



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, September 19, 2016
5:45PM**

- 1. Communications and Petitions**
 - A. Presentation** – Citizens Committee for the Environment

- 2. Appointments**
 - A. Alan Keathley** – Parks, Recreation and Arts Citizens Advisory Committee

- 3. Planning and Public Works Committee** – Chairperson Dan Hurt, Ward III
 - A. Bill No. 3110** – P.Z. 04-2016 US Ice Sports Complex & Valley Gates (**Second Reading**)
 - B. Bill No. 3111** – Chesterfield Blue Valley, Lot 5B (Lot Split)(**First and Second Reading**)
 - C. Next Meeting** – **September 22, 2016** (5:30pm)

- 4. Finance and Administration Committee** – Chairperson Bruce DeGroot, Ward IV
 - A. Next Meeting** – **September 26, 2016** (F&A Committee of The Whole) (5:30pm)

- 5. Parks, Recreation and Arts Committee** – Chairperson Barbara McGuinness, Ward I
 - A. Meeting Summary** – **September 6, 2016**

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

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

8. Unfinished Business – Mayor Bob Nation

A. Policy Revision – Committee Approval of Expenditures

9. New Business – Mayor Bob Nation

10. Adjourn –

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, September 19, 2016
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation

- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation

- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation

- IV. ROLL CALL** –City Clerk Vickie Hass

- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – September 7, 2016
 - B. Executive Session Minutes** – September 7, 2016

- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Presentation** - Citizens Committee for the Environment

VII. INTRODUCTORY REMARKS - Mayor Bob Nation

- A. Thursday, September 22, 2016 – Planning and Public Works**
- B. Monday, September 26, 2016 – F&A Committee**
- C. Monday, September 26, 2016 – Planning Commission**
- D. Wednesday, October 5, 2016 – Next City Council meeting**

VIII. APPOINTMENTS – Mayor Bob Nation

- A. Alan Keathley – Parks, Recreation and Arts Citizens Advisory Committee**

IX. COUNCIL COMMITTEE REPORTS

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

- 1. Bill No. 3110 – P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Second Reading)**
- 2. Bill No. 3111 – Chesterfield Blue Valley, Lot 5B (Lot Split) (First and Second Reading)**
- 3. Next Meeting- September 22, 2016 (5:30pm)**

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

- 1. Next Meeting – September 26, 2016 (Committee of the Whole) (5:30pm)**

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

- 1. Meeting Summary – September 6, 2016**

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

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. UNFINISHED BUSINESS – Mayor Bob Nation

- A. Policy Revision – Committee Approval of Expenditures**

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

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

XIV. LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3110-** AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING “PC” PLANNED COMMERCIAL DISTRICTS FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE’S CROSSING(P.Z 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES[TOPGOLF USA CHESTERFIELD LLC.] – 17T510041, 17T520062, 17T520095, 17T520084) (**SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

XV. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

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AGENDA REVIEW – Monday, 9/19/2016 – 5:45 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:45 pm**, on **Monday, September 19th, 2016**. Please let me know, ASAP, if you will be unable to attend this meeting.

EXECUTIVE SESSION (CLOSED MEETING)

At the request/direction of Interim City Attorney Chris Graville, an EXECUTIVE SESSION (CLOSED MEETING) 610.021(1) and 610.021(2) has been scheduled to take place, immediately following the AGENDA REVIEW meeting, which itself is scheduled to begin, this coming Monday, September 19th at 5:45 pm.

The purpose of this Executive Session is to allow **CONFIDENTIAL COMMUNICATION** by/among the Mayor/City Council, Mr. Graville and appropriate Staff, involving a variety of different issues. The discussion during this Executive Session will include the following:

- **River Valley Drive**
- **Doorack Lease**
- **Sales Tax litigation**

A motion is required to go into executive session per the provisions of RSMo 610.021 (1) and RSMo 610.021 (2). A roll call vote is required.

If you have any questions, please contact Mr. Graville or me prior to Monday's meeting.



RECORD OF PROCEEDING

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

SEPTEMBER 7, 2016

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the August 15, 2016 City Council meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to approve the City Council minutes to include a revision indicating that Councilmember McGuinness was not supportive of the TDD tax extension. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 22, 2016 City Council meeting were submitted for approval. Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 12, 2016 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Nations, to approve the Executive Session minutes to include a revision changing the word "motioned" to "moved". A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 13, 2016 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Nations, to approve the City Council minutes to include a revision changing the word "motioned" to "moved". A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mayor Nation recognized a Boy Scout in attendance and invited him to stay after the meeting, to ask any questions he may have.

Mr. Gene Koverman, 725 Judson Manor Drive, spoke in opposition to allowing the Parkway Central Marching band to practice at 6:30 a.m.

Mr. Michael Highsmith, 5297 Washington Place, St. Louis, addressed Council and asked questions regarding the Chesterfield Valley TDD extension.

Ms. Teresa Crossland, 800 N. Lindbergh, St. Louis, stated she was present to answer questions pertaining to (P.Z. 07-2015 Monsanto Chesterfield Campus).

Mr. Mike Doster, 16839 Chesterfield Bluffs Circle, stated he was present to answer questions pertaining to (P.Z. 10-2015 Kemp Auto Museum) and (P.Z. 04-2016 US Ice Sports Complex & Valley Gates).

Mayor Nation stated that he has received communication from the Executive Director of the Municipal League of St. Louis, forwarding a request by the City of Cool Valley to participate financially in challenging SB 5. The City of Cool Valley estimates that an additional \$45,000 is required for this effort and is requesting that the area cities contribute towards this effort in an amount between \$530 and \$900. Councilmember Logan made a motion, seconded by Councilmember Nations, to approve a contribution in the amount of \$530 payable to Ballard Spahr LLC including a cover letter stipulating that we are making this contribution because we believe in the principle that special laws should not be made only for St. Louis County. A roll call vote was taken with the

following results: Ayes – Logan, Flachsbart, Hurt, Tilman, Nations and DeGroot. Nays – DeCampi and McGuinness. Whereupon Mayor Nation declared the motion passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the Planning Commission Meeting scheduled for Monday, September 12 will be held at the Doubletree Hotel in anticipation of a large crowd.

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, September 19, at 7 p.m.

APPOINTMENTS

Mayor Nation stated that, pursuant to the CID petition and the Development agreement approved by Ordinance No. 2698, the Mayor appoints an individual to the Chesterfield Blue Valley CID Board with the consent of Council, from a recommended slate offered by the Chesterfield Blue Valley CID Board. Based on the Board's recommendation, Mayor Nation nominated Mr. Frank Schaeffer to the vacant board position. Mr. Schaeffer is the Premium Outlets Operations Director in St. Louis. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve this appointment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3106 (Wilson Road Culvert Replacement) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Hurt reported that Bill No. 3107 (P.Z. 07-2015 Monsanto Chesterfield Campus) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt reported that Bill No. 3108 (P.Z. 10-2015 Kemp Auto Museum) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt reported that Bill No. 3110 (P.Z. 04-2016 US Ice Sports Complex & Valley Gates) 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, September 22, at 5:30 p.m.

Finance and Administration Committee

Councilmember Bruce DeGroot, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee (F&A Committee of the Whole) has been scheduled for Monday, September 26, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that, as previously discussed by City Council, the current contract for services with Gamble & Schlemeier expired at the end of August. If Council elects to continue these services, it will require an authorization for the City Administrator to execute the Government Relations Services Contract at a reduced rate of \$40,000, to be funded by a transfer from the General Fund Fund Reserves.

Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve the contract extension with Gamble & Schlemeier. A roll call vote was taken with the following results: Ayes – Flachsbart, Nations, Hurt, McGuinness, DeGroot, DeCampi, Logan and Tilman. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that bids were received and publically opened for the Kehrs Mill Landscape Enhancements Project. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to Gershenson Construction, in an amount not to exceed \$552,466. This project is fully funded by the Chesterfield Valley Transportation Development District. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hurt, DeCampi, McGuinness, Flachsbart, Nations and Logan. Nays – DeGroot and Tilman. Whereupon Mayor Nation declared the motion passed,

Mr. Geisel reported that bids were received and publically opened for the 2016 Accessible Ramp Improvement Project. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to R.V. Wagner, in an amount not to exceed \$41,900. This project is within budget and is fully funded by Community Development Block Grant funds. Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Flachsbart, Logan, Nations, DeGroot, Tilman, DeCampi and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that The Shack, located at 14810 Clayton Road, has requested a new liquor license to sell all kinds of liquor by the drink and Sunday sales. Mr. Geisel 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 DeGroot made a motion, seconded by Councilmember Nations, to approve issuance of a new liquor license to The Shack. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Rock and Brews Chesterfield, located at 17258 Chesterfield Airport Road, has requested a new liquor license to sell all kinds of liquor by the drink and Sunday sales. Mr. Geisel 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 Tilman made a motion, seconded by Councilmember DeGroot, to approve issuance of a new liquor license to Rock and Brews Chesterfield. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Symbowl, located at 137 Chesterfield Towne Centre, has requested a new liquor license to sell all kinds of liquor by the drink. Mr. Geisel 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 DeGroot made a motion, seconded by Councilmember Tilman, to approve issuance of a new liquor license to Symbowl. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

Councilmember Logan made a motion, seconded by Councilmember Flachsbart, to suspend the rules and move “Unfinished Business - Sunshine Law Presentation” to follow “Legislation – Planning Commission” on the agenda. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel stated that “Policy Revision – Committee Approval of Expenditures” will remain under “Unfinished Business” on the agenda until Staff is able to prepare revisions to existing policies or prepare additional policies, if necessary, to address the issue of expenditures being approved at the committee level.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3106 AUTHORIZES CONDEMNATION OF CERTAIN INTERESTS IN REAL PROPERTY LOCATED IN THE CITY FOR THE PURPOSE OF SECURING A PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF WILSON ROAD (SECOND READING)

Councilmember Hurt made a motion, seconded by Councilmember Logan, for the second reading of Bill No. 3106. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3106 was read for the second time. A roll

call vote was taken for the passage and approval of Bill No. 3106 with the following results: Ayes – DeCampi, DeGroot, McGuinness, Flachsbart, Logan, Nations, Tilman and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3106 approved, passed it and it became **ORDINANCE NO. 2909**.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3107 AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “C8” PLANNED COMMERCIAL DISTRICT TO “UC” URBAN CORE DISTRICT FOR A 200.2 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD PARKWAY WEST, APPROXIMATELY 2,000 FEET EAST OF CITY CENTER DRIVE (P.Z 07-2015 MONSANTO CHESTERFIELD CAMPUS [C-8 TO UC]—17S210094, 17S230025, 17S230014, 17S230036 & 17S240057) (**SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Nations, for the second reading of Bill No. 3107. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3107 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3107 with the following results: Ayes – Flachsbart, DeCampi, DeGroot, Hurt, Nations, McGuinness and Logan. Abstentions – Tilman. Nays – None. Whereupon Mayor Nation declared Bill No. 3107 approved, passed it and it became **ORDINANCE NO. 2910**.

BILL NO. 3108 AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT WITH A “MAA” MUSEUM AND ARTS OVERLAY DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 5.104 ACRE TRACT LOCATED NORTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND CHESTERFIELD COMMONS DRIVE (P.Z 10-2015 KEMP AUTO MUSEUM [16955 CHESTERFIELD AIRPORT ROAD]-17T140211) (**SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Logan, for the second reading of Bill No. 3108. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3108 was read for the second time.

Councilmember DeGroot asked if anyone had information pertaining to litigation with respect to the proposed tenant. Mike Doster stated that he represents the developer, not Tesla, but Tesla provided a statement that Mr. Doster read for the record:

Despite the recent trial court ruling, Tesla remains wholly committed to its local customers in the state of Missouri. We have been an active contributor in the local economy for several years and have every intention of continuing our operations and serving our customers. We are unwavering in our plans to relocate Tesla's University City location to Chesterfield. Tesla is currently licensed as a dealer and the court order allows the licenses to continue until their expiration at the end of the year. Tesla is optimistic and working hard to ensure that its existing licenses within the state of Missouri will be renewed and continue without interruption. Again, Tesla remains wholly committed to Missouri and its customers and eager to continue being a part of Missouri's economy, and Chesterfield in particular.

A roll call vote was taken for the passage and approval of Bill No. 3108 with the following results: Ayes – McGuinness, Flachsbart, Logan, Nations, DeCampi, DeGroot, Hurt and Tilman. Nays – None. Whereupon Mayor Nation declared Bill No. 3108 approved, passed it and it became **ORDINANCE NO. 2911**.

BILL NO. 3110 AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING "PC" PLANNED COMMERCIAL DISTRICTS FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE'S CROSSING (P.Z 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES [TOPGOLF USA CHESTERFIELD LLC] – 17T510041, 17T520062, 17T520095, 17T520084) (FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember Logan, for the first reading of Bill No. 3110. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3110 was read for the first time.

UNFINISHED BUSINESS – Sunshine Law Presentation

As directed by City Council, Interim City Attorney Chris Graville offered a short presentation on issues related to Missouri's Sunshine Law.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:55 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

COMMUNICATIONS AND PETITIONS

During the Communications and Petition is portion of Monday's meeting, the Citizen's Committee for the Environment (CCE) will recognize two individuals by presenting them with "Green Team" emblems from the CCE for their contribution to the community. As described more fully in Ms. Tucker's memorandum, the two individuals to be recognized are Dr. Clarice Hutchins and Carole Splater.

As always, if you have any questions or require additional information, please contact Community Services and Economic Development Director Libbey Tucker or me prior to Monday's meeting.

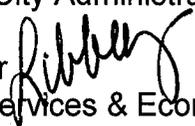


Community Services & Economic Development
636-537-6721

M E M O

DATE: September 12, 2016

TO: Mike Geisel, City Administrator

FROM: Libbey Tucker 
Community Services & Economic Development Director

RE: Chesterfield Citizens Committee for the Environment to Recognize Award Recipients at 9/19 City Council Meeting

At the September 19 City Council meeting, the Citizens Committee for the Environment (CCE) will recognize two individuals for their contributions to the community relative to sustainability and environmental preservation. Dr. Clarice Hutchins will be recognized as the 60th "Green Team" recipient. Awardees of the "Green Team" Emblem from the CCE are distinguished in their outstanding or innovative environmental efforts. They have educated and facilitated change by encouraging the reduction, reuse or recycling of solid waste materials destined for landfills; and/or helped enhance native/natural world conservation. A list of past recipients is attached.

Dr. Hutchins has been a long-standing, active National Wildlife Federation Community Wildlife Habitat Partner since the Committee's early interaction with Pfizer. She has had "Replenishing the Earth" vendor tables at Earth Days; helped to develop Youth in Science, Technology, Engineering, Math, and Robotics evaluation criteria functioning as a Judge twice; and for two years has extended CCE's sustainability outreach to a women's shelter in Peru with comfort bears and blankets made by Charity Sharity, another CCE partner. She is devoted to 'bioremediation' as her doctoral studies reflect, and has willingly and conscientiously helped CCE with numerous sustainability efforts. She has helped to educate and facilitate change in factors contributing to sustainability and enhancing native/natural world conservation.

The second award recipient is Carole Splater representing the group Charity Sharity. Ms. Splater will be recognized as the City's 20th member of Team for Regional Excellence in Energy & Environmental Design (TREEED). This distinguished award, first established in 2005, recognizes diverse regional and state conservation partners working together to provide educational information to citizens in the region with a goal of increasing sustainability and improving health. A list of previous recipients is attached.

Ms. Splater and her Charity Sharity network of service-only groups and volunteers was named CCE's 58th Green Team Member in February 2015. She most recently coordinated volunteers to make over 325 reusable shopping bags from repurposed cloth that were given away at last April's 25th Annual Earth Day event. Recipients were encouraged to use these bags rather than plastic. Additionally, the Committee has networked to distribute over 175 "binkie" blankets and nearly 2,000 comfort bears made by the volunteers of Charity Sharity to St. Luke's Hospital Emergency Pediatrics, St. Louis Crisis Nursery, the Covering House, St. Louis Crime Victims Advocacy Center, Wings of Hope, the Chesterfield Police Department, the women's shelter in Peru, and Lydia's House.

Charity Sharity also regularly participates as one of CCE's re/e-cyclers at Earth Day and Chesterfield/MO/America Recycles Events. They collect clean fabric, sewing notions, sewing machines, yarn and thread, and a variety of other sewing related materials. These materials are then repurposed to a network of over 200 groups/participants for making quilts, Veterans' blankets, doggie blankets, artwork, backpacks, purses, and reusable bags, and comfort bears.

If you have any questions about the Committee's presentation or the awardees, please let me know.

Attachments:

Green Team Recipient List
TREEED Partner Listing

Green Team Recipients

Recipients of the "Green Team" Emblem from the CCE are distinguished in their outstanding or innovative environmental efforts. They have educated and facilitated change by encouraging the reduction, reuse or recycling of solid waste materials destined for landfills; and/or helped enhance native/natural world conservation.

1. City of Chesterfield
2. Chamber of Commerce
3. Missouri Botanical Garden
4. Parkway School District
5. Faust Park
6. Missouri Department of Conservation
7. Subdivision Trustees
8. The Butterfly House
9. Rombach's Farms
10. Monsanto Company
11. Chesterfield Police Department
12. Beautification Committee
13. Neighborhood Chairs of Girl Scouts
14. McDonald's Restaurants
15. Innovative Recycled Products, Inc.
16. Earthcare Products of Missouri
17. Peachtree Apartments
18. Schnucks Hilltown Village
19. Wildbirds Unlimited
20. Backwoods
21. Chesterfield Village Apartments
22. Minna Waldmann
23. Coward's Grill & Pub
24. Paper Warehouse
25. St. John's United Church of Christ
26. Woodchase Apartments
27. Chesterfield Elementary School
28. Wild Horse Elementary School
29. Patrick Engineering
30. Chesterfield Mall
31. '98 National Junior Varsity Pom Champion - Parkway Schools
32. Victoria Babu
33. Missouri Recycling Association
34. City of Town and Country
35. Derrick Standley/Genesis Group
36. City of St. Peters
37. Dierbergs Markets
38. Remains, Inc.
39. Monarch Fire Protection District
40. Chesterfield Arts Commission
41. Chesterfield Arts Incorporated
42. SSM Healthcare - Preservation of the Earth Committee
43. Dark Green Naturally
44. World Bird Sanctuary
45. Choose Environmental Excellence - Gateway Region
46. St. Louis Earth Day
47. Resource Management Company
48. DJM Ecological Services
49. Allied Waste
50. Web Innovations & Technology Services
51. New Horizons Chapter of the Order of the Arrow of the Boy Scouts of America
52. Cintas Document Solutions
53. Home Depot, Chesterfield
54. St. Louis Composting
55. Ted Jansen, Bee Keeper & Chesterfield resident
56. Girl Scout Troop 2534
57. Lil Collins of Ozark Berry Farm LLC
58. Charity-Sharity
59. Earle Long Family (Earle, Susan, Andrew, Brandon, and Riley-the family dog)
- 60.

Chesterfield Citizens for the Environment

TREEED Partners

Team for **Regional Excellence in Energy & Environmental Design**

What is a TREEED Partner:

Diverse regional and state conservation partners working together to provide educational information to citizens in the region with a goal of increasing sustainability and improving health. Established in 2005.

Current TREEED Partners:

Dale Behnen
Peerless Landfill/Resource Recovery
Throw & Go Trash

Matt Belcher
President
Belcher Homes

David G. Bertorelli
Director Space Planning and Design
Enterprise Rent-A-Car

Ralph C. Bicknese
Principal
Hellmuth-Bicknese Architects

Barbara Briggs
Vice President
SSM Health Care

Marla Johns Esser
Director of Certifications
Butterfly Energy Works

MaryAnn Fink
Environmental Horticulture Advisor
Show Me Smart Gardening

Deborah Chollet Frank
Vice President
Education, Missouri Botanical Garden

Barry Glantz
President
Glantz and Associates Architects, Inc.

Paul Habighorst
Enertech, Inc.

Greg W. Lovett
Managing Supervisor Products and Services
Ameren

Richard "Skip" Mange
Former County Councilmember

Missouri Department of Conservation

Monarch Fire Protection District

Thomas H. Schultz
Manager NGV Market Development
Laclede Gas Company

Bob Solger
The Energy Savings Store

Thomas A. Taylor
Vice President Vertegy
Alberici

Lori Thompson
Director of Physical Facilities
St. Louis Community College

Jon Wingo
DJM Ecological Services
Restoration and Management

UPCOMING MEETINGS/EVENTS

Thursday, September 22nd

Planning and Public Works (5:30 pm)

Monday, September 26th

Finance and Administration (5:30 pm)
Committee of the Whole – Budget

Monday, September 26th

Planning Commission (7:00 pm)

Wednesday, October 5th

Next City Council meeting (7:00 pm)

APPOINTMENT - PRACAC

Mayor Nation has appointed Mr. Alan Keathly to the Parks, Recreation and Arts Citizens Advisory Committee. This is a non-statutory citizen advisory committee and no additional action is required by Council.

As always, if you have any questions, Please contact Mayor Nations or me prior to Monday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee scheduled for Thursday September 9th was cancelled. There have been no meetings of the PPW since the Council meeting on September 8th, 2016.

Bill #3110 P.Z. 04-2016 U.S. Ice Sports Complex and Valley Gates (Topgolf USA Chesterfield LLC) was recommended by PPW and is proposed for second reading under the Planning Commission Legislation section of the agenda.

Bill #3111 An ordinance approving a lot split plat for Lot 5B of the Chesterfield Blue Valley development is proposed for first and second reading and is recommended for approval by the Department of Public Services under the Legislation section of the agenda.

The next meeting of the PPW Committee is scheduled for September 22nd, 2016 at 5:30 pm.

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

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: September 8, 2016
CC Date: September 19, 2016
Re: **Chesterfield Blue Valley, Lot 5B (Lot Split)**: A Lot Split for Lot 5B of Chesterfield Blue Valley, zoned "PC" Planned Commercial District, located north of Olive Street Road, between Premium Way and Brasher Street.

Stock & Associates Consulting Engineers, Inc., on behalf of Chesterfield Blue Valley, LLC, has submitted for review and approval a Lot Split Plat for a 4.488 acre tract of land zoned "PC" Planned Commercial District located at 18500 Blue Valley Avenue (17W530222).

The purpose of said Lot Split is to create two lots; the first with 100,900 square feet and the second with 94,584 square feet of land. Additionally, the plat creates cross access easements on both Premium Way and Brasher Street to provide shared entrances to the two lots.

For your information, Lot Split Plats are only reviewed by City Council.
Attached to the legislation, please find a copy of the Lot Split Plat.

See Bill #3111



FINANCE AND ADMINISTRATION COMMITTEE

The next meeting of the F&A Committee is scheduled for September 26th, 2016 at 5:30 pm.

This is scheduled to be the first work session, as the F&A Committee of the Whole, in preparation of the 2017 budget.

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

PARKS, RECREATION AND ARTS COMMITTEE

The Parks, Recreation and Arts Committee met Thursday September 6, 2016.

Meeting Summary – 09-06-16 Parks, Recreation and Arts Minutes

If you have any questions, please contact Director of parks Thomas McCarthy.



Memorandum Parks, Recreation & Arts

TO: Michael Geisel, City Administrator

FROM: Thomas McCarthy, Director of Parks, Recreation and Arts

DATE: September 7, 2016

**RE: Meeting Summary – 09-06-2016 Parks, Recreation and Arts
Committee**

A meeting of the Parks, Recreation and Arts Committee took place on Tuesday, September 6, 2016. Those in attendance included Chairperson Barbara McGuinness, Ward 1; Councilmember Guy Tilman, Ward 2; and Councilmember Tom DeCampi, Ward 4. Also in attendance were Mayor Bob Nation; City Administrator Mike Geisel,; Director of Parks, Recreation and Arts Tom McCarthy, Chairperson of the Parks, Recreation and Arts Citizens Advisory Committee, Michelle Keesal, and Executive Secretary Kathy Lantz.

Chairperson McGuinness called the meeting to order at 8:06 a.m. Councilmember Hurt was absent.

Agenda Item #1: Approval of Minutes

Chairperson McGuinness asked for a motion for approval of the July 11, 2016 Parks, Recreation and Arts Committee meeting summary. Tom McCarthy, Director of Parks, Recreation and Arts, made a correction: Page 6, Charge for a cricket game should be \$44.00 per game and not \$66.00 per game. **Councilmember Tilman moved to approve the July 11, 2016 meeting summary with the correction. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 3 to 0.**

Agenda Item #2: Liaison Appointment for the Citizens Committee for the Environment (CCE)

Vice Chair Tilman stated that he would be the Liaison to the Citizens Committee for the Environment (CCE). Mr. McCarthy stated that the Committee meets the 4th Monday of the month at City Hall at 6:30 p.m.

Agenda Item #3: Schoettler Park Option

Mr. McCarthy stated that he was asked by Councilmember Dan Hurt to look at the properties at 1859 and 1965 Schoettler Road as an opportunity for a new park in Ward III. The property at 1859 Schoettler Road is 9.55 acres for a price tag of \$2,200,000. This property has a ranch house and nice barn. The property at 1965 Schoettler Road is 3.05 acres for \$490,000. Both properties have frontage along Schoettler Road.

Mr. McCarthy stated that the recommendations were to keep the barn but tear down the house on the larger parcel. The barn would be used to keep equipment for the maintenance crew. One person would be required for maintenance. Mr. McCarthy stated that perhaps the City could obtain a grant from the Municipal Parks Grant Commission in the amount of \$500,000 which could be used for development of the park after the property was purchased. If a grant was received, the new park would cost approximately \$113,570. The grant would cover demolition of buildings, a park sign, pavilion for 75 people with a BBQ, concrete pad for the pavilion, mulched playground surface with drain and gravel base, prefabricated bathroom, lights and security cameras, amenities (trash cans, dog waste stations, benches, signage, and drinking fountains), utilities (water, electric, sewer) and a 7% contingency.

Mr. McCarthy stated that there is not a lot of land available in Ward 3 for a park.

Phase II of the park would have a smaller pavilion, additional section of walking trail, bridges and a dog park area.

Mr. McCarthy stated that we would like to update the Master Plan in 2018 and we have allocated funds in the 2018 budget. If Council approves, we will move forward.

Chair McGuinness stated that this property is exposed to the public and is not hidden behind a school like the Green Trails School and park area. She stated that this property is rather pricey.

Mr. McCarthy stated this property has been on sale for a couple of years and the owners are anxious to sell. This property is just south from Logan College.

City Administrator Mike Geisel stated that the low part of the site is flood plain.

Chair McGuinness stated that the City does not have the funds to purchase these parcels and the person who wanted this brought to the Committee was absent so she suggested to table this item.

Open Discussion

Discussion followed concerning purchasing the parcels and waiting until there was money to develop them. Also whether the City should get a residential appraisal for the parcels and what the actual price is. If the parcels have been for sale for so long, there is not an interest in development due to the water issue.

Mr. Geisel stated that the first thing that should be considered is to obtain an appraisal for these parcels. He thinks the Committee would want an appraisal then there would not be any guessing on the price.

Mr. McCarthy stated that the house on the property is being lived in and there would be the possibility of leasing the house back to the current residents.

Mayor Nation stated that there are not that many properties available for park land in the City and to possibly get a residential appraisal.

Discussion following concerning the difference between tabling and postponing agenda items.

Councilmember Tilman moved to RECEIVE AND FILE the report and the Committee is expressing interest, but recognizes they have no financial means but are directing the Parks Director to remain aware of and report on any activities on this and other sites. The motion was seconded by Chair McGuinness and passed by a voice vote of 3-0.

This item will not be on the next Committee Agenda.

Agenda Item #4: Potential Fee Increases

Mr. McCarthy reviewed the current and proposed fee increases for the aquatic center, pavilion and CVAC field and light rental rates along with pool hour changes. Mr. McCarthy also showed the comparison with neighboring cities. Mr. McCarthy stated that the fees for Chesterfield were the lowest in the area. The increases will increase overall pool revenues by approximately \$30,000 a year and saving approximately \$13,000 in staff costs. Mr. McCarthy stated that the 'General Rate' would now be referenced as the 'Non-Resident Rate.'

Discussion

Topics discussed included not discouraging seniors from using the pool for exercise, pool rentals after hours, when some fees were last adjusted and how many use the pool after 7:30 p.m. and reviewing fees annually.

Councilmember Tilman stated that Chesterfield should base their rates on what is good for the residents of Chesterfield, City and our operations. Those that are using the pool are paying for the pool.

Councilmember DeCampi moved to add \$1.00 to the Resident and Non-Resident Daily Pool Rates. The Resident rates will now be: \$5.00 for children 2-18, \$6.00 for adults 18-61, and \$5.00 for seniors over 62. The Non-Resident rates will be: \$8.00 for children 2-18, \$8.00 for adults 18-61, and \$8.00 for seniors over 62. Season pool pass rates will be as follows: For Residents: Individual Child 2-18 - \$80.00, Individual Adult 18-61 - \$90.00, Individual Senior 62 + - \$80.00, Family of four - \$200.00. There will not be a rate change for Non-Resident Pool Passes or Additional Family Member. The motion was seconded by Chair McGuinness and passed by a voice vote of 2 to 0. Councilmember Tilman voted no.

Councilmember Tilman moved to approve the new hours for the aquatic center as recommended by staff. They will be Noon-7:30pm Monday through Friday, 11:00am -7:30 p.m. Saturdays and Sundays. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 3 to 0.

Councilmember Tilman moved to approve the increased fees for after hours pool rentals. The Resident rate will be \$300.00 per hour (minimum of two hours) and Non-Resident rate will be \$390.00 per hour (minimum of two hours). The motion was seconded by Councilmember DeCampi and passed by a voice vote of 3 to 0.

CVAC Fee Increases:

Mr. McCarthy stated that in 2016, with Council approval, staff moved the field location of the F5 and F6 fields and completely rebuilt them. The fields now have nice skinned infields, irrigated outfields, complete backstops, fence lines down the first and third base lines and home run fences. The additional \$2.00 per field will bring these fields more in line with what they should be charged and to help defray the cost of maintaining them at the higher level due to the improvements. With an increase in electrical cost repairs and maintenance on the lights, staff is recommending a \$1.00 increase in the light fee. In the past, by a staff oversight, CBSA was not paying for the lights. By charging CBSA \$9.00 per hour next year, CBSA will be eased into the new fees and give them time to pass these costs along to the teams. These increases will generate an additional \$34,000 per year.

Mr. Geisel stated that every year the CBSA receives \$50,000 in field credits through 2019.

Councilmember Tilman moved to approve the fees, as proposed, \$16.00 per game for fields F5 and F6. These fees will be reviewed by staff next year. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 3 to 0.

Councilmember DeCampi moved to raise the rate to \$20.00 per hour for lights and CBSA will be charged \$10.00 per hour for the lights. These fees will be reviewed by staff next year. The motion was seconded by Councilmember Tilman and passed by a voice vote of 3 to 0.

Councilmember Tilman asked staff to call Ameren and see if they have any special programs for municipalities and, with the thousands of people visiting the complex each year, to advertise Ameren on perhaps fences for better rates.

Open Discussion

There was discussion concerning the rates for pavilion rentals. The rates have not been raised since 2009. Cost of the rental covers maintenance on the pavilion. There is a \$100 refundable deposit per rental.

Councilmember DeCampi moved to raise the pavilion rates to \$55.00 per day Monday through Friday and \$110 per day for weekends and holidays. These fees will be

reviewed by staff next year. The motion was seconded by Councilmember Tilman and passed by a voice vote of 3 to 0.

Agenda Item #5: Fields F5 & F6 Update

Mr. McCarthy stated that CBSA has already cut a check to the City for \$25,000. We have spent \$55,000 for upgrades and the City is waiting to find shade structures to finish the project. Staff has gotten rave reviews on the two new fields.

Agenda Item #6: Shoeman Water Project Update

Mr. McCarthy stated that 1,700 pairs of shoes have been collected so far. There will be collection boxes out at the amphitheater for Taste of St. Louis and Backstoppalooza. Staff will reassess the project after a year. There are other collection sites throughout the City.

Agenda Item #7: Unfinished Business

Mr. McCarthy stated that the new Parks Master Plan will cost approximately \$60,000. Some of the work can be done in-house.

There was general discussion concerning the cost of the City's free concerts and purchasing sound equipment.

Chair McGuinness stated that Mayor Nation was going to send a note to all of the cities that benefitted from the change in the sales tax distribution that the Mayor was instrumental in getting changed and asking them to donate to the Veterans Honor Park. She asked if there had been any response.

Mayor Nation stated that there has been one response from the City of Green Park and they have declined to donate saying it does not benefit their city.

Agenda Item #8: New Business

Councilmember DeCampi stated that there a 12-acre parcel at 16911 Wildhorse Creek Road for a possible park in Ward IV. The price is \$240,000 and appraised at \$96,000 by the County. The property is owned by Tim Gamma and is a flood plain. Possibilities would be for a walking trail with a 9-hole disc golf course, pavilion and restroom. There could also be the possibility of a grant from the Municipal Park Grant Commission.

There was discussion about purchasing land when available since there is not a lot of available land left in the City.

Councilmember Tilman moved to have the Director of Parks, Recreation and Arts check out the property and update the Committee at their next meeting. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 3 to 0.

Mr. McCarthy stated that if someone wants to fill a vacancy on the Parks, Recreation and Arts Citizens Advisory Committee to submit a resume to the two Councilmembers in their ward who will then forward the resume to the Mayor with a recommendation.

Councilmember DeCampi moved to adjourn the meeting. The motion was seconded by Councilman Tilman and passed by a voice vote of 3 to 0.

The meeting adjourned at 10:27a.m.

UNFINISHED BUSINESS

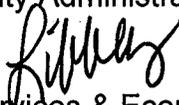
As was directed by Council, Staff has developed a new policy and a change to an existing policy regarding committee approval of expenditures. Both policies are included in your meeting packet and are provided for your consideration Monday evening.

If you have any questions or require additional information, please contact Community Services and Economic Development Director Libbey Tucker or me prior to Monday's meeting.



Community Services & Economic Development
636-537-6721

M E M O

DATE: September 13, 2016
TO: Mike Geisel, City Administrator
FROM: Libbey Tucker 
Community Services & Economic Development Director
RE: Council Policies regarding Community Contributions and Sponsorships

As directed by City Council, attached are two policies reflecting that the full City Council will have authorization over expenditures for requests made to the Community Contributions Program as well as requests for sponsorships for local not-for-profit events.

Finance & Administration Policy #20 relative to the Community Contributions Program has been updated at the end of the first paragraph to reflect that the full City Council will have final approval (see highlighted section.) Additionally, it has previously been requested to require that the event for which funding is being sought, take place within 12 months from the application date. (Item #15).

Secondly, Finance & Administration Policy #48 has been created outlining the procedure for handling sponsorship requests that fall outside of the Community Contributions Program and outside of the approved budget expenditures, with the full City Council having final approval of those requests.

Please contact me with any questions.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION

No. 020

SUBJECT: CONTRIBUTIONS PROGRAM

INDEX: F&A

DATE ISSUED: 6/16/97

**DATE REVISED:
12/3/01**

POLICY:

This application must be completed in full for each event and submitted to the City Administrator by March 31 or September 30 in order to be considered for evaluation by the Finance and Administration Committee in April or October respectively. Once reviewed by the Finance & Administration Committee, the requests will be sent to the full City Council for approval.

Prior to completing this application, please read the following rules with regard to contributions:

1. The event shall be open to residents of the City of Chesterfield and shall promote the welfare of the community.
2. The event sponsored by your organization must enhance the overall quality of life within the City of Chesterfield.
3. The event must occur within the geographical limits of the City of Chesterfield.
4. Organizations based in Chesterfield will have priority over other organizations and should submit information **confirming their not-for-profit status**.
5. The organization must submit a hold harmless agreement prior to the issuance of a check by the Finance and Administration Department.
6. Organizations will be eligible for \$3,000 each, unless excess funds remain at year end, at which time the Finance and Administration Committee of City Council shall determine how the available dollars will be allocated.
7. Any organization funded through the City's General Fund shall not be eligible for the City's Contributions Program.
8. The organization must demonstrate that the contribution will be matched by other sources; the organization must provide an estimated total cost of the event and identify the other sources matching the City's contribution.

9. Contributions will be made to organizations only, not individuals.
10. Contributions must not be used to fund capital items.
11. Organizations must demonstrate the success and benefit to the citizens of the City of Chesterfield after the event through the submission of a report to the City Administrator, which will be forwarded to the Finance and Administration Committee. This report must include a summary of revenues and expenditures as well as a description as to how City funds were used.
12. Failure to comply with the above noted requirement shall preclude any future contributions.
13. There shall be no oral presentations allowed with regard to requests for contributions. The Committee shall review applications only.
14. The application form provided by the City of Chesterfield must be completed in its entirety and no attachments will be submitted to the Committee with said application.
15. The event for which a contribution is being sought must occur within twelve (12) months from the date of application. If the event does not take place in the 12-month timeframe, the funds must be returned to the City.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)	Date
--	------

APPROVED BY:

City Administrator	Date
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City Council (if applicable)	Date
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**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION

No. 48

SUBJECT: SPONSORSHIP EXPENDITURES

INDEX: F&A

DATE ISSUED:

DATE REVISED:

POLICY:

Any request for an event sponsorship expenditure not individually itemized and authorized by the City's Budget shall be reviewed and approved by the full City Council. These are requests made outside of the Community Contributions Program (Policy 20). Examples include sponsorship of Chamber of Commerce events or events of other local not-for-profit organizations.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

LEGISLATION

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

BILL NO. 3111

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR LOT 5B OF THE CHESTERFIELD BLUE VALLEY DEVELOPMENT TO CREATE A 2.316 ACRE TRACT OF LAND AND A 2.171 ACRE TRACT OF LAND, BOTH ZONED "PC" PLANNED COMMERCIAL DISTRICT AND LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD BETWEEN PREMIUM WAY AND BRASHER STREET (17W530222).

WHEREAS, Stock & Associates Consulting Engineers, Inc., on behalf of Chesterfield Blue Valley, LLC, has submitted for review and approval a Lot Split Plat for a parcel totaling 4.488 acres, zoned "PC" Planned Commercial District, and located at 18500 Blue Valley Avenue; and,

WHEREAS, the purpose of said Lot Split Plat is to create a Lot 5B-1 and a Lot 5B-2 and to establish cross access and other easements to serve the lots; and,

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

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

Section 1. The Lot Split Plat for Lot 5B of Chesterfield Blue Valley, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

Passed and approved this _____ day of _____, 2016.

PRESIDING OFFICER

Bob Nation, MAYOR

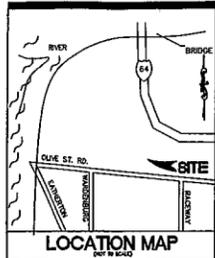
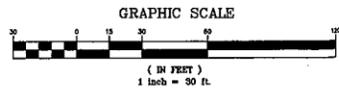
ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD:

LOT SPLIT PLAT OF LOT 5B OF RESUBDIVISION OF LOT 5 CHESTERFIELD BLUE VALLEY PLAT ONE

AS RECORDED IN PLAT BOOK 363, PAGE 107
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 4.488 AC±



CITY OF CHESTERFIELD
EXHIBIT 1

LEGEND
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
QUOTES RECORD INFORMATION
SET PERMANENT MONUMENT
ADDRESS

ABBREVIATIONS
DB. FT. = DEED BOOK
F.D. = FEET
F.N.D. = FOUND
N.F. = NOW OR FORMERLY
P.B. = PLAT BOOK
P.C.B. = POINT OF BEGINNING
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
S.P. = STATE PLANE COORDINATE
SQ. = SQUARE
W. = RIGHT-OF-WAY WIDTH (60'W)

257 Chesterfield Business Parkway
St. Louis, MO 63103, P.O. Box 638
503-500 FAX 503-500-3000
www.stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

OWNER'S CERTIFICATION
The undersigned, owner of the tract of land hereinafter and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as:
"LOT SPLIT OF LOT 5B OF A RESUBDIVISION OF LOT 5 OF CHESTERFIELD BLUE VALLEY PLAT ONE"
All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri American Water Company, Ameren-Missouri Company, Ledco Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or storm water improvements and drainage facilities. It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.
Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat. In accordance with 20 CSR 2030-10 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.
The area which for better identification as shown hatched on this plat is hereby established as an **INGRESS/EGRESS, CROSS ACCESS** reserved by the present and future owners of Lots 5B-1 and 5B-2 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Olive Street, Premium Way and Brasher Street. No such easement shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lot 5B-1, and Lot 5B-2, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

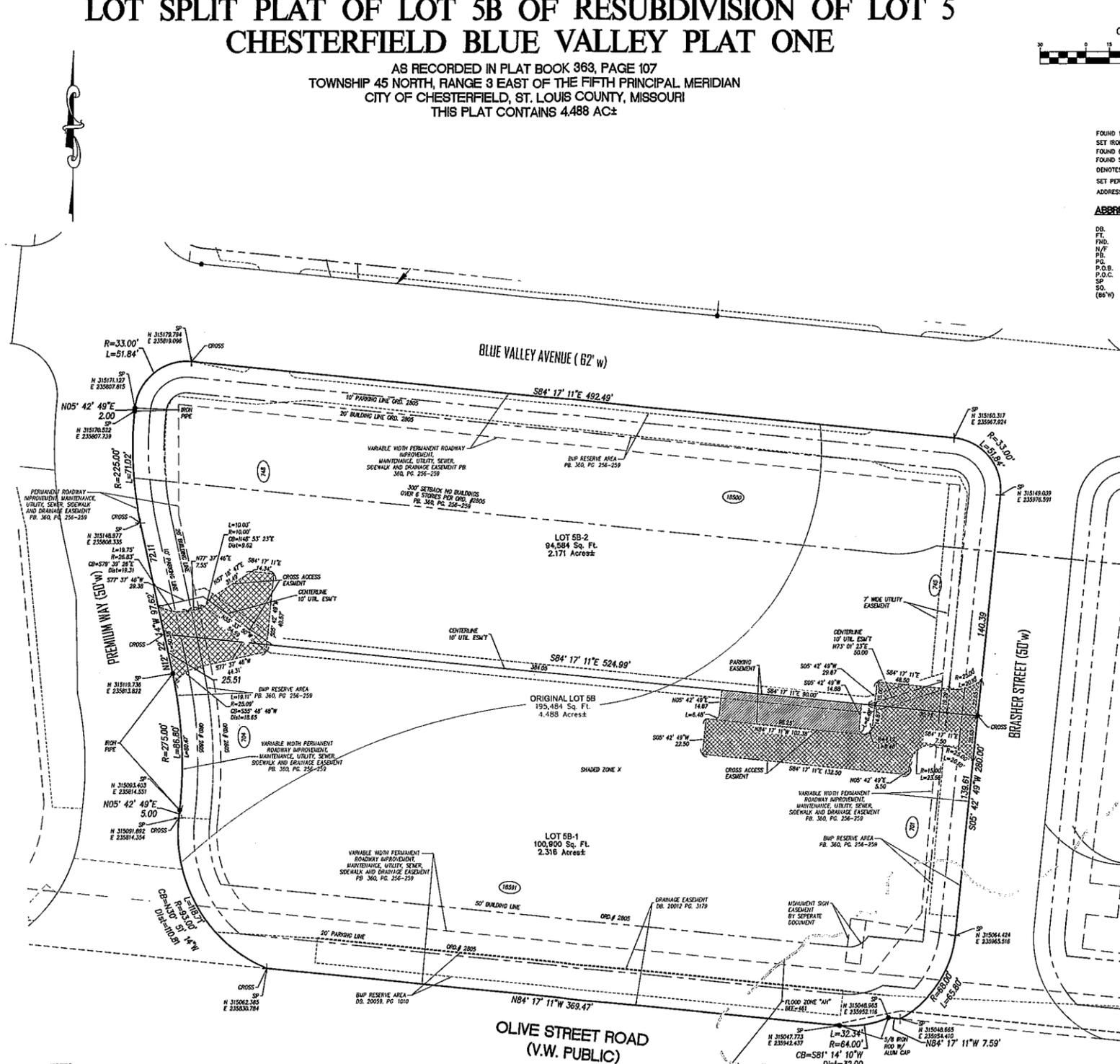
The Parking Easement as shown hereon located on Lot 5B-1 is for the benefit of Lot 5B-2. The Parking Easement is for the following purposes: The parking of vehicles within the parking spaces and pedestrian and vehicular traffic of the owner of Lot 5B-2 and its respective successors and their respective tenants and subtenants, their officers, directors, concessionaires, employees, licensees, agents, invitees, customers, visitors, and guests to any of them, and the ingress, egress and access of any of the above described persons and their vehicles to any portion of Lot 5B-2 and public or private streets adjacent thereto.
This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Chesterfield Blue Valley, which is recorded in Book 20155, Page 2729 of the St. Louis County Missouri real estate records.
This subdivision is also subject to the Trad Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Lots created by Resubdivision of Lot 5 of Chesterfield Blue Valley Plat One which will be recorded contemporaneously with this plat.
Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.
IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 20____.
CHESTERFIELD BLUE VALLEY, LLC,
a Missouri limited liability company
By: Wolfe Properties, LLC
Title: Manager of Chesterfield Blue Valley, LLC
By: R. Dean Wolfe
Title: Manager Wolfe Properties, LLC

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS
On this _____ day of _____, 20____, before me appeared R. DEAN WOLFE, personally known to me, who being by me duly sworn, did say that (a) he is the Manager of WOLFE PROPERTIES, LLC, a Missouri limited liability company, and (b) WOLFE PROPERTIES, LLC is the Manager of CHESTERFIELD BLUE VALLEY, LLC, a Missouri limited liability company, and said R. Dean Wolfe acknowledged to me that (i) he has the authority to bind said limited liability companies; (ii) the foregoing instrument was signed and sealed on behalf of said limited liability companies by authority of the respective operating agreements of said limited liability companies; and (iii) he executed said instrument as the free act and deed of said limited liability companies.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.
My commission expires: _____
Notary Public

LENDER'S CERTIFICATION
The undersigned owner and holder of promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book 17834, Page 1147, as amended in Book 18340, Page 412, Book 18903, Page 1057; and Book 19238, Page 3858 of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.
IN WITNESS WHEREOF, Heartland Bank has executed these presents this _____ day of _____, 20____.
HEARTLAND BANK
By: _____
Name: _____
Title: _____
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS
On this _____ day of _____, 20____, before me appeared _____ personally known to me, who being by me duly sworn, did say that he is the _____ of **HEARTLAND BANK**, a _____ and acknowledged to me that (i) he has the authority to bind said _____ and (ii) he executed the foregoing Subdivision Plat as the free act and deed of said _____.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.
My commission expires: _____
Notary Public

MONTGOMERY BANK, NA
By: _____
Name: _____
Title: _____
STATE OF MISSOURI)
COUNTY OF _____) SS
On this _____ day of _____, 20____, before me appeared _____ personally known to me, who being by me duly sworn, did say that he is the _____ of **MONTGOMERY BANK, NA**, a national banking association, and acknowledged to me that (i) he has the authority to bind said national banking association; and (ii) he executed the foregoing Subdivision Plat as the free act and deed of said national banking association.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.
My commission expires: _____
Notary Public



- NOTES:**
1. Subject of Bearings: Plat Book 363, Page 107.
 2. Subject property lies within Flood Zone X Shaded (areas of 0.2% annual chance flood; annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Flood Zone AH (FEI 481) Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined, according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas per Map No. 25189C0145 K, with an effective map date of 02/04/2016.
 3. Existing Zoning: "PC" Planned Commercial Ordinance No. 2805
a. Building Setbacks:
No building or structure shall be permitted within:
50 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
Structures which are six-stories in height shall be no closer than 300 feet from the right-of-way of Olive Street Road.
100 feet from eastern boundary of "PC" district.
30 feet from eastern boundary of "PC" district.
20 feet from any interior road.
Structures exceeding thirty (30) feet in height which adjoin "NLP Non-urban," "PS" Park and Scenic or an "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.
Structures which are six-stories in height shall be no closer than 150 feet from the paved portion of I-64.
b. Parking setbacks:
20 feet from Olive Street Road right-of-way on the southern boundary of "PC" district.
20 feet from western boundary of "PC" district.
20 feet from eastern boundary of "PC" district.
20 feet from northern boundary of "PC" district.
0 feet from interior lot lines and shared driveways.
10 feet from the principal lateral streets

STATEMENT OF STATE PLANE COORDINATE:
STATION: SL-40 (ADJUSTED 2000) STATION: SL-41 (ADJUSTED 2001)
NORTH (Y): 315379.803 NORTH (Y): 313555.655
EAST (X): 223742.881 EAST (X): 224900.181
GRID FACTOR: 0.9999189 GRID FACTOR: 0.9999190
NOTE: 1 METER = 3.2808333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS
Project Grid Factor of 0.99991785 established by averaging the Grid Factors for SL-40 and SL-41.
Station SL-40 to SL-41 Grid Azimuth = South 83 degrees 58 minutes 01 seconds West
The Missouri Coordinate System of 1983, East Zone Coordinate Values reported hereon were determined based upon a field traverse during using Trimble GPS receiver, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 363, Pages 256-259. The grid bearing along a Southwesterly line on this plat is found to be North 82 degrees 32 minutes 35 seconds West. The measured bearing labeled along the same line is North 84 degrees 17 minutes 11 seconds West 733.74 feet. The grid bearing from SL-40 to the most Southeast corner on this plat is South 76 degrees 39 minutes 43 seconds West 1439.27 meters with the scale factor applied.

This is to certify that "Lot Split of Lot 5B of a Resubdivision of Lot 5 of Chesterfield Blue Valley Plat One" was approved by the City Council for the City of Chesterfield Ordinance No. _____ on the _____ day of _____, 20____, and thereby authorizes the recording of this RECORD PLAT with the office of the St. Louis County Recorder of Deeds
Bob Naton, Mayor
Vickie Hass, City Clerk

SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2013, by order of and for the use of Chesterfield Blue Valley, LLC, executed a Property Boundary Survey and Record Plat of a tract of land being Lot 5 of Chesterfield Blue Valley Plat One as recorded in Plat Book 363, Pages 256 through 259 of the St. Louis County Records, located in U.S. Surveys 102, 368, and 371, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Resubdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys as adopted by the Missouri Board of Professional Land Surveyors, and the Missouri Board of Professional Engineers, and Landscape Architects.
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.C. NO. 222-0
By: Daniel E. Henn 6/20/16
Daniel E. Henn, Missouri P.L.S. No. 2215
PREPARED FOR:
CHESTERFIELD BLUE VALLEY, LLC,
7711 Bonhomme Avenue, Suite 901
CLAYTON, MISSOURI 63105
ATTN: MR. DEAN WOLFE
PH: (314) 862-8120

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

LOT SPLIT PLAT
LOT 5B CHESTERFIELD BLUE VALLEY
18501 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI



REVISIONS:

NO.	DATE	DESCRIPTION
1	05/20/16	ISSUED FOR RECORD

LOT SPLIT PLAT
1 OF 1

LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3110- AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF TWO EXISTING “PC” PLANNED COMMERCIAL DISTRICTS FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE’S CROSSING(P.Z 04-2016 US ICE SPORTS COMPLEX & VALLEY GATES[TOPGOLF USA CHESTERFIELD LLC.] – 17T510041, 17T520062, 17T520095, 17T520084) (SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

BILL NO. 3110

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Passed and approved this _____ day of _____, 2016

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 09/07/2016

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

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

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

2. Hours of Operation.

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

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

1. Height

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

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

2. Building Requirements

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

C. SETBACKS

1. Structure Setbacks

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

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

2. Parking Setbacks

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

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

D. PARKING AND LOADING REQUIREMENTS

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

3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

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

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

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

4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
6. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto North Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation.

L. POWER OF REVIEW

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

M. STORM WATER

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

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

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

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

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

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

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

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

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

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

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

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

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

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

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

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

C. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

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

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

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

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

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

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

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

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

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

B. WATER MAIN

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

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

C. STORM WATER

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

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

D. SANITARY SEWER

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

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

VI. RECORDING

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

VII. ENFORCEMENT

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

SITE INFORMATION:

PROPOSED SITE AREA = 22.217± ACRES
EXISTING ZONING = "PC" PLANNED COMMERCIAL (ORD. #1584 AND #2570)
PROPOSED ZONING = "PC" PLANNED COMMERCIAL
CITY = CHESTERFIELD, MISSOURI
SITE ZIP CODE = 63005
SITE ADDRESS INFO = 16851, 16845 and 16839 NORTH OUTER 40 ROAD
OWNER = TOPGOLF USA CHESTERFIELD, LLC (OWNER UNDER CONTRACT)
HUNDENBERG'S = PGS. 20 AND 21
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = CALUKS CREEK, MISSOURI RIVER
FLOOD MAP PANEL = FIRM 29189C0165K, EFFECTIVE FEB. 4, 2015
FIRE DISTRICT = MONARCH FIRE PROTECTION DIST. 13725 OLIVE BLVD. CHESTERFIELD, MO 63017
WATER DISTRICT = MISSOURI AMERICAN WATER COMPANY

INDEX

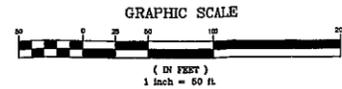
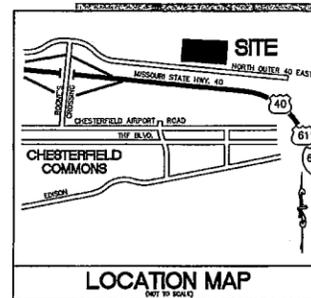
- C1 - PRELIMINARY DEVELOPMENT PLAN
- C2 - SITE SECTIONS
- TSD - TREE STAND DELINEATION

TOPGOLF

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, L.L.C., BY INSTRUMENT RECORDED IN BOOK 14790, PAGE 648 AND LOTS A AND B OF VALLEY GATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 BOTH OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

TOTAL TRACT = 22.218 AC



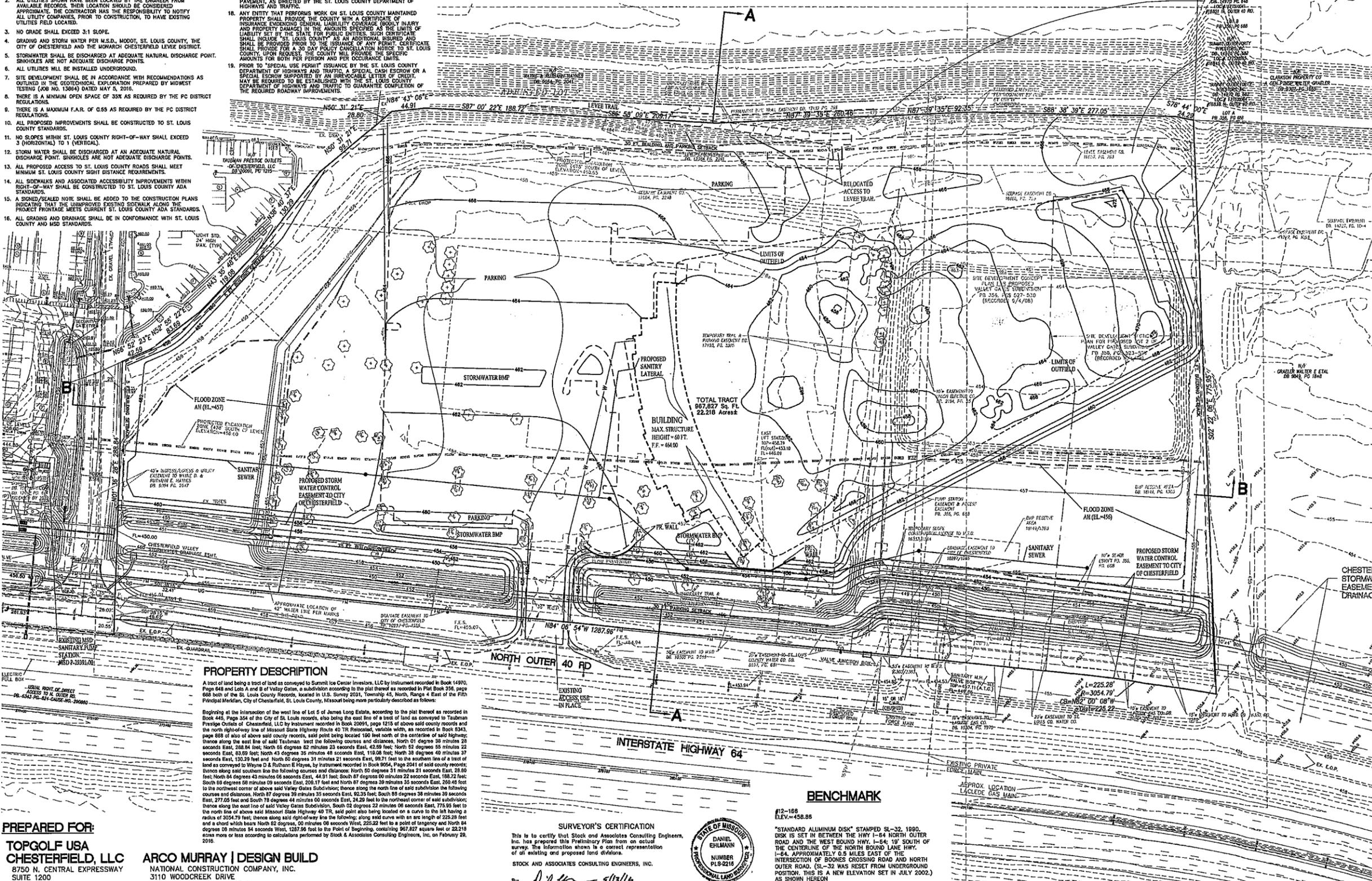
CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION PREPARED BY MIDWEST TESTING (JOB NO. 13864) DATED MAY 5, 2015.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSORY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.

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

- CROSS ACCESS TO THE EAST AND WEST PROPERTIES SHALL BE AS DIRECTED BY THE CITY OF CHESTERFIELD.



PROPERTY DESCRIPTION
A tract of land being a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14970, Page 648 and Lots A and B of Valley Gates, a subdivision according to the plat thereof as recorded in Plat Book 356, page 688 both of the St. Louis County Records, located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:
Beginning at the intersection of the west line of Lot 6 of James Long Estate, according to the plat thereof as recorded in Book 445, Page 354 of the City of St. Louis records, also being the east line of a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded in Book 20091, page 1215 of above said county records and the north right-of-way line of Missouri State Highway Route 40 7R Resubdivided, variable width, as recorded in Book 8343, page 888 of also of above said county records, said point being located 100 feet north of the centerline of said highway; thence along the east line of said Taubman least the following courses and distances, North 01 degree 38 minutes 28 seconds East, 208.84 feet; North 58 degrees 52 minutes 23 seconds East, 42.89 feet; North 52 degrees 58 minutes 22 seconds East, 83.89 feet; North 43 degrees 35 minutes 48 seconds East, 110.08 feet; North 38 degrees 40 minutes 37 seconds East, 130.29 feet and North 60 degrees 31 minutes 21 seconds East, 98.71 feet to the southern line of a tract of land as conveyed to Wayne D. & Ruben E. Hayes, by instrument recorded in Book 8054, Page 2041 of said county records; thence along said southern line the following courses and distances, North 50 degrees 31 minutes 21 seconds East, 28.80 feet; North 84 degrees 43 minutes 06 seconds East, 44.91 feet; South 87 degrees 00 minutes 22 seconds East, 168.72 feet; South 63 degrees 03 minutes 09 seconds East, 208.17 feet and North 07 degrees 50 minutes 35 seconds East, 259.46 feet to the northwest corner of above said Valley Gates Subdivision; thence along the north line of said subdivision the following courses and distances, North 87 degrees 39 minutes 35 seconds East, 62.25 feet; South 88 degrees 58 minutes 28 seconds East, 277.05 feet and South 78 degrees 44 minutes 00 seconds East, 24.28 feet to the northwest corner of said subdivision; thence along the east line of said Valley Gates Subdivision, South 02 degrees 22 minutes 06 seconds East, 775.95 feet to the north line of above said Missouri State Highway 40 7R, said point also being located on a curve to the left having a radius of 3034.79 feet; thence along said right-of-way line the following: along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees, 00 minutes 06 seconds West, 225.22 feet to a point of tangency and North 84 degrees 08 minutes 54 seconds West, 1237.56 feet to the Point of Beginning, containing 987,827 square feet or 22.218 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 28, 2015.

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



BENCHMARK
#12-168
ELEV.=458.86
STANDARD ALUMINUM DISK STAMPED SL-32, 1980.
DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY. I-64, 19' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY. I-64, APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002.) AS SHOWN HEREON

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

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

PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR:

TOPGOLF

CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 009996

REVISIONS:

1	PER CITY COMMENTS 06/13/16
2	PER CITY COMMENTS 06/28/16
3	PER CITY COMMENTS 06/06/16
4	PRESENTATION 06/20/16
5	PER CITY COMMENTS 06/01/16

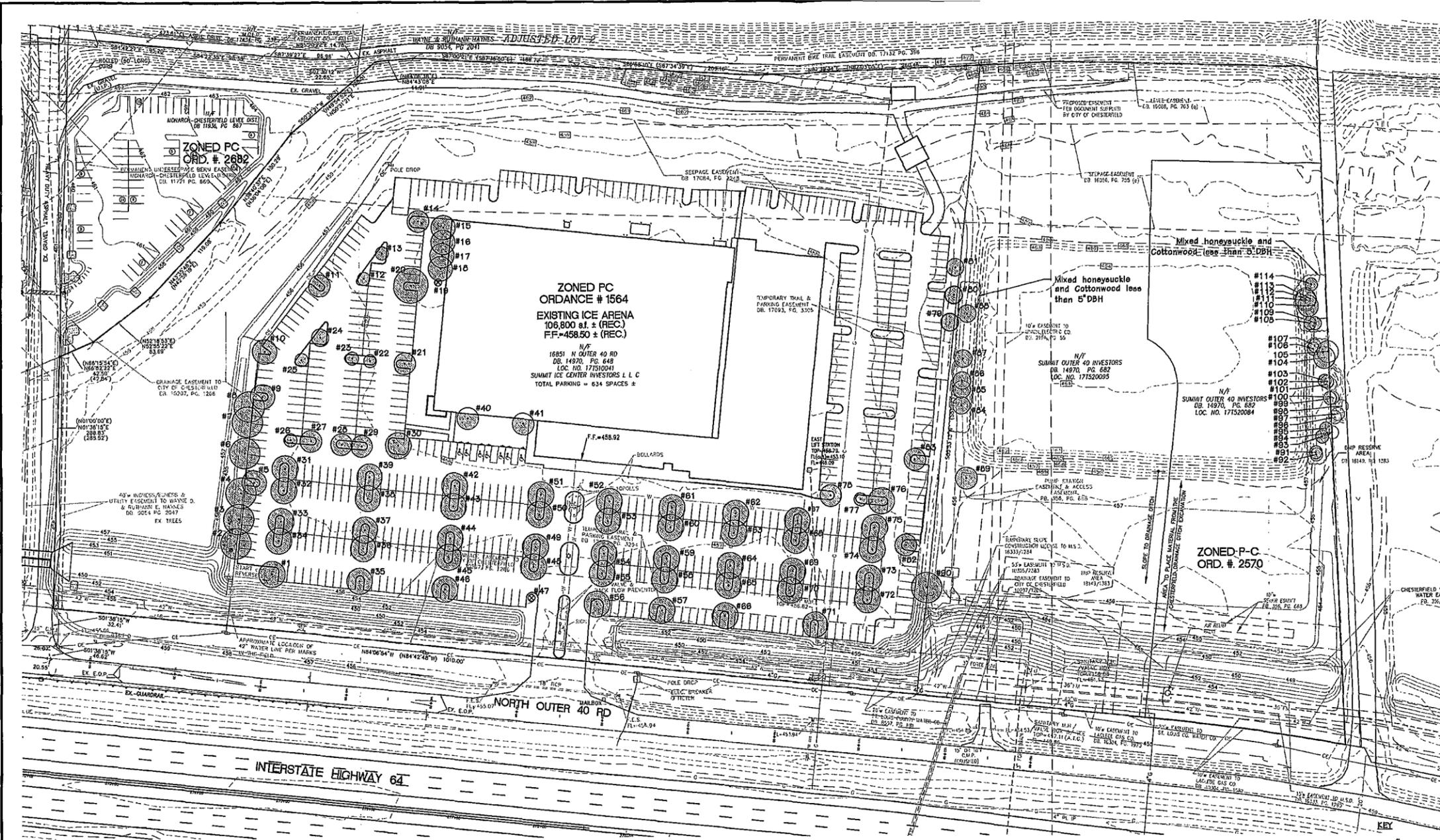
RECEIVED

DATE	E.J.F.	DATE	G.M.S.
05/11/16		05/12/16	5012.2
DATE	DATE	DATE	DATE
05/11/16	05/11/16	05/11/16	05/11/16

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN
SHEET NO.: **C1**

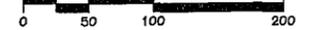


Jerald Saunders - Landscape Architect
MO License # LA-507
Consultants:



TREE STAND DELINEATION

SCALE 1"=50'



Tree Stand Delineation Narrative February 26, 2016

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

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

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

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

No.	Tree Name	DBH	Canopy Diam.	Area	Condition Rating	Comment
1	Birch	10	28	616	3	multistem
2	Pear	18	35	982	2	OHE
3	Pear	15	35	982	2	OHE
4	Pear	15	35	982	2	OHE
5	Birch	10	20	314	2	OHE
6	Pear	15	35	982	2	OHE decay
7	Pear	15	35	982	1	OHE
8	Pear	15	35	982	1	OHE decay
9	Birch	10	28	616	1	OHE, multistem
10	Birch	12	30	707	2	OHE, multistem
11	Birch	10	25	491	2	
12	Ash	5	15	177	3	
13	Ash	6	15	177	4	
14	Ash	15	25	491	3	
15	Pine	20	25	491	4	
16	Pine	20	25	491	4	
17	Pine	12	20	314	2	
18	Pine	12	25	491	4	
19	Stump	12	0	0	0	
20	Ash	19	40	1257	2	
21	Ash	12	20	314	2	
22	Ash	5	15	177	2	
23	Ash	6	15	177	2	
24	Ash	5	20	314	3	
25	Ash	6	15	177	2	
26	Ash	10	25	491	2	basal wounds
27	Ash	6	20	314	3	
28	Ash	6	25	491	2	gliding root
29	Ash	6	25	491	2	
30	Birch	10	28	616	3	
31	Ash	15	30	707	2	deadwood
32	Ash	18	35	982	1	included bark
33	Ash	6	30	707	2	
34	Ash	10	30	707	2	
35	Birch	9	30	707	3	

36	Ash	10	30	707	3	
37	Ash	9	30	707	3	
38	Ash	10	30	707	3	
39	Ash	10	30	707	3	
40	Pine	9	20	314	3	fork at 3'
41	Pine	9	20	314	3	
42	Ash	9	30	707	3	
43	Ash	9	30	707	3	
44	Ash	10	30	707	3	
45	Ash	9	30	707	3	
46	Birch	9	28	616	2	
47	Stump	15	0	0	0	
48	Ash	12	30	707	3	deadwood
49	Ash	12	30	707	3	
50	Ash	10	30	707	3	
51	Ash	10	30	707	3	
52	Ash	12	30	707	3	
53	Ash	12	30	707	2	
54	Ash	12	30	707	3	
55	Ash	10	30	707	3	
56	Birch	10	30	707	3	
57	Birch	10	30	707	3	
58	Ash	9	30	707	3	multistem
59	Ash	10	30	707	3	
60	Ash	12	30	707	3	
61	Ash	6	35	982	2	
62	Ash	8	30	707	3	
63	Ash	8	30	707	2	
64	Ash	10	30	707	3	
65	Ash	10	30	707	3	
66	Birch	14	35	982	3	
67	Ash	9	25	491	2	
68	Ash	12	30	707	3	
69	Ash	12	30	707	3	
70	Ash	15	35	982	3	

71	Birch	12	35	982	3	fork at 6'
72	Ash	4	20	314	1	multistem at base
73	Ash	6	20	314	2	
74	Ash	6	20	314	1	
75	Ash	5	15	177	2	
76	Ash	12	30	707	2	
77	Ash	5	20	314	2	
78	Ash	5	20	314	2	
79	Cottonwood	7	20	314	1	fork at 1'
80	Cottonwood	8	20	314	1	fork at 2.5'
81	Cottonwood	8	25	491	1	
82	Ash	10	25	491	2	
83	Ash	10	25	491	2	multistem
84	Cottonwood	6	15	177	2	
85	Cottonwood	6	15	177	2	
86	Cottonwood	6	15	177	2	
87	Cottonwood	6	15	177	2	
88	Cottonwood	6	15	177	2	
89	Cottonwood	12	25	491	2	
90	Cottonwood	12	35	982	2	multistem
91	Cottonwood	5	15	177	1	
92	Cottonwood	6	15	177	2	fork at 2'
93	Cottonwood	6	15	177	2	fork at 1'
94	Cottonwood	6	15	177	2	Offsite, multistem
95	Cottonwood	6	15	177	2	multistem
96	Cottonwood	5	15	177	2	Offsite
97	Cottonwood	6	15	177	2	Offsite
98	Cottonwood	6	20	314	2	Offsite, fork at 2'
99	Cottonwood	5	20	314	2	
100	Cottonwood	5	12	113	2	Offsite
101	Cottonwood	7	15	177	2	Offsite
102	Cottonwood	7	15	177	2	
103	Cottonwood	8	15	177	2	
104	Cottonwood	8	15	177	2	
105	Cottonwood	6	15	177	2	

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

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

Revisions:

Date	Description	No.

Drawn: BB

Checked: JS

Ioomis Associates

Landscape Architects/Planners

10015 N. Highway 100, Suite 100
Overland Park, MO 66214
Tel: 913.241.1000
Fax: 913.241.1001
www.ioomis.com

Missouri State Certificate of Authority # LAC 0000019

Sheet Title: **Tree Stand Delineation Plan**

Sheet No. **TSD**

Date: 02/25/16
Job #: 976.001

Atco-Murray

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