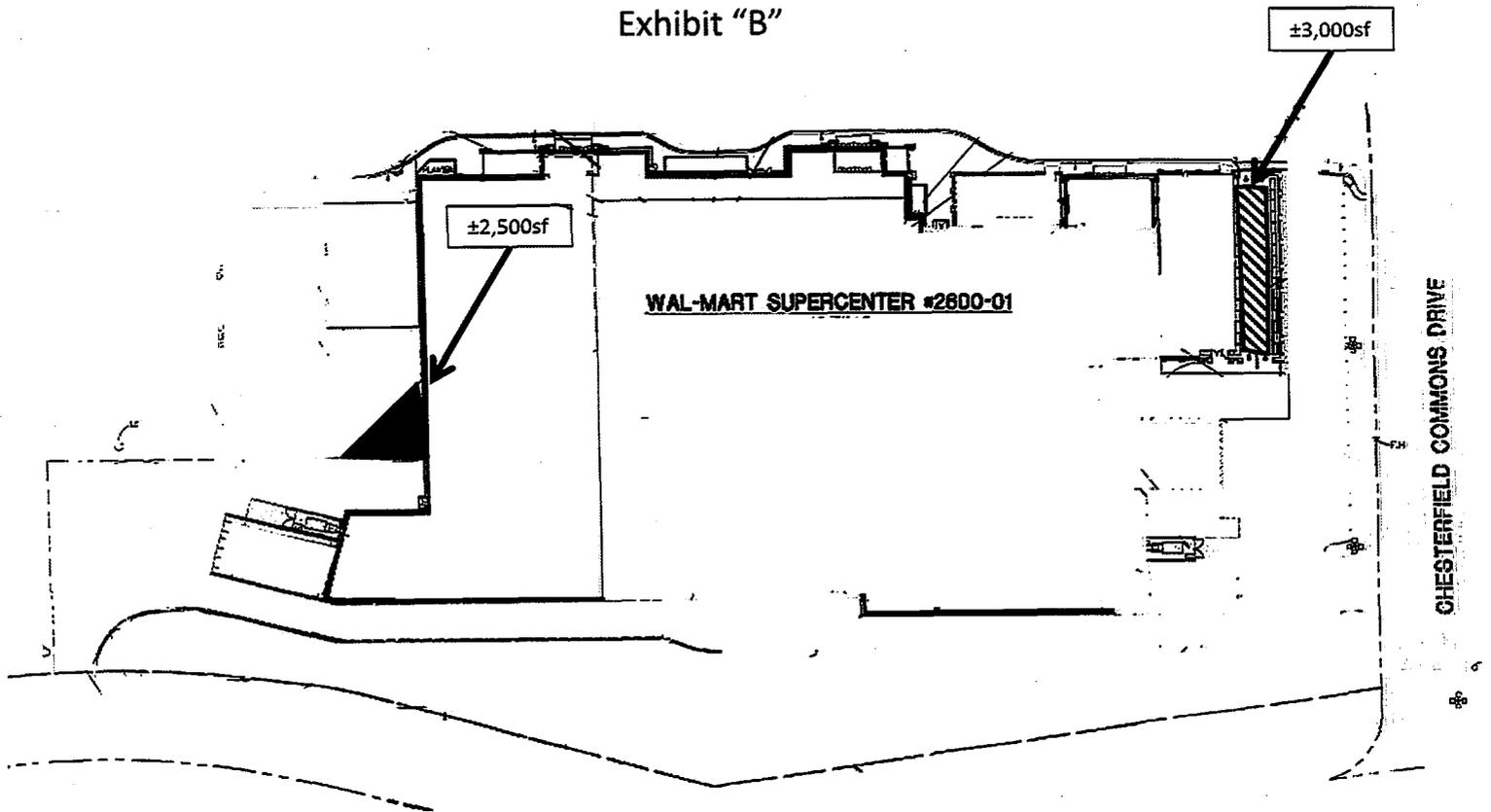
**EXHIBIT "A"**



RECEIVED  
City of Chesterfield  
  
JAN 12 2015  
  
Department of Public Services

	FROM ORD. 2081 EXHIBIT	EXISTING	PROPOSED	CITY REQUIRED PARKING
LOWE'S	135,197 S.F.	135,197 S.F.	135,197 S.F.	135,197 S.F.
PARKING	654 SPACES	646 SPACES	631 SPACES	609 SPACES
CART CORRALS	10 CC	10CC	10 CC	
PARKING RATIO	4.84SP/1000 S.F.	4.79SP/1000 S.F.	4.67SP/1000 S.F.	4.50SP/1000 S.F.

Exhibit "B"



-  Seasonal Outdoor Storage Area
-  Year-Round Outdoor Storage Area

RECEIVED  
City of Chesterfield  
JAN 12 2015  
Department of Public Services

**LEGEND:**  
 P/B POINT OF BEGINNING  
 P/C POINT OF COMMENCEMENT  
 O IFS NEW IRON PIN (5/8" REDAN)  
 O IFE EXISTING IRON PIN  
 R/W RIGHT-OF-WAY

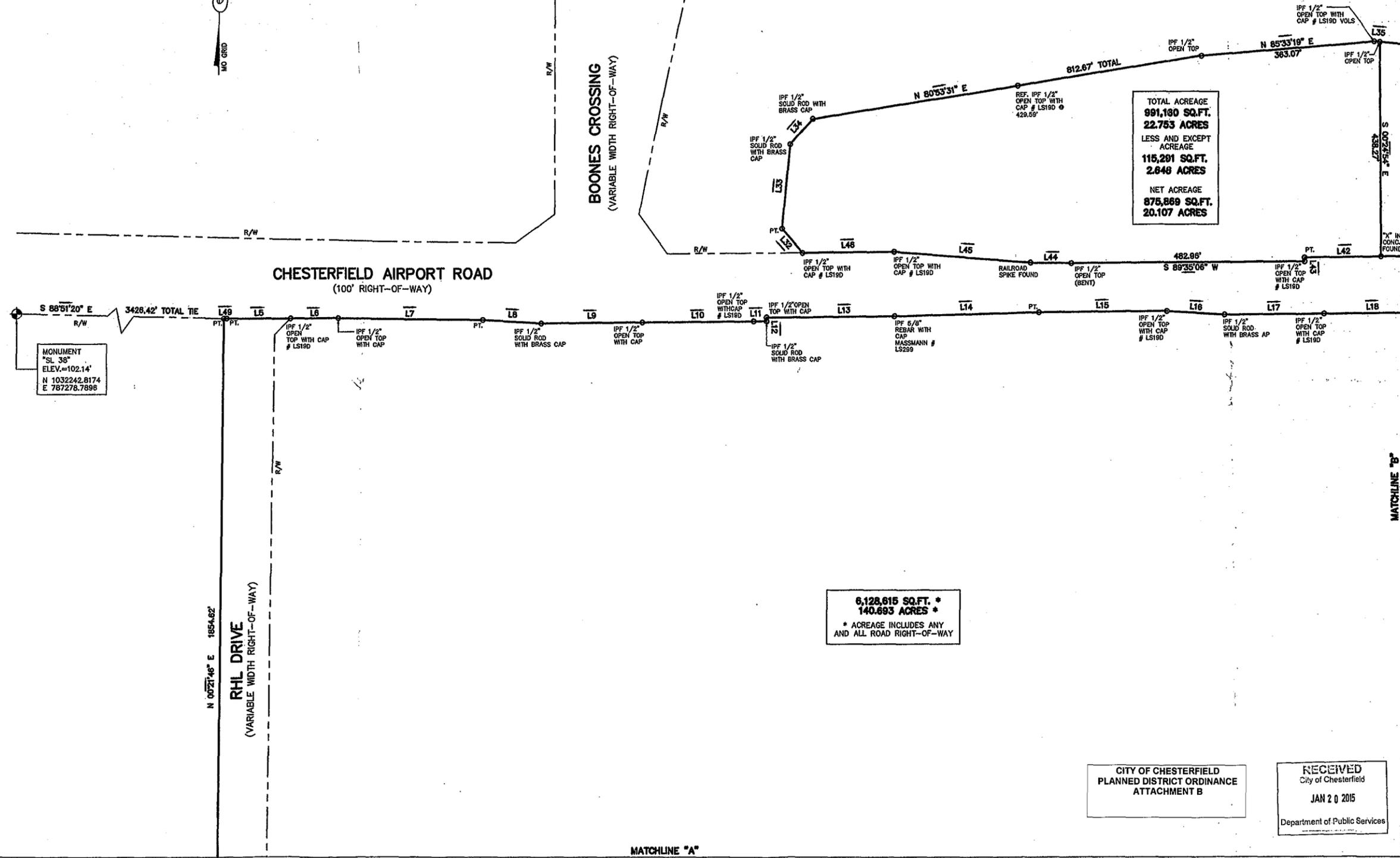


**INTERSTATE HIGHWAY 64**  
 (VARIABLE WIDTH RIGHT-OF-WAY)

**BOONES CROSSING**  
 (VARIABLE WIDTH RIGHT-OF-WAY)

**CHESTERFIELD AIRPORT ROAD**  
 (100' RIGHT-OF-WAY)

**RHL DRIVE**  
 (VARIABLE WIDTH RIGHT-OF-WAY)



TOTAL ACREAGE  
**991,160 SQ.FT.**  
**22.753 ACRES**  
 LESS AND EXCEPT  
 ACREAGE  
**115,291 SQ.FT.**  
**2.648 ACRES**  
 NET ACREAGE  
**875,869 SQ.FT.**  
**20.107 ACRES**

**6,128,615 SQ.FT. \***  
**140.693 ACRES \***  
 \* ACREAGE INCLUDES ANY  
 AND ALL ROAD RIGHT-OF-WAY

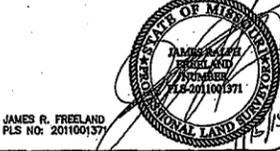
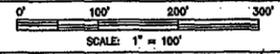
MONUMENT  
 "SL 38"  
 ELEV. = 102.14'  
 N 1032242.8174  
 E 787276.7898

**BASIS OF BEARINGS  
 AND BENCHMARK:**  
 BASIS OF BEARINGS AND ELEVATIONS BASED  
 ON GPS "RTK" OBSERVATION OF NCGS  
 MONUMENT "SL 38"  
 NAD 83 (2007) - NAVD 88



FREELAND & ASSOCIATES, INC.  
 323 WEST STONE AVE.  
 GREENVILLE S.C. 29609  
 TEL: (864) 271-4924 FAX: (864) 233-0315  
 EMAIL: info@freeland-associates.com

DRAWN BY	OF	PARTY CHIEF	GRA	CHECKED:	JOC
REF. PLAT BOOK:					
REF. DEED BOOK:					
TAX MAP:					
DATE OF SURVEY:					
DATE DRAWN:	8-5-2014				
DRAWING NO.:	65442-ZONING				
DATE OF LAST REVISION:					



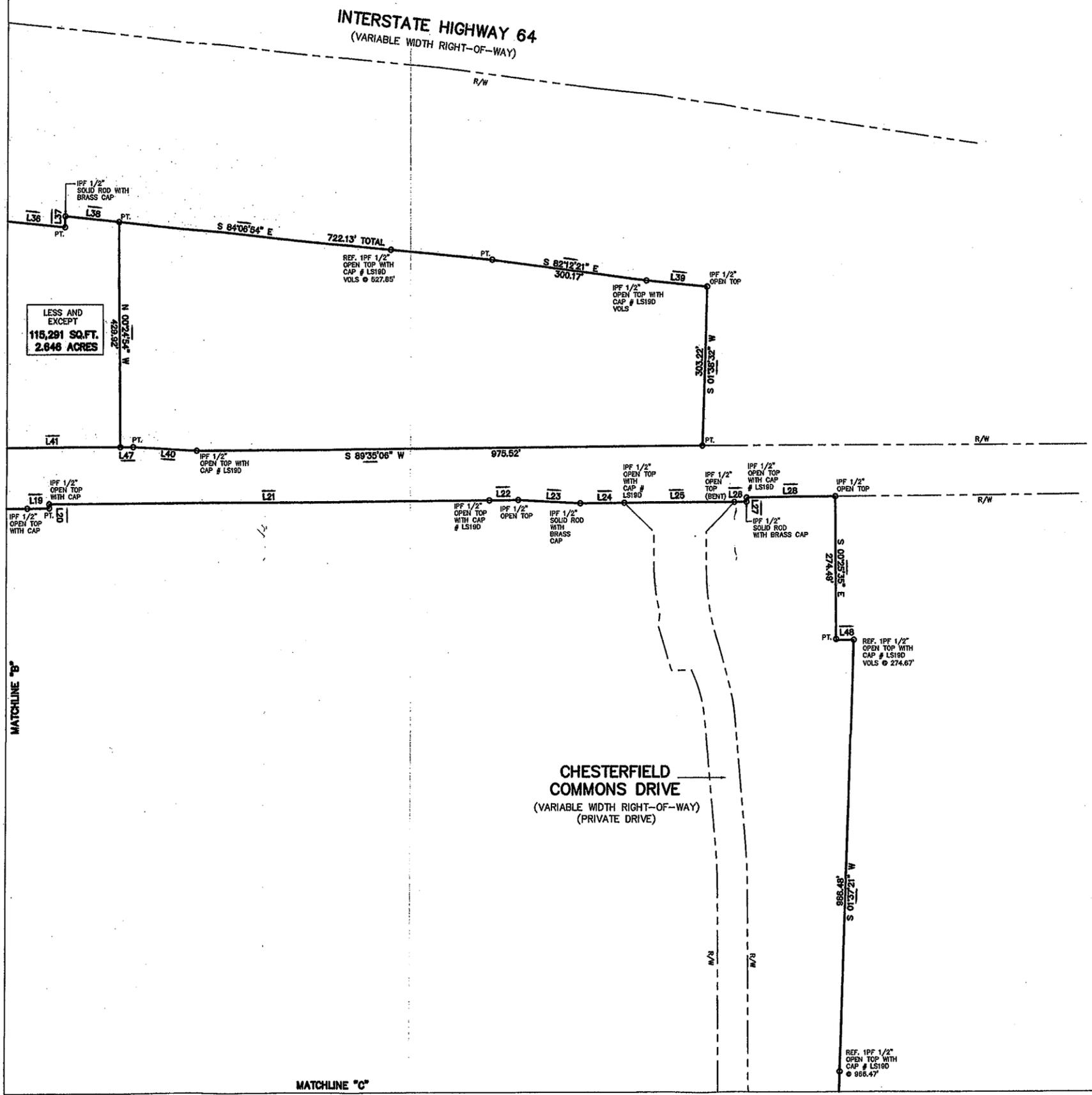
CITY OF CHESTERFIELD  
 City of Chesterfield  
 PLANNED DISTRICT ORDINANCE  
 ATTACHMENT B

RECEIVED  
 City of Chesterfield  
 JAN 20 2015  
 Department of Public Services

SEE SHEET 4 FOR LINE TABLE,  
 WRITTEN DESCRIPTION AND NOTES.

**SHEET 1 OF 4**

STATE OF MISSOURI  
 ST. LOUIS COUNTY  
 CITY OF CHESTERFIELD  
 TWP 45N - R4E  
 BOUNDARY  
 SURVEY FOR  
 TOWN OF CHESTERFIELD  
 (ZONING ORDINANCE)  
 SITE ADDRESS:  
 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MO



LESS AND EXCEPT  
115,291 SQ.FT.  
2.646 ACRES

MATCHLINE "B"

MATCHLINE "C"

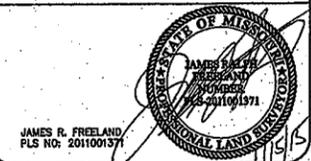
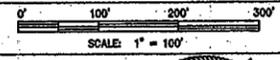
**CHESTERFIELD COMMONS DRIVE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(PRIVATE DRIVE)

**BASIS OF BEARINGS AND BENCHMARK**  
BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 38" NAD 83 (2007) - NAVD 88



FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE S.C. 29609  
TEL. (864) 271-4924 FAX: (864) 233-0315  
EMAIL: info@freeland-associates.com

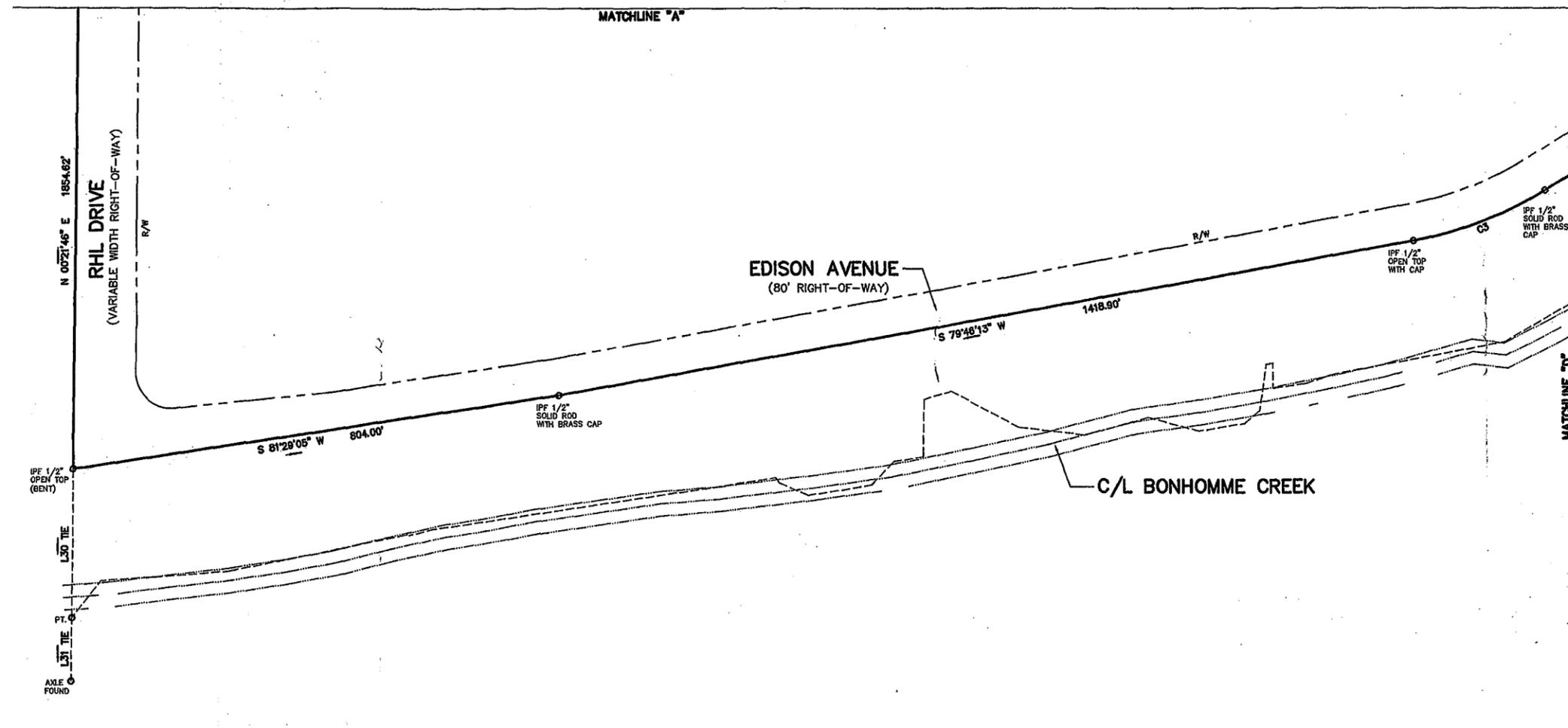
DRAWN:	OF	PARTY CHIEF:	GRA	CHECKED:	JOC
REF. PLAT BOOK:					
REF. DEED BOOK:					
TAX MAP:					
DATE OF SURVEY:					
DATE DRAWN:	8-5-2014				
DRAWING NO.:	65442-ZONING				
DATE OF LAST REVISION:					



STATE OF MISSOURI  
ST. LOUIS COUNTY  
CITY OF CHESTERFIELD  
TWP 45N - R4E  
BOUNDARY SURVEY FOR  
TOWN OF CHESTERFIELD  
(ZONING ORDINANCE)

SITE ADDRESS:  
CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MO

SEE SHEET 4 FOR LINE TABLE,  
WRITTEN DESCRIPTION AND NOTES.



**BASIS OF BEARINGS AND BENCHMARK**  
 BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 35" NAD 83 (2007) - NAVD 88

**FREELAND**  
 SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.  
 323 WEST STONE AVE.  
 GREENVILLE S.C. 29609  
 TEL. (864) 271-4924 FAX: (864) 233-0315  
 EMAIL: info@freeland-associates.com

DRAWN: OF - PARTY CHIEF: GRA. CHECKED: JCC  
 REF. PLAT BOOK:  
 REF. DEED BOOK:  
 TAX MAP:  
 DATE OF SURVEY:  
 DATE DRAWN: 8-6-2014  
 DRAWING NO: 65442-ZONING  
 DATE OF LAST REVISION:  
 SCALE: 1" = 100'



SEE SHEET 4 FOR LINE TABLE,  
 WRITTEN DESCRIPTION AND NOTES.

**SHEET 3 OF 4**

STATE OF MISSOURI  
 ST. LOUIS COUNTY  
 CITY OF CHESTERFIELD  
 TWP 45N - R4E  
 BOUNDARY  
 SURVEY FOR  
 TOWN OF CHESTERFIELD  
 (ZONING ORDINANCE)  
 SITE ADDRESS:  
 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MO

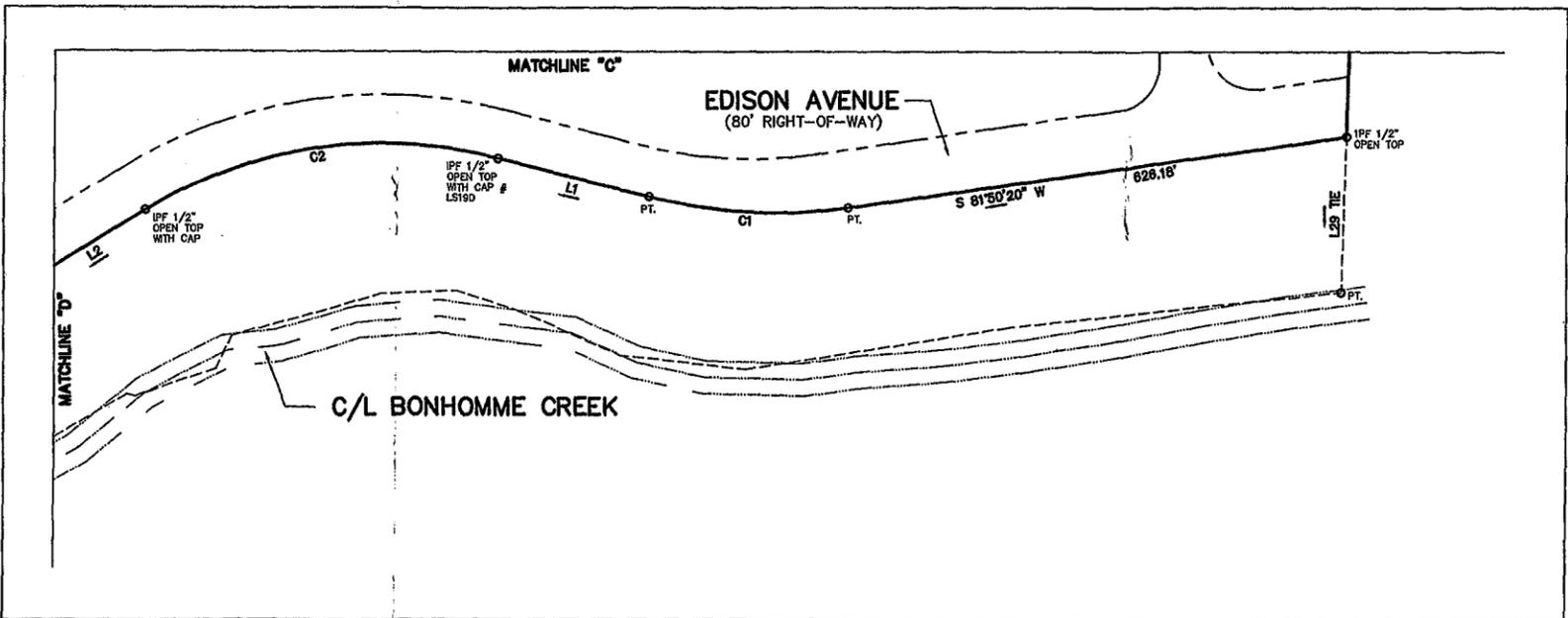
**LEGEND:**  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 O BS NEW IRON PIN (5/8" REBAR)  
 O IF EXISTING IRON PIN  
 I/W RIGHT-OF-WAY

NO GRID

**WRITTEN DESCRIPTION:**  
 A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Boone Estate, and part of Lots 1-10 of the Harmon Pike Estate Subdivision, in US Survey 125 and 2031, and more recently described as Lots 1-3, 7 and 8 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:  
 Beginning at a point located on the right of way intersection of the south right of way Chesterfield Airport Road and the west right of way of Hill Drive and running along Chesterfield Airport Road the following: N 89 degrees 35 minutes 06 seconds E for 220.27 feet; S 89 degrees 16 minutes 09 seconds E for 300.00 feet; S 88 degrees 36 minutes 03 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 452.84 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 206.38 feet; N 89 degrees 28 minutes 21 seconds E for 300.00 feet; N 89 degrees 30 minutes 06 seconds E for 263.00 feet; S 88 degrees 36 minutes 03 seconds E for 120.27 feet; N 89 degrees 35 minutes 06 seconds E for 452.83 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 206.38 feet; N 89 degrees 30 minutes 13 seconds E for 120.33 feet; N 89 degrees 35 minutes 06 seconds E for 84.35 feet; N 89 degrees 35 minutes 16 seconds E for 213.41 feet; N 89 degrees 35 minutes 06 seconds E for 244.23 feet; N 00 degrees 24 minutes 54 seconds W for 8.00 feet; N 89 degrees 35 minutes 06 seconds E for 170.16 feet; thence leaving said right of way S 00 degrees 24 minutes 54 seconds E for 274.49 feet to a point; thence N 89 degrees 23 minutes 53 seconds E for 33.87 feet to a point; S 01 degree 37 minutes 21 seconds W for 558.48 feet to a point on the south right of way of Edison Avenue; thence along Edison Avenue the following: S 81 degrees 50 minutes 20 seconds W for 628.18 feet; along a curve concave to the north having a radius of 830.00 feet, an arc of 248.78 feet and a chord of N 88 degrees 48 minutes 19 seconds W for 248.10 feet; N 79 degrees 48 minutes 57 seconds W for 102.18 feet; along a curve concave to the south having a radius of 870.00 feet, an arc of 457.10 feet and a chord of S 81 degree 54 minutes 39 seconds W for 444.55 feet; S 89 degrees 36 minutes 17 seconds W for 188.81 feet; along a curve concave to the north having a radius of 630.00 feet, an arc of 232.73 feet and a chord of S 89 degrees 11 minutes 18 seconds W for 231.41 feet; S 79 degrees 48 minutes 15 seconds W for 1418.60 feet; S 81 degree 21 minutes 05 seconds W for 804.00 feet to a point; thence leaving said right of way N 00 degrees 21 minutes 46 seconds E for 1654.62 feet to a point; thence along Chesterfield Airport Road N 89 degrees 35 minutes 06 seconds E for 8.51 feet to the Point of Beginning. Said tract contains 140.862 acres. The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and Hill Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in C8 Zoning District.  
 A tract of land being a part of Lots 1, 2, 3 and 4 of the Subdivision of Ludwell Boone Estate, and part of Lots 1-10 of the Harmon Pike Estate Subdivision, in US Survey 125 and 2031, and more recently described as Lot 4 of Chesterfield Commons Subdivision recorded in Plat Book 848, pages 554-564, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, said tract being further described as follows:  
 Beginning at a point located on the north right of way of Chesterfield Airport Road said point being the southeast corner of Lot 4 as shown on plat recorded in Plat Book 848, pages 554-564; thence leaving said right of way the following: N 42 degrees 16 minutes 54 seconds W for 66.72 feet; N 00 degrees 53 minutes 08 seconds E for 174.08 feet; N 43 degrees 24 minutes 54 seconds E for 70.84 feet; N 89 degrees 33 minutes 31 seconds E for 612.67 feet; N 85 degrees 33 minutes 19 seconds E for 363.07 feet; S 84 degree 06 minutes 54 seconds E for 174.63 feet; N 00 degree 53 minutes 08 seconds E for 21.08 feet; S 84 degree 06 minutes 54 seconds E for 827.17 feet; S 02 degrees 12 minutes 21 seconds E for 300.17 feet; S 84 degree 06 minutes 54 seconds E for 116.81 feet; S 01 degree 36 minutes 32 seconds W for 303.22 feet to a point located on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 876.25 feet; N 00 degree 30 minutes 09 seconds W for 120.15 feet; S 89 degree 35 minutes 06 seconds W for 457.10 feet; S 00 degree 24 minutes 54 seconds E for 8.00 feet; S 89 degrees 35 minutes 06 seconds W for 482.56 feet; N 89 degrees 16 minutes 09 seconds W for 84.35 feet; N 89 degrees 30 minutes 27 seconds W for 204.15 feet; S 89 degree 35 minutes 06 seconds W for 168.42 feet to the Point of Beginning. Said tract contains 22.753 acres less and except a tract of land containing 2.646 acres as described on a plat entitled Country Club West Express 1. The above described area contains acreage with the rights of way of Chesterfield Commons Drive, Edison Avenue and Hill Drive. The above described is not to be used for property conveyance. This description should be used to describe a tract of land located in C8 Zoning District.  
 Lines and except a parcel of land as described: Beginning at a point located on the north right of way of Chesterfield Airport Road N 00 degrees 24 minutes 54 seconds W for 432.27 feet to a point; thence S 84 degree 06 minutes 54 seconds E for 183.06 feet to a point; thence N 00 degree 53 minutes 08 seconds E for 21.08 feet to a point; thence S 84 degree 06 minutes 54 seconds E for 105.04 feet to a point; thence S 00 degree 24 minutes 54 seconds E for 429.52 feet to a point on the north right of way of Chesterfield Airport Road; thence along said right of way S 89 degrees 35 minutes 06 seconds W for 266.59 feet to the Point of Beginning. Said tract contains 2.646 acres more or less.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	830.00'	249.73'	126.53'	248.10'	N 88°48'19" W	22°42'43"
C2	570.00'	457.10'	241.84'	444.85'	S 81°34'39" W	45°56'49"
C3	830.00'	232.73'	117.71'	231.41'	S 88°11'18" W	21°09'57"

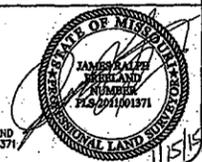
LINE TABLE		
LINE	LENGTH	BEARING
L1	192.15'	N 76°26'57" W
L2	188.81'	S 85°26'17" W
L3	128.84'	N 88°35'06" E
L4	100.83'	N 89°35'06" E
L5	300.06'	S 89°16'09" E
L6	120.27'	S 88°36'03" E
L7	209.41'	N 89°35'06" E
L8	229.70'	N 89°35'06" E
L9	26.53'	N 89°35'06" E
L10	8.00'	N 00°24'54" W
L11	268.38'	N 89°35'06" E
L12	300.06'	N 88°28'21" E
L13	283.00'	N 89°35'06" E
L14	120.27'	S 88°36'00" E
L15	206.94'	N 89°35'06" E
L16	206.48'	N 89°35'06" E
L17	42.95'	N 89°35'06" E
L18	8.00'	N 00°24'54" W
L19	847.69'	N 89°35'06" E
L20	55.97'	N 89°35'06" E
L21	120.35'	S 86°36'13" E
L22	84.35'	N 89°35'06" E
L23	213.41'	N 88°35'18" E
L24	24.23'	N 89°35'06" E
L25	8.00'	N 00°24'54" W
L26	170.16'	N 89°35'06" E
L27	193.78'	S 01°36'59" W
L28	240.75'	S 00°21'48" W
L29	101.45'	S 00°21'48" W
L30	68.72'	N 42°15'54" W
L31	173.68'	N 05°53'06" E
L32	70.24'	N 43°23'35" E
L33	11.87'	S 84°06'54" E
L34	183.06'	S 84°06'54" E
L35	21.08'	N 00°58'49" E
L36	105.04'	S 84°06'54" E
L37	116.81'	S 84°06'54" E
L38	120.33'	N 88°36'08" W
L39	286.89'	S 89°35'08" W
L40	180.41'	S 89°35'08" W
L41	8.00'	S 00°24'54" E
L42	84.32'	N 89°16'09" W
L43	284.15'	N 85°30'27" W
L44	189.42'	S 89°35'06" W
L45	24.30'	S 89°35'06" W
L46	33.87'	N 89°23'53" E
L47	8.51'	N 89°35'06" E



**BASIS OF BEARINGS AND BENCHMARK:**  
 BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "SL 38"  
 NAD 83 (2007) - NAVD 88

FREELAND & ASSOCIATES, INC.  
 323 WEST STONE AVE.  
 GREENVILLE S.C. 29609  
 TEL: (864) 271-4924 FAX: (864) 233-0315  
 EMAIL: info@freeland-associates.com

DRAWN: OF PARTY CHIEF: GRA CHECKED: JCC  
 REF. PLAT BOOK:  
 REF. DEED BOOK:  
 TAX MAP:  
 DATE OF SURVEY:  
 DATE DRAWN: 8-9-2014  
 DRAWING NO: 85442-ZONING  
 DATE OF LAST REVISION:  
 0' 100' 200' 300'  
 SCALE: 1" = 100'



**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF LANDS DESCRIBED HEREON AND FOUND CONDITIONS TO BE AS INDICATED. THIS SURVEY IS IN ACCORDANCE WITH STANDARDS ADOPTED BY THE MISSOURI BOARD FOR THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF A RURAL SURVEY.  
 JAMES RALPH FREELAND, FLS NO. 2011001371

STATE OF MISSOURI  
 ST. LOUIS COUNTY  
 CITY OF CHESTERFIELD  
 TWP 45N - R4E  
 BOUNDARY SURVEY FOR  
 TOWN OF CHESTERFIELD  
 (ZONING ORDINANCE)  
 SITE ADDRESS:  
 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MO

BILL NO. 3024

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

**AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 1328 TO MODIFY DEVELOPMENT CONDITIONS AND ADD LAND USES FOR A 2.93 ACRE TRACT OF LAND, MORE OR LESS, ZONED C8, PLANNED COMMERCIAL LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPPORT ROAD AND LONG ROAD {P.Z. 17-2014 STEVE W WALLACE (H.V. REAL ESTATE CORP.) 17U140441, 17U140450, 17U140461 & 17U140472}.**

**WHEREAS**, Automotive and Trailer II, LLC, has requested an ordinance amendment to modify development conditions and add land uses for a 2.93 acre tract of land, more or less, located southeast of the intersection of Chesterfield Airport Road and Long Road; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on January 12, 2015; and,

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

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

**WHEREAS**, the City Council, having considered said request, voted to approve the ordinance amendment request.

**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 Ordinance 1328 is hereby repealed and those conditions therein incorporated into the Attachment A, which is attached hereto and made a part hereof for Steve W Wallace and as described as follows:

A tract of land being part of lot 4 of a subdivision of the west half of U.S. Survey 126, Township 45 North, Range 4 East and being more particularly described as follows;

Commencing at a point on the centerline of Chesterfield Airport Road 100.00 feet wide, said point being distance North  $88^{\circ}13'03''$  East 302.10 feet from the centerline of Long Road, 60.00 feet wide, and also being the Northeast corner of the property now or formerly of F. William Human Jr. as recorded in Deed Book 7208 Page 2056 of the St. Louis County Records; thence along the east line of said property South  $00^{\circ}02'41''$  West a distance of 50.02 feet to a point on the south line of said Chesterfield Airport Road; thence continuing along said east line South  $00^{\circ}02'41''$  West a distance of 188.25 feet to a point in the north line of property conveyed to William and Anna May Gaehle as recorded in Deed Book 6413 Page 2610 of the St. Louis County Records and being the true point of beginning of the herein described tract of land; thence along said north line North  $88^{\circ}13'03''$  East a distance of 19.30 feet to the northeast corner of said Gaehle property; thence along the east line of said Gaehle property South  $00^{\circ}02'41''$  West a distance of 62.00 feet to the Southeast corner of said property; thence along the south line of said property South  $88^{\circ}13'03''$  West a distance of 15.40 feet to the Northeast corner of the property conveyed to Sandra B. Hunsaker as recorded in Deed Book 8603 Page 1511 of the St. Louis County Records; thence along the east line of said property South  $00^{\circ}02'41''$  West a distance of 220.19 feet to the southeast corner of said property; thence along the south line South  $88^{\circ}13'03''$  West a distance of 276.00 feet to the east line of said Long Road; thence along said east line North  $00^{\circ}02'41''$  East a distance of 371.33 feet to the south line of a tract conveyed to St. Louis County, Missouri by Deed Recorded in Book 9390 Page 1287 of the St. Louis County Records; thence along said south line South  $89^{\circ}57'19''$  East a distance of 2.99 feet to a point on a curve; thence along a curve to the right having a radius of 120.00 feet, the chord of which bears North  $28^{\circ}42'04''$  East 115.05 feet, an arc distance of 120.00 feet to a point in the south line of said Chesterfield Airport Road; thence along said south line North  $88^{\circ}13'03''$  East a distance of 2.20 feet to a point in the west line of said F. William Human Jr. property; thence continuing along said west line South  $00^{\circ}02'41''$  West a distance of 188.25 feet to a point in the north line of said property conveyed to William and Anna May Gaehle; thence along said north line North  $88^{\circ}13'03''$  East a distance of 211.70 feet to the point of beginning and containing 88,270 square feet or 2.03 acres more or less.

And

A tract of land being part of lot 4 of a subdivision of the west half of U.S. Survey 126, Township 45 North, Range 4 East and being more particularly described as follows;

Commencing at a point on the centerline of Chesterfield Airport Road, 100.00 feet wide, said property being distance North 88°13'03" East 302.10 feet from the centerline of Long Road, 60.00 feet wide, and also being the northeast corner of the property now or formerly of F. William Human Jr. as recorded in Deed Book 7208 Page 2056 of the St. Louis County Records; thence along the east line of said property South 00°02'41" West a distance of 50.02 feet to a point on the south line of said Chesterfield Airport Road and being the true point of beginning of the herein described tract of land; thence continuing along said east line South 00°02'41" West a distance of 188.25 feet to a point in the north line of property conveyed to William and Anna May Gaehle as recorded in Deed Book 6413 Page 2610 of the St. Louis County Records; thence along said north line South 88°13'03" West a distance of 211.70 feet; thence North 00°02'41" East a distance of 188.25 feet to a point in the south line of said Chesterfield Airport Road; thence along said south line North 88°13'03" East a distance of 211.70 feet to the point of beginning and containing 39,853 square feet or 0.9 acres more or less.

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

**Section 3.** The City Council, pursuant to the petition filed by Automotive and Trailer II, LLC in P.Z. 17-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 12<sup>th</sup> day of January 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri

authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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

## 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 C8 District shall be as follows:
  - a. Filling station and convenience store with pump stations;
  - b. Restaurant-fast food;
  - c. Oil change facility; and,
  - d. Vehicle repair and service facility.
2. The above uses in the C8 District shall be restricted as follows:
  - a. All uses within this C8 Planned Commercial District shall be contained within a total of two (2) single-story buildings.
  - b. The canopy structure associated with the Filling station and convenience store with pump stations shall not exceed 5,600 square feet in area and contain a total of six (6) fuel pumps.
  - c. The Convenience store/restaurant-fast food co-use shall not exceed 6,000 square feet in overall size. The restaurant-fast food portion of this co-use shall not exceed sixty (60) seats.
  - d. The Oil change facility and Vehicle repair and service facility uses shall be limited to three (3) bays and shall not exceed 2,100 square feet.
  - e. There shall be no outdoor display and/or selling of merchandise within the limits of the C8 Planned Commercial District.
  - f. Outdoor storage of derelict, wrecked or dismantled vehicles is prohibited.
  - g. Unscreened outdoor storage is prohibited.
3. Hours of Operation.
  - a. Hours of operation for this C8 District shall not be restricted.

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

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

### **1. Building Requirements**

- a. A minimum of twenty-seven percent (27%) open space is required for this development.

## **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. Ninety (90) feet from the right-of-way of Chesterfield Airport Road.
- b. Twenty (20) feet from the eastern boundary of this C8 District.
- c. Fifteen (15) feet from the southern boundary of this C8 District.
- d. Forty (40) feet from the right-of-way of Long Road.

### **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. Twenty (20) feet from the right-of-way of Chesterfield Airport Road.
- b. Five (5) feet from the eastern boundary of this C8 District.
- c. Ten (10) feet from the southern boundary of this C8 District.
- d. Fifteen (15) feet from the right-of-way of Long Road.

## **D. 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. No more than two (2) freestanding project identification monument signs shall be permitted within the limits of this C8 District development. The height of one (1) such sign shall not exceed twelve (12) feet with a maximum of one hundred (100) square feet, and the height of the other sign shall not exceed eight (8) feet with a maximum of fifty (50) square feet, for a total of one hundred and fifty (150) square feet as approved by the Planning Commission on the Site Development Plan. A third sign for pricing is permitted and shall be no larger than twenty (20) square feet. The pricing sign may be included in the monument identification sign not to exceed one hundred (100) square feet or be used as a part of two (2) completely separate signs, one at eighty (80) square feet and one at twenty (20) square feet, for a total of one hundred and fifty (150) square feet for the approved uses, including twenty (20) square feet for the permitted price sign.
3. Except as otherwise permitted by this ordinance, 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.
4. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.
5. No advertising signs or temporary signs (including balloons, banners, festoons of lights, strings of pennants, clusters of flags, twirlers or propellers, flares, spot lights and other similar devices of carnival nature) shall be permitted in this development.

#### **E. ARCHITECTURAL**

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas shall 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.

#### **F. ACCESS/ACCESS MANAGEMENT**

1. Cross access to adjacent properties shall be required as directed by the City of Chesterfield.

2. Driveway accesses are subject to City of Chesterfield, St. Louis County Department of Traffic and Highways and the Missouri Department of Transportation.

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

1. Sidewalk adjacent to Chesterfield Airport Road shall be as directed by the City of Chesterfield.
2. Improve the southeast quadrant of the Chesterfield Airport Road and Long Road intersection to St. Louis County ADA standards as directed by the St. Louis County Department of Highways and Traffic.
3. 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.
4. No private features, such as signage or lighting shall be allowed within the Missouri Department of Transportation's right-of-way.

#### **H. TRAFFIC STUDY**

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

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

#### **I. 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.

#### **J. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. This development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) acre or more. A copy of the permit application must be submitted to the City of Chesterfield prior to the issuance of a grading permit or approval of improvement plans.

#### **K. SANITARY SEWER**

Metropolitan St. Louis Sewer District approval will be required if the petitioner wishes to re-subdivide the parcels. Properties shall have access to the public sanitary sewer. Private laterals shall not cross property lines or be shared by multiple properties.

## **L. GEOTECHNICAL REPORT**

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

## **R. MISCELLANEOUS**

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

## **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 Planning Commission may extend the period to commence construction for two (2) additional years.

### IV. TRUST FUND CONTRIBUTION

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

#### A. ROADS

The developer shall 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 Office	\$663.43
General Retail	\$1,990.41
Loading Space	\$3,257.06

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

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

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 Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

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

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

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

## **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 \$800.53 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 St. Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. 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 \$2,539.89 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 St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, St. Louis County.

### **D. SANITARY SEWER**

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

### **V. 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.

BILL NO. 3025

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

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “LLR” LARGE LOT RESIDENTIAL DISTRICT AND AN “NU” NON-URBAN DISTRICT TO A NEW “LLR” LARGE LOT RESIDENTIAL DISTRICT FOR A 35.097 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF GREYSTONE MANOR PARKWAY AND EAST OF ITS INTERSECTION WITH TARA OAKS DRIVE (P.Z. 01-2015 BARAT ACADEMY FOUNDATION [17831, 17815, 17803 WILD HORSE CREEK ROAD] - 18V130099, 18V140098, 18V140065).**

**WHEREAS**, the petitioner, Barat Academy Foundation, has requested a change in zoning from a “LLR” Large Lot Residential District and an “NU” Non-Urban District to a new “LLR” Large Lot Residential District for 35.097 acres located on the north side of Wild Horse Creek Road west of its intersection of Greystone Manor Parkway and east of its intersection with Tara Oaks Drive; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on February 23, 2015; 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 “LLR” Large Lot Residential District designation for 35.097 acres located on the north side of Wild Horse Creek Road west of its intersection of Greystone Manor Parkway and east of its intersection with Tara Oaks Drive and as described as follows:

A tract of land in U. S. Survey 102, Township 45 North, Range 3 East, St. Louis County, Missouri and described as follows:

Commencing at the Northeast corner of Adjusted Tract A of "Boundary Adjustment Plat Of A Tract Of Land In U. S. Survey 102, Township 45, Range 3 East, St. Louis County, Missouri" as recorded in the St. Louis County Recorder of Deeds Plat Book 346, Pages 353 and 354, said point also being on the South right-of-way line of Chicago, Rock Island and Pacific Railroad, 100 feet wide; thence along the East line of said Adjusted Tract A South 11 degrees 54 minutes 17 seconds East 1257.54 feet to the Southeast corner of said Adjusted Lot A to the true point of beginning of the tract herein described; thence along a Southern line of said Adjusted Lot A South 59 degrees 00 minutes 43 seconds West 367.04 feet to a corner of said Adjusted Lot A; thence along an Eastern line of said Adjusted Lot A South 11 degrees 54 minutes 17 seconds East 409.63 feet to a point on the North right-of-way line of Wild Horse Creek Road 60 feet wide; thence along the North right-of-way line of said Wild Horse Creek Road North 55 degrees 45 minutes 36 seconds East 375.00 feet to a point on the common line of U.S. Survey 102 and U. S. Survey 122; thence along said common line of U. S. Surveys 102 and 122 North 11 degrees 54 minutes 17 seconds West 387.12 feet to the point of beginning and containing 138,184 square feet or 3.172 acres.

AND

A tract of land being part of Adjusted Lot A of "Boundary Adjustment Plat Of A Tract Of Land In U. S. Survey 102, Township 45, Range 3 East, St. Louis County, Missouri" as recorded in the St. Louis County Recorder of Deeds Plat Book 346, Pages 353 and 354, and more particularly described as follows:

Beginning at the Northeast corner of said Adjusted Tract A, said point also being on the South right-of-way line of Chicago, Rock Island and Pacific Railroad, 100 feet wide and also being on the common line of U.S. Survey 102 and U. S. Survey 122; thence along said common line of U. S. Surveys 102 and 122 South 11 degrees 54 minutes 17 seconds East 1,257.54 feet to the Northeast corner of property conveyed to the Barat Academy Foundation as recorded in Deed Book 19969, Page 1204 of said Records; thence along the North line of Said Barat property South 59 degrees 00 minutes 43 seconds West 367.04 feet to the Northwest corner of said Barat property; thence along the East line of said Barat property South 11 degrees 54 minutes 17 seconds East 393.41 feet to a point on the North line of a tract of land conveyed to the State of Missouri, Missouri Highway and Transportation Department as recorded in Deed Book 10766, Page 395; thence along said North line South 55 degrees 45 minutes 35 seconds West 124.28 to a point on the East line of property

conveyed to Melvin and Lillian Fick as recorded in Deed Book 7996, Page 1316 of said Records; thence along the East line of said Fick property North 32 degrees 32 minutes 13 seconds West 308.72 feet to the Northeast corner of said Fick property; thence along the North line of said Fick property South 81 degrees 16 minutes 43 seconds West 226.56 feet to the Northwest corner of said Fick property, said point also being on the East property line of Adjusted Tract B of said Boundary Adjustment Plat; thence along the East line of said Adjusted Tract B the following courses and distances: North 22 degrees 37 minutes 17 seconds West 687.49 feet to a point; thence North 57 degrees 21 minutes 38 seconds West 199.99 feet to a point of curvature; thence along a curve to the right having a radius of 175.00 feet and an arc length of 237.71 feet to a point of tangency; thence North 20 degrees 28 minutes 02 seconds East 143.40 feet to a point; thence North 22 degrees 37 minutes 17 seconds West 200.68 feet to a point on a curve of the South right-of-way line of said Chicago, Rock Island and Pacific Railroad, 100 feet wide; thence continuing on the South line of said Railroad right-of-way along a curve to the right having a radius of 3519.70 feet, an arc length of 892.11 feet, a chord bearing North 68 degrees 01 minute 43 seconds East and a chord length of 889.73 feet to a point; thence North 75 degrees 17 minutes 22 seconds East 176.96 feet to the point of beginning and containing 31.884 acres.

**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.

**Section 3.** The City Council, pursuant to the petition filed by the Barat Academy Foundation in P.Z. 01-2015, 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 23<sup>rd</sup> day of February 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 4.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield 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 \_\_\_\_\_, 2015

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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

BILL NO. 3027

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

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1G AND 1H OF CHESTERFIELD BLUE VALLEY FOR A 10.333 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED AT 18481 AND 18497 OUTLET BOULEVARD (17W540133 AND 17W540122).**

**WHEREAS**, Stock and Associates Consulting Engineers, Inc., has submitted for review and approval the Boundary Adjustment Plat for a 10.333 acre tract of land zoned "PC" Planned Commercial District located west of Outlet Boulevard, north of its intersection with Olive Street Road; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to adjust the lot sizes; and,

**WHEREAS**, the Department of Public Services has reviewed the Boundary Adjustment 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 Boundary Adjustment Plat to the City Council; and,

**WHEREAS**, the City Council of the City of Chesterfield having considered the request, voted to approve said Boundary Adjustment Plat.

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

**Section 1.** The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein 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 Boundary Adjustment 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



BILL NO. 3028

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

**AN ORDINANCE VACATING INGRESS/EGRESS AND STORM WATER CONTROL EASEMENTS ON LOT 1 OF SILVER MAPLE FARMS SUBDIVISION AS RECORDED IN BOOK 7985, PAGE 424 AND BOOK 8197, PAGE 2219 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, a petition has been filed by Muttersohn, LLC requesting the City to vacate easements on said tracts of land; and,

**WHEREAS**, Muttersohn, LLC owns the property on which the easements are located and have requested to vacate the easements; and,

**WHEREAS**, the Department of Public Services has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

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

**Section 1.** The City Council of the City of Chesterfield hereby approves the easement vacations located on Lot 1 of Silver Maple Farms subdivision as depicted in "Exhibit 1" and described in "Exhibit 2", which are attached hereto and made part of hereof; and

**Section 2.** The Mayor and City Clerk are authorized and directed to evidence the approval of the vacation of these easements by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record these easement vacations with the Saint Louis County Recorder of Deeds Office; and

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

SCALE: 1"=60'

CHESTERFIELD AIRPORT RD.



CHESTERFIELD COMMONS EAST RD.

N01° 04' 51"E  
40.06'

N00° 00' 00"W 326.97'

N00° 00' 00"E 309.53'

R=2814.93'  
L=229.375'  
CB=N88° 35' 07.7"W  
Dist=229.31'

N/F  
MUTTERSohn LLC  
DB. 12807 PG. 1431  
LOC.# 17T240166  
#16830 CHESTERFIELD  
AIRPORT RD.

N/F  
STORAGE MASTERS CHESTERFIELD LLC  
DB. 20264 PG. 5264  
LOC.# 17T240188

VARIABLE WIDTH  
INGRESS/EGRESS  
EASEMENT  
DB. 8197, PG. 2219  
HEREBY VACATED

PORTION OF  
STORM WATER  
CONTROL EASEMENT  
DB. 8197, PG. 2219  
HEREBY VACATED

PORTION OF  
20'w & 10'w  
INGRESS/EGRESS  
EASEMENT  
DB. 7985, PG. 424  
HEREBY VACATED

68'w STORM WATER  
CONTROL EASEMENT  
DB. 7985, PG. 424

S89° 59' 38"E 6.00'  
N71° 19' 53"E 150.82'

S89° 59' 38"E 24.74'  
N44° 36' 28"E 17.62'

S89° 59' 38"E 43.99'

34.67'

43.65'

R=60.00'  
L=71.88'

PORTION OF STORM WATER  
CONTROL EASEMENT  
DB. 7985, PG. 424  
HEREBY VACATED

PORTION OF  
STORM WATER  
CONTROL EASEMENT  
DB. 8197, PG. 2219  
HEREBY VACATED

N90° 00' 00"E 30.00'

N00° 00' 00"W 34.00'  
P.O.B.

N90° 00' 00"W 74.27'

R=75.00'  
L=89.85'

N/F  
KOMMERZ LC  
DB. 12807 PG. 1435  
LOC.# 17T240243

EXHIBIT "A" INITIAL

EASEMENT VACATION EXHIBIT  
DB. 7985, PG. 424 + DB. 8197, PG. 2219

A TRACT OF LAND BEING LOT 1 OF SILVER MAPLE FARMS  
PLAT BOOK 274, PAGE 96 AND LOCATED IN U.S. SURVEY 2031,  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## Easement Vacation Description

That part of the Ingress/Egress and Storm Water Control Easements as established by Book 7985, Page 424 and Book 8197, Page 2219 of the St. Louis County records on Lot 1 of Silver Maple Farms, a subdivision according to the plat thereof as recorded in Plat Book 274, Page 96 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 southernmost corner of said Lot 1, said point also being located on the east right-of-way line of Chesterfield Commons Road, variable width; thence along the west and south lines of said Lot 1 also being the east right-of-way line of said Chesterfield Commons Road, North 00 degrees 00 minutes 00 seconds West, 34.00 feet; North 90 degrees 00 minutes 00 Seconds West, 30.00 feet and North 00 degrees 00 minutes 00 seconds West, 34.67 feet to the north line of the Ingress/Egress Easement as established by Book 8197, Page 2219; thence along said north line, South 89 degrees 59 minutes 38 seconds East, 6.00 feet to its intersection with the northern line of the Ingress/Egress Easement as established by Book 7985, Page 424; thence along said northern line, North 71 degrees 19 minutes 53 seconds East, 150.82 feet to its intersection with the northwestern line of first said Ingress/Egress Easement; thence along said northwestern and north lines of said easement, North 44 degrees 36 minutes 28 seconds East, 17.62 feet and South 89 degrees 59 minutes 38 seconds East, 24.74 feet to its intersection with the north line of said Ingress/Egress Easement per Book 7985, Page 424; thence along the common line of said Ingress/Egress easements South 89 degrees 59 minutes 38 seconds East, 43.99 feet to the east line of said Lot 1; thence along said east line, South 00 degrees 00 minutes 00 seconds West, 43.65 feet to the southeast corner of Lot 1, said point also being located on a curve to the left having a radius of 60.00 feet; thence along the south line of said Lot 1 the following courses and distances: along said curve with an arc length of 71.88 feet and a chord which bears South 55 degrees 40 minutes 47 seconds West, 67.66 feet to a point of reverse curvature top the right having a radius of 75.00 feet; along said curve with an arc length of 89.85 feet and a chord which bears South 55 degrees 40 minutes 47 seconds West, 84.57 feet to a point of tangency and North 90 degrees 00 minutes 00 seconds West, 74.27 feet to the Point of Beginning and containing 17,952 square feet or 0.412 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 20, 2015, rev March 5, 2015

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 18061 & 18053 WILD HORSE CREEK ROAD FOR A 7.43 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT AND LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF KEYSTONE TRAIL DRIVE (19W630193, 19W630203).**

**WHEREAS**, Green Guys LLC., on behalf of John K. Pruellage, Trustee, has submitted for review and approval a Boundary Adjustment Plat for the above referenced property located north of Wild Horse Creek Road and west of Keystone Trail Drive; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to bring the existing lots into compliance with structure setback regulations; and,

**WHEREAS**, the Department of Public Services has reviewed the Boundary Adjustment 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 Boundary Adjustment Plat to the City Council; and,

**WHEREAS**, the City Council of the City of Chesterfield having considered the request, voted to approve said Boundary Adjustment Plat.

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

Section 1. The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein 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 Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015

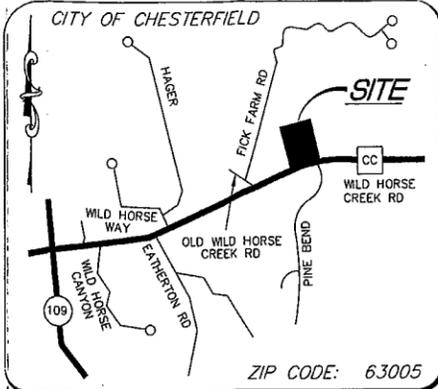
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**BOUNDARY ADJUSTMENT OF LOT SPLIT OF  
#18061 WILD HORSE CREEK ROAD AS RECORDED IN PLAT BOOK 353 PAGE 302 OF  
THE ST. LOUIS COUNTY RECORDERS OFFICE,  
A TRACT OF LAND IN U.S. SURVEY 164, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**

CITY OF CHESTERFIELD  
**EXHIBIT 1**



**LOCATION MAP**

(NOT TO SCALE)  
WUNNENBURG'S PG. 19, GRID 19KK  
LOCATOR NUMBER 19W630193  
LOCATOR NUMBER 19W630203

**LEGAL DESCRIPTION**

**ORIGINAL TRACT**  
A TRACT OF LAND IN U.S. SURVEY 164, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD WILD HORSE CREEK ROAD, 40 FEET WIDE WITH THE WEST LINE OF PROPERTY CONVEYED TO WILDHORSE STABLE, L.L.C. BY DEED RECORDED IN BOOK 14623 PAGE 334 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 72 DEGREES 22 MINUTES 00 SECONDS WEST 3.42 FEET, THENCE SOUTH 61 DEGREES 54 MINUTES 00 SECONDS WEST 83.69 FEET ALONG SAID NORTH LINE OF OLD WILD HORSE CREEK ROAD, BEING 30 FEET NORTH OF THE CENTERLINE, AS SHOWN ON RIGHT OF WAY PLANS BY THE COUNTY OF ST. LOUIS - PROJECT 641, DECEMBER 1930 AND RECORDED IN DEED BOOK 1161 PAGE 245 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF WILD HORSE CREEK ROAD AND AS INDICED BY DEED RECORDED IN BOOK 1259 PAGE 67 OF THE ST. LOUIS COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 41 SECONDS EAST 1176.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 107.18 FEET, NORTH 25 DEGREES 47 MINUTES 00 SECONDS WEST 50.00 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 10.00 FEET AND SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 29.07 FEET TO THE EAST LINE OF "RIVERSCENE ESTATES" AS RECORDED IN PLAT BOOK 336 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST 651.38 FEET ALONG SAID EAST LINE OF "RIVERSCENE ESTATES" TO THE SOUTH LINE OF ADJUSTED LOT "A" OF A "BOUNDARY ADJUSTMENT PLAT" AS RECORDED IN PLAT BOOK 345 PAGE 177 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 44 SECONDS EAST 545.61 FEET ALONG SAID SOUTH LINE OF ADJUSTED LOT "A", THE SOUTH LINE OF LOT 6 OF SAID "RIVERSCENE ESTATES" AND THE SOUTH LINE OF "WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS TO THE FORESAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY; THENCE SOUTH 13 DEGREES 03 MINUTES 34 SECONDS EAST 527.72 FEET ALONG SAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY TO THE POINT OF BEGINNING AND CONTAINING 4.424 ACRES.

**LOT A**  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF OLD WILD HORSE CREEK ROAD, 40 FEET WIDE WITH THE WEST LINE OF PROPERTY CONVEYED TO WILDHORSE STABLE, L.L.C. BY DEED RECORDED IN BOOK 14623 PAGE 334 OF THE ST. LOUIS COUNTY RECORDS THENCE SOUTH 72 DEGREES 22 MINUTES 00 SECONDS WEST 3.42 FEET, THENCE SOUTH 61 DEGREES 54 MINUTES 00 SECONDS WEST 83.69 FEET ALONG SAID NORTH LINE OF OLD WILD HORSE CREEK ROAD TO NORTH LINE OF WILD HORSE CREEK ROAD, BEING 30 FEET NORTH OF THE CENTERLINE, AS SHOWN ON RIGHT OF WAY PLANS BY THE COUNTY OF ST. LOUIS - PROJECT 641, DECEMBER 1930 AND RECORDED IN DEED BOOK 1161 PAGE 245 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF WILD HORSE CREEK ROAD AND AS INDICED BY DEED RECORDED IN BOOK 1259 PAGE 67 OF THE ST. LOUIS COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 41 SECONDS EAST 1176.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 107.18 FEET, NORTH 25 DEGREES 47 MINUTES 00 SECONDS WEST 50.00 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 10.00 FEET AND SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 29.07 FEET TO THE EAST LINE OF "RIVERSCENE ESTATES" AS RECORDED IN PLAT BOOK 336 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST 651.38 FEET ALONG SAID EAST LINE OF "RIVERSCENE ESTATES" TO THE SOUTH LINE OF ADJUSTED LOT "A" OF A "BOUNDARY ADJUSTMENT PLAT" AS RECORDED IN PLAT BOOK 345 PAGE 177 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 44 SECONDS EAST 545.61 FEET ALONG SAID SOUTH LINE OF ADJUSTED LOT "A", THE SOUTH LINE OF LOT 6 OF SAID "RIVERSCENE ESTATES" AND THE SOUTH LINE OF "WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS TO THE FORESAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY; THENCE SOUTH 13 DEGREES 03 MINUTES 34 SECONDS EAST 527.72 FEET ALONG SAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY TO THE POINT OF BEGINNING AND CONTAINING 4.424 ACRES.

**LOT B**  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD WILD HORSE CREEK ROAD, 40 FEET WIDE WITH THE WEST LINE OF PROPERTY CONVEYED TO WILDHORSE STABLE, L.L.C. BY DEED RECORDED IN BOOK 14623 PAGE 334 OF THE ST. LOUIS COUNTY RECORDS THENCE SOUTH 72 DEGREES 22 MINUTES 00 SECONDS WEST 3.42 FEET, THENCE SOUTH 61 DEGREES 54 MINUTES 00 SECONDS WEST 83.69 FEET ALONG SAID NORTH LINE OF OLD WILD HORSE CREEK ROAD TO NORTH LINE OF WILD HORSE CREEK ROAD, BEING 30 FEET NORTH OF THE CENTERLINE, AS SHOWN ON RIGHT OF WAY PLANS BY THE COUNTY OF ST. LOUIS - PROJECT 641, DECEMBER 1930 AND RECORDED IN DEED BOOK 1161 PAGE 245 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF WILD HORSE CREEK ROAD AND AS INDICED BY DEED RECORDED IN BOOK 1259 PAGE 67 OF THE ST. LOUIS COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 41 SECONDS EAST 1176.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 107.18 FEET, NORTH 25 DEGREES 47 MINUTES 00 SECONDS WEST 50.00 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 10.00 FEET AND SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 29.07 FEET TO THE EAST LINE OF "RIVERSCENE ESTATES" AS RECORDED IN PLAT BOOK 336 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST 651.38 FEET ALONG SAID EAST LINE OF "RIVERSCENE ESTATES" TO THE SOUTH LINE OF ADJUSTED LOT "A" OF A "BOUNDARY ADJUSTMENT PLAT" AS RECORDED IN PLAT BOOK 345 PAGE 177 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 44 SECONDS EAST 545.61 FEET ALONG SAID SOUTH LINE OF ADJUSTED LOT "A", THE SOUTH LINE OF LOT 6 OF SAID "RIVERSCENE ESTATES" AND THE SOUTH LINE OF "WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS TO THE FORESAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY; THENCE SOUTH 13 DEGREES 03 MINUTES 34 SECONDS EAST 527.72 FEET ALONG SAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY TO THE POINT OF BEGINNING AND CONTAINING 3.006 ACRES.

**ADJUSTED LOT A**  
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF OLD WILD HORSE CREEK ROAD, 40 FEET WIDE WITH THE WEST LINE OF PROPERTY CONVEYED TO WILDHORSE STABLE, L.L.C. BY DEED RECORDED IN BOOK 14623 PAGE 334 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 72 DEGREES 22 MINUTES 00 SECONDS WEST 3.42 FEET, THENCE SOUTH 61 DEGREES 54 MINUTES 00 SECONDS WEST 83.69 FEET ALONG SAID NORTH LINE OF OLD WILD HORSE CREEK ROAD TO NORTH LINE OF WILD HORSE CREEK ROAD, BEING 30 FEET NORTH OF THE CENTERLINE, AS SHOWN ON RIGHT OF WAY PLANS BY THE COUNTY OF ST. LOUIS - PROJECT 641, DECEMBER 1930 AND RECORDED IN DEED BOOK 1161 PAGE 245 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF WILD HORSE CREEK ROAD AND AS INDICED BY DEED RECORDED IN BOOK 1259 PAGE 67 OF THE ST. LOUIS COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 41 SECONDS EAST 1176.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 107.18 FEET, NORTH 25 DEGREES 47 MINUTES 00 SECONDS WEST 50.00 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 10.00 FEET AND SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 29.07 FEET TO THE EAST LINE OF "RIVERSCENE ESTATES" AS RECORDED IN PLAT BOOK 336 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST 651.38 FEET ALONG SAID EAST LINE OF "RIVERSCENE ESTATES" TO THE SOUTH LINE OF ADJUSTED LOT "A" OF A "BOUNDARY ADJUSTMENT PLAT" AS RECORDED IN PLAT BOOK 345 PAGE 177 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 44 SECONDS EAST 545.61 FEET ALONG SAID SOUTH LINE OF ADJUSTED LOT "A", THE SOUTH LINE OF LOT 6 OF SAID "RIVERSCENE ESTATES" AND THE SOUTH LINE OF "WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE SOUTH 33 DEGREES 47 MINUTES 02 SECONDS EAST 382.12 FEET TO A POINT; THENCE SOUTH 20 DEGREES 02 MINUTES 59 SECONDS EAST 17.28 FEET TO A POINT; THENCE SOUTH 10 DEGREES 35 MINUTES 10 SECONDS EAST 205.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.423 ACRES.

**ADJUSTED LOT B**  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD WILD HORSE CREEK ROAD, 40 FEET WIDE WITH THE WEST LINE OF PROPERTY CONVEYED TO WILDHORSE STABLE, L.L.C. BY DEED RECORDED IN BOOK 14623 PAGE 334 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 72 DEGREES 22 MINUTES 00 SECONDS WEST 3.42 FEET, THENCE SOUTH 61 DEGREES 54 MINUTES 00 SECONDS WEST 83.69 FEET ALONG SAID NORTH LINE OF OLD WILD HORSE CREEK ROAD TO NORTH LINE OF WILD HORSE CREEK ROAD, BEING 30 FEET NORTH OF THE CENTERLINE, AS SHOWN ON RIGHT OF WAY PLANS BY THE COUNTY OF ST. LOUIS - PROJECT 641, DECEMBER 1930 AND RECORDED IN DEED BOOK 1161 PAGE 245 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF WILD HORSE CREEK ROAD AND AS INDICED BY DEED RECORDED IN BOOK 1259 PAGE 67 OF THE ST. LOUIS COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 41 SECONDS EAST 1176.28 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 35.01 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 107.18 FEET, NORTH 25 DEGREES 47 MINUTES 00 SECONDS WEST 50.00 FEET, SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 10.00 FEET AND SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST 29.07 FEET TO THE EAST LINE OF "RIVERSCENE ESTATES" AS RECORDED IN PLAT BOOK 336 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST 651.38 FEET ALONG SAID EAST LINE OF "RIVERSCENE ESTATES" TO THE SOUTH LINE OF ADJUSTED LOT "A" OF A "BOUNDARY ADJUSTMENT PLAT" AS RECORDED IN PLAT BOOK 345 PAGE 177 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 13 DEGREES 44 SECONDS EAST 545.61 FEET ALONG SAID SOUTH LINE OF ADJUSTED LOT "A", THE SOUTH LINE OF LOT 6 OF SAID "RIVERSCENE ESTATES" AND THE SOUTH LINE OF "WILD HORSE HEIGHTS" AS RECORDED IN PLAT BOOK 319 PAGE 7 OF THE ST. LOUIS COUNTY RECORDS TO THE FORESAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY; THENCE SOUTH 13 DEGREES 03 MINUTES 34 SECONDS EAST 527.72 FEET ALONG SAID WEST LINE OF THE WILDHORSE STABLE, L.L.C. PROPERTY TO THE POINT OF BEGINNING AND CONTAINING 3.006 ACRES.

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SPLIT IN THE MANNER SHOWN ON THIS PLAT, WHICH LOT SPLIT SHALL HEREAFTER BE KNOWN AS BOUNDARY ADJUSTMENT OF LOT SPLIT OF #18061 WILD HORSE CREEK ROAD TRACT OF LAND IN U.S. SURVEY 164, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THE 20 SIDE YARDS ARE HEREBY ESTABLISHED ALONG THE NEW COMMON LOT LINE, AND THE EASEMENTS NOTED ARE HEREBY DESIGNATED AS PUBLIC UTILITY EASEMENTS DEDICATED TO MISSOURI AMERICAN WATER COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT, AMERENUE, LACLEDE GAS, AT&T, AND THE APPLICABLE CABLE COMPANY, THE CITY OF CHESTERFIELD AS THEIR INTERESTS MIGHT APPEAR FOR THE PURPOSES OF CONSTRUCTION, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS ON THIS DAY OF 2015.

JOHN K. PRUELLAGE TRUSTEE OF THE FJB EXEMPT TRUST U/I/A  
MARIAN V. MOHAN TRUSTEE

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS DAY OF 2015, BEFORE ME APPEARED MARIAN V. MOHAN TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS TRUSTEE FOR JOHN K. PRUELLAGE, TRUSTEE FOR FJB EXEMPT TRUST U/I/A AND TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC  
PRINT NAME  
MY COMMISSION EXPIRES

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK PAGE OF THE ST. LOUIS COUNTY RECORDERS OFFICE DOES HEREBY JOIN IN AND APPROVE THIS PLAT OF BOUNDARY ADJUSTMENT OF LOT SPLIT OF #18061 WILD HORSE CREEK ROAD.

IN WITNESS WHEREOF I HAVE SIGNED AND SEALED THE FOREGOING THIS DAY OF 2015.

FIRST COMMUNITY CREDIT UNION  
HEATHER GRUNTMAN

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS DAY OF 2015, BEFORE ME APPEARED HEATHER GRUNTMAN TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE PRESIDENT OF FIRST COMMUNITY CREDIT UNION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID HEATHER GRUNTMAN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

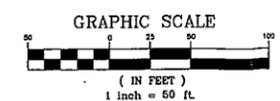
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC  
PRINT NAME  
MY COMMISSION EXPIRES

- NOTES:
- THE BEARING ON THE WEST PROPERTY LINE WAS ADOPTED FROM THE GENERAL WARRANTY DEED TO ALAN D. MONTGOMERY AND MARGARET F. MONTGOMERY AS RECORDED IN DEED BOOK 6369 PAGE 1764.
  - PROPERTY IS REFERENCED FROM LAND TITLE INSURANCE COMPANY OF ST. LOUIS COMMITMENT NO. 279425 DATED SEPTEMBER 4, 2003.

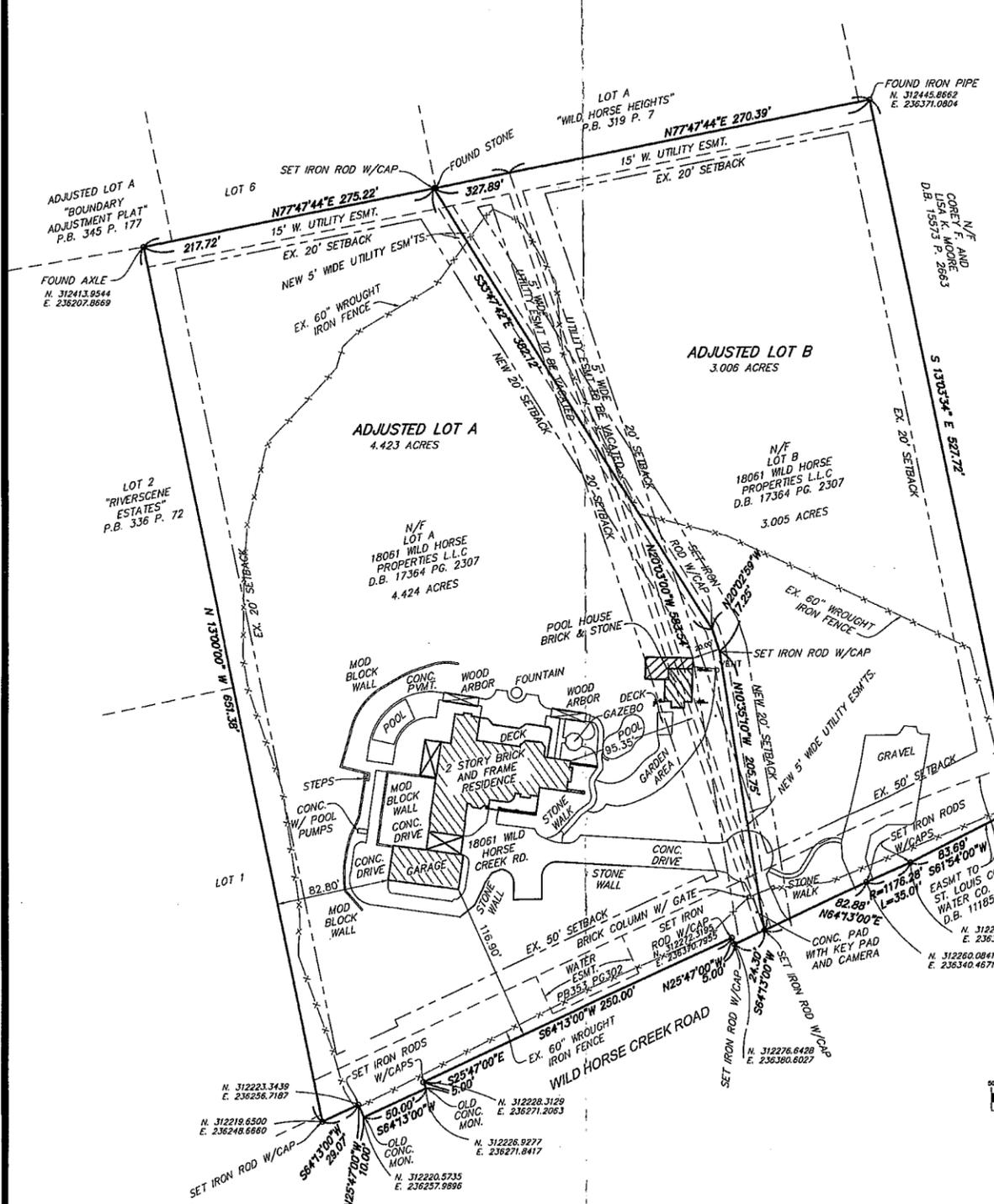
WE, DOERING ENGINEERING, INC. HAVE DURING JUNE, 2014 BY ORDER OF JOHN BONMARTO PREPARED A BOUNDARY ADJUSTMENT OF A LOT SPLIT OF #18061 WILD HORSE CREEK ROAD AS PER PLAT RECORDED IN PLAT BOOK 353 PAGE 302 OF THE ST. LOUIS COUNTY RECORDERS OFFICE, BEING A TRACT OF LAND IN U.S. SURVEY 164, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROFESSIONAL BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AND MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR URBAN PLOTS.

NEAL JOHN NEHALD, MO PLS #2117 DATE  
DOERING ENGINEERING, INC. LC 306-D  
MY LICENSE EXPIRES 12-31-2018



THIS IS TO CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. ON THE DAY OF 2015, AND THEREBY AUTHORIZES THE RECORDING OF THIS BOUNDARY ADJUSTMENT PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOR NATION, MAYOR  
VICKIE HAAS, CITY CLERK



STATE PLANE COORDINATE 761  
STATE PLANE COORDINATES WERE DETERMINED BY USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM PUBLISHED SL 41 N, 313,585.643 E, 234,890,215 METERS AVERAGE COMBINED GRID FACTOR 0.99991889 (1 METER = 3.28083333 FEET) ALL COORDINATES SHOWN ARE GROUND.

Comment  
Revised  
4850 Linnway Farm Road  
Suite 200  
Chesterfield, MO 63073  
Phone: (636) 637-8813  
Fax: (636) 637-8813  
E-Mail: info@doeringeng.com

**DOERING ENGINEERING, INC.**  
CIVIL ENGINEERING • PLANNING • SURVEYING

Seal  
RECEIVED  
City of Chesterfield  
MAR 19 2015  
Department of Public Services

BOUNDARY ADJUSTMENT OF LOT SPLIT  
#18061 WILD HORSE CREEK ROAD

Date: 07/29/14  
Order Number: 14057  
File Name: 11001  
Drawn By: CB  
Sheet  
Check By: NN  
Base Map: 19W  
MSD

1/1

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 17751 & 17719 WILD HORSE CREEK ROAD FOR A 23.18 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT AND "E ½ AC" ESTATE DISTRICT WITH A "WH" WILD HORSE CREEK ROAD OVERLAY DISTRICT LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (18V510105, 18V230342).**

**WHEREAS**, Stock & Associates Consulting Engineers Inc., on behalf of Ethel Wilmas Family Limited Partnership and John Wilmas, has submitted for review and approval of a Boundary Adjustment Plat for the above referenced properties located north of Wild Horse Creek Road and west of its intersection with Long Road and east of its intersection with Savonne Court; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to bring the existing lots into compliance with structure setback regulations and in anticipation of the future development on 17751 Wild Horse Creek Road; and,

**WHEREAS**, the Department of Public Services has reviewed the Boundary Adjustment 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 Boundary Adjustment Plat to the City Council; and,

**WHEREAS**, the City Council of the City of Chesterfield having considered the request, voted to approve said Boundary Adjustment Plat.

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

Section 1. The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein 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 Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK





## NEWSLETTER - CITY COUNCIL MEETING

4/22/15

### AGENDA REVIEW – NO MEETING TO BE HELD!

As has become our custom, there will be **NO AGENDA REVIEW MEETING**, prior to Wednesday's City Council meeting. The City Council meeting will start, as usual, at 7pm. Please plan to arrive and be seated before then. Since we will NOT be meeting prior to the City Council meeting, please let me know, in advance, if you have any questions or would like any additional information regarding any item listed on Wednesday's AGENDA.

### UPCOMING MEETINGS/EVENTS

<b>Thursday, April 23</b>	Planning & Public Works Committee (5:30pm)
<b>Monday, April 27</b>	Planning Commission (7pm)
<b>Monday, May 4</b>	Next City Council meeting

### SWEARING-IN CEREMONY

As is our custom, **Municipal Judge Rick Brunk** will preside over the Swearing-in Ceremony, at the April 22, 2015, City Council meeting, for those re-elected/elected at the April 7 Municipal Election. Following the ROLL CALL for the newly-reconstituted City Council and a brief ceremony, Mayor Nation will adjourn the meeting, temporarily, for a RECEPTION, honoring those re-elected/elected.

### PRESENTATION/RECEPTION

After the Swearing-in Ceremony and City Clerk Vickie Hass has, again, called the roll for the new City Council, Mayor Nation is planning to present Councilmember Grier with a plaque, thanking him for his four years of service to the City of Chesterfield. Immediately following that presentation, Mayor Nation will TEMPORARILY ADJOURN the meeting and invite everyone to participate in a reception, honoring Councilmember Greenwood, Councilmember-elect Nations, Councilmember Hurt and Councilmember DeGroot!

### RESOLUTION NO. 411 – APPOINTMENT OF INTERIM CITY ATTORNEY

As you already know, City Attorney Rob Heggie has been appointed by Governor Jay Nixon to serve as an Associate Circuit Court Judge, in St. Louis County, effective April 23, 2015. As a result, the April 22 City Council meeting will be his last as our City Attorney. Mr. Heggie's current term would have otherwise expired on November 19, 2016. Just FYI, he has served the City of Chesterfield, in his current capacity, since November 15, 2005, having been originally appointed by former-Mayor John Nations and then re-appointed by former-Mayor Bruce Geiger.

Mayor Bob Nation authorized me to prepare and place the enclosed **RESOLUTION NO. 411** on the April 22 City Council meeting AGENDA, under "Appointments". If approved/adopted by City Council, this RESOLUTION would designate **Harry O'Rourke** as the **Interim City Attorney**.

## **RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE - MARCH 16, 2015**

As you are already aware, the P/PW Committee met on Monday, March 16, 2015, just prior to the last City Council meeting, to review P.Z. 17-2014, Steve W. Wallace (H.V. Real Estate Corp.). The Committee members voted unanimously, at that time, to recommend FIRST READING APPROVAL of **Bill No. 3024**, at the March 16th meeting. As a result, **this proposed legislation will be on the April 22 City Council meeting AGENDA, for SECOND/FINAL READING APPROVAL.**

If you have any questions, please contact Chairperson Dan Hurt, any other member of this Committee, Mr. Geisel, Ms. Nassif or me, prior to Wednesday's meeting.

## **RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE - MARCH 19, 2015**

As detailed in the enclosed MINUTES, the P/PW Committee met on Thursday, March 19, 2015. The following is a list of items discussed by this Committee, which will be reviewed, in greater detail, at Wednesday's meeting:

**IIIA - Bill No. 3025 - P.Z. 01-2015 - Barat Academy Foundation (17831, 17815 and 17803 Wild Horse Creek Road) (FIRST READING)**

**IIIB - Bill No. 3026 - Authorizes/Approves Participation in Green Community Program (FIRST READING)**

**IIA - Bill No. 3021 - P.Z. 11-2014 - THF Chesterfield Development LLC (The Commons) (FIRST READING) (GREEN SHEET AMENDMENT)**

[NOTE: Action on this proposed Legislation was HELD, at the 3/16 City Council meeting and it was referred to the P/PW Committee for further discussion. Please note the GREEN SHEET AMENDMENTS described in the MINUTES for this meeting and attached to this proposed Legislation.]

----- **Bill No. 3024 - P.Z. 17-2014, Steve W. Wallace (H.V. Real Estate Corp.) (FIRST READING)**

----- **Bill No. 3027 - Approves Boundary Adjustment Plat - Chesterfield Blue Valley, Lots 1G and 1H (FIRST AND SECOND READINGS)**

----- **Bill No. 3028 - Approves Vacation of Easements - Silver Maple Farms (Petropolis) (FIRST AND SECOND READINGS)**

----- **Bill No. 3029 - Approves Boundary Adjustment Plat - 18061 and 18053 Wild Horse Creek Road (FIRST AND SECOND READINGS)**

----- **Bill No. 3030 - Approves Boundary Adjustment Plat - 17751 and 17719 Wild Horse Creek Road (FIRST AND SECOND READINGS)**

----- **Next meeting: Thursday, April 23, 2015 (5:30pm)**

As always, if you have any questions, regarding any of the items listed above or anything else discussed by this Committee, please contact Chairperson Dan Hurt, any other member of this Committee, Mr. Geisel, Ms. Nassif or me, prior to Wednesday's meeting.

## **BID RECOMMENDATION - CONSTRUCTION TESTING/INSPECTION SERVICES**

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for **CONSTRUCTION TESTING/INSPECTION SERVICES** for the 2015 capital construction season.

From the proposals received, Staff is recommending award of a contract to **GEOTECHNOLOGY, INCORPORATED**, at a total cost of **\$105,000**. The FY2015 Capital Improvement Sales Tax Fund Budget contains \$115,000.

As always, if you have any questions or would like additional information, please contact Mr. Eckrich or me, prior to Wednesday's meeting.

## **CITY COUNCIL COMMITTEES/PRESIDENT PRO TEM: APRIL, 2015 - APRIL, 2016**

In keeping with City Council policies, the current President Pro Tem, Councilmember Elliot Grissom, was responsible, immediately following this year's Municipal Election, for coordinating the process by which Committee Assignments and the President Pro Tem are determined, for the coming year. As indicated within Councilmember Grissom's email, dated April 13, 2015 (see attached), which was forwarded to each of you, the following recommendations are the result of the process which he coordinated:

### **FINANCE/ADMINISTRATION COMMITTEE**

Councilmember Barry Flachsbart, Ward I  
Councilmember Elliot Grissom, Ward II  
Councilmember Mike Casey, Ward III (CHAIRPERSON)  
Councilmember Bruce DeGroot, Ward IV

### **PARKS/RECREATION COMMITTEE**

Councilmember Barry Flachsbart, Ward I (CHAIRPERSON)  
Councilmember Bridget Nations, Ward II  
Councilmember Dan Hurt, Ward III  
Councilmember Bruce DeGroot, Ward IV

### **PLANNING/PUBLIC WORKS COMMITTEE**

Councilmember Nancy Greenwood, Ward I  
Councilmember Bridget Nations, Ward II  
Councilmember Dan Hurt, Ward III  
Councilmember Connie Fults, Ward IV (CHAIRPERSON)

### **PUBLIC HEALTH/SAFETY COMMITTEE**

Councilmember Nancy Greenwood, Ward I  
Councilmember Elliot Grissom, Ward II (CHAIRPERSON)  
Councilmember Mike Casey, Ward III  
Councilmember Connie Fults, Ward IV

### **PRESIDENT PRO TEM**

Councilmember Connie Fults

At Wednesday's meeting, under "NEW BUSINESS", City Council will be asked to formally approve all of the Committee Assignments, listed above, as well as the selection of Councilmember Connie Fults, to serve as President Pro Tem.

In the meantime, if you have any questions, please contact President Pro Tem Elliot Grissom.

## LEGISLATION

**BILL NO. 3026** ESTABLISHES A GREEN COMMUNITY PROGRAM; DESCRIBING THE PROJECTS AND PROGRAMS AUTHORIZED TO BE FUNDED BY THE PROGRAM; AND PROVIDING OTHER MATTERS RELATING THERETO. **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

## LEGISLATION - PLANNING COMMISSION

**BILL NO. 3021** REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 2081 TO MODIFY DEVELOPMENT CRITERIA AND USE RESTRICTIONS FOR A 160.195 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED BETWEEN US HIGHWAY 40/INTERSTATE 64 AND EDISON AVENUE AND EAST OF RHL DRIVE ( P.Z. 11-2014 THF CHHESTERFIELD DEVELOPMENT LLC [THE COMMONS] - 17T140253, 17U340067, 17U330112, 17T130166, 17T110212, 17T140143, 17U320102, 17U340089, 17U340100, 17U340111, 17U340144, 17T140341, 17T130144, 17U340155, 17U330091, 17T130089, 17T140165, 17T130155, 17U340090, 17T130133, 17U330123, 17U330101, 17T140132, 17T130210, 17T140187, 17U340078, 17T130188, 17T140088, 17T140330, 17U330255, 17U330321, 17T120741, 17U330288, 17T140101) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED WITHIN THE ATTACHED GREEN SHEET AMENDMENT)**

**BILL NO. 3024** REPEALS CITY OF CHESTERFIELD ORDINANCE NUMBER 1328 TO MODIFY DEVELOPMENT CONDITIONS AND ADD LAND USES FOR A 2.93 ACRE TRACT OF LAND, MORE OR LESS, ZONED C8, PLANNED COMMERCIAL LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPPORT ROAD AND LONG ROAD {P.Z. 17-2014 STEVE W WALLACE (H.V. REAL ESTATE CORP.) 17U140441, 17U140450, 17U140461 & 17U140472} **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

**BILL NO. 3025** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "LLR" LARGE LOT RESIDENTIAL DISTRICT AND AN "NU" NON-URBAN DISTRICT TO A NEW "LLR" LARGE LOT RESIDENTIAL DISTRICT FOR A 35.097 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION OF GREYSTONE MANOR PARKWAY AND EAST OF ITS INTERSECTION WITH TARA OAKS DRIVE (P.Z. 01-2015 BARAT ACADEMY FOUNDATION [17831, 17815, 17803 WILD HORSE CREEK ROAD] – 18V130099, 18V140098, 18V140065) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

- BILL NO. 3027** PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1G AND 1H OF CHESTERFIELD BLUE VALLEY FOR A 10.333 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED AT 18481 AND 18497 OUTLET BOULEVARD (17W540133 AND 17W540122). **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
- BILL NO. 3028** VACATES INGRESS/EGRESS AND STORM WATER CONTROL EASEMENTS ON LOT 1 OF SILVER MAPLE FARMS SUBDIVISION AS RECORDED IN BOOK 7985, PAGE 424 AND BOOK 8197, PAGE 2219 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
- BILL NO. 3029** PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 18061 & 18053 WILD HORSE CREEK ROAD FOR A 7.43 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT AND LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF KEYSTONE TRAIL DRIVE (19W630193, 19W630203). **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
- BILL NO. 3030** PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR 17751 & 17719 WILD HORSE CREEK ROAD FOR A 23.18 ACRE TRACT OF LAND ZONED "NU" NON-URBAN DISTRICT AND "E ½ AC" ESTATE DISTRICT WITH A "WH" WILD HORSE CREEK ROAD OVERLAY DISTRICT LOCATED NORTH OF WILD HORSE CREEK ROAD AND WEST OF ITS INTERSECTION OF LONG ROAD AND EAST OF ITS INTERSECTION WITH SAVONNE COURT (18V510105, 18V230342). **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**